TRANSMITTAL TO CITY COUNCIL

Case No.(s)	Planning Staff Name(s) and Contact No.	C.D. No.
CPC-2010-2722-HPOZ	CRAIG WEBER 213-978-1213	4

Items Appealable to Council:	Last Day to Appeal:	Appealed:
N/A	N/A	Yes ☐ No ☑

Location of Project (Include project titles, if any.)

Properties fronting both sides of Canyon Drive, Van Ness Avenue, Taft Avenue, Wilton Place, Gramercy Place and St. Andrews Place between Franklin Avenue to the south and Foothill Drive/Neindorff Drive to the north (excluding commercially zoned properties along Franklin Avenue).

Name(s), Applicant / Representative, Address, and Phone Number.

CITY OF LOS ANGELES

Name(s), Appellant / Representative, Address, and Phone Number.

Final Project Description (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description only those items which are appealable to Council.)

Establishment of the Hollywood Grove Historic Preservation Overlay Zone (HPOZ) and adoption of the Hollywood Grove HPOZ Preservation Plan.

Fiscal Impact Statement *Determination states administrative costs are recovered through fees.	Environmental No.	Commission Vote:
Yes ☐ No ☑	ENV-2010-2735-CE	5 – 0

JAMES WILLIAMS, Commission Executive Assistant II

Date: APR 05 2011

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DEPARTMENT OF
CITY PLANNING
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AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

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DATE : APR 05 2011

Planning and Land Use Management Committee
Council of the City of Los Angeles
City Hall, Room 395
Los Angeles, CA 90012

ATTN: Michael Espinosa, Legislative Assistant

CITY PLANNING CASE NO.: CPC-2010-2722-HPOZ

Transmitted herewith is a proposed ordinance establishing the Hollywood Grove Historic Preservation Overlay Zone (HPOZ) and adopting the Hollywood Grove HPOZ Preservation Plan.

On March 10, 2011, following a public hearing, the City Planning Commission approved the proposed the Hollywood Grove Historic Preservation Overlay Zone (HPOZ) and adopted the Hollywood Grove HPOZ Preservation Plan.
Found that the project is categorically exempt under the State CEQA Guidelines, Article 19, Section 15308, Class 8 and Article 19, Section 15331, Class 31 for the Historic Preservation Overlay Zone and Preservation Plan.
Found that the structures, landscaping and natural features within the preservation zone meet one or more of the following criteria:

- Add to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time; or
- Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
- Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of an historic place or area of historic interest in the city.

Recommended that the City Council approve the establishment of the boundaries for the proposed Hollywood Grove HPOZ and adopt the Hollywood Grove HPOZ Preservation Plan.

This action was taken by the following vote:

Moved:	Woo
Seconded:	Burton
Ayes:	Cardoso, Epstein, Roschen
Absent:	Freer, Romero
Vacant:	Two

Vote: **5-0**

James Williams, Commission Executive Assistant II
City Planning Commission

Attachments: Findings, Proposed Ordinance
cc: Amy Brothers, Adrienne Khorasanee, Deputy City Attorney, Land Use Division
City Planner: Craig Weber

ORDINANCE NO._____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map,

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones within the boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2 Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:

Section 3. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing ordinance was introduced at the meeting of the Council of the City of Los Angeles of _____ and was passed at its meeting of _____,

JUNE LAGMAY, City Clerk

By:_____
Deputy

Approved_____

_____
Mayor

Approved as to Form and Legality

CARMEN A TRUTANICH, City Attorney

By_____
Assistant City Attorney

Pursuant to Charter Section 559, I approve this ordinance on behalf of the City Planning Commission and recommend that it be adopted . . . .

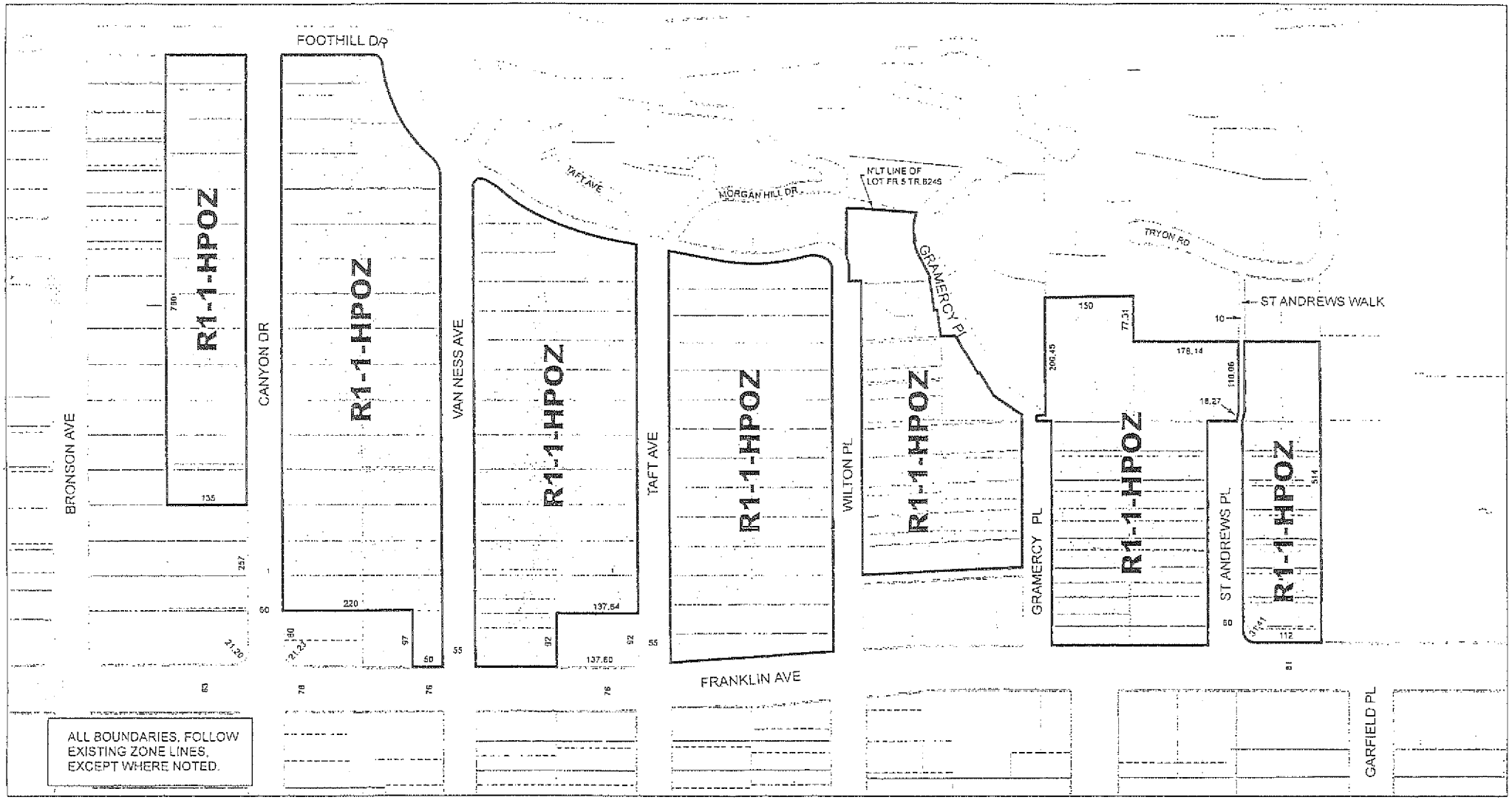
March 10, 2011

See attached Staff Report

Date_____

File No(s).____

_____
Michael J. LoGrande
Director of Planning



NOT TO SCALE

C.M. 150 A 191, 150 A 193 151-5 A 191, 151-5 A 193	CPC 2010-2722 HPOZ

LH/ [illegible]

031711



FINDINGS

I. General Plan/Charter Findings

The establishment of the Hollywood Grove HPOZ, and the adoption of its Preservation Plan is in substantial conformance with the purposes, intent, and provisions of the General Plan, and will be in conformity with public necessity, convenience, general welfare and good zoning practice in that it implements the following objectives of the Hollywood Community Plan (adopted December 1988), a land use element of the General Plan, and the Conservation and Housing Elements of the General Plan:

Conservation Element of the General Plan.

Cultural and Historical Objective: Protect important cultural and historical sites and resources for historical, cultural, research, and community education purposes."

Policy: "Continue to protect historic and cultural sites and/or resources potentially affected by proposed land development, demolition or property modification activities."

Adoption of the HPOZ and its Preservation Plan will require that the Director of Planning approve major modifications to contributing structures, major additions, and new infill construction, and that the Central Area Planning Commission approve demolitions. The HPOZ and its Preservation Plan will ensure that maintenance, repair, rehabilitation, restoration, additions, and new infill construction is conducted in a historically appropriate manner that is consistent with the character of the neighborhood, the Period of Significance and the identified architectural styles. Moreover, the HPOZ will protect historic resources from demolition and potentially irreversible alterations that are incompatible with the neighborhood, thereby protecting these important resources and their corresponding character defining features.

Housing Element of the General Plan

Objective 1.1, "Encourage production and preservation of an adequate supply of rental and ownership housing to meet the identified needs of persons of all income levels and special needs."

Policy 1.1.12, "Provide technical assistance to individuals and organizations on housing development and rehabilitation."

The proposed Preservation Plan provides extensive information on architectural history, architectural styles and best practices for restoration and rehabilitation projects ranging from basic maintenance and repair, to additions to new structures. The future Hollywood Grove HPOZ Board would be composed of at least one architect and one general contractor or realtor that can serve as a free resource, providing professional architectural advice and information about restoration techniques and the location of reasonably priced materials. Additionally, Department of City Planning staff within the Office of Historic Resources are trained to provide guidance to individuals and developers on how to rehabilitate structures in a historically appropriate manner or construct buildings that are compatible with the character of the neighborhood.

Objective 2.2, "Maintain and upgrade existing housing stock to meet Health and Safety code requirements through enforcement of existing laws, rather than demolition when feasible."

Policy 2.2.1, "Promote the cost effectiveness of rehabilitation of older housing in order to conserve historical resources."

Through the HPOZ process, all major modifications, new construction, and demolitions are closely scrutinized, resulting in the preservation of existing housing stock. In addition, the Preservation Plan and the HPOZ Board, which is composed of historic preservation professionals, contractors, and architects, can assist property owners by offering guidance on how to rehabilitate their properties in a cost-effective and historically appropriate manner.

The recommended Preservation Plan guidelines will help to streamline the HPOZ review process by delegating authority to the Planning Department for many Conforming Work projects and exempting certain projects from review such as exterior paint and rear landscaping. The streamlining of the review process minimizes delays that could increase costs.

Objective 2.4, "Develop and preserve quality single and multi-family housing utilizing approved design standards which maintain the prevailing scale and character."

As a result of the adoption of the Hollywood Grove HPOZ and its Preservation Plan, historically significant single-family housing will be preserved and new infill construction will be compatible with the area's architectural and historic character.

Objective 6.2, Identify and protect "architecturally and historically significant residences and neighborhoods."

As a result of the Historic Resources Survey, all of the architecturally and historically significant structures in the Hollywood Grove neighborhood have been identified. Through the proposed Hollywood Grove HPOZ, historically significant buildings and the neighborhoods in which they are located will be protected from incompatible alterations, additions, and demolition pursuant to the review process prescribed by LAMC 12.20.3 and the Preservation Plan.

Hollywood Community Plan

Objective 3. "Encourage the preservation and enhancement of the varied and distinctive residential character of the Community and protect lower density housing form scattered intrusion of apartments."

Housing Policy: "The Plan encourages the preservation and enhancement of well defined residential neighborhoods in Hollywood through the application of Historic Preservation Zones, where appropriate. The Plan encourages the rehabilitation and/or rebuilding of deteriorated single-family areas for the same use."

Through the Historic Resources Survey approximately 78% of the structures within the proposed HPOZ were identified as "Contributing" or historically significant. This Historic

Resources Survey concludes that the Hollywood Grove area meets the criteria for HPOZ designation, because the majority of buildings are the original structures from the development of this part of Los Angeles, which largely occurred from 1905 to 1939 - the date when the neighborhood tracts were platted and the construction of the current built environment began through 1939, by which date construction in the neighborhood had subsided. Many contributing buildings retain their historic design features depicting the array of architectural styles from this period including Craftsman, Colonial Revival, Spanish Colonial Revival, and Tudor/English Revival. The proposed Hollywood Grove HPOZ meets the criteria for HPOZ designation because the district as a whole contains residences of high architectural quality that effectively represent the development history of East Hollywood/Los Feliz.

While the adoption of an HPOZ itself does not preclude the construction of apartments, the zoning throughout the Hollywood Grove HPOZ is R1, which would not allow such construction. The adoption of an HPOZ, would preserve and enhance the distinct historic character of the neighborhood, by requiring that any significant change to a property be carefully reviewed by Department of City Planning staff or the HPOZ Board for compliance with the Secretary of the Interior's Standards for Rehabilitation, and for compliance with the proposed Preservation Plan design guidelines.

Contributor and Altered Contributor Properties within an HPOZ are eligible for the City's Mills Act program, which incentivizes the restoration of historic properties by offering a substantial savings in property tax. This program encourages the purchase and restoration of deteriorated homes within an HPOZ.

II. Boundaries

The proposed Hollywood Grove HPOZ is generally bounded by both sides of Canyon Drive on the west, St. Andrews Place on the east, Foothill Drive on the north (south side only) and Franklin Avenue on the south, excluding all properties with Franklin Avenue addresses. The proposed boundaries are consistent with those laid out by an April 30, 2010 Council Motion by Council Member Tom LaBonge (CF-10-0725).

III. Context Statement.

The Context Statement of the Hollywood Grove Historic Resources Survey (Exhibit E-3) supports findings that structures within the subject area are significant, as set forth in Subsection 12.20.3 F.3. Clearly, Hollywood Grove as described below represents a cohesive period of development, and the Context Statement establishes the relation between the physical environment of the area and its history.

The survey area is located at the western boundary of Los Feliz, bordering Hollywood. The landscape was originally inhabited by the Gabrielino Indians, who lived in the canyon areas of present-day Griffith Park and at the base of the Hollywood Hills, but no evidence remains of the early habitation by Native Americans save only archaeological resources and place names such as "Cahuenga," meaning "little hills." During the Spanish and Mexican periods, large ranchos were granted to soldiers as payment for their military service, and the survey area is situated on common land just west of the historic boundaries of the Rancho Los Feliz, granted to Vicente Felix in 1802. (Los Feliz was originally known as Los Feliz.) After California came under American rule, the land transferred to Juan Diego, claimant of a U.S. patent, in 1871. Griffith J. Griffith purchased a majority of the rancho in 1882 from James Lick, who owned a great amount

of land in the area. Griffith is remembered today for his original 1896 gift to the City of 3,015 acres, which became Griffith Park.

In the 1860s, 1870s, and early 1880s, increasing numbers of Anglo settlers made their homes in survey area. Farming was their primary occupation and, while wheat and other crops predominated in the flat lands, sheep grazed on the hillsides above. Agriculture was the primary industry from the rancho period until the film industry and residential development consumed the last acreage of farmland after 1920. At about that time, the predominant crops in the vicinity of the survey area were beans, barley, and citrus groves. Some early Los Feliz landowners, such as Broadway Department Store proprietor Arthur Letts, owned citrus farms in Hollywood and later subdivided their own parcels for the purposes of real estate development. In 1905 Arthur Letts purchased 100 acres from Griffith J. Griffith, located near present-day Vermont and Franklin Avenues. Letts hired architects Robert F. Train and Robert E. Williams to design a Tudor Revival Estate he called "Holmby House," after his native village in England. Postcards from the era depict the Hollywood estate, perched above Franklin Avenue, overlooking its renowned gardens.

In the rancho period, residential buildings constructed of adobe were located at the heart of each rancho. The Los Feliz Rancho Adobe, now the Crystal Springs ranger station in Griffith Park, displays characteristics of this type, such as the thick adobe walls and tile roofs. Although altered over the years, the adobe retains its association with California's colonial period, the region's Hispanic heritage, and the early agricultural economy of western Los Angeles. As Anglo residents settled in the region, they built farm houses derived from the forms of New England and the American Midwest.

In the early decades of the twentieth century, many sections of Los Feliz were subdivided for residential development, but others remained agricultural, so housing types serving agricultural areas were similar to those in subdivisions in scale and style. Many were transitional homes which contained both Victorian and Craftsman elements. The earliest extant buildings in Los Feliz were constructed after 1900. Examples of buildings constructed prior to 1910 are located in isolated pockets along Gramercy Place, Cummings Lane, Finley Avenue, Rowena Avenue, Commonwealth Avenue, St. George Street, Welch Place, Price Street, and Van Ness Avenue with the densest concentrations found along Wilton Place and Canyon Drive.

Transportation played a significant role in the survey area long before even rail and motor transport systems dominated the city. An original dirt path used by Native Americans who inhabited the Los Angeles Basin later became Sunset Boulevard, and carried travelers 23 miles from the Plaza Church in El Pueblo to the Pacific Ocean and the coast road. Routes like this were later developed to connect the sprawling ranchos later became roadways as sections of the ranchos were subdivided into smaller farms and residential communities. Any portions of the land that were not a part of the ranchos were organized on a grid pattern at the start of American rule. The Spanish pattern of streets aligned along a northeasterly direction to maximize natural lighting conditions was established for El Pueblo, which extended to the northwest to the approximate location of what is now Hoover Street and Sunset Boulevard. Thus most of the streets in the Los Feliz area were later platted on the grid pattern, running either north and south or east and west. Real estate developers often improved and extended major thoroughfares like Vermont Avenue, so that their subdivisions were more easily accessible. In addition to Sunset Boulevard, major east-west thoroughfares included Hollywood Boulevard, Franklin Avenue, and Los Feliz Boulevard. North-south thoroughfares included Vermont, Western, Vine, Cahuenga, Highland, La Brea, and Fairfax Avenues. Similarly, the

location of original railroad, interurban, and streetcar routes were also often directly tied to the real estate ventures of the owners and their affiliates.

The film industry played a vital role in the economic development of the survey area. Four early studios are located near, but not within the survey area. Public Broadcasting Station KCET, located at 4401 Sunset Boulevard, is on property where filming began in 1912. Siegmund "Pop" Lubin, had been producing films in Philadelphia since 1897, but moved to the KCET site to in January 1912.

The ABC Television Center Studios, located at 4151 Prospect Avenue, near the survey area, was developed in 1912 as the lot of Vitagraph Studios. Vitagraph actually used Edison's motion picture equipment, and came to Hollywood for the weather, not to hide from the Edison Trust. At 23-acres in 1912, the property was the largest motion picture lot in the world. Vitagraph helped start the careers of Rudolph Valentino, Mary Pickford, Lillian Gish, Norma Talmadge, Douglas Fairbanks, Lionel Barrymore and Joe E. Brown. Stage 55, the oldest remaining stage on the lot (and at one time the world's largest sound stage), still features windows that are visible in "The Phantom of the Opera" with Lon Chaney. The huge pepper tree in front of the KABC bungalows was planted in 1920 by Norma Talmadge. The studio was eventually purchased by Warner Bros in 1925 for $1 million. And at least some portion of Al Jolson's historic "The Jazz Singer" may have been filmed here on Stage 55 when the lot was owned by Warner Bros. ABC Television acquired the studio property in 1949, and opened the world's largest, state-of-the-art television center.

The third motion picture studio near the survey area was the William Fox Studio, precursor to 20th Century Fox. It was located at the southeast corner of Sunset Boulevard and Western Avenue. Fox opened the studio in 1913, and operated it until moving to the Century City lot in 1928. Very few of the support buildings for the old studio still remain. The fourth motion picture studio was the first Walt Disney Studio, which was built in 1926 and located at 2719 Hyperion Avenue, at the northeast corner of the intersection with Griffith Park Avenue. Walt Disney was a Los Feliz resident who lived with his wife Lillian at 4053 Woking Way. It was at the Los Feliz studio where Snow White and the Seven Dwarfs and Pinocchio were produced and released, and it remained Disney's main production facility until a new one was constructed in Burbank in 1951. The studio site is now Gelson's Supermarket, and was declared City of Los Angeles Historic-Cultural Monument on October 6, 1976.

The survey area's development period coincided with the rise of the motion picture industry in Los Angeles, and it has historically served as a residential location of choice for industry professionals. According to Census data, most of the earliest residents of the survey area, from a diverse array of ethnic and national backgrounds, worked in the motion picture and theatrical industries. Other professions included insurance, real estate, and manufacturing.

Two types of real-estate developers operated in the Hollywood Grove survey area: subdividers and home builders. The subdividers platted tracts, subdivided lots, improved roads, and established utility lines. Home builders speculatively constructed lots, intending to entice prospective buyers. Both developers worked on a small scale and "viewed their business as selling land, not houses, and the realization of subdivision plans took many years."

The Subdivider, 1905–1939

The first tract in the survey area, the Edgecliffe Tract, was located between Edgecliffe and Gramercy and was subdivided by W. D. Jackson in 1905. In 1905–1906, the Hollywood Investment Company and individual partnerships, such as Leibold & Bird, platted tracts and sold

lots to individual investors. Sale of lots and construction of individual homes continued for more than three decades, creating a district with a splendid concentration of Craftsman houses along Canyon Drive and Wilton Place, interspersed with Period Revival styles.

The Home Builder, 1905–1939
Home builders in the survey area include William L. Peck (resided on Canyon Drive, constructed house on Taft); C. S. Albright, and William King (a row of Craftsman bungalows on St. Andrews). Further research should be conducted to explore ethnic-gender associations, in particular, original residences constructed by women and Jewish owner/builders.

IV. Findings of Contribution

With the guidance of the Department of City Planning and ICF Jones & Stokes, Hollywood Grove residents put together a substantial comprehensive Survey. Through extensive research of Hollywood Grove's history of development, it is clear that the district is eligible to become a HPOZ. The Historic Resources Survey analyzed every parcel in the neighborhood and identified those parcels that are "Contributors" to the district, because they are from the original period of development and retain historic integrity. The Hollywood Grove Historic Resources Survey was completed in July of 2008 and revised again in July of 2009 based upon feedback from ICF and Planning Staff.

The Survey area comprises 138 parcels of which 108 were identified as Contributing (approximately 78%) and 28 as non-contributing, and 2 vacant lots. As set forth in Subsection 12.20.3 of the LAMC, Contributing Elements (structures, landscaping, natural features or sites) within the involved area or the area as a whole shall meet one or more of the following criteria:

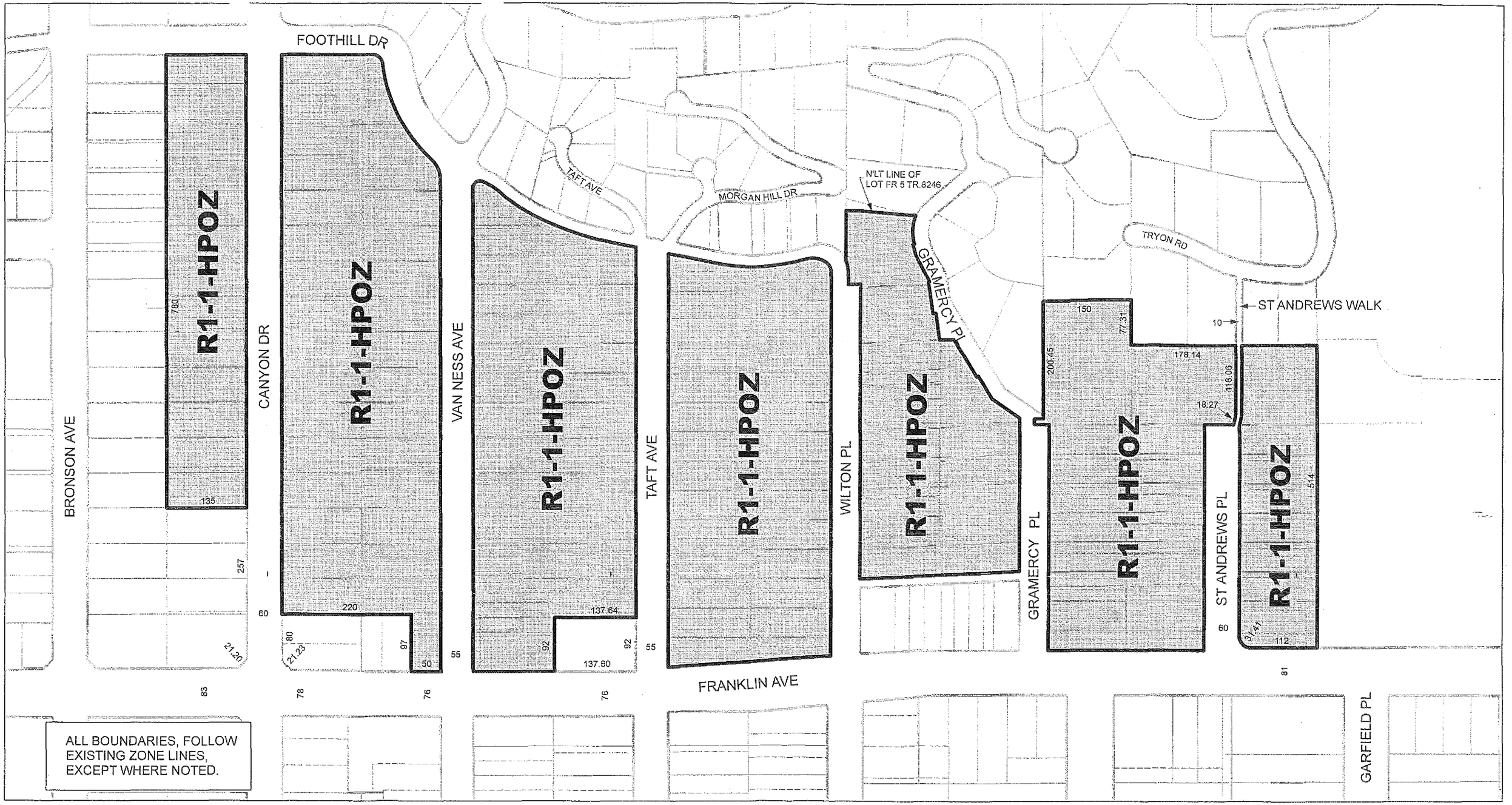
> (1) adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time:
>
> (2) owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
>
> (3) retaining the structure would help preserve and protect an historic place or area of historic interest in the City.

The proposed Hollywood Grove HPOZ meets the criteria for a Historic Preservation Overlay Zone, because of the high concentration of Contributing structures (approximately 78%) of a primary period of significance (1905-1939) exemplified by varied collections of Arts and Crafts and Period Revival Architecture in a cohesive neighborhood setting that retains much of its original, historic character.

V. California Environmental Quality Act

The establishment of the Hollywood Grove Historic Preservation Overlay Zone is exempt from the California Environmental Quality Act of 1970 (CEQA), pursuant to Article 19, Section 15308, Class 8 of the State's Guidelines in that the project consists of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment" and Article 19, Section 15331, Class 31 is "limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of

historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings (1995), Weeks and Grimmer", and was issued Categorical Exemption ENV-2010-2735-CE on December 7, 2010.



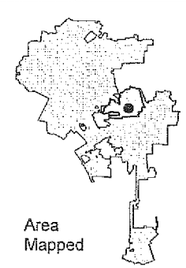
ALL BOUNDARIES, FOLLOW EXISTING ZONE LINES, EXCEPT WHERE NOTED.

NOT TO SCALE

C.M. 150 A 191, 150 A 193 151-5 A 191, 151-5 A 193	CPC 2010-2722 HPOZ

LH/

031711



Data Sources: Department of City Planning, Bureau of Engineering

ITEM 6

DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: March 10, 2011
Time: 8:30 a.m.
Place: Van Nuys City Hall, Council Chamber, 2nd Fl.
14410 Sylvan Street, Van Nuys, CA 91401
Public Hearing: November 18. 2010
Appeal Status: None
Expiration Date: None

Case No.: CPC-2010-2722-HPOZ
CEQA No.: ENV-2010-2735-CE
Incidental Cases: None
Related Cases: None
Council No.: 4-LaBonge
Plan Area: Hollywood
Specific Plan: None
Certified NC: Hollywood United
GPLU: Low II Residential
Zone: R1-1
Applicant: City of Los Angeles

PROJECT LOCATION: Properties fronting both sides of Canyon Drive, Van Ness Avenue, Taft Avenue, Wilton Place, Gramercy Place and St. Andrews Place between Franklin Avenue to the south and Foothill Drive/Neindorff Drive to the north (excluding commercially zoned properties along Franklin Avenue).

PROPOSED PROJECT: Establishment of the Hollywood Grove Historic Preservation Overlay Zone (HPOZ) and adoption of the Hollywood Grove HPOZ Preservation Plan.

REQUESTED ACTION:
1) Find that the project is categorically exempt under the State CEQA Guidelines, Article 19, Section 15308, Class 8 and Article 19, Section 15331, Class 31 for the Historic Preservation Overlay Zone and Preservation Plan;
2) Find that the structures, landscaping and natural features within the preservation zone meet one or more of the following criteria:
- Add to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time; or
- Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
- Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of an historic place or area of historic interest in the city.

3) Recommend that the City Council approve the establishment of the boundaries for the proposed Hollywood Grove HPOZ.
4) Adopt the Hollywood Grove HPOZ Preservation Plan

MICHAEL J. LOGRANDE
Director of Planning

Ken Bernstein, AICP
Manager, Office of Historic Resources

Craig Weber
City Planner, (213) 978-1213

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B – Historic Resources Survey (including Context Statement)

C – Draft Hollywood Grove HPOZ Preservation Plan

D – Categorical Exemption

PROJECT ANALYSIS

Project Summary

Adoption of the proposed Hollywood Grove Historic Preservation Overlay Zone (HPOZ) would place the area generally bounded by both sides of Canyon Drive on the west, St. Andrews Place on the east, Foothill Drive on the north side (south side only) and Franklin Avenue on the south, excluding all properties with Franklin Avenue addresses, under the regulations of subsection 12.20.3 of the Los Angeles Municipal Code (LAMC) (adopted by City Council March 19, 2004) and the Hollywood Grove Preservation Plan (proposed herein). Although the proposed Hollywood Grove HPOZ would place the subject area under design regulations, it would not change the underlying zoning or prohibit or generate construction activities.

On April 30, 2010, the City Council, acting on a motion by Councilmember Tom LaBonge, instructed the Planning Department to initiate proceedings to establish a Historic Preservation Overlay Zone for the Hollywood Grove neighborhood (HPOZ), which permits the creation of an HPOZ in any area of the City that contains structures, natural features, or sites having historic, architectural, cultural or aesthetic significance.

Historic Resources Survey

Prior to the aforementioned Council Motion, in June 2008, ICF Jones & Stokes Senior Architectural Historian Richard Starzak and historic research associate/project manager Katy Lain met with homeowners in the Canyon/Western neighborhood of Los Feliz to initiate an update of Myra L. Frank/Jones & Stokes' 2004 Los Feliz HPOZ Survey. Neighborhood representatives had previously consulted with the Office of Councilmember Tom LaBonge and the Department of City Planning's Office of Historic Resources to propose moving forward with an HPOZ proposal for a smaller sub-area of the larger Los Feliz survey area.

As a result, ICF Jones & Stokes was hired to conduct a Historic Resources Survey update of the Canyon/Western neighborhood, with funding provided by the Hollywood United Neighborhood Council. Hollywood Grove HPOZ volunteers provided vital assistance with the Survey, including photography, architectural descriptions, architectural alterations, and historical research. The final Survey was conducted between February and May 2009, by qualified architectural historians at ICF Jones & Stokes (the "Consultant"), working in conjunction with Hollywood Grove HPOZ volunteers. Throughout the entire survey process, the intent was to determine as accurately as possible the level of integrity of any given structure. Survey results were then verified and vetted by Department of City Planning Staff during October and November of 2010.

The resulting Hollywood Grove Survey area is comprised of 138 parcels of which 108, or 78%, were identified as Contributing (67 are Contributors and 41 are Altered Contributors), 28, or 20%, as Non-contributing (9 on account of their age and 19 on account of their lack of integrity), and 2 vacant lots. The vast majority of the primarily single-family residential buildings in the survey area have retained a high degree of integrity of design and materials, in large part as a testament to their quality, craftsmanship, and continuing maintenance. The Contributing buildings retain their historic design and features depicting the array of styles common during the turn of the 20th Century during both the Arts and Crafts Period. Predominant styles in the neighborhood include Craftsman, Colonial Revival, English Tudor Revival, and Spanish Colonial Revival.

The proposed Hollywood Grove HPOZ meets the criteria for HPOZ designation because the district as a whole contains residences of high architectural quality that effectively represent the

development history of East Hollywood/Los Feliz. Neighborhood tracts were first platted in 1905 and the first residences were constructed immediately thereafter; by 1939, development had subsided. As the survey area transitioned from agricultural land to residential neighborhood, its development history coincided with the rise of the motion picture industry in Los Angeles. According to Census data, most of the earliest residents of the survey area, from a diverse array of ethnic and national backgrounds, worked in the motion picture and theatrical industries.

Issues

Following the adoption if its first HPOZ, Angelino Heights, in 1983, the HPOZ program has experienced substantial growth. The HPOZ program currently includes 27 distinct HPOZs and approximately 22,500 parcels. The growing HPOZ program, which requires substantial staff and volunteer community resources, was significantly impacted by the City's fiscal crisis during the 2009 and 2010 fiscal years. Drastic reductions in Department of City Planning staff resources have encumbered maintenance of the existing program and made growth of the program difficult.

In response to the issue of confined staff resources, Department of City Planning staff, in cooperation with the Hollywood Grove community, has proposed simultaneous adoption of a Preservation Plan with the proposed HPOZ. Having a Preservation Plan in place at the time the HPOZ become effective provides for a much more efficient implementation of the HPOZ for two fundamental reasons:

First, the Preservation Plan provides design guidelines that help shape projects up-front, thereby limiting uncertainty on the part of property owners, and guiding decision-making on the part of the HPOZ Board and Department of City Planning. Essentially, the design guidelines take the guess-work out of project planning, review and execution and thus reduce the amount of time that it can take to review and approve a restoration or rehabilitation project.

Second, the Preservation Plan exempts a substantial number of non-visible, reversible, or otherwise non-permanent projects from HPOZ review. In addition to the exemptions provided by the HPOZ Ordinance (LAMC 12.20.3) the following work would be exempt from review in the Hollywood Grove HPOZ per the proposed Preservation Plan:

1. Rear yard (non-corner lots only) landscape/hardscape work that is not visible from the street and that does not involve the removal of a mature tree or a feature identified in the historic resources survey;
2. Landscape work in front and side yards, not including: hardscape work; installation of artificial turf; installation of fences or hedges; removal of any mature tree or work on any feature identified in the historic resources survey. Additionally, landscapes where more than 40% of the front yard area is bereft of planting are not exempt;
3. Installation or repair of in-ground swimming pools located in the rear yard on non-corner lots;
4. Rear yard grading and earth work on Non-Hillside lots as determined by the LAMC;
5. Installation and expansion of rear patios or decks that are no higher than 5 feet above finish grade (including railings), not including balconies, roof structures, trellises, gazebos or other similar structures;
6. Installation, replacement or repair of mechanical equipment that is located within the rear yard area;
7. Installation of lighting devices on facades that are not visible from the street;
8. Exterior painting including new paint colors but not including paint applied to previously unpainted surfaces such as stone, masonry or stained wood ;
9. Maintenance and repair of existing foundations with no physical change to the exterior;
10. Removal of security grilles and/or gates that were installed outside of the Period of Significance;
11. Removal of fences that were installed outside of the Period of Significance.
12. Ordinary maintenance and repair to correct deterioration or decay

13. that does not involve a change in the existing design or materials and that does not involve corrosive or destructive methods such as sandblasting;
14. Alterations to façade openings, such as new doors or windows, made to facades that are not visible from the street; Installation or repair of fences, walls, and hedges in the rear and side yards that are not visible from the street (non corner-lots only) and that do not require a Zoning Administrator's approval for height or location;
15. Installation of window security bars or grills, located on facades that are not visible from the street;
16. Installation or repair of fences, walls, and hedges in the rear and side yards that are not visible from the street (non corner-lots only) and that do not require a Zoning Administrator's approval for height or location;
17. Installation of window security bars or grills, located on secondary facades;
18. Repair or replacement of gutters and downspouts.

Projects such as minor landscaping and exterior paint (among others listed above) occur frequently, and rarely stand to significantly impact the integrity an historic resource. Exempting such work negates the need to expend staff resources, and in the case of Hollywood Grove, is consistent with the community sentiment that such work need-not be reviewed as part of the HPOZ

In addition to exempting some work from review, the proposed Preservation Plan delegates a number of other Conforming Work projects for administrative review by Department of City Planning staff, in lieu of requiring an HPOZ Board meeting. Delegation of minor Conforming Work projects ensures that such projects will be carefully reviewed for compliance with the adopted design guidelines; incentivizes work that complies with the guidelines by offering a simplified review process; and negates the substantial expenditure of staff resources in administering an HPOZ board meeting. Department of City Planning staff have found that the delegated review of some Conforming Work projects can require up to 60% less staff time than sending such projects to an HPOZ board meeting. In the proposed Preservation Plan, the following work would be delegated to staff for review:

1. The in-kind replacement of a mature tree with a minimum 24-inch box tree, when a report from an arborist, landscape architect or nursery-person indicates that the replacement is warranted to prevent significant property damage or to ensure personal safety;
2. In-kind repair or replacement of existing hardscape such as driveways and walkways where no expansion of hardscape is taking place and where materials, score patterns and other features are
3. being replicated or preserved in-place;
4. In-kind replacement of asphalt roof shingles, or repairs to tile, slate or other similar roofs where existing roof materials are re-used and repairs are made to underlying roof structure, and where roof details such as fascia, eaves and brackets will not be affected.
5. Removal of non-historic stucco, asbestos shingles, vinyl siding or other similar materials, when underlying historic materials can be repaired or replaced in-kind. Where evidence of original materials is unclear, work shall be deferred to the HPOZ Board for review;
6. Installation of screen doors or windows that do not obscure the actual door or window;
7. Replacement of non-original windows with windows that match the originals, when examples of original windows still exist on the structure;
8. Construction or installation of ramps, railings, lifts, etc., on any non-visible elevation of a building intended to allow for accessibility;
9. Any alterations to a structure that is identified as Non-Contributing in the Historic Resources Survey, not including additions, new construction, relocation or demolition;
10. Additions of less than 250 square feet to any Contributing building or structure, where the addition does not break the side-planes or roofline of the existing structure, is contained completely within the rear yard and is not visible from the street;
11. Additions to Non-Contributing structures that increase the square footage by less than 30% of the existing square footage (as determined by LADBS) when the addition does not affect the front façade of the structure or break the side and top planes of the structure;

12. Alterations to façade openings, such as new doors or windows, to portions of a structure that are not visible from the street;
13. Installation or repair of solar collectors, skylights, antennas, satellite dishes and broadband internet systems on rear-facing facades/roof surfaces or garage roofs that are not visible from the street;

The small size of the proposed HPOZ (approximately 140 parcels), the exemption of various non-visible and non-permanent types of projects, and the delegation of various other minor Conforming Work projects all help make the adoption and subsequent implementation of the Hollywood Grove HPOZ a reasonable fit within the Department of City Planning's current work program. Similarly sized HPOZs, such as Spaulding Square and Melrose Hill (also comprised of single-family homes of a similar vintage and styles, and also within the Hollywood Community Plan area) tend to generate less than 10 actual cases each year. During the 2010 fiscal year there were six cases in Spaulding Square and one case in Melrose Hill. During that year, no projects were exempt from review or delegated to staff for review.

Conclusion

The Hollywood Grove Historic Resources Survey carefully and accurately depicts the neighborhood's evolution over the past 100 years addressing its transformation from agricultural land to a residential neighborhood; its relationship with the growing of the film industry, and its participation in the development of transportation systems in a growing metropolis. Given the geographic features of the subject area and the properties of architectural importance, the Survey's Historic Context Statement shows that Hollywood Grove retains a high degree of integrity, and has weathered recent economic change and development pressures largely intact. Lastly, Department of City Planning staff has carefully worked with the Hollywood Grove community to establish a Preservation Plan that will ensure the efficient implementation of the HPOZ. Therefore, it is the recommendation of Department of City Planning staff that an HPOZ for Hollywood Grove be established.

FINDINGS

I. General Plan/Charter Findings

The establishment of the Hollywood Grove HPOZ, and the adoption of its Preservation Plan is in substantial conformance with the purposes, intent, and provisions of the General Plan, and will be in conformity with public necessity, convenience, general welfare and good zoning practice in that it implements the following objectives of the Hollywood Community Plan (adopted December 1988), a land use element of the General Plan, and the Conservation and Housing Elements of the General Plan:

Conservation Element of the General Plan.

Cultural and Historical Objective: Protect important cultural and historical sites and resources for historical, cultural, research, and community education purposes."

Policy: "Continue to protect historic and cultural sites and/or resources potentially affected by proposed land development, demolition or property modification activities."

Adoption of the HPOZ and its Preservation Plan will require that the Director of Planning approve major modifications to contributing structures, major additions, and new infill construction, and that the Central Area Planning Commission approve demolitions. The HPOZ and its Preservation Plan will ensure that maintenance, repair, rehabilitation, restoration, additions, and new infill construction is conducted in a historically appropriate manner that is consistent with the character of the neighborhood, the Period of Significance and the identified architectural styles. Moreover, the HPOZ will protect historic resources from demolition and potentially irreversible alterations that are incompatible with the neighborhood, thereby protecting these important resources and their corresponding character defining features.

Housing Element of the General Plan

Objective 1.1, "Encourage production and preservation of an adequate supply of rental and ownership housing to meet the identified needs of persons of all income levels and special needs."

Policy 1.1.12, "Provide technical assistance to individuals and organizations on housing development and rehabilitation."

The proposed Preservation Plan provides extensive information on architectural history, architectural styles and best practices for restoration and rehabilitation projects ranging from basic maintenance and repair, to additions to new structures. The future Hollywood Grove HPOZ Board would be composed of at least one architect and one general contractor or realtor that can serve as a free resource, providing professional architectural advice and information about restoration techniques and the location of reasonably priced materials. Additionally, Department of City Planning staff within the Office of Historic Resources are trained to provide guidance to individuals and developers on how to rehabilitate structures in a historically appropriate manner or construct buildings that are compatible with the character of the neighborhood.

Objective 2.2, "Maintain and upgrade existing housing stock to meet Health and Safety code requirements through enforcement of existing laws, rather than demolition when feasible."

Policy 2.2.1, "Promote the cost effectiveness of rehabilitation of older housing in order to conserve historical resources."

Through the HPOZ process, all major modifications, new construction, and demolitions are closely scrutinized, resulting in the preservation of existing housing stock. In addition, the Preservation Plan and the HPOZ Board, which is composed of historic preservation professionals, contractors, and architects, can assist property owners by offering guidance on how to rehabilitate their properties in a cost-effective and historically appropriate manner.

The recommended Preservation Plan guidelines will help to streamline the HPOZ review process by delegating authority to the Planning Department for many Conforming Work projects and exempting certain projects from review such as exterior paint and rear landscaping. The streamlining of the review process minimizes delays that could increase costs.

Objective 2.4, "Develop and preserve quality single and multi-family housing utilizing approved design standards which maintain the prevailing scale and character."

As a result of the adoption of the Hollywood Grove HPOZ and its Preservation Plan, historically significant single-family housing will be preserved and new infill construction will be compatible with the area's architectural and historic character.

Objective 6.2, Identify and protect "architecturally and historically significant residences and neighborhoods."

As a result of the Historic Resources Survey, all of the architecturally and historically significant structures in the Hollywood Grove neighborhood have been identified. Through the proposed Hollywood Grove HPOZ, historically significant buildings and the neighborhoods in which they are located will be protected from incompatible alterations, additions, and demolition pursuant to the review process prescribed by LAMC 12.20.3 and the Preservation Plan.

Hollywood Community Plan

Objective 3. "Encourage the preservation and enhancement of the varied and distinctive residential character of the Community and protect lower density housing form scattered intrusion of apartments."

Housing Policy: "The Plan encourages the preservation and enhancement of well defined residential neighborhoods in Hollywood through the application of Historic Preservation Zones, where appropriate. The Plan encourages the rehabilitation and/or rebuilding of deteriorated single-family areas for the same use."

Through the Historic Resources Survey approximately 78% of the structures within the proposed HPOZ were identified as "Contributing" or historically significant. This Historic Resources Survey concludes that the Hollywood Grove area meets the criteria for HPOZ designation, because the majority of buildings are the original structures from the development of this part of Los Angeles, which largely occurred from 1905 to 1939 - the date when the neighborhood tracts were platted and the construction of the current built environment began through 1939, by which date construction in the neighborhood had subsided. Many contributing buildings retain their historic design features depicting the array of architectural styles from this

period including Craftsman, Colonial Revival, Spanish Colonial Revival, and Tudor/English Revival. The proposed Hollywood Grove HPOZ meets the criteria for HPOZ designation because the district as a whole contains residences of high architectural quality that effectively represent the development history of East Hollywood/Los Feliz.

While the adoption of an HPOZ itself does not preclude the construction of apartments, the zoning throughout the Hollywood Grove HPOZ is R1, which would not allow such construction. The adoption of an HPOZ, would preserve and enhance the distinct historic character of the neighborhood, by requiring that any significant change to a property be carefully reviewed by Department of City Planning staff or the HPOZ Board for compliance with the Secretary of the Interior's Standards for Rehabilitation, and for compliance with the proposed Preservation Plan design guidelines.

Contributor and Altered Contributor Properties within an HPOZ are eligible for the City's Mills Act program, which incentivizes the restoration of historic properties by offering a substantial savings in property tax. This program encourages the purchase and restoration of deteriorated homes within an HPOZ.

II. Boundaries

The proposed Hollywood Grove HPOZ is generally bounded by both sides of Canyon Drive on the west, St. Andrews Place on the east, Foothill Drive on the north (south side only) and Franklin Avenue on the south, excluding all properties with Franklin Avenue addresses. The proposed boundaries are consistent with those laid out by an April 30, 2010 Council Motion by Council Member Tom LaBonge (CF-10-0725).

III. Context Statement.

The Context Statement of the Hollywood Grove Historic Resources Survey (Exhibit E-3) supports findings that structures within the subject area are significant, as set forth in Subsection 12.20.3 F.3. Clearly, Hollywood Grove as described below represents a cohesive period of development, and the Context Statement establishes the relation between the physical environment of the area and its history.

The survey area is located at the western boundary of Los Feliz, bordering Hollywood. The landscape was originally inhabited by the Gabrielino Indians, who lived in the canyon areas of present-day Griffith Park and at the base of the Hollywood Hills, but no evidence remains of the early habitation by Native Americans save only archaeological resources and place names such as "Cahuenga," meaning "little hills." During the Spanish and Mexican periods, large ranchos were granted to soldiers as payment for their military service, and the survey area is situated on common land just west of the historic boundaries of the Rancho Los Feliz, granted to Vicente Felix in 1802. (Los Feliz was originally known as Los Feliz.) After California came under American rule, the land transferred to Juan Diego, claimant of a U.S. patent, in 1871. Griffith J. Griffith purchased a majority of the rancho in 1882 from James Lick, who owned a great amount of land in the area. Griffith is remembered today for his original 1896 gift to the City of 3,015 acres, which became Griffith Park.

In the 1860s, 1870s, and early 1880s, increasing numbers of Anglo settlers made their homes in survey area. Farming was their primary occupation and, while wheat and other crops predominated in the flat lands, sheep grazed on the hillsides above. Agriculture was the primary industry from the rancho period until the film industry and residential development consumed the last acreage of farmland after 1920. At about that time, the predominant crops in the vicinity of the survey area were beans, barley, and citrus groves. Some early Los Feliz landowners, such as Broadway Department Store proprietor Arthur Letts, owned citrus farms in Hollywood

and later subdivided their own parcels for the purposes of real estate development. In 1905 Arthur Letts purchased 100 acres from Griffith J. Griffith, located near present-day Vermont and Franklin Avenues. Letts hired architects Robert F. Train and Robert E. Williams to design a Tudor Revival Estate he called "Holmby House," after his native village in England. Postcards from the era depict the Hollywood estate, perched above Franklin Avenue, overlooking its renowned gardens.

In the rancho period, residential buildings constructed of adobe were located at the heart of each rancho. The Los Feliz Rancho Adobe, now the Crystal Springs ranger station in Griffith Park, displays characteristics of this type, such as the thick adobe walls and tile roofs. Although altered over the years, the adobe retains its association with California's colonial period, the region's Hispanic heritage, and the early agricultural economy of western Los Angeles. As Anglo residents settled in the region, they built farm houses derived from the forms of New England and the American Midwest.

In the early decades of the twentieth century, many sections of Los Feliz were subdivided for residential development, but others remained agricultural, so housing types serving agricultural areas were similar to those in subdivisions in scale and style. Many were transitional homes which contained both Victorian and Craftsman elements. The earliest extant buildings in Los Feliz were constructed after 1900. Examples of buildings constructed prior to 1910 are located in isolated pockets along Gramercy Place, Cummings Lane, Finley Avenue, Rowena Avenue, Commonwealth Avenue, St. George Street, Welch Place, Price Street, and Van Ness Avenue with the densest concentrations found along Wilton Place and Canyon Drive.

Transportation played a significant role in the survey area long before even rail and motor transport systems dominated the city. An original dirt path used by Native Americans who inhabited the Los Angeles Basin later became Sunset Boulevard, and carried travelers 23 miles from the Plaza Church in El Pueblo to the Pacific Ocean and the coast road. Routes like this were later developed to connect the sprawling ranchos later became roadways as sections of the ranchos were subdivided into smaller farms and residential communities. Any portions of the land that were not a part of the ranchos were organized on a grid pattern at the start of American rule. The Spanish pattern of streets aligned along a northeasterly direction to maximize natural lighting conditions was established for El Pueblo, which extended to the northwest to the approximate location of what is now Hoover Street and Sunset Boulevard. Thus most of the streets in the Los Feliz area were later platted on the grid pattern, running either north and south or east and west. Real estate developers often improved and extended major thoroughfares like Vermont Avenue, so that their subdivisions were more easily accessible. In addition to Sunset Boulevard, major east-west thoroughfares included Hollywood Boulevard, Franklin Avenue, and Los Feliz Boulevard. North-south thoroughfares included Vermont, Western, Vine, Cahuenga, Highland, La Brea, and Fairfax Avenues. Similarly, the location of original railroad, interurban, and streetcar routes were also often directly tied to the real estate ventures of the owners and their affiliates.

The film industry played a vital role in the economic development of the survey area. Four early studios are located near, but not within the survey area. Public Broadcasting Station KCET, located at 4401 Sunset Boulevard, is on property where filming began in 1912. Siegmund "Pop" Lubin, had been producing films in Philadelphia since 1897, but moved to the KCET site to in January 1912.

The ABC Television Center Studios, located at 4151 Prospect Avenue, near the survey area, was developed in 1912 as the lot of Vitagraph Studios. Vitagraph actually used Edison's motion picture equipment, and came to Hollywood for the weather, not to hide from the Edison Trust. At 23-acres in 1912, the property was the largest motion picture lot in the world. Vitagraph helped start the careers of Rudolph Valentino, Mary Pickford, Lillian Gish, Norma Talmadge, Douglas

Fairbanks, Lionel Barrymore and Joe E. Brown. Stage 55, the oldest remaining stage on the lot (and at one time the world's largest sound stage), still features windows that are visible in "The Phantom of the Opera" with Lon Chaney. The huge pepper tree in front of the KABC bungalows was planted in 1920 by Norma Talmadge. The studio was eventually purchased by Warner Bros in 1925 for $1 million. And at least some portion of Al Jolson's historic "The Jazz Singer" may have been filmed here on Stage 55 when the lot was owned by Warner Bros. ABC Television acquired the studio property in 1949, and opened the world's largest, state-of-the-art television center.

The third motion picture studio near the survey area was the William Fox Studio, precursor to 20th Century Fox. It was located at the southeast corner of Sunset Boulevard and Western Avenue. Fox opened the studio in 1913, and operated it until moving to the Century City lot in 1928. Very few of the support buildings for the old studio still remain. The fourth motion picture studio was the first Walt Disney Studio, which was built in 1926 and located at 2719 Hyperion Avenue, at the northeast corner of the intersection with Griffith Park Avenue. Walt Disney was a Los Feliz resident who lived with his wife Lillian at 4053 Woking Way. It was at the Los Feliz studio where Snow White and the Seven Dwarfs and Pinocchio were produced and released, and it remained Disney's main production facility until a new one was constructed in Burbank in 1951. The studio site is now Gelson's Supermarket, and was declared City of Los Angeles Historic-Cultural Monument on October 6, 1976.

The survey area's development period coincided with the rise of the motion picture industry in Los Angeles, and it has historically served as a residential location of choice for industry professionals. According to Census data, most of the earliest residents of the survey area, from a diverse array of ethnic and national backgrounds, worked in the motion picture and theatrical industries. Other professions included insurance, real estate, and manufacturing.

Two types of real-estate developers operated in the Hollywood Grove survey area: subdividers and home builders. The subdividers platted tracts, subdivided lots, improved roads, and established utility lines. Home builders speculatively constructed lots, intending to entice prospective buyers. Both developers worked on a small scale and "viewed their business as selling land, not houses, and the realization of subdivision plans took many years."

The Subdivider, 1905–1939
The first tract in the survey area, the Edgecliffe Tract, was located between Edgecliffe and Gramercy and was subdivided by W. D. Jackson in 1905. In 1905–1906, the Hollywood Investment Company and individual partnerships, such as Leibold & Bird, platted tracts and sold lots to individual investors. Sale of lots and construction of individual homes continued for more than three decades, creating a district with a splendid concentration of Craftsman houses along Canyon Drive and Wilton Place, interspersed with Period Revival styles.

The Home Builder, 1905–1939
Home builders in the survey area include William L. Peck (resided on Canyon Drive, constructed house on Taft); C. S. Albright, and William King (a row of Craftsman bungalows on St. Andrews). Further research should be conducted to explore ethnic-gender associations, in particular, original residences constructed by women and Jewish owner/builders.

IV. Findings of Contribution

With the guidance of the Department of City Planning and ICF Jones & Stokes, Hollywood Grove residents put together a substantial comprehensive Survey. Through extensive research of Hollywood Grove's history of development, it is clear that the district is eligible to become a HPOZ. The Historic Resources Survey analyzed every parcel in the neighborhood and identified those parcels that are "Contributors" to the district, because they are from the original period of

development and retain historic integrity. The Hollywood Grove Historic Resources Survey was completed in July of 2008 and revised again in July of 2009 based upon feedback from ICF and Planning Staff.

The Survey area comprises 138 parcels of which 108 were identified as Contributing (approximately 78%) and 28 as non-contributing, and 2 vacant lots. As set forth in Subsection 12.20.3 of the LAMC, Contributing Elements (structures, landscaping, natural features or sites) within the involved area or the area as a whole shall meet one or more of the following criteria:

> (1) adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time:
>
> (2) owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
>
> (3) retaining the structure would help preserve and protect an historic place or area of historic interest in the City.

The proposed Hollywood Grove HPOZ meets the criteria for a Historic Preservation Overlay Zone, because of the high concentration of Contributing structures (approximately 78%) of a primary period of significance (1905-1939) exemplified by varied collections of Arts and Crafts and Period Revival Architecture in a cohesive neighborhood setting that retains much of its original, historic character.

V. California Environmental Quality Act

The establishment of the Hollywood Grove Historic Preservation Overlay Zone is exempt from the California Environmental Quality Act of 1970 (CEQA), pursuant to Article 19, Section 15308, Class 8 of the State's Guidelines in that the project consists of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment" and Article 19, Section 15331, Class 31 is "limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings (1995), Weeks and Grimmer", and was issued Categorical Exemption ENV-2010-2735-CE on December 7, 2010.

PUBLIC HEARING

On November 18, 2010, the Department of City Planning held an official public hearing regarding the proposed Hollywood Grove HPOZ and Preservation Plan. Twenty persons signed in at the hearing (though approximately 40 persons were in attendance). Twenty one persons spoke in favor of adopting the HPOZ and Preservation Plan (three with constructive comments regarding the text within the Preservation Plan), and three persons spoke in opposition to adopting the HPOZ and Preservation Plan (only one of whom lives within the proposed HPOZ). The following is a summary of comments received:

Comments in Favor:

- Adoption of the HPOZ will ensure the long term stability of the neighborhood, and ensure that historically significant houses are not demolished or inappropriately altered;
- The neighborhood is viewed by local residents as being aesthetically, culturally and architecturally significant, and most neighbors would embrace participation in the HPOZ program as a means to ensure its preservation;
- The ability to use the Mills Act Program as a means of incentivizing restoration-oriented home purchases in the area was seen as a positive effect of HPOZ adoption;
- Numerous stakeholders commented that the proposed Preservation Plan strikes a needed balance of ensuring that major projects are carefully reviewed, while exempting non-permanent work such as exterior paint and basic landscaping;
- Several stakeholders noted that there is widespread consensus within the neighborhood in support of HPOZ adoption;
- Three stakeholders pointed out the need for the Preservation Plan to address sustainable building practices such as drought-tolerant landscaping, solar panels and dual-pane windows.

Response to Comments in Favor:
Department of City Planning staff concur that adoption of the HPOZ would ensure the long term preservation of a neighborhood that is historically significant for the reasons set forth in the Historic Resources Survey, and the attached Findings. Staff have worked carefully with stakeholders to provide language in the Preservation Plan that minimizes review of non-permanent projects (such as exterior paint, etc.); and in response to comments received at the hearing have incorporated language within the Plan regarding the use of dual-pane windows (drought tolerant landscaping and solar panels were already covered by the previous draft plan).

Comments in Opposition:

- The proposed HPOZ would add unnecessary regulation that would become burdensome to single-family homeowners;
- The HPOZ represents an erosion of private property rights;
- Two commenters from outside the proposed HPOZ boundaries indicated a concern that the HPOZ boundaries could be amended to include their property located northward of the proposed HPOZ.

Response to Comments in Opposition:
The adoption of an HPOZ does in fact apply additional regulation to the properties affected. Department of City Planning staff have proposed the simultaneous adoption of a Preservation Plan with the HPOZ so that the regulations and expectations are clear from the onset, and the draft Preservation Plan exempts a significant number of non-permanent projects from review altogether, so that only substantial and elective projects are likely to be reviewed. The process for adoption or amendment of HPOZ boundaries is extensive and invites considerable public input. There are no plans underway to expand the Hollywood Grove HPOZ boundaries, and stakeholders would be given ample notice where such action to take place.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION **LOCATION MAP**	Primary # HRI# Trinomial

Page 18 **of** 18 ***Resource Name or #:** Proposed Hollywood Grove HPOZ

***Map Name:** Hollywood Grove HPOZ Survey Area Map ***Scale:** 1 inch =0.05 miles ***Date of Map:** July 22, 2009



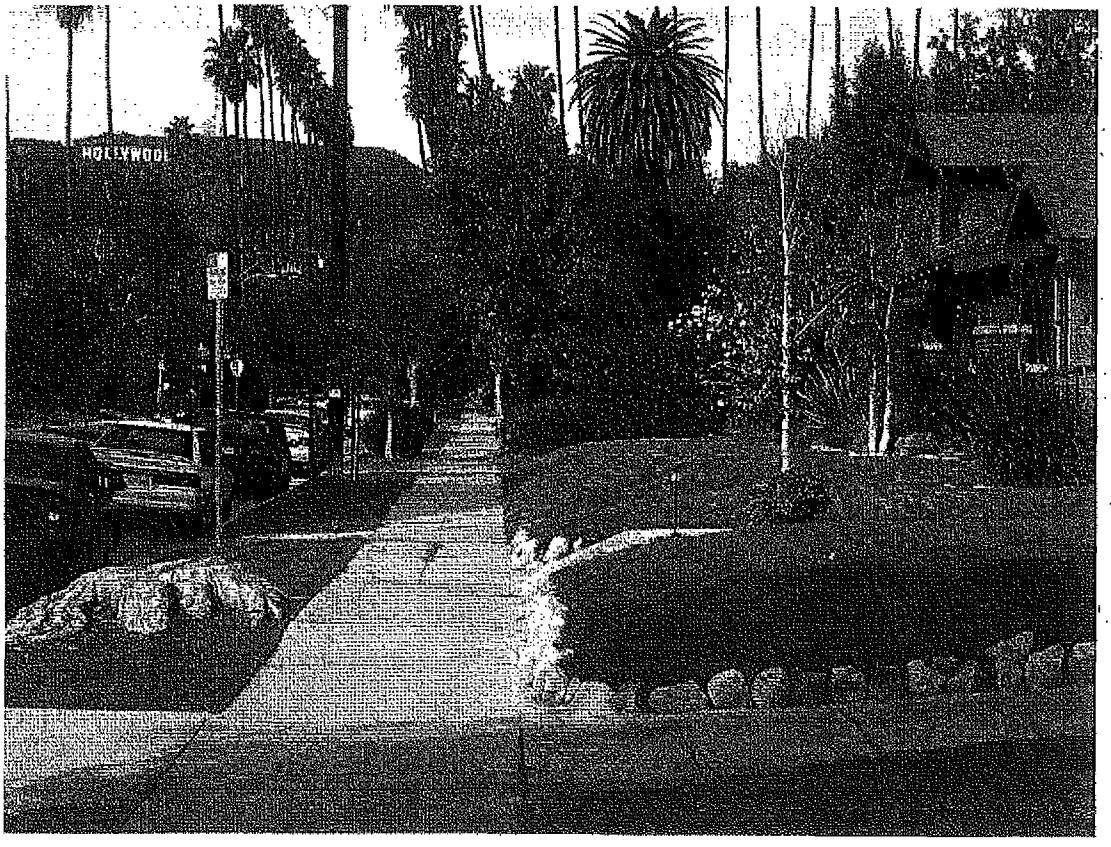
Figure 1
Historic Resources Survey Evaluations
Hollywood Grove HPOZ

Contributors: 67/49%
Altered Contributors: 41/30%
Total Contributors: 108/78%

Non-Contributors: 28/20%
Vacant Lots: 2/1%
Total Non Contributors: 30/22%

Total Surveyed Features: 138

Hollywood Grove Historic Preservation Overlay Zone
Historic Resources Survey Report



Revised Final—July 2009

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Executive Summary

The information and photographs presented in this volume represent the results of the *Historic Resources Survey* ("Survey") for the proposed *Hollywood Grove Historic Preservation Overlay Zone* (the "HPOZ"). The Survey[1] is under the jurisdiction of the Office of Historic Resources, Department of City Planning, and the Cultural Heritage Commission, and was completed in accordance with the procedures set forth in Los Angeles Municipal Code (LAMC) §12.20.3 F. The Survey was conducted between February and May 2009, by qualified[2] architectural historians at ICF Jones & Stokes (the "Consultant"), working in conjunction with Hollywood Grove HPOZ volunteers.

The survey area is bounded by both sides of Canyon Drive on the west, St. Andrews Place on the east, Foothill Drive on the north (south side only) and Franklin Avenue on the south, excluding all properties with Franklin Avenue addresses. These boundaries were established by the Hollywood Grove HPOZ volunteers and are primarily, but not entirely, consistent with the extent of development within historic tract boundaries.

For the Survey, the Consultant provided site-specific construction information, an assessment of current building integrity, and a determination as to whether resources are *Contributing*, *Non-Contributing*, or *Vacant Lots*. *Contributing* resources include those that meet at least one of the HPOZ criteria [LAMC §12.20.3 F.3. (a)–(c)]. An important sub-category is *Contributing—Altered Structure*, which includes resources built within the HPOZ's period of significance with alterations that appear to be reversible. *Non-Contributing* resources include those that do not appear to meet any of the HPOZ criteria and have age, integrity, or stylistic considerations. Vacant Lots are also considered Non-Contributing resources. (The criteria are described in detail later in this volume, on pages 7-9.) An HPOZ comprises a high concentration of *Contributing* resources.[3] The survey area is comprised of 138 parcels; **106** were identified as *Contributing* resources, **30** as *Non-Contributing* resources, and **2 as** *Vacant Lot*. Because of this high concentration (approximately **77%**) of *Contributing* resources, the survey area meets the definition of a Preservation Zone as "any area of the City of Los Angeles containing buildings, structures, landscaping, natural features or lots having historic, architectural, cultural or aesthetic significance..." [4]

[1] This Survey updates two previous surveys: an initial survey of approximately 3,000 resources in the Los Feliz area conducted by the Los Feliz Improvement Association (LFIA) over the years 1988-1992 by neighborhood volunteers, under the direction of the LFIA history committee and of professional architectural historians, Leslie Heumann and Christy Johnson McAvoy; and an expanded HPOZ survey and update, comprising 4,360 parcels, conducted by Myra L. Frank/Jones & Stokes in 2004, per City Council Motion File No. 00-1247, dated 6-28-00. The Motion included three other areas in Council District 4: Larchmont Heights, Hancock Park, and Windsor Square. Hancock Park was designated in 2006; Windsor Square was designated in 2004; both were reapproved in 2007.

[2] i.e., meeting the Secretary of the Interior's qualifications in architectural history (Federal Register, Vol. 48, No. 190, pp. 44738-44739, September 29, 1983).

[3] A high concentration is considered 50% or greater of the total number of buildings in a proposed historic district.

[4] Los Angeles Municipal Code § 12.20.3 B.17.

Statement of Significance

The proposed Hollywood Grove HPOZ meets the criteria for HPOZ designation because the district as a whole contains residences of high architectural quality that effectively represent the development history of East Hollywood/Los Feliz. Neighborhood tracts were first platted in 1905 and the first residences were constructed immediately thereafter; by 1939, development had subsided. As the survey area transitioned from agricultural land to residential neighborhood, its development history coincided with the rise of the motion picture industry in Los Angeles. According to Census data, many of the earliest residents of the survey area, from a diverse array of ethnic and national backgrounds, worked in the motion picture and theatrical industries.[5] The vast majority (approximately 77%) of the primarily single-family residential buildings in the survey area have retained a high degree of integrity of design and materials, in large part as a testament to their quality, craftsmanship, and continuing maintenance. The *Contributing* buildings retain their historic design and features depicting the array of styles common during this development period, predominantly, Transitional Arts & Crafts, Craftsman, Colonial Revival, Tudor/English Revival, and Spanish Colonial Revival. As a result, a cohesive residential neighborhood of architectural distinction exists and, as a whole entity, meets the HPOZ criteria: the Hollywood Grove survey area "possesses historic integrity," it "represents an established feature of the neighborhood," and retaining the survey area "would help preserve and protect an historic place in the City."[6]

[5] A sampling of residents who lived on Canyon Drive in the 1920s and 1930s originated from New York, Illinois, Iowa, and Missouri, as well as France, Hungary, Denmark, Poland and Germany, indicating a variety of ethnic and national backgrounds. See *U.S. Bureau of the Census, Fourteenth Census of the United States: 1920-Population* and *Fifteenth Census of the United States: 1930-Population*, available at www.Ancestry, com.

[6] Los Angeles Municipal Code § 12.20.3 F. 3. (c).

Project Description

Background

In June 2008, ICF Jones & Stokes Senior Architectural Historian Richard Starzak and historic research associate/project manager Katy Lain met with homeowners in the Canyon/Western neighborhood of Los Feliz to initiate an update of Myra L. Frank/Jones & Stokes' 2004 Los Feliz HPOZ Survey. Neighborhood representatives had previously consulted with the Office of Council Member Tom LaBonge and the Department of City Planning's Office of Historic Resources to propose moving forward with an HPOZ proposal for a smaller sub-area of the larger Los Feliz survey area. As a result, ICF Jones & Stokes was hired to conduct an Historic Resources Survey update of the Canyon/Western neighborhood, with funding provided by the Hollywood United Neighborhood Council.[7] Hollywood Grove HPOZ volunteers provided vital assistance with the Survey, including photography, architectural descriptions, architectural alterations, and historical research.[8]

The survey area is bounded by both sides of Canyon Drive on the west, St. Andrews Place on the east, Foothill Drive on the north side (south side only) and Franklin Avenue on the south, excluding all properties with Franklin Avenue addresses. These boundaries were established by the Hollywood Grove HPOZ volunteers and are primarily, but not entirely, consistent with the extent of development within historic tract boundaries.

[7] Funding for this HPOZ Survey was provided through a grant from the Hollywood United Neighborhood Council. Ryan Ole Hass provided special assistance.

[8] See Appendix E for more information.

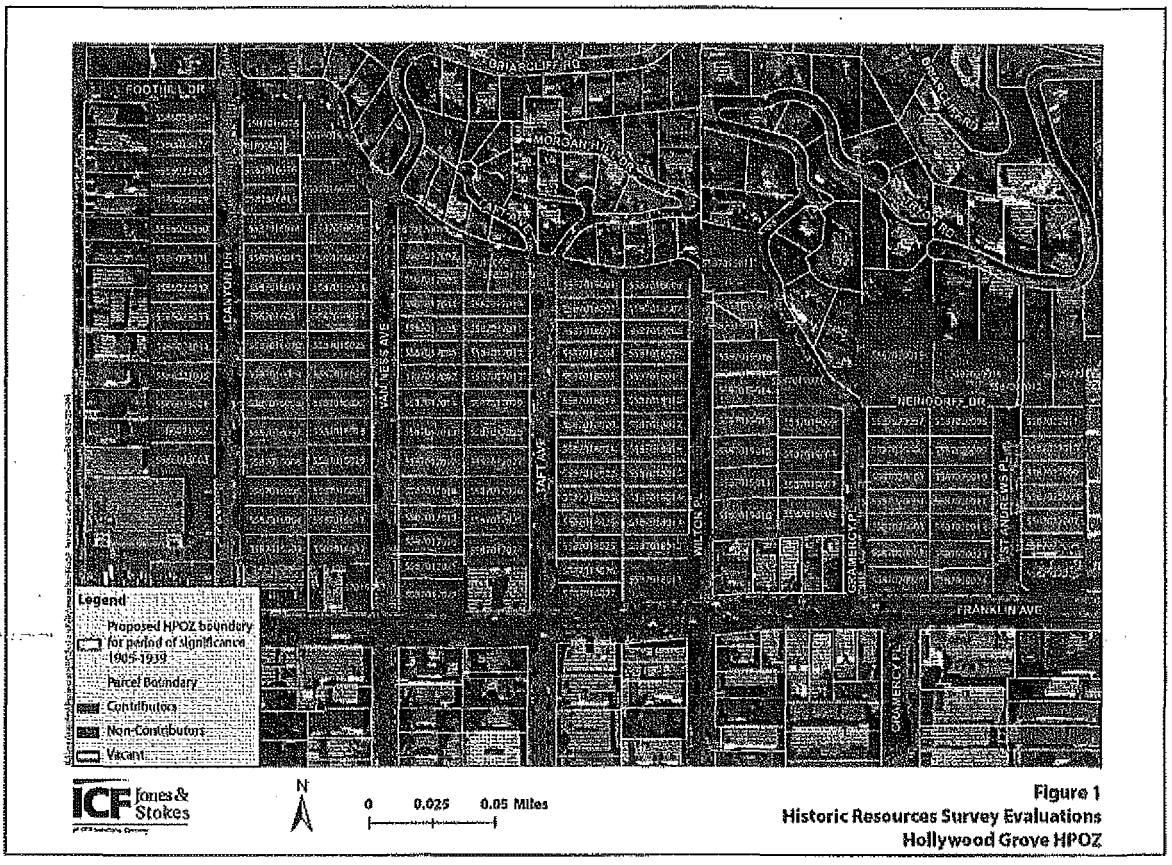


Figure 1: Historic Resources Survey Results Map

Summary Scope of Work

Hollywood Grove HPOZ volunteers contributed in great measure to the Historic Resources Survey. A special thanks is extended to Scott Larson. Hollywood Grove HPOZ volunteers:

- conducted site specific research;
- photographed the 138 parcels;
- completed a spreadsheet of architectural features, landscape features, and alterations for every building in the survey area to be incorporated into the DPR forms;
- researched and wrote history pertaining to the development of the Hollywood Grove neighborhood, included in Appendix E.

ICF Jones & Stokes assisted with implementation of the scope of work for the Historic Resources Survey, including the following tasks:

1. utilized data included in the Myra L. Frank/Jones & Stokes 2004 Los Feliz HPOZ Access database, including property data obtained from the City's GIS, based on the Los Angeles County Tax Assessor Parcel Numbers, and supplemental information obtained online from the Win2Data information system;
2. produced DPR forms for recording information about each parcel in the Survey area, alterations, landscape features, significant architectural features, original owner, architect, and builder;
3. incorporated the Historic Context Statement written for the 2004 Los Feliz HPOZ Historic Resources Survey Report, and supplemental research conducted by volunteers and ICF Jones & Stokes, into the historic context statement;
4. reviewed the information recorded in the database and evaluated each resource in the survey area, according to HPOZ criteria and the established historic contexts;
5. prepared lists of results and DPR523a forms for each resource in the survey area;
6. prepared a map of contributing parcels, non-contributing parcels, and vacant lots;
7. prepared a District Record.

Historic Preservation Overlay Zones

Los Angeles established the HPOZ ordinance in 1979. The ordinance was revised in 1997, 2000, and again in 2004, after several years of meetings among the existing HPOZ boards, the Planning Department staff, and the Los Angeles Conservancy. The revisions were made to clarify procedures in keeping with the City's policy to expedite the building permit process. Among the changes adopted in the most recent revisions to the ordinance, effective May 12, 2004, are requirements for the context statement and provisions for revising and amending previous Historic Resources Survey boundaries and findings.

Definition of an Historic Preservation Overlay Zone

As defined in §12.20.3.B.17 of the LAMC, "Preservation Zone" is any area of the City of Los Angeles containing buildings, structures, landscaping, natural features, or lots having historic, architectural, cultural, or aesthetic significance and designated as a Historic Preservation Overlay Zone under the provisions of this section."

Purpose of an Historic Preservation Overlay Zone

The purpose of an Historic Preservation Overlay Zone is described in §12.20.3.A of the LAMC as follows:

> *It is hereby declared as a matter of public policy that the recognition, preservation, enhancement, and use of buildings, structures, landscaping, natural features, sites and areas within the City of Los Angeles having historic, architectural, cultural or aesthetic significance are required in the interest of the health, economic prosperity, cultural enrichment and general welfare of the people. The purpose of [the Historic Preservation Overlay Zone] is to:*
>
> 1. *Protect and enhance the use of buildings, structures, natural features, and areas which are reminders of the City's history, or which are unique and irreplaceable assets to the City and its neighborhoods or which are worthy examples of past architectural styles;*
> 2. *Develop and maintain the appropriate settings and environment to preserve these buildings, structures, landscaping, natural features, and areas;*
> 3. *Enhance property values, stabilize neighborhoods, and/or communities, render property eligible for financial benefits, and promote tourist trade and interest;*
> 4. *Foster public appreciation of the beauty of the City, of the accomplishments of its past as reflected through its buildings, structures, landscaping, natural features, and areas;*
> 5. *Promote education by preserving and encouraging interest in cultural, social, economic, political and architectural phases of its history;*
> 6. *Promote the involvement of all aspects of the City's diverse neighborhoods in the historic preservation process; [and]*

7. *To ensure that all procedures comply with the California Environmental Quality Act.*

Designation Process

The Procedures for Establishment, Boundary Change or Repeal of a Preservation Zone are described in §12.20.3.F of the LAMC as follows:

1. **Requirements.** The processing of an initiation or an application to establish, change the boundaries of or repeal a Preservation Zone shall conform with all the requirements of Section 12.32 A through D and the following additional requirements.

2. **Initiation of Preservation Zone.**

   (a) **By City Council, the City Planning Commission, the Director of Planning and the Cultural Heritage Commission.** In addition to the provisions of LAMC 12.32 A, the Cultural Heritage Commission may initiate proceedings to establish, repeal, or change the boundaries of a Preservation Zone. Upon initiation by City Council, the City Planning Commission, the Director of Planning, or the Cultural Heritage Commission, a Historic Resources Survey shall be prepared, pursuant to Subdivision 3, below.

   (b) **By Application.** The proceedings for the establishment of a Preservation Zone may also be initiated by Owners or Renters of property within the boundaries of the proposed or existing Preservation Zone, pursuant to Section 12.32 S 1 (c)(2) of this Code.

      (1) An Historic Resources Survey shall not be prepared for a proposed Preservation Zone until such an application is verified by the Planning Department to contain the signatures of at least 75 percent of the Owners or lessees of property within the proposed district, pursuant to the requirements of Section 12.32 S 1 (c)(2) of this Code.

      (2) The application shall not be deemed complete until the requirements of Subsection F 2 (b)(1), above are met and an Historic Resources Survey for the proposed Preservation Zone has been certified by the Cultural Heritage Commission pursuant to Subdivision 4 (a), below [in the ordinance].

3. **Historic Resources Survey.**

   (a) **Purpose.** Each Preservation Zone shall have an Historic Resources Survey, which identifies all Contributing and Non-Contributing Elements and is certified to its accuracy and completeness by the Cultural Heritage Commission.

   (b) **Context Statement.** In addition to the requirements above, the historic resource survey shall also include a context statement supporting a finding establishing the relation between the physical environment of the Preservation Zone and its history, thereby allowing the identification of historic features in the area as contributing or non-contributing. The context statement shall represent the history of the area by

theme, place and time. It shall define the various historical factors which shaped the development of the area. It shall define a period of significance for the Preservation Zone, and relate historic features to that period of significance. It may include, but not be limited to, historical activities or events, associations with historic personages, architectural styles and movements, master architects, designers, building types, building materials, landscape design, or pattern of physical development that influenced the character of the Preservation Zone at a particular time in history.

(c) Finding of Contribution. For the purposes of this section [the historic survey], no building, structure, landscaping, or natural feature shall be considered a Contributing Element unless it is identified as a Contributing Element in the historic resource survey for the applicable Preservation Zone. Features designated as contributing shall meet one or more of the following criteria:

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

(2) owing to its unique location or singular physical characteristics, [it] represents an established feature of the neighborhood community or city; or

(3) retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of an historic place or area of historic interest in the City.

(d) Modification of a Previously Certified Historic Resources Survey. The City Council, City Planning Commission, or Director may find that a previously certified Historic Resource Survey needs to be modified, and may call for a revision, re-survey, or partial re-survey to a previously certified survey. Modifications, including boundary changes, re-surveys, partial re-surveys, and minor corrections of a previously certified Historic Resources Survey shall be processed as follows:

(1) Revisions involving a boundary change, expansion, or contraction of a Preservation Zone shall be certified by the Cultural Heritage Commission as to the accuracy of the survey, and shall be forwarded to the City Planning Commission and the City Council for final approval.

(2) Revisions involving a re-survey or partial re-survey of an existing Preservation Zone shall be shall be certified by the Cultural Heritage Commission as to the accuracy of the survey, and shall be forwarded to the City Planning Commission for final approval.

(3) The correction of technical errors and omissions in a previously certified Historic Resource Survey can be made by the Director based on input from the Cultural Heritage Commission.

Evaluation Criteria of the Historic Resources Survey

Sub-section 12.20.3 of the LAMC, which establishes the regulations that apply to Historic Preservation Zones, requires that an historic resources survey shall be prepared identifying all contributing and non-contributing elements. Consequently, the Survey identified each parcel within the HPOZ as a **Contributing Element, Contributing-Altered Element, Non-Contributing Element** or **Vacant Lot.**[9]

Contributing Element

A **Contributing element** is "any building, structure, landscaping, [or] natural feature identified on the Historic Resources Survey as contributing to the historic significance of the Historic Preservation Overlay Zone, including a building or structure which has been altered, where the nature and extent of the alterations are determined reversible by the Historic Resources Survey" (LAMC §12.20.3 B.6).

To be contributing, an element within the involved area or the area as a whole shall meet one or more of the following criteria set forth in subsection 12.20.3 F.3(c) of the LAMC:

1. Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
2. Owing to its unique location or singular physical characteristics, [it] represents an established feature of the neighborhood, community, or city.
3. Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of an historic place or area of historic interest in the City.

Contributor-Altered Structure

The **Contributor-Altered Structure** category "AS" was developed by the Consultant to conform to the definition of Contributing Element in the HPOZ ordinance, that includes "a building or structure which has been altered, where the nature and extent of the alterations are determined reversible by the Historic Resources Survey" (LAMC §12.20.3 B.6). The **Contributor-Altered Structure** criteria AS is defined as follows:

AS) Building or structure with alterations, but it contributes because it was built within the period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

[9] The HPOZ ordinance uses the terms "Contributing Element", "Non-Contributing Element", and "Natural Feature" (LAMC §12.20.3 B. 6. 15. and 14). In professional practice, the terms are Contributor and Non-Contributor. The term "Contributor-Altered Structure" was developed by the Consultant to identify resources that had been altered, where the nature and extent of the alterations are determined reversible. "Vacant lots" without contributing landscaping, natural features, or sites, should be considered non-contributing elements.

Non-Contributing Element

A **Non-Contributing Element** is "Any building, structure, natural feature, lot, or landscaping, that is identified in the Historic Resources Survey as a Non-Contributing Element, or not listed in the Historic Resources Survey" (LAMC §12.20.3 B.15). The **Non-Contributing Element** criteria used in the Survey are defined below [with interpretive comments in brackets]:

NC) *Age: Structure was built after the HPOZ's historic and architectural periods of significance and has no known overriding significance.* [The current HPOZ ordinance does not define a specific age criterion. For the purposes of this report, the period of significance is 1905-1939.]

NC) *Lacks Integrity. Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.* [The resource is completely altered. Typically, the nature of these alterations required major demolition or remodeling of a character defining feature of the original building or structure.]

Vacant Lot

A **Vacant Lot** is not specifically defined in the HPOZ ordinance, however, because the code amendments adopted in March 2004 contain standards for review of new construction on vacant lots, they are being identified in the Historic Resources Survey. For the purposes of the Survey, a vacant lot is considered to be any parcel which does not contain a clearly identifiable Contributing Element or Non-Contributing Element and does not appear to be associated with a contributing building or structure on another parcel. Vacant lots without contributing landscaping, natural features, or sites, should be considered Non-Contributing elements. If the vacant lot contains an important landscaping as defined in subsection 12.20.3 B. 11, (*e.g.*, a planted allée of mature trees, etc.) or an important natural feature as defined in subsection 12.20.3 B. 14, (*e.g.*, a stream in its natural bed, etc.), the lot may be characterized in the Survey as a "Contributing Element" even if there is no building or structure on it. If the vacant lot appears to be associated with a contributing building or structure on another parcel, it may be characterized in the Survey as a "Contributing Element" (*e.g.*, yard extensions). If individual landscaping elements or natural features exist on a vacant lot that contribute to the historic character of the HPOZ, they will be identified on the Survey form for the vacant lot.

Historic Context

Introduction

A historic context statement is a technical document that analyzes the historic development of a community according to guidelines specified in National Register Bulletin 16. The Bulletin defines a historic context as "a body of information about historic properties organized by theme, place, and time." Historic context is linked with tangible historic resources through the concept of property type. A property type is a "grouping of individual properties based on shared physical or associative characteristics." The purpose of a historic context statement is to provide a framework for the identification of historic resources and the determination of their relative significance.

In order to apply evaluation criteria properly during the course of the Survey, a historic context statement previously prepared for a much larger planning area was employed to provide historic and cultural background of the Survey area, and this historic context statement includes excerpts. In addition, ICF Jones & Stokes incorporated original writing and research previously submitted in the Myra L. Frank/Jones & Stokes 2004 Los Feliz HPOZ Historic Resources Survey Report. Rick Starzak was the primary author. Supplemental local history pertaining to the Hollywood Grove HPOZ neighborhood was researched and written specifically for this report by neighborhood volunteers with some research, writing, and editing by Katy Lain of ICF Jones & Stokes.[10]

I. Historic Background[11]

The survey area is located at the western boundary of Los Feliz, bordering Hollywood. The landscape was originally inhabited by the Gabrielino Indians, who lived in the canyon areas of present-day Griffith Park and at the base of the Hollywood Hills, but no evidence remains of the early habitation by Native Americans save only archaeological resources and place names such as "Cahuenga," meaning "little hills." During the Spanish and Mexican periods, large ranchos were granted to soldiers as payment for their military service, and the survey area is situated on common land just west of the historic boundaries of the Rancho Los Feliz, granted to Vicente Felix in 1802. (Los Feliz was originally known as Los Feliz.) After California came under American rule, the land transferred to Juan Diego, claimant of a U.S. patent, in 1871. Griffith J. Griffith purchased a majority of the rancho in 1882 from James Lick, who owned a great amount of land in the area. Griffith is remembered today for his original 1896 gift to the City of 3,015 acres, which became Griffith Park. [12]

[10] This section contains excerpts from the 2004 Los Feliz HPOZ Historic Resources Survey Report. The primary author was Richard Starzak, with additional research and writing by Alma Carlisle and Katy Lain. Additional information regarding the Hollywood Grove Survey area was researched and written specifically for this report by neighborhood volunteers with some research, writing, and editing by Katy Lain of ICF Jones & Stokes.

[11] Please see Appendix E for further history of the development of Hollywood provided by the Hollywood Grove HPOZ volunteers.

[12] Ibid, 3-4.

In the 1860s, 1870s, and early 1880s, increasing numbers of Anglo settlers made their homes in survey area. Farming was their primary occupation and, while wheat and other crops predominated in the flat lands, sheep grazed on the hillsides above. Agriculture was the primary industry from the rancho period until the film industry and residential development consumed the last acreage of farmland after 1920. At about that time, the predominant crops in the vicinity of the survey area were beans, barley, and citrus groves. Some early Los Feliz landowners, such as Broadway Department Store proprietor Arthur Letts, owned citrus farms in Hollywood and later subdivided their own parcels for the purposes of real estate development.[13] In 1905 Arthur Letts purchased 100 acres from Griffith J. Griffith,[14] located near present-day Vermont and Franklin Avenues. Letts hired architects Robert F. Train and Robert E. Williams to design a Tudor Revival Estate he called "Holmby House," after his native village in England. Postcards from the era depict the Hollywood estate, perched above Franklin Avenue, overlooking its renowned gardens.[15]

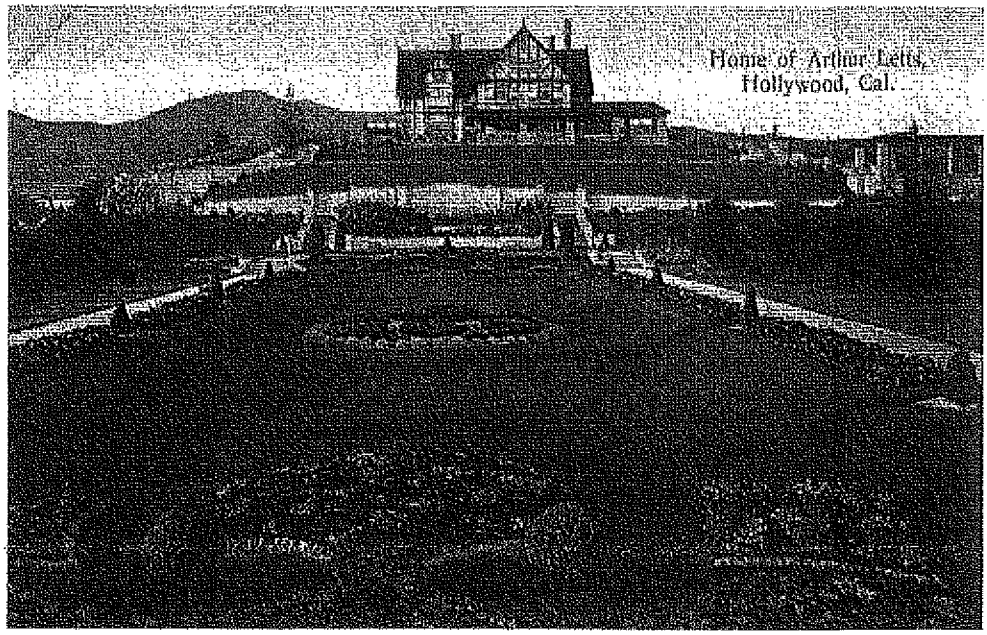


Figure 2: Holmby House, the Tudor Revival home of Broadway and Bullocks department stores founder Arthur Letts, located east of Normandie and north of Franklin Avenue, Los Feliz, 1905.[16]

[13] Kilner, *Arthur Letts*, 243. According to his biographer, "Letts bought a ranch at Hollywood, near what is now the corner of Franklin and Gower. Here he cultivated citrus fruits with the same personal energy that he devoted to his business."

[14] Griffith needed the money to settle a lawsuit against him by his wife (found guilty of shooting her while drunk, Griffith served time in San Quentin prison for the crime). See Sam Watters, *Houses of Los Angeles: 1885-1919, Volume 1* (New York: Acanthus Press, 2007), 121.

[15] Ibid.

[16] Ibid.

Residential Development

In the rancho period, residential buildings constructed of adobe were located at the heart of each rancho. The Los Feliz Rancho Adobe, now the Crystal Springs ranger station in Griffith Park, displays characteristics of this type, such as the thick adobe walls and tile roofs. Although altered over the years, the adobe retains its association with California's colonial period, the region's Hispanic heritage, and the early agricultural economy of western Los Angeles. As Anglo residents settled in the region, they built farm houses derived from the forms of New England and the American Midwest.



Figure 3: Panoramic view of Hollywood in 1905, looking northwest toward the survey area near Franklin and Western Avenues. Immaculate Heart High School is at upper right. Source: LAPL Photo Database #00071595.jpg.

In the early decades of the twentieth century, many sections of Los Feliz were subdivided for residential development, but others remained agricultural, so housing types serving agricultural areas were similar to those in subdivisions in scale and style. Many were transitional homes which contained both Victorian and Craftsman elements. The earliest extant buildings in Los Feliz were constructed after 1900. Examples of buildings constructed prior to 1910 are located in isolated pockets along Gramercy Place, Cummings Lane, Finley Avenue, Rowena Avenue, Commonwealth Avenue, St. George Street, Welch Place, Price Street, and Van Ness Avenue with the densest concentrations found along Wilton Place and Canyon Drive.



Figure 4: Some of the oldest residences in the Los Feliz District can be found in the survey area. Example: 1926 N. Wilton Place, constructed 1906.

Transportation

Transportation played a significant role in the survey area long before even rail and motor transport systems dominated the city. An original dirt path used by Native Americans who inhabited the Los Angeles Basin, later became Sunset Boulevard, and carried travelers 23 miles from the Plaza Church in El Pueblo to the Pacific Ocean and the coast road. Routes like this were later developed to connect the sprawling ranchos later became roadways as sections of the ranchos were subdivided into smaller farms and residential communities. Any portions of the land that were not a part of the ranchos were organized on a grid pattern at the start of American rule. The Spanish pattern of streets aligned along a northeasterly direction to maximize natural lighting conditions was established for El Pueblo, which extended to the northwest to the approximate location of what is now Hoover Street and Sunset Boulevard. Thus most of the streets in the Los Feliz area were later platted on the grid pattern, running either north and south or east and west. Real estate developers often improved and extended major thoroughfares like Vermont Avenue, so that their subdivisions were more easily accessible. In addition to Sunset Boulevard, major east-west thoroughfares included Hollywood Boulevard, Franklin Avenue, and Los Feliz Boulevard. North-south thoroughfares included Vermont, Western, Vine, Cahuenga, Highland, La Brea, and Fairfax Avenues. Similarly, the location of original railroad, interurban, and streetcar routes were also often directly tied to the real estate ventures of the owners and their affiliates.

Origins of the Motion Picture Industry, 1908–1918

The film industry played a vital role in the economic development of the survey area. Four early studios are located near, but not within the survey area. Public Broadcasting Station KCET, located at 4401 Sunset Boulevard, is on property where filming began in 1912. Siegmund "Pop" Lubin, had been producing films in Philadelphia since 1897, but moved to the KCET site to escape the Edison trust in January 1912.

The ABC Television Center Studios, located at 4151 Prospect Avenue, near the survey area, was developed in 1912 as the lot of Vitagraph Studios. Vitagraph actually used Edison's motion picture equipment, and came to Hollywood for the weather, not to hide from the Edison Trust. At 23-acres in 1912, the property was the largest motion picture lot in the world. Vitagraph helped start the careers of Rudolph Valentino, Mary Pickford, Lillian Gish, Norma Talmadge, Douglas Fairbanks, Lionel Barrymore and Joe E. Brown. Stage 55, the oldest remaining stage on the lot (and at one time the world's largest sound stage), still features windows that are visible in "The Phantom of the Opera" with Lon Chaney. The huge pepper tree in front of the KABC bungalows was planted in 1920 by Norma Talmadge. The studio was eventually purchased by Warner Bros in 1925 for $1 million. And at least some portion of Al Jolson's historic "The Jazz Singer" may have been filmed here on Stage 55 when the lot was owned by Warner Bros. ABC Television acquired the studio property in 1949, and opened the world's largest, state-of-the-art television center.[17]

The third motion picture studio near the survey area was the William Fox Studio, precursor to 20th Century Fox. It was located at the southeast corner of Sunset Boulevard and Western Avenue. Fox opened the studio in 1913, and operated it until moving to the Century City lot in 1928. Very few of the support buildings for the old studio still remain. The fourth motion picture studio was the first Walt Disney Studio, which was built in 1926 and located at 2719 Hyperion Avenue, at the northeast corner of the intersection with Griffith Park Avenue. Walt Disney was a Los Feliz resident who lived with his wife Lillian at 4053 Woking Way. It was at the Los Feliz studio where Snow White and the Seven Dwarfs and Pinocchio were produced and released, and it remained Disney's main production facility until a new one was constructed in Burbank in 1951. The studio site is now Gelson's Supermarket, and was declared City of Los Angeles Historic-Cultural Monument on October 6, 1976.

II. Identification of Historical Contexts and Themes

Background: SurveyLA

The City of Los Angeles and the Getty Foundation have undertaken the Citywide Historic Resources Survey (SurveyLA). The Citywide Historic Context Statement (HCS) is the narrative document of the Historic Resources Survey, and it identifies contexts and themes representing the history of Los Angeles and relates those themes to existing resources, or "property types" that are the focus of the field survey efforts. The property types and styles listed in the HCS enable many stakeholders, including City departments, to understand and evaluate historic resources in a systematic way. The following contexts and themes are extracted from the Draft HCS Outline (October 2007).

[17] From the website <http://www.seeing-stars.com/TVstudios/ABC.shtml>.

The contexts and themes for the proposed Hollywood Grove HPOZ are:

- Context: Residential Development and Suburbanization in Los Angeles, 1905–1939

  Theme: Land Use and Site Development

  Theme: Developers and the Development Process

  ~ The Subdivider, 1905-1939

  ~The Home Builder, 1905-1939

- Context: Architecture, Engineering, and Designed Landscapes, 1905–1939

  Theme: The Arts and Crafts Movement (1895-1918)

  ~ Transitional Arts and Crafts

  ~Craftsman

  ~Colonial Revival

  Theme: ~ Period Revival, including Spanish Colonial Revival (1918–1940)

The proposed Hollywood Grove HPOZ's period of significance is identified as 1905–1939—from the date when the neighborhood tracts were platted and the construction of the current built environment began through 1939, by which date construction in the neighborhood had subsided.

Context: Residential Development and Suburbanization in Los Angeles, 1905–1939

Theme: Land Use and Site Development

From 1905 to 1939, the survey area transitioned from agricultural land to a residential neighborhood through the subdivision of numerous tracts. The surveying of tracts in the area began when Hollywood City Engineer, W. N. Lundstrom, surveyed the Edgecliff Tract in 1905 on behalf of Byron S. Phelps.[18] Early landowners and developers in the survey area included W. D. Jackson, Sanford Rich, Walker S. Rich and his family, A. F. Morgan and his family, Bryon S. Phelps, and John Leibold and Sarah L. Bird.[19] The developers of the Hartford Villa Foothill Tract, Hollywood Investment Company, was a major developer in the Hollywood area.[20]

Sanborn maps of the neighborhood show a smattering of development by 1905 on the east side of Canyon (then called Sepulveda Avenue) and many unimproved parcels, while large tracts between Van Ness and Taft were still vacant land. By 1919, the Sanborn map illustrates that Canyon, Taft, Van Ness, and Wilton have filled in substantially with residential dwellings. Parcels along the east side of Gramercy remain vacant, while a few lots along St. Andrews, adjacent to Immaculate Heart School, contain identical bungalows built for speculative purposes.[21]

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[18] Tract map information available on the LA Bureau of Engineering's website: <eng.lacity.org>.

[19] Ibid.

[20] Los Angeles County Tax Assessor, Map Book #220 (1902–1913), pages 58- 59; 79.

[21] Sanborn Map Company, Volume 10, 1907; 1919, accessed at www.lapl.org.

Table 1. Tracts in the Hollywood Grove HPOZ Survey Area

Tract Name	Date Recorded	Original Owner(s)
Edgecliff Tract—between Wilton and Gramercy	April 20, 1905	W. D. Jackson et al.
Leibold & Bird Tract—between Canyon and Van Ness but runs south from the Hartford Villa Foothill Tract down to Franklin Avenue	April 5, 1906	John Leibold, Sarah L. Bird
Hartford Villa Foothill Tract—between Canyon, Van Ness, Foothill	May 31, 1906	Hollywood Investment Company, Maj. J. H. Toberman et al, proprietors; Walker S. Rich et al.
Beulah Vista Tract—between Van Ness and Wilton (north)	April 27, 1911	A. F. Morgan, Henrietta A. Morgan, J. J. Morgan et al.
Roseland Tract—between Van Ness and Wilton (south, west)	1906	Sanford Rich
Tract No. 2243—between Van Ness and Wilton (south, east)	March 22, 1913	Manuel Andrade, Frank J. Rich
Tract No. 3164—between Gramercy and St. Andrew's	1916	Harriet M. Jackson

Single Family Residential Development

Residential development in the survey area consisted primarily of single-family residential structures. The survey area's development period coincided with the rise of the motion picture industry in Los Angeles, and it has historically served as a residential location of choice for industry professionals. According to Census data, most of the earliest residents of the survey area, from a diverse array of ethnic and national backgrounds, worked in the motion picture and theatrical industries. Other professions included insurance, real estate, and manufacturing.[22]

Multi-Family Residential Development

Residential development in the Los Feliz area was not limited to single-family buildings, but included multi-family resource types such as duplexes, quadruplexes, and apartment buildings. Executed in the same styles and materials as single-family homes, these structures in most cases were home to those for whom home ownership was not feasible. Builders, architects, and planners developed innovative strategies to bolster the attractiveness of apartment living, often incorporating features of single-family residences.

[22] A sampling of residents who lived on Canyon Drive in the 1920s and 1930s originated from New York, Illinois, Iowa, and Missouri, as well as France, Hungary, Denmark, Poland and Germany, indicating a variety of ethnic and national backgrounds. See *U.S. Bureau of the Census, Fourteenth Census of the United States: 1920-Population* and *Fifteenth Census of the United States: 1930-Population*, available at www.Ancestry, com.

Annexation by Los Angeles[23]

The survey area was annexed by the City of Los Angeles on February 7, 1910, as part of the Hollywood Annex, which amounted to 4.45 square miles. East Hollywood, located to the north of the original City's limits, was 11.11 square miles and was annexed on February 28, 1910. Normandie Avenue essentially forms the boundary between them.

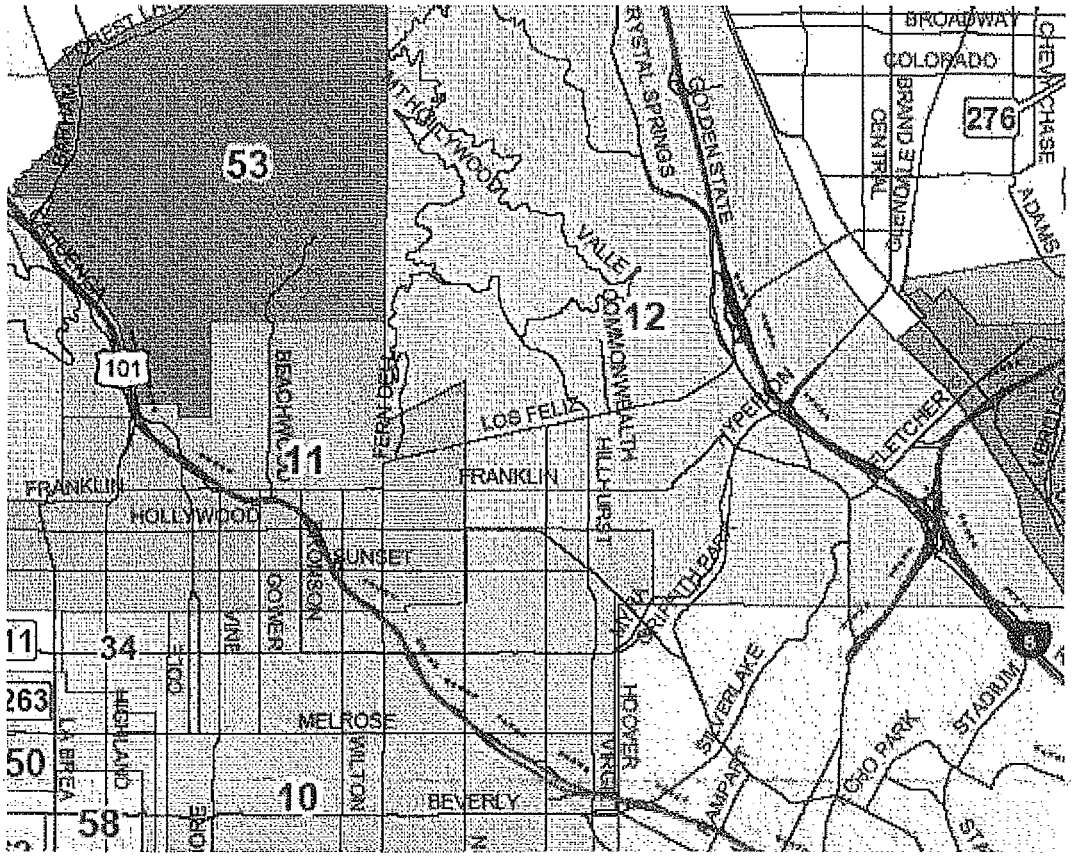


Figure 5: Annexation Map of the City of Los Angeles, including the Los Feliz area.

Street Name Origins[24]

The name "Los Feliz" originated with the rancho, and several of the local streets reflect the Spanish tradition (*e.g.*, Bellota Way-Spanish for acorn, Berendo Street–Spanish for antelope, and Bruna Way–Spanish for very brown.) Many of the subsequent developers of the area, however, sought to attract buyers by promoting a feeling of an elite, yet quaint, neighborhood by a nomenclature derived from English, Scottish, Welsh and Cornish themes and place names (Col. Griffith was of Welsh descent; Arthur Letts was born in Holdenby, England.) Examples of

[23] City of Los Angeles Annexation Map, <http://navigatela.lacity.org/common/mapgaller/pdf/annex34x44.pdf>.

[24] Bernice Kimball, ed., *Street Names of Los Angeles*, Los Angeles: Bureau of Engineering, 1988.

street names in the survey area with these associations include St. Andrews Place, Wilton Place, and Gramercy Place.

Another common choice of developers was to name streets after the area's majestic native trees and natural topography (*e.g.*, Canyon Drive.) Still other street names in the survey area are derived from the surnames of early developers and residents, and are significant in that they tell a bit of the history of the area (*e.g.*, Taft Avenue–after Alfred J. and Blanche M. Taft).

Street Name Changes[25]

Several street names in the survey area have changed over the years.

Current Street Name	Original Street Name
Canyon Drive (north of Flag Street)	Sepulveda Cañon
Canyon Drive (south of Flag Street)	Cañon Drive
Wilton Place	Lemona Avenue
Gramercy Place	Morgan Place, Edgecliffe Road
Van Ness Avenue	Warner Avenue
Franklin Avenue	Prospect Avenue

Theme: Developers and the Development Process

Feverish real estate activity during the real estate boom of the 1880s resulted in the subdivision of the city's earliest suburbs, as well as paper boomtowns that never materialized.[26] Real estate speculation and ownership of property, at that time, was open to all members of society until the real estate industry, led by the Los Angeles Realty Board (1903) effected residential segregation through the use of restrictive covenants, a practice that lasted until 1948.[27] During the 1920s, the city's greatest boom period, restrictive covenants became standard practice.[28] One of the city's most influential real estate companies, Janss Investment Corporation, founded in 1899, spanned the trajectory of real estate development history in Los Angeles. Beginning with small subdivisions such as Wellington Heights, Janss subdivided the Belvedere Tract (Boyle Heights) from 1905-1910, its method of selling "to have a tract office at the property with a horse and buggy with which our salesmen would pickup clients at the end of the car line and show them the property." Janss then began subdivisions in Ramona Acres (Monterey Park) and Yorba Linda, followed by the Van Nuys-Landershim lands in 1910, later called Owensmouth. By the company's second generation, Janss transitioned into community planners, successfully subdividing the Rancho San Jose de Buenos Ayres into Westwood, Westwood Hills, and Holmby Hills, resulting in the movement of existing Los Angeles

[25] Tract map information with street-name changes courtesy of the LA Bureau of Engineering website: <eng.lacity.org>.

[26] Glenn S. Dumke, *The Boom of the Eighties in Southern California* (San Marino: Huntington Library, 1944), 176.

[27] George Sanchez, "The History of Segregation in Los Angeles: A Report on Racial Discrimination and its Legacy," n.d., 2-4.

[28] Ibid.

population, institutions (what would become UCLA) and industries (Twentieth Century Fox Studios) to the Westside of Los Angeles.[29]

Two types of real-estate developers operated in the Hollywood Grove survey area: subdividers and home builders. The subdividers platted tracts, subdivided lots, improved roads, and established utility lines. Home builders speculatively constructed lots, intending to entice prospective buyers. Both developers worked on a small scale and "viewed their business as selling land, not houses, and the realization of subdivision plans took many years."[30]

The Subdivider, 1905–1939[31]

The first tract in the survey area, the Edgecliffe Tract, was located between Edgecliffe and Gramercy and was subdivided by W. D. Jackson in 1905. In 1905–1906, the Hollywood Investment Company and individual partnerships, such as Leibold & Bird, platted tracts and sold lots to individual investors. Sale of lots and construction of individual homes continued for more than three decades, creating a district with a splendid concentration of Craftsman houses along Canyon Drive and Wilton Place, interspersed with Period Revival styles.

The Home Builder, 1905–1939

Home builders in the survey area include William L. Peck (resided on Canyon Drive, constructed house on Taft); C. S. Albright, and William King (a row of Craftsman bungalows on St. Andrews). Further research should be conducted to explore ethnic-gender associations, in particular, original residences constructed by women and Jewish owner/builders.[32]

Context: Architecture, Engineering, and Designed Landscapes, 1905–1939

District Description

The proposed Hollywood Grove HPOZ comprises 138 parcels in Los Feliz at its western border with Hollywood, a setting distinguished by its location beneath the Hollywood Hills and adjacent to Griffith Park. The district is bounded by both sides of Canyon Drive on the west, St. Andrews Place on the east, Foothill Drive on the north (south side only) and Franklin Avenue on the south, excluding all properties with Franklin Avenue addresses. The district, which is comprised of several different tracts, is generally but not entirely consistent with historic tract boundaries. It

[29] In his historiography of real estate, Marc A. Weiss, author of *The Making of the Community Builders*, has suggested that no analysis of real estate development in Southern California can ignore the unique legacy of the Spanish land-grant ranchos. The ranchos "enabled well-financed purchasers to obtain very large undeveloped parcels more easily than in other areas of the United States." See Marc A. Weiss, "Real Estate History: An Overview and Research Agenda," *Business History Review* 63 (Summer 1989):241–282. @ by The President and Fellows of Harvard College. Also Harold Janss, "History of Janss Family, n.d., Westwood-Holmby Historical Society Collection.

[30] Linda Flint McClelland, David L. Ames, and Sarah Dillard Pope, "Historic Residential Suburbs in the United States, 1830-1960," prepared for the U.S. Dept. of the Interior/National Park Service (September 2002), Section E, Page 8.

[31] Ibid.

[32] See Katy Lain, "Lillian Burkhart Goldsmith: Shaping the City," *Southern California Quarterly* 89 (Fall 2007): 285-306, for more on women holding original title to buildings constructed in 1920s Los Feliz, near the survey area.

is composed almost entirely of single-family residences with a few multi-family residential property types. The community design features of the district include the original street grid pattern and generous setbacks on lots in flat areas, the curvilinear street pattern and stunning views from some hillside lots, the size, scale, and architectural integrity of the historic homes, and the mature landscaping. Community design features that developed as a result of the steep hillsides include the St. Andrews Stairs and stone retaining walls along Foothill Drive. Mature landscaping, including palm and deodar cedar trees, reflects the design choices of individual developers and home owners over the decades of the neighborhood's development. Because of its diverse development history, the proposed Hollywood Grove HPOZ is notable for its representation of several phases of the architectural evolution of Los Angeles. The vast majority of the buildings in the survey area have retained a high degree of integrity of design and materials, in large part as a testament to their quality, craftsmanship, and continuing maintenance. The *Contributing* buildings retain their historic design and features depicting the array of styles common during this development period, predominantly, Transitional Arts & Crafts, Craftsman, Colonial Revival, Tudor/English Revival, and Spanish Colonial Revival. The survey area is comprised of 138 parcels; **106** were identified as *Contributing* resources, **30** as *Non-Contributing* resources, and **2 as** *Vacant Lot.*



Figure 6: St. Andrews Stairs.[33]

Theme: The Arts and Crafts Movement (1895–1918)

Cultural tastes in Los Angeles in the late 19th and early 20th centuries were greatly influenced by the English Arts and Crafts Movement. Founded by English designer William Morris, the Arts and Crafts Movement was an anti-modernism reaction to industrialization and its impacts. Morris' aesthetics in art and design became popularly embraced in the United States and were chiefly promoted by Gustav Stickley, a furniture designer and publisher of *The Craftsman* magazine, which became the name of the movement in the United States. In Southern California, the movement was embraced by a community of artists who lived and worked along the Arroyo, including Highland Park resident Charles Fletcher Lummis, *Los Angeles Times*

[33] Virginia Comer, *Stairways* (Los Angeles: Balcony Press, 2000), 44. Historic Sanborns of the neighborhood depict "St. Andrews Walk." Contains 147 stairs and connects Tryon Road to Nlendorff Drive.

writer and editor of *Land of Sunshine/Out West*."[34] The pastoral and romantic landscape of early Hollywood and Los Feliz was well-suited to the themes of the Arts and Crafts Movement, which revered beauty, quality, and simplicity. Neighborhood developers chose street names which romanticized British heritage and tradition, and local architects and builders translated these themes into their buildings. New residents of Los Feliz, who were generally of the middle and upper classes, were also sensitive to cultural trends, and desired houses designed in the current, fashionable styles.[35]

Transitional Arts and Crafts[36]

The survey area's oldest extant buildings were constructed in the Transitional Arts and Crafts style. The Transitional Arts and Crafts style was popular from 1895–1915, primarily in Los Angeles and the surrounding areas. The Transitional Arts and Crafts style, as the name suggests, is a transitional style between late 19th century Shingle and Queen Anne Styles, and the 20th century Craftsman and Colonial Revival styles. This style owes much to the English Arts and Crafts movement, with its insistence on organic color palettes and materials and handcraftsmanship, and the contributions of the California architects Charles and Henry Greene, who popularized the use of Oriental decorative elements. The Transitional Arts and Crafts style often features walls and roofs clad in wood shingles, with asymmetrical facades. Structures are typically two stories, with steeply pitched roofs, gables, deep eaves with decorative brackets, corbels, and rafter tails, leaded or stained glass windows, and large porches. The Transitional Arts and Crafts style is an eclectic style, blending elements from most revival styles popular at the turn of the last century.

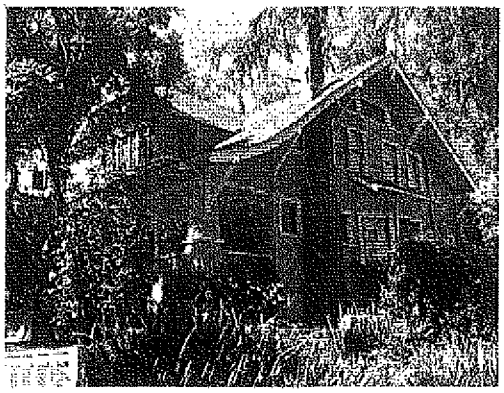


Figure 7: 1950 N. Wilton Place, 1908.

[34] This section was adapted from "The Arts & Crafts Movement – 1895-1918," Survey LA, 1st Draft Historic Context Statement, 6/20/2008, rev. 11/17/2008, pages 2-6, primary author Portia Lee. Also Ovnick, *Los Angeles: The End of the Rainbow* (Los Angeles: Balcony Press, 1994), 132.

[35] Lain, "Lillian Burkhart Goldsmith: Shaping the City," *Southern California Quarterly* 89 (Fall 2007): 291-294.

[36] The designation "Transitional Arts and Crafts Style" is seen most commonly in local architectural/historical resource surveys, and has been used across California by field historians attempting to distinguish what are more recognizably "Craftsman" residential buildings from those that combine late Queen Anne or Shingle Style features with Craftsman elements (sources: Cities of Alameda, Arcata, and Riverside historic resource surveys). The same terminology is employed in "Craftsman Perspective: A Guide to the History, Aesthetics and Architecture of the Arts and Crafts Style" (2007. Online monograph).

Craftsman

The survey area contains some of the best examples of Craftsman architecture in Los Feliz—along Canyon Drive. The architectural forms developed in Southern California draw upon a complex range of other design sources, including English (Medieval) cottage forms, Japanese and Chinese architecture and decorative arts, the Swiss chalet, as well as the earlier Queen Anne Shingle tradition. The Craftsman House is a high-style variation of the Craftsman aesthetic incorporating many design elements pioneered by California architects Charles and Henry Greene, usually exhibiting strong horizontal lines. Craftsman-style houses are usually two stories—featuring low-pitched or medium-pitched gabled roofs, oversized eaves with massive exposed rafter tails, and windows placed in groups or bands.

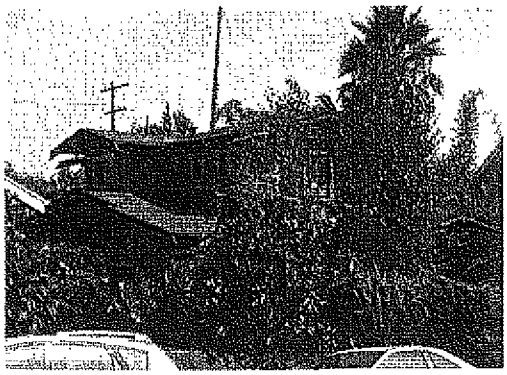


Figure 8: 1924 Canyon Drive, 1916.



Figure 9: 2015 Canyon Drive, 1913.



Figure 10: 2002 Canyon Drive, 1912.

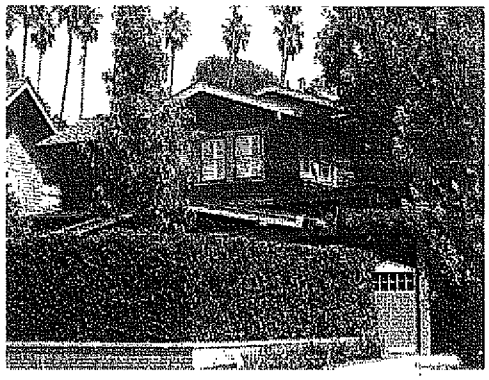


Figure 11: 2008 Canyon Drive, 1916.

Colonial Revival

There are many examples of the Colonial Revival style in the survey area. The style became popular in Los Angeles around the turn of the last century. The Colonial Revival style resulted from a rejection of the Queen Anne Revival style, and a desire to return to a more "traditional" American building type. The style took on added popularity with the restoration of Colonial Williamsburg in the 1920s. This style draws from the simple building forms typical of early American colonial structures, and elements of classical or Georgian architecture. It is closely related to the Neoclassical Revival and Georgian Revival styles. Colonial Revival residential

structures are typically one or two stories, with hipped or gabled roofs and symmetrical facades. The entryway or porch is the primary focus, often highlighted with a decorative crown or pediment. Commercial structures are usually low in scale. Elements of the Colonial Revival style are often found mixed with the Queen Anne and Craftsman architectural styles.



Figure 12: 1962 Taft Avenue, 1918.

Theme: Period Revival Styles in Los Angeles (1918–1940)

Period revival-style buildings transformed the landscape of Los Angeles during the real estate boom of the 1920s. Inspired by Hollywood and European influences, architects built fantastical Period Revival manors with pitched Tudor gables and faux timbers, French Normandy castles, Moorish Revival apartments, Swiss Chalet cottages, and Chinese- and Egyptian-themed movie palaces. The style that predominated during the 1920s was the Mediterranean Revival, an eclectic combination of influences, inspired by villas of the Italian Riviera. The major Period Revival styles include Dutch Colonial Revival, Egyptian Revival, French Eclectic/Norman, Hispano-Moorish Revival, Mediterranean/Italian Renaissance Revival, Neoclassical Revival, Swiss Chalet, and Tudor/English Revival. Revivals of Chinese, Japanese, Byzantine, and even Scandinavian architecture may be found in Los Angeles.[37] The use of Period Revival in the survey area reflected the increasing personal wealth of prospective residents, the presence of the film industry, and the beauty of remote canyons in the Hollywood Hills, among many other factors, which created a market for elaborate single family residences which appealed to middle class and upper income families.

Tudor/English Revival

In the survey area, there are good examples of the Tudor Revival/English Revival style, and the style resonates with the British themes of the original Los Feliz development. The style is based on late Medieval English cottage styles. The English Revival Cottage is a smaller version of the Tudor with brick walls instead of stucco and less half-timbering. Tudor style structures are

[37] This discussion of Period Revival architecture is adapted from "The Architecture of Fantasy: 1913–1945" In SurveyLA, 1st Draft Historic Context Statement, 6/12/2008, pages 1–5, based on the work of David Gebhard and Robert Winter, Merry Ovnick, and Sam Watters.

typically two or three stories, with a steeply pitched hipped roof with side gables, stucco, half-timbered, tall, narrow, diamond-paned windows, and a massive chimney. The English Cottage is usually one to two stories, steeply-pitched hip roof, brick with some half-timbering, and diamond-paned windows. The Tudor and English Revival styles features can be found mixed with Shingle, Queen Anne Revival, and Stick and Eastlake styles.



Figure 13: 1924 Gramercy Place, 1925.

Spanish Colonial Revival

The Spanish Colonial Revival grew out of a renewed interest in the Spanish Missions in the Southwest and the Monterey Revival built as early the 1890s in Southern California. According to Gebhard and Winter, "The symbolic beginning of the revival was the San Diego Exposition of 1915 and those buildings designed for the fair by Bertram O. Goodhue and Carleton M. Winslow. By the 1920s, it became the style for Southern California, and was employed for the full range of building types. Many Southern California communities adopted the style as the only image allowed.

The term Spanish Colonial Revival entails a number of related historic styles—including the provincial Italian of northern Italy, the Plateresque, the Churrigueresque and the Neo-Classic of Spain and her colonies, and the Islamic from Southern Spain and North Africa. Its most formal exercises generally looked to the Italian while the Andalusian was employed for informal designs."[38] The architectural features of this style are intended to reflect traditional Spanish architecture with local building materials, such as Adobe brick or stucco. Spanish Colonial structures are typically one or two stories, and rectangular in floor plan. The buildings have low-pitched, tiled roofs, recessed openings, decorative ironwork and gardens. A few excellent examples of the Spanish Colonial Revival style, from more modest bungalows to splendid mansions (see following example) are found in the survey area.

[38] David Gebhard & Robert Winter, *An Architectural Guidebook to Los Angeles* (Salt Lake: Gibbs Smith, 1985), 486.



Figure 14: 1951 North St Andrews Place, 1921.

Sources

Information included in this context statement was compiled from many sources, including Los Angeles Public Library collections, municipal records, California State University at Northridge collections, and contributions by community members. A full list of published materials [beyond those footnoted], individuals contacted, and information repositories consulted appears in the bibliography section of this context statement.

Further Research

Further in-depth analysis of some of the resource types already discussed may reveal ties to specific ethnic and minority groups. Other resource types may be discovered as individual historic, architectural, and cultural resources are identified; and as the history of specific tracts and buildings is researched in more detail; and as the contributions of various groups to the multi-faceted development of the Hollywood Grove HPOZ area, Los Feliz, and its surrounding communities are studied in greater detail.

Each individual community and neighborhood is rich in resources. Individuals with expertise in each area's significant social and cultural institutions should be consulted to broaden the texture of the historical themes discussed and to assist in identifying further examples of each resource type. Residences and other resources associated with important persons, community leaders, and social and cultural institutions, will be better understood as they are individually identified and researched. To ensure a thorough investigation of historic themes, property types, or specific examples of cultural resources in the built environment of Los Angeles, consult the individuals and repositories listed in the bibliography section.

Methodology

Archival Research

Previous Designations and Surveys

The following sources were consulted: the NRIS (National Register Information System) and the California HRI (Historical Resources Inventory), and no properties within the proposed Hollywood Grove HPOZ are listed therein.

Field Survey Evaluation

Fieldwork for the Survey was conducted on March 16, 2009. Historic research associate/project manager Katy Lain, architectural historian Elizabeth Weaver, and GIS analyst Namrata Belliappa drove every street of the proposed Hollywood Grove HPOZ, photographed each parcel, and investigated on foot when necessary.

The field survey crew relied heavily on the findings of the previous surveys conducted by the Los Feliz Improvement Association (LFIA) over the years 1988-1992 by neighborhood volunteers under the direction of the LFIA history committee and of professional architectural historians, Leslie Heumann and Christy Johnson McAvoy; and the 2004 Myra L. Frank/Jones & Stokes Los Feliz HPOZ survey. Each parcel was evaluated by the Consultant using the HPOZ criteria for **Contributing, Contributing-Altered Structure, Non-Contributing** resources, and **Vacant Lot.** (See detailed HPOZ criteria definitions above, pages 9-10) The construction history from Tax Assessor data and LFIA survey information was examined while investigating the parcel in the field. A visual analysis of architectural quality and integrity was made, and the criteria applied in a consistent manner.

Integrity Considerations

Integrity considerations were critical for determining the contributing status of a building.

Integrity considerations included:

- Inappropriate stuccoing, re-stuccoing, asbestos or asphalt shingling, or texture-coating.
- Removal of original windows, doors and surrounds, and substitution with aluminum framed windows and doors of different proportions.
- Substantial additions which either hide or overwhelm the original structure, or were designed in an incompatible style from the original building.
- Non-reversible porch enclosures.

- Removal of character defining architectural elements such as tile roofs, porch supports or decorative wood trim, especially in combination with the types of alterations listed above.

It should be noted that some alterations, such as the asphalt siding commonly applied to wood exteriors in the early 1950s, or re-stuccoing of original stucco surfaces were considered more easily reversible and did not necessarily preclude the building from listing as a Contributor-Altered Structure. In cases where these materials were applied over wood exterior wall surfaces, it was generally assumed that these materials were placed over the original wood cladding, and that the original material could be restored.

Other Considerations

Criterion 3 is defined as: "Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of an historic place or area of historic interest in the City." In one case [1938 North Wilton Place], Criterion 3 was applied to a residential lot that did not have a building on it, but contained landscape features that clearly enhanced or was directly associated with a neighboring contributing parcel.

Survey Results

Finding of Significance of HPOZ

The proposed Hollywood Grove HPOZ meets the criteria for HPOZ designation because the district as a whole contains residences of high architectural quality that effectively represent the development history of Los Feliz. Neighborhood tracts were first platted in 1905 and the first residences were constructed immediately thereafter; by 1939, development had subsided. As the survey area transitioned from agricultural land to residential neighborhood, its development history coincided with the rise of the motion picture industry in Los Angeles. According to Census data, most of the earliest residents of the survey area, from a diverse array of ethnic and national backgrounds, worked in the motion picture and theatrical industries.[39] The vast majority (approximately 77%) of the primarily single-family residential buildings in the survey area have retained a high degree of integrity of design and materials, in large part as a testament to their quality, craftsmanship, and continuing maintenance. The *Contributing* buildings retain their historic design and features depicting the array of styles common during this development period, predominantly, Transitional Arts & Crafts, Craftsman, Colonial Revival, Tudor/English Revival, and Spanish Colonial Revival. As a result, a cohesive residential neighborhood of architectural distinction exists and, as a whole entity, meets the HPOZ criteria: the Hollywood Grove survey area "possesses historic integrity," it "represents an established feature of the neighborhood," and retaining the survey area "would help preserve and protect an historic place in the City."[40]

Finding of Contribution

The finding of contribution is addressed in Sub-Section F.3. Finding of Contribution (under Procedure for Establishment, Change or Repeal of a Preservation Zone) that states

> *To be contributing, such structures, landscaping, natural features or sites within the involved area or the area as a whole shall meet one or more of the following criteria: 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time. 2) Owing to its unique location or singular physical characteristics, [it] represents an established feature of the neighborhood, community, or city. 3) Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of an historic place or area of historic interest in the City.*

[39] A sampling of residents who lived on Canyon Drive in the 1920s and 1930s originated from New York, Illinois, Iowa, and Missouri, as well as France, Hungary, Denmark, Poland and Germany, indicating a variety of ethnic and socio-economic backgrounds. See *U.S. Bureau of the Census, Fourteenth Census of the United States: 1920-Population* and *Fifteenth Census of the United States: 1930-Population*, available at www.Ancestry, com.

[40] Los Angeles Municipal Code § 12.20.3 F. 3. (c).

The survey area comprises 138 parcels, the vast majority of which are single-family residential, and is bounded by both sides of Canyon Drive on the west, St. Andrews Place on the east, Foothill Drive on the north (south side only) and Franklin Avenue on the south, excluding all properties with Franklin Avenue addresses. The vast majority (approximately 77%) of the buildings in the survey area have retained a high degree of integrity of design and materials, in large part as a testament to their quality, craftsmanship, and continuing maintenance. The *Contributing* buildings retain their historic design and features depicting the array of styles common during this development period, predominantly, Transitional Arts & Crafts, Craftsman, Colonial Revival, Tudor/English Revival, and Spanish Colonial Revival. As a result, a cohesive residential neighborhood of architectural distinction exists and, as a whole entity, meets the HPOZ criteria: the survey area "possesses historic integrity," it "represents an established feature of the neighborhood," and retaining the survey area "would help preserve and protect an historic place in the City."[41] The following table and map indicate the overall density and distribution of contributors within the proposed Hollywood Grove HPOZ.

Table 2. Historic Resources Survey-HPOZ Criteria Tally

Historic Resources Survey Criteria	Number	Percent
1) Contributing Elements	**106**	
1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.	57	
2) Owing to its unique location or singular physical characteristics, [it] represents an established feature of the neighborhood, community, or city.	0	
3) Retaining the building, structure, landscaping, or natural feature would contribute to the preservation and protection of an historic place or area of historic interest in the City.	2	
AS) Building or structure with alterations, but it contributes because it was built within the period of significance and the nature and extent of alterations are determined to be easily reversible by the Historic Resources Survey.	47	
Sub-total of contributors	106	77%
2) Non-Contributing Elements		
NC) Age: Structure was built after the HPOZ's historic and architectural periods of significance and has no known overriding significance.	9	
NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.	21	
Sub-total of non-contributors	30	22%
V) Vacant lot or undeveloped parcel.	**2**	**1%**
Total	**138**	**100%**

[41] Los Angeles Municipal Code § 12.20.3 F. 3. (c).

Procedures for Approval

To establish an Historic Preservation Overlay Zone, the Cultural Heritage Commission must approve the designation by " (1) a majority vote and (2) a written finding that structures, landscaping, natural features and sites within the Preservation Zone meet one or more of criteria (1) through (3) inclusive" in Section F, *Procedure For Establishment, Change or Repeal of A Preservation Zone*. The Commission also must "certify the Historic Resources Survey as to its accuracy and completeness." After the Cultural Heritage acts on the HPOZ application, it is transmitted to the Planning Commission and then to the City Council for designation.

Appendix A
Historic Resources Identified in Hollywood Grove HPOZ Survey Area

APPENDIX A: Historic Resources Identified in Hollywood Grove HPOZ Survey Area

Street Address:	APN:	Date:	Evaluation:
1912 Canyon Drive	5587016003	1915	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1918 Canyon Drive	5587016004	1915	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1924 Canyon Drive	5587016005	1916	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1930 Canyon Drive	5587016006	1912	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1931 Canyon Drive	5586023003	1920	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1936 Canyon Drive	5587016007	1914	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1937 Canyon Drive	5586023002	1919	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1944 Canyon Drive	5587016008	1920	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1947 Canyon Drive	5586023001	1910	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1948 Canyon Drive	5587016009	1915	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1951 Canyon Drive	5586023035	1918	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1954 Canyon Drive	5587016010	1917	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1957 Canyon Drive	5586023034	1914	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1962 Canyon Drive	5587016011	1913	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1963 Canyon Drive	5586023033	1909	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Street Address:	APN:	Date:	Evaluation:
1965 Canyon Drive	5586023032	1911	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1970 Canyon Drive	5587016012	1916	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1972 Canyon Drive	5587016013	1913	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
2002 Canyon Drive	5587016014	1912	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
2003 Canyon Drive	5586023030	1912	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
2008 Canyon Drive	5587016015	1916	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
2009 Canyon Drive	5586023029	1914	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
2014 Canyon Drive	5587016016	1916	AS1) Altered structure with minor alterations, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
2015 Canyon Drive	5586023028	1913	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
2018 Canyon Drive	5587016017	1938	3) Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of an historic place or area of historic interest in the City.
2019-2021 Canyon Drive	5586023027	1920	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
2027 Canyon Drive	5586023026	1923	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1910 North Gramercy Plac	5587020021	1919	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1914 North Gramercy Plac	5587020003	1919	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1917 North Gramercy Plac	5587019006	1912	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Street Address:	APN:	Date:	Evaluation:
1920 North Gramercy Plac	5587020004	1919	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1923 North Gramercy Plac	5587019007	1910	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1924 North Gramercy Plac	5587020005	1925	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1928 North Gramercy Plac	5587020006	1924	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1931 North Gramercy Plac	5587019008	1910	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1937 North Gramercy Plac	5587019009	1909	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1938 North Gramercy Plac	5587020015	1917	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1907 North St Andrews Pl	5587020023	1919	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1916 North St Andrews Pla	5587022007	1917	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1921 North St Andrews Pla	5587020011	1919	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1922 North St Andrews Pla	5587022008	1917	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1926 North St Andrews Pla	5587022009	1917	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1932 North St Andrews Pla	5587022010	1917	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1933 North St Andrews Pla	5587020009	1937	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1940 North St Andrews Pla	5587022014	1935	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Street Address:	APN:	Date:	Evaluation:
1950 North St Andrews Pla	5587022012	1935	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1951 North St Andrews Pla	5587020018	1921	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1900 Taft Avenue	5587018027	1919	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1908 Taft Avenue	5587018026	1916	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1914 Taft Avenue	5587018025	1915	AS1) Altered structure with minor alterations, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1918 Taft Avenue	5587018024	1914	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1919 Taft Avenue	5587017025	1920	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1922 Taft Avenue	5587018023	1915	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1925 Taft Avenue	5587017026	1910	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1931 Taft Avenue	5587017027	1911	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1932 Taft Avenue	5587018021	1917	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1937 Taft Avenue	5587017028	1913	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1938 Taft Avenue	5587018020	1920	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1942 Taft Avenue	5587018019	1919	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1943 Taft Avenue	5587017029	1920	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1946 Taft Avenue	5587018005	1918	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Street Address:	APN:	Date:	Evaluation:
1947 Taft Avenue	5587017013	1913	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1955 Taft Avenue	5587017012	1920	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1959 Taft Avenue	5587017011	1913	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1962 Taft Avenue	5587018002	1918	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1965 Taft Avenue	5587017010	1913	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1968 Taft Avenue	5587018001	1919	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1969 Taft Avenue	5587017008	1920	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1902 North Van Ness Aven	5587017022	1919	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1910 North Van Ness Aven	5587017021	1920	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1911 North Van Ness Aven	5587016032	1912	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1914 North Van Ness Aven	5587017020	1920	AS2) Altered structure with major alterations, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1919 North Van Ness Aven	5587016031	1911	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1920 North Van Ness Aven	5587017019	1916	AS2) Altered structure with major alterations, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1924 North Van Ness Aven	5587017018	1922	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1925 North Van Ness Aven	5587016030	1911	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1932-1934 North Van Ness	5587017017	1921	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Street Address:	APN:	Date:	Evaluation:
1936-1938 North Van Ness	5587017030	1921	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1939 North Van Ness Aven	5587016028	1910	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1942 North Van Ness Aven	5587017014	1926	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1943 North Van Ness Aven	5587016027	1910	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1948 North Van Ness Aven	5587017007	1911	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1958 North Van Ness Aven	5587017005	1924	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1959-1963 North Van Ness	5587016024	1919	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1966 North Van Ness Aven	5587017004	1923	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1968 North Van Ness Aven	5587017003	1913	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1973 North Van Ness Aven	5587016022	1908	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1978 North Van Ness Aven	5587017001	1923	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1979 North Van Ness Aven	5587016021	1912	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1985 North Van Ness Aven	5587016020	1910	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1938 Wilton Place	5587019015		3) Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of an historic place or area of historic interest in the City.
1916 North Wilton Place	5587019010	1909	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1923 North Wilton Place	5587018014	1920	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Street Address:	APN:	Date:	Evaluation:
1924 North Wilton Place	5587019011	1909	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1926 North Wilton Place	5587019012	1906	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1932 North Wilton Place	5587019013	1910	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1933 North Wilton Place	5587018016	1918	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1936 North Wilton Place	5587019014	1908	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1937 North Wilton Place	5587018017	1917	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1949 North Wilton Place	5587018010	1912	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1950 North Wilton Place	5587019016	1908	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1955 North Wilton Place	5587018009	1918	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1958 North Wilton Place	5587019017	1922	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1959 North Wilton Place	5587018008	1915	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1963 North Wilton Place	5587018007	1920	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1964 North Wilton Place	5587019020	1922	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1967 North Wilton Place	5587018006	1924	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1968 North Wilton Place	5587015011	1933	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Appendix B
Complete Historic Resources Survey Results Listed by Street Address

APPENDIX B: Complete Historic Resources Survey Results Listed by Street Address

Street Address:	Date:	Evaluation:
1912 Canyon Drive	1915	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1918 Canyon Drive	1915	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1924 Canyon Drive	1916	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1930 Canyon Drive	1912	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1931 Canyon Drive	1920	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1936 Canyon Drive	1914	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1937 Canyon Drive	1919	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1944 Canyon Drive	1920	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1947 Canyon Drive	1910	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1948 Canyon Drive	1915	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1951 Canyon Drive	1918	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1954 Canyon Drive	1917	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1957 Canyon Drive	1914	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1962 Canyon Drive	1913	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1963 Canyon Drive	1909	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1965 Canyon Drive	1911	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1970 Canyon Drive	1916	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1972 Canyon Drive	1913	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Street Address:	Date:	Evaluation:
1973 Canyon Drive	1917	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.
2002 Canyon Drive	1912	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
2003 Canyon Drive	1912	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
2008 Canyon Drive	1916	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
2009 Canyon Drive	1914	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
2014 Canyon Drive	1916	AS1) Altered structure with minor alterations, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
2015 Canyon Drive	1913	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
2018 Canyon Drive	1938	3) Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of an historic place or area of historic interest in the City.
2019-2021 Canyon Drive	1920	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
2027 Canyon Drive	1923	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5760 Foothill Drive	1920	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.
5820 Foothill Drive	1951	NC) Age: Structure was built after the HPOZ's historic and architectural periods of significance and has no known overriding significance.
5830 Foothill Drive	1912	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.
1900 North Gramercy Place	1979	NC) Age: Structure was built after the HPOZ's historic and architectural periods of significance and has no known overriding significance.
1910 North Gramercy Place	1919	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1914 North Gramercy Place	1919	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1917 North Gramercy Place	1912	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1920 North Gramercy Place	1919	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1923 North Gramercy Place	1910	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1924 North Gramercy Place	1925	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Street Address:	Date:	Evaluation:
1928 North Gramercy Place	1924	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1931 North Gramercy Place	1910	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1936 North Gramercy Place	1960	NC) Age: Structure was built after the HPOZ's historic and architectural periods of significance and has no known overriding significance.
1937 North Gramercy Place	1909	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1938 North Gramercy Place	1917	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1939 North Gramercy Place	1905	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.
1907 North St Andrews Place	1919	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1901 North St Andrews Place	2000	NC) Age: Structure was built after the HPOZ's historic and architectural periods of significance and has no known overriding significance.
1912 North St Andrews Place	1919	V) Vacant lot or undeveloped parcel.
1915 North St Andrews Place	1972	NC) Age: Structure was built after the HPOZ's historic and architectural periods of significance and has no known overriding significance.
1916 North St Andrews Place	1917	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1921 North St Andrews Place	1919	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1922 North St Andrews Place	1917	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1925 North St Andrews Place	1918	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.
1926 North St Andrews Place	1917	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1932 North St Andrews Place	1917	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1933 North St Andrews Place	1937	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1936 North St Andrews Place	1947	NC) Age: Structure was built after the HPOZ's historic and architectural periods of significance and has no known overriding significance.
1937 North St Andrews Place	1941	NC) Age: Structure was built after the HPOZ's historic and architectural periods of significance and has no known overriding significance.
1940 North St Andrews Place	1935	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1950 North St Andrews Place	1935	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Street Address:	Date:	Evaluation:
1951 North St Andrews Place	1921	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1906 St. Andrews Place		V) Vacant lot or undeveloped parcel.
1900 Taft Avenue	1919	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1908 Taft Avenue	1916	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1914 Taft Avenue	1915	AS1) Altered structure with minor alterations, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1915 Taft Avenue	1920	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.
1918 Taft Avenue	1914	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1919 Taft Avenue	1920	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1922 Taft Avenue	1915	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1925 Taft Avenue	1910	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1928 Taft Avenue	1916	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.
1931 Taft Avenue	1911	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1932 Taft Avenue	1917	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1937 Taft Avenue	1913	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1938 Taft Avenue	1920	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1942 Taft Avenue	1919	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1943 Taft Avenue	1920	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1946 Taft Avenue	1918	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1947 Taft Avenue	1913	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1954 Taft Avenue	1920	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.

Street Address:	Date:	Evaluation:
1955 Taft Avenue	1920	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1958 Taft Avenue	1919	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.
1959 Taft Avenue	1913	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1962 Taft Avenue	1918	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1965 Taft Avenue	1913	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1968 Taft Avenue	1919	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1969 Taft Avenue	1920	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1901 North Van Ness Avenue	1949	NC) Age: Structure was built after the HPOZ's historic and architectural periods of significance and has no known overriding significance.
1902 North Van Ness Avenue	1919	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1910 North Van Ness Avenue	1920	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1911 North Van Ness Avenue	1912	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1914 North Van Ness Avenue	1920	AS2) Altered structure with major alterations, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1919 North Van Ness Avenue	1911	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1920 North Van Ness Avenue	1916	AS2) Altered structure with major alterations, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1924 North Van Ness Avenue	1922	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1925 North Van Ness Avenue	1911	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1932-1934 North Van Ness Aven	1921	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1935 North Van Ness Avenue	1910	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.
1936-1938 North Van Ness Aven	1921	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1939 North Van Ness Avenue	1910	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Street Address:	Date:	Evaluation:
1942 North Van Ness Avenue	1926	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1943 North Van Ness Avenue	1910	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1948 North Van Ness Avenue	1911	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1949 North Van Ness Avenue	1919	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.
1952 North Van Nees Avenue	1920	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.
1957 North Van Ness Avenue	1916	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.
1958 North Van Ness Avenue	1924	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1959-1963 North Van Ness Aven	1919	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1966 North Van Ness Avenue	1923	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1967 North Van Ness Avenue	1917	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.
1968 North Van Ness Avenue	1913	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1972 North Van Ness Avenue	1948	NC) Age: Structure was built after the HPOZ's historic and architectural periods of significance and has no known overriding significance.
1973 North Van Ness Avenue	1908	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1978 North Van Ness Avenue	1923	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1979 North Van Ness Avenue	1912	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1985 North Van Ness Avenue	1910	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1938 Wilton Place		3) Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of an historic place or area of historic interest in the City.
1907 North Wilton Place	1919	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.
1913 North Wilton Place	1923	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.
1916 North Wilton Place	1909	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Street Address:	Date:	Evaluation:
1917 North Wilton Place	1920	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.
1923 North Wilton Place	1920	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1924 North Wilton Place	1909	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1926 North Wilton Place	1906	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1927 North Wilton Place	1917	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.
1932 North Wilton Place	1910	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1933 North Wilton Place	1918	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1936 North Wilton Place	1908	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1937 North Wilton Place	1917	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1943 North Wilton Place	1916	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.
1949 North Wilton Place	1912	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1950 North Wilton Place	1908	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1955 North Wilton Place	1918	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1958 North Wilton Place	1922	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1959 North Wilton Place	1915	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1963 North Wilton Place	1920	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1964 North Wilton Place	1922	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1967 North Wilton Place	1924	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1968 North Wilton Place	1933	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Appendix C
Complete Historic Resources Survey Results Table Listed by Parcel

APPENDIX C: Complete Historic Resources Survey Results Listed by Parcel

APN:	Street Address:	Evaluation:
5586023001	1947 Canyon Drive	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5586023002	1937 Canyon Drive	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5586023003	1931 Canyon Drive	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5586023026	2027 Canyon Drive	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5586023027	2019-2021 Canyon Drive	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5586023028	2015 Canyon Drive	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5586023029	2009 Canyon Drive	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5586023030	2003 Canyon Drive	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5586023031	1973 Canyon Drive	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.
5586023032	1965 Canyon Drive	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5586023033	1963 Canyon Drive	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5586023034	1957 Canyon Drive	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5586023035	1951 Canyon Drive	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5587015011	1968 North Wilton Place	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587016003	1912 Canyon Drive	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5587016004	1918 Canyon Drive	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587016005	1924 Canyon Drive	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

APN:	Street Address:	Evaluation:
5587016006	1930 Canyon Drive	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5587016007	1936 Canyon Drive	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5587016008	1944 Canyon Drive	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587016009	1948 Canyon Drive	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587016010	1954 Canyon Drive	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5587016011	1962 Canyon Drive	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587016012	1970 Canyon Drive	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5587016013	1972 Canyon Drive	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587016014	2002 Canyon Drive	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587016015	2008 Canyon Drive	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587016016	2014 Canyon Drive	AS1) Altered structure with minor alterations, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5587016017	2018 Canyon Drive	3) Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of an historic place or area of historic interest in the City.
5587016018	5830 Foothill Drive	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.
5587016019	5820 Foothill Drive	NC) Age: Structure was built after the HPOZ's historic and architectural periods of significance and has no known overriding significance.
5587016020	1985 North Van Ness Avenue	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587016021	1979 North Van Ness Avenue	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5587016022	1973 North Van Ness Avenue	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587016023	1967 North Van Ness Avenue	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.
5587016024	1959-1963 North Van Ness Avenue	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

APN:	Street Address:	Evaluation:
5587016025	1957 North Van Ness Avenue	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.
5587016026	1949 North Van Ness Avenue	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.
5587016027	1943 North Van Ness Avenue	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587016028	1939 North Van Ness Avenue	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587016029	1935 North Van Ness Avenue	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.
5587016030	1925 North Van Ness Avenue	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5587016031	1919 North Van Ness Avenue	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5587016032	1911 North Van Ness Avenue	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5587016033	1901 North Van Ness Avenue	NC) Age: Structure was built after the HPOZ's historic and architectural periods of significance and has no known overriding significance.
5587017001	1978 North Van Ness Avenue	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5587017002	1972 North Van Ness Avenue	NC) Age: Structure was built after the HPOZ's historic and architectural periods of significance and has no known overriding significance.
5587017003	1968 North Van Ness Avenue	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587017004	1966 North Van Ness Avenue	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5587017005	1958 North Van Ness Avenue	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587017006	1952 North Van Ness Avenue	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.
5587017007	1948 North Van Ness Avenue	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587017008	1969 Taft Avenue	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587017009	5760 Foothill Drive	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.
5587017010	1965 Taft Avenue	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

APN:	Street Address:	Evaluation:
5587017011	1969 Taft Avenue	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587017012	1955 Taft Avenue	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5587017013	1947 Taft Avenue	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5587017014	1942 North Van Ness Avenue	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587017017	1932-1934 North Van Ness Avenue	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587017018	1924 North Van Ness Avenue	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587017019	1920 North Van Ness Avenue	AS2) Altered structure with major alterations, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5587017020	1914 North Van Ness Avenue	AS2) Altered structure with major alterations, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5587017021	1910 North Van Ness Avenue	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587017022	1902 North Van Ness Avenue	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5587017024	1915 Taft Avenue	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.
5587017025	1919 Taft Avenue	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587017026	1925 Taft Avenue	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587017027	1931 Taft Avenue	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5587017028	1937 Taft Avenue	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5587017029	1943 Taft Avenue	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5587017030	1936-1938 North Van Ness Avenue	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587018001	1968 Taft Avenue	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

APN:	Street Address:	Evaluation:
5587018002	1962 Taft Avenue	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587018003	1958 Taft Avenue	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.
5587018004	1954 Taft Avenue	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.
5587018005	1946 Taft Avenue	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587018006	1967 North Wilton Place	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5587018007	1963 North Wilton Place	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587018008	1959 North Wilton Place	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587018009	1955 North Wilton Place	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587018010	1949 North Wilton Place	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587018011	1907 North Wilton Place	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.
5587018012	1913 North Wilton Place	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.
5587018013	1917 North Wilton Place	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.
5587018014	1923 North Wilton Place	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5587018015	1927 North Wilton Place	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.
5587018016	1933 North Wilton Place	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587018017	1937 North Wilton Place	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587018018	1943 North Wilton Place	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.
5587018019	1942 Taft Avenue	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

APN:	Street Address:	Evaluation:
5587018020	1938 Taft Avenue	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5587018021	1932 Taft Avenue	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587018022	1928 Taft Avenue	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.
5587018023	1922 Taft Avenue	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5587018024	1918 Taft Avenue	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587018025	1914 Taft Avenue	AS1) Altered structure with minor alterations, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5587018026	1908 Taft Avenue	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5587018027	1900 Taft Avenue	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5587019006	1917 North Gramercy Place	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587019007	1923 North Gramercy Place	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587019008	1931 North Gramercy Place	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587019009	1937 North Gramercy Place	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587019010	1916 North Wilton Place	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5587019011	1924 North Wilton Place	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5587019012	1926 North Wilton Place	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587019013	1932 North Wilton Place	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5587019014	1936 North Wilton Place	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587019015	1938 Wilton Place	3) Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of an historic place or area of historic interest in the City.

APN:	Street Address:	Evaluation:
5587019016	1950 North Wilton Place	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587019017	1958 North Wilton Place	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587019020	1964 North Wilton Place	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587019021	1939 North Gramercy Place	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.
5587020003	1914 North Gramercy Place	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587020004	1920 North Gramercy Place	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587020005	1924 North Gramercy Place	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587020006	1928 North Gramercy Place	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587020007	1936 North Gramercy Place	NC) Age: Structure was built after the HPOZ's historic and architectural periods of significance and has no known overriding significance.
5587020008	1937 North St Andrews Place	NC) Age: Structure was built after the HPOZ's historic and architectural periods of significance and has no known overriding significance.
5587020009	1933 North St Andrews Place	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587020010	1925 North St Andrews Place	NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.
5587020011	1921 North St Andrews Place	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587020012	1915 North St Andrews Place	NC) Age: Structure was built after the HPOZ's historic and architectural periods of significance and has no known overriding significance.
5587020015	1938 North Gramercy Place	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587020018	1951 North St Andrews Place	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587020020	1900 North Gramercy Place	NC) Age: Structure was built after the HPOZ's historic and architectural periods of significance and has no known overriding significance.
5587020021	1910 North Gramercy Place	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5587020023	1907 North St Andrews Place	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5587020024	1901 North St Andrews Place	NC) Age: Structure was built after the HPOZ's historic and architectural periods of significance and has no known overriding significance.

APN:	Street Address:	Evaluation:
5587022006	1912 North St Andrews Place	V) Vacant lot or undeveloped parcel.
5587022007	1916 North St Andrews Place	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587022008	1922 North St Andrews Place	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5587022009	1926 North St Andrews Place	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5587022010	1932 North St Andrews Place	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
5587022011	1936 North St Andrews Place	NC) Age: Structure was built after the HPOZ's historic and architectural periods of significance and has no known overriding significance.
5587022012	1950 North St Andrews Place	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587022014	1940 North St Andrews Place	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
5587022025	1906 St. Andrews Place	V) Vacant lot or undeveloped parcel.

Appendix D
Historic Context Statement Appendices

Selected Chronology

1781	Pueblo of Los Angeles is founded
1802	Rancho Las Feliz is granted to Vincente Felix; patented in 1871
1822	Period of Mexican rule begins
1847	Period of American rule begins
1875	Los Angeles and Independence Railroad reaches Santa Monica following San Vicente Boulevard through the Planning Area
1882	The first tracts in Los Feliz area are platted: the Lick Tract and the Ivanhoe Tract.
1887	Harvey Wilcox subdivides the first 120 acre tract of Hollywood
1893	Colegrove is laid out by Senator Cornelius Cole
1896	Griffith J. Griffith gives the original 3,015 acres of present-day Griffith Park to the City of Los Angeles
1896	The Southern and Western Addition is annexed to Los Angeles
1898	The Laughlin Park area is subdivided
1903	Hollywood is incorporated as an independent city
1905	Arthur Letts purchases a ranch for the purposes of citrus farming at Franklin and Gower avenues
1905	Arthur Letts purchases 100 acres near Vermont and Franklin Avenues; the Edgecliff Tract is platted
1906	The Hartford Villa Foothill Tract is platted
1907	The Llepold and Bird Tract is platted
1910	Hollywood is consolidated with Los Angeles; the East Hollywood Addition is annexed
1911	The first motion picture is made in Hollywood

1922	Janss Investment Company subdivides Los Feliz Square and New Los Feliz Square, on the location of the Letts estate, Holmby House
1926	Famous Players-Laskey Corporation moves from a studio at Sunset and Vine to one at Marathon and Van Ness, later to become Paramount
1926	CBC Film Sales Corporation purchases the California Studio on Gower Street and becomes Columbia Pictures
1927	Song and spoken dialogue is first incorporated in motion pictures by Warner Brothers which moves from Hollywood to Burbank in 1928
1934	The first Hollywood television station is founded

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California State University at Northridge, Sanborn Map Library and Oviatt Library, Special Collections.

Hollywood Heritage, Inc. 1824 N. Curson Avenue in Hollywood, collections including the Hollywood Historic and Architectural Resources Survey.

Los Angeles Conservancy Collections, including photographs and research materials.

Los Feliz Improvement Association Archives. California State University at Northridge, Special Collections & Archives, Oviatt Library. LFIA's archives have been donated to CSUN and are currently being processed.

Los Angeles Public Library, Central Branch, California History Collection, including Cities and Counties Vertical Files.

Los Angeles Public Library, Central Branch, Security Pacific Photograph Collection in the History and Genealogy Department.

Wanamaker, Marc. Bison Archives. Photographs of early Hollywood and Los Angeles history.

Westwood-Holmby Historical Society. Carolyn Haber, President. Collection of archival materials and photographs related to Westwood, Holmby Hills, and history of the Janss and Letts families.

Appendix E
Hollywood Grove HPOZ History Provided by Neighborhood Volunteers

1. Hollywood between 1800–1922

1.1 The beginning of Hollywood

There was a time when the only stars in Hollywood were found in the night skies, arching over quiet farms and adobes. Before Hollywood became an entertainment mecca, it was home of pioneers, citrus groves and... stray camels.

The first recorded human residents of 'Hollywood' were the Gabrielino Indians. Writing in his diary of 1769, a Spanish priest noted Indian villages with their brush huts scattered in the canyons. After the first Spanish pueblo of Los Angeles was established, the native Gabrielinos vanished with hardly a trace. "Cahuenga", meaning "little hills" in their language, is one of the few reminders of their founding presence.

Mexico controlled California until the Mexican War of 1947. After the war, Mexican landowners were replaced by farmers from the East, including the new owners of Rancho La Brea (now Hollywood). In 1853, one adobe hut stood on the site that became Hollywood. By 1870, an agricultural community flourished in the area with thriving crops, grain to subtropical bananas and pineapples.

Until the mid-1800, the vast reaches and resources of California belonged to Mexico. When the United States defeated Mexico in the Mexican War of 1847, the original Mexican landowners, with the help of some slippery laws, lost their sprawling estates to farmers from the East. Adobes were replaced with wood frame houses with porches and windmills. Rancho La Brea, in the area now known as Hollywood, wound up in the hands of a family who built a tar refinery. Workers of the tar beds unearthed the bones and teeth of prehistoric saber-toothed cats, woolly mammoths and dinosaurs. The family eventually gave the remarkable fossil beds, known as the La Brea Tar Pits, to Los Angeles County.

During the 19th century, Hollywood was basically a frontier town complete with Westward Ho, pioneers, cowboys and the occasional bandit, straight out of central casting. It also had its share of flamboyant settlers, including one named "Greek George". George arrived in the Cahuenga Valley with a drove of camels imported from Turkey. When the Mexican War broke out, George simply set the camels loose. Somehow it seems fitting that frontier Hollywood should evoke surreal images like this one: hundreds of camels roaming free in the Hollywood Hills right through 1900.

1.2 The name... "Hollywood"!

The name "Hollywood" has its origin in an Easter Summer, home to a Cahuenga Valley ranch. In the middle of a sun-drenched nowhere, a sober, God-fearing man and woman settled in to create a like-minded community. Harvey Henderson Wilcox of Kansas, who made a fortune in

real estate even though he had lost the use of his legs due to typhoid fever, and his wife, Daeida, moved to Los Angeles from Topeka in 1883. In 1886, Wilcox bought 160 acres (0.6 km²) of land in the countryside to the west of the city at the foothills, in the Cahuenga Valley at, what is now, Hollywood Blvd. and Cahuenga Ave. He thought it would be a perfect site for a community that would reflect his conservative beliefs, and he built his house smack in the middle of a fig orchard.

Accounts of the name, Hollywood, coming from imported English holly then growing in the area are incorrect. The name in fact was coined by Daeida Wilcox (1861–1914) who travelled by train to her old home in the east. On the train, Mrs. Wilcox met a woman who described her summer home in Ohio named after a settlement of Dutch immigrants from Zwolle called "Hollywood". Daeida was so elated with the name that she "borrowed" it for her ranch in the Cahuenga Valley; when she returned home she prevailed on her husband to name their property Hollywood. With that simple exchange, one of the most famous towns in the world got its name.

Harvey Wilcox soon drew up a grid map for a town, which he filed with the county recorder's office on February 1, 1887, the first official appearance of the name Hollywood. With his wife as a constant advisor, he carved out Prospect Avenue (later Hollywood Boulevard) for the main street, lining it and the other wide dirt avenues with pepper trees, and began selling lots. Daeida raised money to build two churches, a school and a library. They imported some English holly because of the name Hollywood, but the bushes did not last.

By 1900, Hollywood also had a post office, a newspaper, a hotel and two markets, along with a population of 500 people. Los Angeles, with a population of 100,000 people at the time, lay seven miles (11 km) east through the citrus groves. A single-track streetcar line ran down the middle of Prospect Avenue from Los Angeles, but service was infrequent and the trip took two hours.

Shortly after the turn of the century, the residents of the Cahuenga Valley were faced with three pressing problems. The streets were not getting the attention in proportion to the tax being levied by the county; a lack of school facilities and a growing sentiment for prohibition.

In August, 1903, a petition was submitted to the Los Angeles Board of Supervisors requesting the incorporation of the City of Hollywood. The election for city hood was held on November 14, 1903 with voting lasting until 5:00 PM. After all the ballots were counted, the vote was eighty-eight for incorporation and seventy-seven against. Hollywood became a city of the sixth class with geographic boundaries extending from Normandie on the east, to Fairfax on the west, and from the top of the Santa Monica Mountains on the north to DeLongpre and Fountain avenues on the south.

Hollywood's first laws paint a telling portrait of the culture in those early days. Liquor was prohibited except as a medical prescription; bicycles and velocipedes were prohibited on sidewalks; and horses, cattle and mules were not to be driven through Hollywood streets in herds of more than 200. Herds of more than 2000 hogs or sheep were banned if unattended by a "competent man". Hardly the live-it-up tinsel town it would become in two short decades...

In 1904, a new trolley car track running from Los Angeles to Hollywood up Prospect Avenue was opened. The system was called "the Hollywood boulevard." It cut travel time to and from

Los Angeles drastically. City hood for Hollywood only lasted six years. Hollywood's population had grown too rapidly for the then existing water and municipal facilities. Annexation to the City of Los Angeles would assure the burgeoning community of adequate water, sewage and municipal services. The election, held in 1910, was an overwhelming victory for annexation. Hollywood became part of Los Angeles.

Religious Institutions—Immaculate Heart Moves to Franklin and Western

In 1903 The Sisters of the Immaculate Heart of Mary, after moving to the United States from Spain, purchased a fifteen-acre plot of land outside of the Los Angeles city limits. This plot of land, on the corner of Franklin Avenue and Western Avenue, was nestled amongst what were olive and oranges trees of the local groves and could only be reached by an old dirt road meant for wagons. This land was to become one of the first all women's college prep schools in southern California. The school would provide educations to girls who were both boarding and day students.

It was a Father J. Conaty, the Bishop of the Monterey- Los Angeles Diocese, who had the foresight to loan Mother Magdalen Murphy and the Sisters of Immaculate Heart the $10,000 to obtain the acreage to build their future school. When the Sisters had paid back the Diocese in full by 1905, ground was broken and the first building of Immaculate Heart was constructed.

Over its 100 year history, Immaculate Heart High School has had thousands of girls pass through its halls, each girl with her own experience and memories of the times and of the school. Patricia Sidenfaden, Class of 1930 recalls "Students were always intrigued with the Orchid limousine which brought two little girls in the elementary school every day and picked them up after school. The chauffeur was dressed in a deep purple uniform. The day after the stock market crash in the fall of 1929 [the two girls] never returned. Elizabeth Bugental, Class of 1944, remembers the movies and music of her time in Hollywood. "I remember ditching school one day when a bunch of us spontaneously decided that we had to see 'Lifeboat' immediately because it was so sexy and then having to deal with our parents and Sister Nepomucen the next day! Movies and songs such as 'Don't Sit Under the Apple Tree' 'The White Cliffs of Dover,' and the 'Boogie Woogie Bugle Boys of Company B' lifted our spirits and set the beat. The uniforms everywhere kept our hearts aflutter and some of those boys were so desperate for female company they even whistled at us in our uniforms. I remember dancing to Glenn Miller's 'In the Mood' on the patio of Ruth Gibbon's house on Wilton Place and deciding for the millionth time that I was in love with whoever I was with."

Anne Frances Mahle, Class of 1961, puts her thought of the time succinctly by revealing: "I was At Immaculate Heart during the Eisenhower, Kennedy, the 'Cold War,' Cuban crisis, the beginnings of the Vietnam War and the feminist movement. Gloria Steinem had nothing over the IH sisters who taught us to be leaders and to lead fulfilling lives. Burning bras and flower power were mundane compared to challenges we faced daily in our families and the community."

Then as political times were heating up with the Vietnam War and racial tension was on the rise the school was badly damaged by the Sylmar Earthquake. The City of Los Angeles condemned a large part of the school by closing the Convent building. So with the help of the loyal faculty who took pay cuts, curriculum changes and putting other IH buildings up for collateral, the

school made it through demolition and construction of two new structures, which were to be only the beginning of the new face of Immaculate Heart.

> *"The Immaculate Heart High School is situated near the historic Cahuenga Pass in the mesa about six miles northwest of the business center of Los Angeles. The entire foothill region is strikingly beautiful and picturesque because of the combination of hill and glen, mountain peak and suburban home. From the city the mesa gradually rises until at the Western and Franklin Avenues the site of the high school rises several hundred feet above sea level. This in itself means health without incurring the charge of romanticism. It is impossible to convey any true idea of the situation where one sweep of the eye takes in the Beverly Hills to the west, the great seaport to the south, the snow capped peaks of old Baldy and of Mount Wilson to the east. Long avenues of palms and acacias, cloistered patios glowing even at Christmas tide with a wealth of color- all these add to the natural beauty of the unrivaled location." -Anonymous "Memory Book" 1973*

In the late 1990's Hollywood Grove HPOZ resident Jill Wright, took at class at UCLA on folk tales and mythology of the Spanish speaking New World. The primary focus was Mexican folklore. Her instructor was a former Immaculate Heart nun. When she learned that Jill lived near IH on Gramercy Place, she said, "Hmmm, notice all the building going on over there lately?" Jill admitted that she could hardly fail to notice that the High School (formerly IH College) was a hotbed of construction activity.

"Did you know about Immaculate Heart's connection with the leaders of the Mexican Revolution?" said the nun. Of couse Jill had never heard of this. The nun continued, "the leaders of the Revolution were friends to the sisters and made secret trips to Los Angeles with the gold they had hidden away for their cause. Jill was always told that the gold was hidden under the old chapel floor. I don't suppose you noticed that the chapel was the first thing to be renovated and then, followed by a decent interval... the rest of the buildings", said the nun.

Jill admits that she didn't know but she wasn't surprised. Immaculate Heart, like the rest of the neighborhood, has a long history of dissent and civil disobedience. In the sixties, after Vatican II was issued, the IH Sisters became anti-war activists. Artist and teacher Sister Corita Kent became internationally famous, not only for her anti-Vietnam War activities, but for her prints, seriographs, and stunning sculpture of "LOVE" in stacked blocked letters – still a universally recognized icon. The Sisters paid a price for their peace work as their order was downgraded and they faced continual harassment and hardships from the conservative bishop of the Diocese. Many of them left the order.

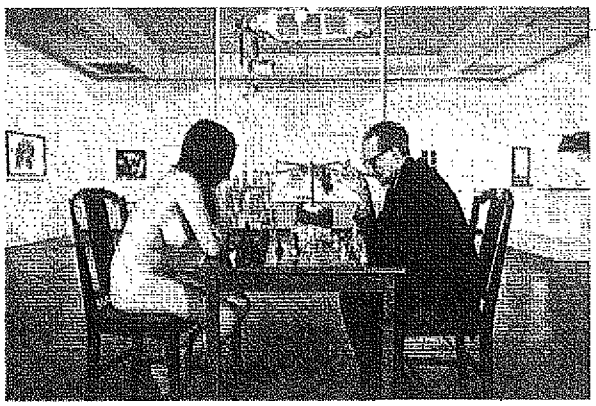
Other dissenters made their mark here in the fifties by resisting the Blacklist including: Jeff Corey (Chermoya Ave.), Mike Green (author of Lawrence of Arabia) and many others.

1.3-1 Social History of 1955 Wilton Drive

An example of the changes to the neighborhood in the 1940s, 50s and 60s can be found at 1955 Wilton. The Babitz family were true originals and bohemians who played an active part in the cultural scene of Hollywood at that time. Sol Babitz was of Russian Jewish background and grew up in Los Angeles. He was a self taught violinist who worked as a studio musician and

became close friends with Igor Stravinsky and his wife Vera. Sol became an expert on Mozart and self published a scholarly journal about the composer. He collected the small concert violins that musicians played during that period and his collection recently became a part of the Smithsonian's archives. Sol's wife Mae Babitz was an immigrant from Texas who along with her husband hosted literary salons that included Bertholt Brecht and other German immigres during the 40s. They hosted "salons" and helped found the Ojai Music Festival. Mae was a self taught artist who loved to sketch the vanishing mansions of downtown Los Angeles, especially those on Bunker Hill where the houses around Angel Flight were being torn down as part of "urban renewal". Mae was also one of the people responsible for preserving the Watts Towers when people were claiming they were an eyesore and should be torn down. Sol's sister Edie was one of the original Martha Graham dancers and her daughter Laurie married the famous jazz saxophonist Art Pepper. The Babitz family lived across the street from the family of Jeff Corey a famous acting coach in sixties Hollywood.

Sol and Mae had two daughters Eve and Miriam (both of them named by Stravinsky) and they grew up in this neighborhood, went to Cheremoya and Hollywood High School. Eve remembers going to elementary school with the artist Billy Al Bengston who also lived nearby. Eve was an artist and a big part of the art scene in the early 60s. She was close friends with Ed Ruscha and other important artists from the period. There is a famous photo of Eve nude and playing chess with Marcel Duchamp. Her collages were featured on the cover of the Buffalo Springfield album "Again" and she and her sister became a big part of the sixties rock scene in Hollywood. Eve remembers Jim Morrison loving to come over to her house and talk classical music and poetry with her father. She had close relationships with him and Gram Parsons and was one of the early writers for Rolling Stone magazine. Eve's sister Miriam changed her name to Mirandi and became "tailor to the rock stars". She created leather clothing for The Doors and many other groups in the sixties. Eve went on to become a successful writer and has published many novels. Both Eve and Mirandi have amazing stories of what it was like to grow up in Hollywood during that wild and exciting period. Mirandi now lives in San Pedro where she works as a therapist. Eve is still writing and lives in West Hollywood.



Eve Babitz playing chess with Marcel Duchamp.

Being in Hollywood and such an intact turn of the century neighborhood, Hollywood continues to use these historic homes in television and film. One example is the Wallin Family home at 2009 Canyon Drive. The Wallin family who purchased their home in 1952. Moving from New York in the late 1940s, the Wallin family set up an iron works shop next to the famous Fillipe's deli downtown. Success with creating the very popular "hair pin" legs used on tables in the 1950s

allowed the family to purchase a lovely home on Canyon Drive. There they raised two children, who like all children in the neighborhood attended Cherimoya Elementary LeConte Middle school and Hollywood High school. The home has an east coast style, and still contains an original kitchen and multiple stained glass windows from 1912, the year the house was built. The look and style of the home has led to multiple films, television shows and commercials featuring the interior and exterior, including "Ran Tan Tan" a Madeleine Kahn comedy, television shows including "Arrest and Trial", Wrigleys gum commercial, and the recent Ashton Kutcher film "A Lot Like Love" among many others. The Wallin family continues to reside in this home.

1.3-2 Social History of 1972 Canyon Drive

Another home made famous by Hollywood was 1972 Canyon Drive. This Craftsman home was featured in ChinaTown staring Jack Nicolson and Fay Dunaway. Jack Nicolson even used the correct address when instructing the police to "meet (him) at 1972 Canyon Drive."

1.3-3 Social History of 1923 N. Gramercy Place

Our house and the one just south of us were built by sisters who brought their families out here from back east because the daughter of the family who built our house had "lung trouble," perhaps TB. The year was 1910.

A few years ago while my family was away, the person staying here met a grandson of the original family from the house next door. He said his father and mother were cousins, that the children of the two houses had married and caused a terrible scandal.

Our house remained in the original family till 1956. It was bought by a woman named Iris from Paraguay. She raised her four daughters here. We bought it in 1986 and are only the third family to live here.

When we moved in, the house had the original plumbing—plumbers used to scratch their heads over its intricacies, until one old timer explained that the theory of plumbing in the early 20th century was to take the pipes to the top of the house and run them down all three floors on the side of the house before connecting to sinks and tubs—thus letting gravity do its work! It was called 'gravity pluming.'

Our house has its original lighting fixtures, built in cabinets in the dining room with original hardware, original windows, linen cupboards, wainscoating, beamed ceilings and quarter sawn golden oak floors. The front door has an unusual handle with acorns and an oak leaf worked in brass. The descendent of the first families explained that there had once been a huge oak tree between the two houses where our driveway now is. I believe the driveway wasn't originally necessary because we found horse feeding troughs in the garage and pieces of old halters.

1.3-4 Social History of 1930 Canyon Drive

Many Europeans are still attracted to this Historic neighborhood due to its charm, well into the 1960s. One example is Jonas and Birute Steikunas. They met in Austria, after having both

been displaced from Lithuania during World War II. Jonas was trained in Austria as an architect, and then went on to learn the language, get licensed, and set up a practice in London, Argentina, and finally Los Angeles. They loved Argentina, but Birute had rumatoid arthritis and could not bear the humidity. In 1962, when they were looking for a house in Los Angeles, they at first wanted to live in Los Feliz, but found the houses were all about $5,000 more than on Canyon Dr., where they finally bought the house at 1930, in 1962, for $25,000. Out of all the houses they looked at, including the ones immediately surrounding this property, they found the detailed moulding and floor-plan to be out of the ordinary. In spite of the bad wallpaper and run-down nature of the house, they were able to see its basic beauty. While in L.A, Jonas worked for a couple large, well-known firms.

The couple had four children, three girls and a boy. Dalia (Dokter) was the first. She shared the bedroom which is currently the master-closet with the next oldest child, Daina. Dalia is currently a make-up artist on the reality show House. In her early thirties, she moved back in to 1930 for a while and went back to school to study the craft and is now doing it successfully. Daina inherited arthritis from her mother, and lived with her parents until their deaths, five months apart, in 2003. She then sold the house to Steve Brabson and with the help of her younger sister, Laima (Zbojwiewicz), bought a house in Valencia and is currently living there. Dobilas (Dobie) was the third child and lived in what is currently the master bedroom. He is currently working in Seattle and plays in a band called the Mudpuddles. Dobie had an apparent knack for architecture. He was a gifted drawer and designer, but had no interest in the profession. His father's dream was to open a firm with his son, but that never happened. He is also a great guitar player. Laima, the youngest child, inherited her mother's love of gardening, and when she came back to the house, could name all of the plants that had been planted since we moved in. The soil at 1930 is rich in part because Jonas used to bring his daughters up to the Sunset Stables at the end of Beachwood Blvd., and carry home sacks of manure after they rode the horses.

When Jonas and Birute moved into 1930 Canyon Dr., they basically did no renovations, but they did re-do the backyard. In Lithuania, there are great pine trees along the water. There are also amber deposits treasured by people from the Baltic nations, which are often attributed to ancient pines. The couple planted three pine trees in the back yard, one for each of their children who were born on Los Angeles. When the house was bought by Steve Brabson in June of 2003, there were still two pine trees standing. One was subsequently removed, leaving one standing. There is still an Angel's Trumpet tree growing next to the garage, which was originally given to Birute as a twig, and has now grown into a full tree. The avocado tree is a remenant of the old avocado orchards that were grown south of Franklin Ave. The houses along Canyon Dr. were the homes of the bosses and management of those farms. All of the rose bushes on the property were planted by Birute, with the exception of the red/orange ones on either side of the front stairs. Many of the roses were gifts from Laima to her mother. There was a lemon tree outside the kitchen window, but it was knocked down an ape driving a gravel truck during the renovation of 2004. The large structure along the back property line created some tension when it was proposed by the Armenian family that still lives there. There was supposed to be a hot tub on the roof of that structure, but it was apparently never installed. There was a low fence between the Steikunas house and the Simpson house to the north, across which Birute and Mrs. Simpson would often chat.

The two rooms most used by the family were the back breakfast nook and the sunroom, which was used as the TV room. The importance of the breakfast room was evident in Birute's final

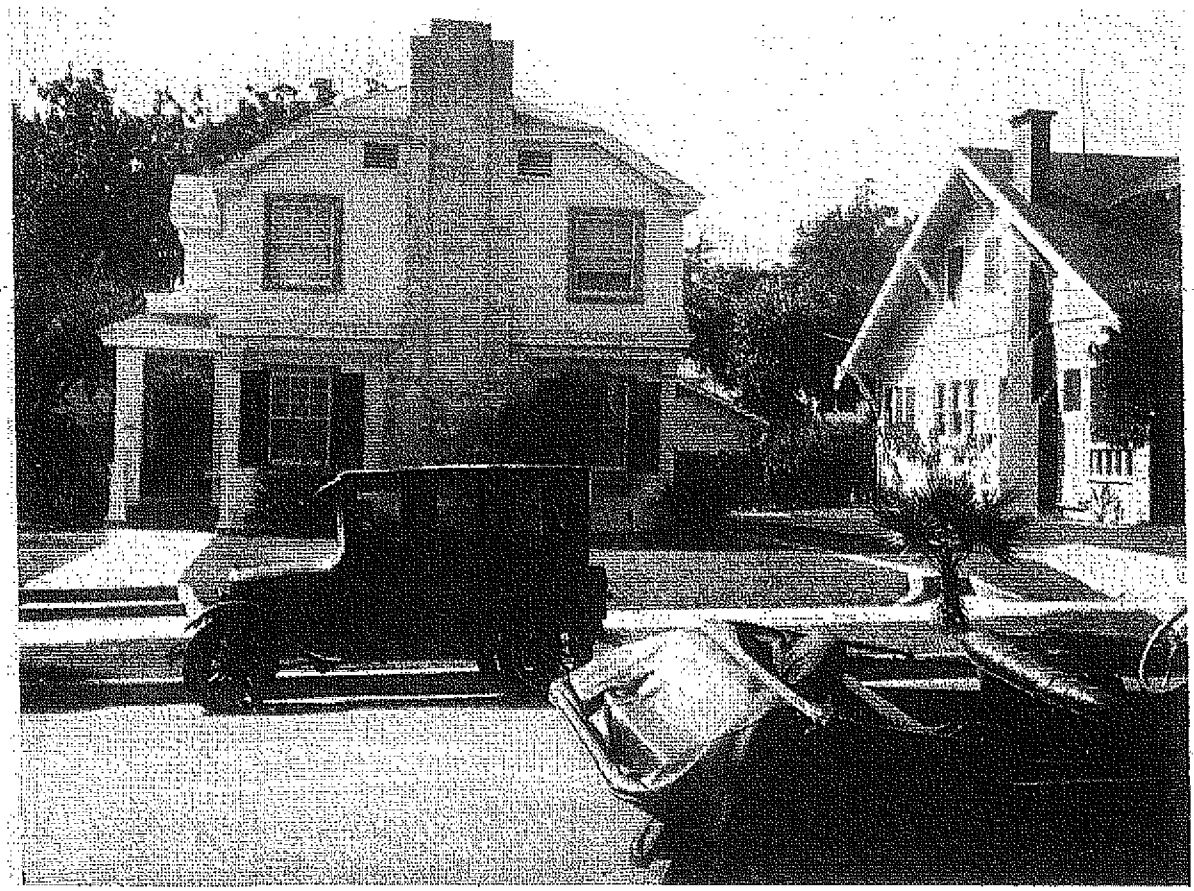
request on the afternoon before she was taken to the hospital. She asked her daughter, Daina, if she could have a final cup of tea in the room before they left. She died the next day.

The bedroom next to the office had two doors in 2003, until the one near the front entry closet was filled in during the 2004 renovation. This was the master bedroom. Laima grew up in the northeast bedroom on the first floor, and claims she never snuck out of the many windows there, but had a boyfriend come knocking on occasion. There was a steep set of stairs to the second floor that each child took a tumble down at some point. This stair, which measured at a steep 7" x 7" was replaced in 2004 with a 7" x 11" stair, to bring it up to code. During this renovation, a tower was added over the stairs to bring light down to the first floor.

Jonas used the front office to do his architecture, especially later in his life, when he took on extra work outside of his day-job. The garage was generally used a recreation room, and housed a ping-pong table, which Jonas and Birute were quite good at. They had even been known to hijack a date or two of their daughters by roping a would-be suitor into a game of table-tennis.

2. Hollywood Grove Historic District Volunteers

2.1 Historic Photos: 2009 Canyon Drive





Appendix F
DPR Forms, District Record

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D3

Other Listings
Review Code | Reviewer | Date

*Resource Name or #: Proposed Hollywood Grove HPOZ

P1. Other Identifier:

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

and P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: various City: bs Angeles Zip: 90068

d. UTM Zone: 10 ; mE mN (G.P.S.)

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

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

The proposed Hollywood Grove HPOZ comprises 138 parcels in Los Feliz at its western border with Hollywood. The district is bounded by both sides of Canyon Drive on the west, St. Andrews Place on the east, Foothill Drive on the north (south side only) and Franklin Avenue on the south, excluding all properties with Franklin Avenue addresses. The district, which is comprised of several different tracts, is generally but not entirely consistent with historic tract boundaries. It is composed almost entirely of single-family residences with a few multi-family residential property types. The community design features of the district include the original street grid pattern and generous setbacks on lots in flat areas, the curvilinear street pattern and stunning views from some hillside lots, the size, scale, and architectural integrity of the historic homes, and the mature landscaping. The vast majority of the buildings in the survey area have retained a high degree of integrity of design and materials, in large part as a testament to their quality, craftsmanship, and continuing maintenance. The Contributing buildings retain their historic design and features depicting the array of styles common during this development period, predominantly, Transitional Arts & Crafts, Craftsman, Colonial Revival, Tudor/English Revival, and Spanish Colonial Revival. The survey area is comprised of 138 parcels; 106 were identified as Contributing resources, 30 as Non-Contributing resources, and 2 as Vacant Lot. Of the 106 Contributors, 47 were given the status of Altered Contributor due to their sustaining of minor, reversible alterations.

*P3b. Resource Attributes: (List attributes and codes) HP2 - Single-Family Residences and HP3 - Multiple-Family Residences.

*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 # Survey area, Los Feliz, CA. ESRI USA Imagery (2008).

*P6. Date Constructed/Age and Sources: Historic
☐Prehistoric ☐Both
1905-1939
Los Angeles County Tax Assessor

*P7. Owner and Address:
Not recorded

*P8. Recorded by: (Name, affiliation, and address)
Katy Lain
ICF Jones & Stokes
811 W. 7th Street, Suite 800
Los Angeles, CA 90017

*P9. Date Recorded: 7/22/2009

*P10. Survey Type: (Describe)
Intensive-Level Survey

*P11. Report Citation: (Cite survey report and other sources, or enter none.) Hollywood Grove HPOZ Historic Resources Survey Report, 2009

*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) :

*NRHP Status Code: 5D3

*Resource Name or # (Assigned by recorder) : Proposed Hollywood Grove HPOZ

D1. Historic Name: Hollywood/Los Feliz D2. Common Name: Same

*D3. Detailed Description (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. list all elements of district.):

The proposed Hollywood Grove HPOZ comprises 138 parcels in Los Feliz at its western border with Hollywood, a setting distinguished by its location beneath the Hollywood Hills and adjacent to Griffith Park. The district is bounded by both sides of Canyon Drive on the west, St. Andrews Place on the east, Foothill Drive on the north (south side only) and Franklin Avenue on the south, excluding all properties with Franklin Avenue addresses. The district, which is comprised of several different tracts, is generally but not entirely consistent with historic tract boundaries. It is composed almost entirely of single-family residences with a few multi-family residential property types.

The community design features of the district include the original street grid pattern and generous setbacks on lots in flat areas, the curvilinear street pattern and stunning views from some hillside lots, the size, scale, and architectural integrity of the historic homes, and the mature landscaping. Community design features that developed as a result of the steep hillsides include the St. Andrews Stairs and stone retaining walls along Foothill Drive. Mature landscaping, including palm and deodar cedar trees, reflects the design choices of individual developers and home owners over the decades of the neighborhood's development. Because of its diverse development history, the proposed Hollywood Grove HPOZ is notable for its representation of several phases of the architectural evolution of Los Angeles.

The vast majority of the buildings in the survey area have retained a high degree of integrity of design and materials, in large part as a testament to their quality, craftsmanship, and continuing maintenance. The *Contributing* buildings retain their historic design and features depicting the array of styles common during this development period, predominantly, Transitional Arts & Crafts, Craftsman, Colonial Revival, Tudor/English Revival, and Spanish Colonial Revival. The survey area is comprised of 138 parcels; 106 were identified as *Contributing* resources, 30 as *Non-Contributing* resources, and 2 as *Vacant Lot*.

(Continued on page 3)

*D4. Boundary Description (Describe limits of district and attach map showing boundary and district elements.):

The survey area is bounded by both sides of Canyon Drive on the west, St. Andrews Place on the east, Foothill Drive on the north (south side only) and Franklin Avenue on the south, excluding all properties with Franklin Avenue addresses.

*D5. Boundary Justification:

District boundaries were established by the Hollywood Grove HPOZ volunteers and are primarily, but not entirely, consistent with the extent of development within historic tract boundaries. The boundaries were drawn based on the original boundaries of the 2004 Los Feliz HPOZ, proposed for designation per Los Angeles City Council Motion File No. 00-1247, dated 6-28-00.

*D6. Significance: Theme: Residential Development and Suburbanization, 1905-1939; ArchitectureArea: Los Angeles
Period of Significance: 1905-1939 Applicable Criteria: N/A (Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)
(See page 10)

*D7. References (Give full citations including the names and addresses of any informants, where possible.) :
(See page 17)

*D8. Evaluator: Elizabeth Weaver, Architectural Historian Date: July 22, 2009
Affiliation and Address: ICF Jones & Stokes, 811 W. 7th St. Suite 800, Los Angeles, CA 90017.

Street Address:	APN:	Date:	Evaluation:
1910-1912 Canyon Drive	5587016003	1915	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1918 Canyon Drive	5587016004	1915	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1924 Canyon Drive	5587016005	1916	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1930 Canyon Drive	5587016006	1912	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1931 Canyon Drive	5586023003	1920	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1936 Canyon Drive	5587016007	1914	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1937 Canyon Drive	5586023002	1919	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1944 Canyon Drive	5587016008	1920	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1947 Canyon Drive	5586023001	1910	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1948 Canyon Drive	5587016009	1915	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1951 Canyon Drive	5586023035	1918	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1954 Canyon Drive	5587016010	1917	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1957 Canyon Drive	5586023034	1914	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1962 Canyon Drive	5587016011	1913	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1963 Canyon Drive	5586023033	1909	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1965 Canyon Drive	5586023032	1911	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Street Address:	APN:	Date:	Evaluation:
1970 Canyon Drive	5587016012	1916	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1972 Canyon Drive	5587016013	1913	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
2002 Canyon Drive	5587016014	1912	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
2003 Canyon Drive	5586023030	1912	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
2008 Canyon Drive	5587016015	1916	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
2009 Canyon Drive	5586023029	1914	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
2014 Canyon Drive	5587016016	1916	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
2015 Canyon Drive	5586023028	1913	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
2018 Canyon Drive	5587016017	1938	3) Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of an historic place or area of historic interest in the City.
2019-2021 Canyon Drive	5586023027	1920	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
2027 Canyon Drive	5586023026	1923	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1910 North Gramercy Plac	5587020021	1919	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1914 North Gramercy Plac	5587020003	1919	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1917 North Gramercy Plac	5587019006	1912	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1920 North Gramercy Plac	5587020004	1919	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1923 North Gramercy Plac	5587019007	1910	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1924 North Gramercy Plac	5587020005	1925	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Street Address:	APN:	Date:	Evaluation:
1928 North Gramercy Plac	5587020006	1924	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1931 North Gramercy Plac	5587019008	1910	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1937 North Gramercy Plac	5587019009	1909	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1938 North Gramercy Plac	5587020015	1917	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1907 North St Andrews Pl	5587020023	1919	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1916 North St Andrews Pla	5587022007	1917	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1921 North St Andrews Pla	5587020011	1919	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1922 North St Andrews Pla	5587022008	1917	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1926 North St Andrews Pla	5587022009	1917	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1932 North St Andrews Pla	5587022010	1917	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1933 North St Andrews Pla	5587020009	1937	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1940 North St Andrews Pla	5587022014	1935	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1950 North St Andrews Pla	5587022012	1935	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1951 North St Andrews Pla	5587020018	1921	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1900 Taft Avenue	5587018027	1919	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1908 Taft Avenue	5587018026	1916	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Street Address:	APN:	Date:	Evaluation:
1918 Taft Avenue	5587018024	1914	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1919 Taft Avenue	5587017025	1920	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1922 Taft Avenue	5587018023	1915	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1925 Taft Avenue	5587017026	1910	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1931 Taft Avenue	5587017027	1911	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1932 Taft Avenue	5587018021	1917	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1937 Taft Avenue	5587017028	1913	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1938 Taft Avenue	5587018020	1920	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1942 Taft Avenue	5587018019	1919	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1943 Taft Avenue	5587017029	1920	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1946 Taft Avenue	5587018005	1918	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1947 Taft Avenue	5587017013	1913	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1955 Taft Avenue	5587017012	1920	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1959 Taft Avenue	5587017011	1913	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1962 Taft Avenue	5587018002	1918	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1965 Taft Avenue	5587017010		1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Street Address:	APN:	Date:	Evaluation:
1968 Taft Avenue	5587018001	1919	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1969 Taft Avenue	5587017008	1920	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1900-1902 North Van Ness	5587017022	1919	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1910 North Van Ness Aven	5587017021	1920	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1911 North Van Ness Aven	5587016032	1912	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1919 North Van Ness Aven	5587016031	1911	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1924 North Van Ness Aven	5587017018	1922	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1925 North Van Ness Aven	5587016030	1911	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1932 North Van Ness Aven	5587017017	1921	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1936 North Van Ness Aven	5587017030	1921	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1939 North Van Ness Aven	5587016028	1910	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1942 North Van Ness Aven	5587017014	1926	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1943 North Van Ness Aven	5587016027	1910	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1948 North Van Ness Aven	5587017007	1911	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1949 North Van Ness Aven	5587016026	1919	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1958 North Van Ness Aven	5587017005	1924	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Street Address:	APN:	Date:	Evaluation:
1959--1963 North Van Nes	5587016024	1919	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1966 North Van Ness Aven	5587017004	1923	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1968 North Van Ness Aven	5587017003	1913	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1973 North Van Ness Aven	5587016022	1908	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1978 North Van Ness Aven	5587017001	1923	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1979 North Van Ness Aven	5587016021	1912	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1985 North Van Ness Aven	5587016020	1910	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1938 Wilton Place	5587019015		3) Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of an historic place or area of historic interest in the City.
1916 North Wilton Place	5587019010	1909	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1923 North Wilton Place	5587018014	1920	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1924 North Wilton Place	5587019011	1909	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1926 North Wilton Place	5587019012	1906	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1932 North Wilton Place	5587019013	1910	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1933 North Wilton Place	5587018016	1918	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1936 North Wilton Place	5587019014	1908	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1937 North Wilton Place	5587018017	1917	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Street Address:	APN:	Date:	Evaluation:
1949 North Wilton Place	5587018010	1912	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1950 North Wilton Place	5587019016	1908	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1955 North Wilton Place	5587018009	1918	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1958 North Wilton Place	5587019017	1922	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1959 North Wilton Place	5587018008	1915	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1963 North Wilton Place	5587018007	1920	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1964 North Wilton Place	5587019020	1922	1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
1967 North Wilton Place	5587018006	1924	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.
1968 North Wilton Place	5587015011	1933	AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

*D6. Significance (continued):

The proposed Hollywood Grove HPOZ meets the criteria for HPOZ designation because the district as a whole contains residences of high architectural quality that effectively represent the development history of East Hollywood/Los Feliz. Neighborhood tracts were first platted in 1905 and the first residences were constructed immediately thereafter; by 1939, development had subsided. As the survey area transitioned from agricultural land to residential neighborhood, its development history coincided with the rise of the motion picture industry in Los Angeles. According to Census data, many of the earliest residents of the survey area, from a diverse array of ethnic and national backgrounds, worked in the motion picture and theatrical industries.[1] The vast majority (approximately 77%) of the primarily single-family residential buildings in the survey area have retained a high degree of integrity of design and materials, in large part as a testament to their quality, craftsmanship, and continuing maintenance. The *Contributing* buildings retain their historic design and features depicting the array of styles common during this development period, predominantly, Transitional Arts & Crafts, Craftsman, Colonial Revival, Tudor/English Revival, and Spanish Colonial Revival. As a result, a cohesive residential neighborhood of architectural distinction exists and, as a whole entity, meets the HPOZ criteria: the Hollywood Grove survey area "possesses historic integrity," it "represents an established feature of the neighborhood," and retaining the survey area "would help preserve and protect an historic place in the City."[2]

I. Historic Background

The survey area is located at the western boundary of Los Feliz, bordering Hollywood. The landscape was originally inhabited by the Gabrielino Indians, who lived in the canyon areas of present-day Griffith Park and at the base of the Hollywood Hills, but no evidence remains of the early habitation by Native Americans save only archaeological resources and place names such as "Cahuenga," meaning "little hills." During the Spanish and Mexican periods, large ranchos were granted to soldiers as payment for their military service, and the survey area is situated on common land just west of the historic boundaries of the Rancho Los Feliz, granted to Vicente Felix in 1802. (Los Feliz was originally known as Los Feliz.) After California came under American rule, the land transferred to Juan Diego, claimant of a U.S. patent, in 1871. Griffith J. Griffith purchased a majority of the rancho in 1882 from James Lick, who owned a great amount of land in the area. Griffith is remembered today for his original 1896 gift to the City of 3,015 acres, which became Griffith Park.

In the 1860s, 1870s, and early 1880s, increasing numbers of Anglo settlers made their homes in survey area. Farming was their primary occupation and, while wheat and other crops predominated in the flat lands, sheep grazed on the hillsides above. Agriculture was the primary industry from the rancho period until the film industry and residential development consumed the last acreage of farmland after 1920. At about that time, the predominant crops in the vicinity of the survey area were beans, barley, and citrus groves. Some early Los Feliz landowners, such as Broadway Department Store proprietor Arthur Letts, owned citrus farms in Hollywood and later subdivided their own parcels for the purposes of real estate development. In 1905 Arthur Letts purchased 100 acres from Griffith J. Griffith, located near present-day Vermont and Franklin Avenues. Letts hired architects Robert F. Train and Robert E. Williams to design a Tudor Revival Estate he called "Holmby House," after his native village in England. Postcards from the era depict the Hollywood estate, perched above Franklin Avenue, overlooking its renowned gardens.

[1] A sampling of residents who lived on Canyon Drive in the 1920s and 1930s originated from New York, Illinois, Iowa, and Missouri, as well as France, Hungary, Denmark, Poland and Germany, indicating a variety of ethnic and national backgrounds. See *U.S. Bureau of the Census, Fourteenth Census of the United States: 1920-Population* and *Fifteenth Census of the United States: 1930-Population*, available at www.Ancestry, com.

[2] Los Angeles Municipal Code § 12.20.3 F. 3. (c).

D6. Significance (continued)

Residential Development

In the rancho period, residential buildings constructed of adobe were located at the heart of each rancho. The Los Feliz Rancho Adobe, now the Crystal Springs ranger station in Griffith Park, displays characteristics of this type, such as the thick adobe walls and tile roofs. Although altered over the years, the adobe retains its association with California's colonial period, the region's Hispanic heritage, and the early agricultural economy of western Los Angeles. As Anglo residents settled in the region, they built farm houses derived from the forms of New England and the American Midwest.

In the early decades of the twentieth century, many sections of Los Feliz were subdivided for residential development, but others remained agricultural, so housing types serving agricultural areas were similar to those in subdivisions in scale and style. Many were transitional homes which contained both Victorian and Craftsman elements. The earliest extant buildings in Los Feliz were constructed after 1900. Examples of buildings constructed prior to 1910 are located in isolated pockets along Gramercy Place, Cummings Lane, Finley Avenue, Rowena Avenue, Commonwealth Avenue, St. George Street, Welch Place, Price Street, and Van Ness Avenue with the densest concentrations found along Wilton Place and Canyon Drive.

Transportation

Transportation played a significant role in the survey area long before even rail and motor transport systems dominated the city. An original dirt path used by Native Americans who inhabited the Los Angeles Basin, later became Sunset Boulevard, and carried travelers 23 miles from the Plaza Church in El Pueblo to the Pacific Ocean and the coast road. Routes like this were later developed to connect the sprawling ranchos later became roadways as sections of the ranchos were subdivided into smaller farms and residential communities. Any portions of the land that were not a part of the ranchos were organized on a grid pattern at the start of American rule. The Spanish pattern of streets aligned along a northeasterly direction to maximize natural lighting conditions was established for El Pueblo, which extended to the northwest to the approximate location of what is now Hoover Street and Sunset Boulevard. Thus most of the streets in the Los Feliz area were later platted on the grid pattern, running either north and south or east and west. Real estate developers often improved and extended major thoroughfares like Vermont Avenue, so that their subdivisions were more easily accessible. In addition to Sunset Boulevard, major east-west thoroughfares included Hollywood Boulevard, Franklin Avenue, and Los Feliz Boulevard. North-south thoroughfares included Vermont, Western, Vine, Cahuenga, Highland, La Brea, and Fairfax Avenues. Similarly, the location of original railroad, interurban, and streetcar routes were also often directly tied to the real estate ventures of the owners and their affiliates.

Origins of the Motion Picture Industry, 1908–1918

The film industry played a vital role in the economic development of the survey area. Four early studios are located near, but not within the survey area. Public Broadcasting Station KCET, located at 4401 Sunset Boulevard, is on property where filming began in 1912. Siegmund "Pop" Lubin, had been producing films in Philadelphia since 1897, but moved to the KCET site to escape the Edison trust in January 1912.

*D6. Significance (continued)

The ABC Television Center Studios, located at 4151 Prospect Avenue, near the survey area, was developed in 1912 as the lot of Vitagraph Studios. Vitagraph actually used Edison's motion picture equipment, and came to Hollywood for the weather, not to hide from the Edison Trust. At 23-acres in 1912, the property was the largest motion picture lot in the world. Vitagraph helped start the careers of Rudolph Valentino, Mary Pickford, Lillian Gish, Norma Talmadge, Douglas Fairbanks, Lionel Barrymore and Joe E. Brown. Stage 55, the oldest remaining stage on the lot (and at one time the world's largest sound stage), still features windows that are visible in "The Phantom of the Opera" with Lon Chaney. The huge pepper tree in front of the KABC bungalows was planted in 1920 by Norma Talmadge. The studio was eventually purchased by Warner Bros in 1925 for $1 million. And at least some portion of Al Jolson's historic "The Jazz Singer" may have been filmed here on Stage 55 when the lot was owned by Warner Bros. ABC Television acquired the studio property in 1949, and opened the world's largest, state-of-the-art television center.

The third motion picture studio near the survey area was the William Fox Studio, precursor to 20th Century Fox. It was located at the southeast corner of Sunset Boulevard and Western Avenue. Fox opened the studio in 1913, and operated it until moving to the Century City lot in 1928. Very few of the support buildings for the old studio still remain. The fourth motion picture studio was the first Walt Disney Studio, which was built in 1926 and located at 2719 Hyperion Avenue, at the northeast corner of the intersection with Griffith Park Avenue. Walt Disney was a Los Feliz resident who lived with his wife Lillian at 4053 Woking Way. It was at the Los Feliz studio where Snow White and the Seven Dwarfs and Pinocchio were produced and released, and it remained Disney's main production facility until a new one was constructed in Burbank in 1951. The studio site is now Gelson's Supermarket, and was declared City of Los Angeles Historic-Cultural Monument on October 6, 1976.

Land Use and Site Development

From 1905 to 1939, the survey area transitioned from agricultural land to a residential neighborhood through the subdivision of numerous tracts. The surveying of tracts in the area began when Hollywood City Engineer, W. N. Lundstrom, surveyed the Edgecliff Tract in 1905 on behalf of Byron S. Phelps. Early landowners and developers in the survey area included W. D. Jackson, Sanford Rich, Walker S. Rich and his family, A. F. Morgan and his family, Bryon S. Phelps, and John Leibold and Sarah L. Bird. The developers of the Hartford Villa Foothill Tract, Hollywood Investment Company, was a major developer in the Hollywood area. Sanborn maps of the neighborhood show a smattering of development by 1905 on the east side of Canyon (then called Sepulveda Avenue) and many unimproved parcels, while large tracts between Van Ness and Taft were still unsubdivided. By 1919, the Sanborn map illustrates that Canyon, Taft, Van Ness, and Wilton have filled in substantially with residential dwellings. Parcels along the east side of Gramercy remain vacant, while a few lots along St. Andrews, adjacent to Immaculate Heart School, contain identical bungalows built for speculative purposes.

Single Family Residential Development

Residential development in the survey area consisted primarily of single-family residential structures. The survey area's development period coincided with the rise of the motion picture industry in Los Angeles and it has historically served as a residential location of choice for industry professionals. According to Census data, most of the earliest residents of the survey area, from a diverse array of ethnic and national backgrounds, worked in the motion picture and theatrical industries. Other professions included insurance, real estate, and manufacturing.

Multi-Family Residential Development

Residential development in the Los Feliz area was not limited to single-family buildings, but included multi-family resource types such as duplexes, quadruplexes, and apartment buildings. Executed in the same styles and materials as single-family homes, these structures in most cases were home to those for whom home ownership was not feasible. Builders, architects, and planners developed innovative strategies to bolster the attractiveness of apartment living, often incorporating features of single-family residences.

Annexation by Los Angeles

The survey area was annexed by the City of Los Angeles on February 7, 1910, as part of the Hollywood Annex, which amounted to 4.45 square miles. East Hollywood, located to the north of the original City's limits, was 11.11 square miles and was annexed on February 28, 1910. Normandie Avenue essentially forms the boundary between them.

Street Name Origins

The name "Los Feliz" originated with the rancho, and several of the local streets reflect the Spanish tradition (e.g., Bellota Way-Spanish for acorn, Berendo Street-Spanish for antelope, and Bruna Way-Spanish for very brown.) Many of the subsequent developers of the area, however, sought to attract buyers by promoting a feeling of an elite, yet quaint, neighborhood by a nomenclature derived from English, Scottish, Welsh and Cornish themes and place names (Col. Griffith was of Welsh descent; Arthur Letts was born in Holdenby, England.) Examples of street names in the survey area with these associations include St. Andrews Place, Wilton Place, and Gramercy Place. Another common choice of developers was to name streets after the area's majestic native trees and natural topography (e.g., Canyon Drive.) Still other street names in the survey area are derived from the surnames of early developers and residents, and are significant in that they tell a bit of the history of the area (e.g., Taft Avenue--after Alfred J. and Blanche M. Taft).

Developers and the Development Process

Feverish real estate activity during the real estate boom of the 1880s resulted in the subdivision of the city's earliest suburbs, as well as paper boomtowns that never materialized. Real estate speculation and ownership of property, at that time, was open to all members of society until the real estate industry, led by the Los Angeles Realty Board (1903), effected residential segregation through the use of restrictive covenants, a practice that lasted until 1948. During the 1920s, the city's greatest boom period, restrictive covenants became standard practice. One of the city's most influential real estate companies, Janss Investment Corporation, founded in 1899, spanned the trajectory of real estate development history in Los Angeles. Beginning with small subdivisions such as Wellington Heights, Janss subdivided the Belvedere Tract (Boyle Heights) from 1905-1910, its method of selling "to have a tract office at the property with a horse and buggy with which our salesmen would pickup clients at the end of the car line and show them the property." Janss then began subdivisions in Ramona Acres (Monterey Park) and Yorba Linda, followed by the Van Nuys-Landershim lands in 1910, later called Owensmouth. By the company's second generation, Janss had transitioned into community planners, successfully subdividing the Rancho San Jose de Buenos Ayres into Westwood, Westwood Hills, and Holmby Hills, resulting in the movement of existing Los Angeles population, institutions (what would become UCLA) and industries (Twentieth Century Fox Studios) to the west side of Los Angeles.

Two types of real-estate developers operated in the Hollywood Grove survey area: subdividers and home builders. The subdividers platted tracts, subdivided lots, improved roads, and established utility lines. Home builders speculatively constructed lots, intending to entice prospective buyers. Both developers worked on a small scale and "viewed their business as selling land, not houses, and the realization of subdivision plans took many years."

The Subdivider, 1905–1939
The first tract in the survey area, the Edgecliffe Tract, was located between Edgecliffe and Gramercy and was subdivided by W. D. Jackson in 1905. In 1905–1906, the Hollywood Investment Company and individual partnerships, such as Leibold & Bird, platted tracts and sold lots to individual investors. Sale of lots and construction of individual homes continued for more than three decades, creating a district with a splendid concentration of Craftsman houses along Canyon Drive and Wilton Place, interspersed with Period Revival styles.

The Home Builder, 1905–1939
Home builders in the survey area include William L. Peck (resided on Canyon Drive, constructed house on Taft); C. S. Albright, and William King (a row of Craftsman bungalows on St. Andrews).

*D6. Significance (continued):

Architecture, Engineering, and Designed Landscapes, 1905–1939

The Arts and Crafts Movement (1895–1918)

Cultural tastes in Los Angeles in the late 19th and early 20th centuries were greatly influenced by the English Arts and Crafts Movement. Founded by English designer William Morris, the Arts and Crafts Movement was an anti-modernism reaction to industrialization and its impacts. Morris' aesthetics in art and design became popularly embraced in the United States and were chiefly promoted by Gustav Stickley, a furniture designer and publisher of *The Craftsman* magazine, which became the name of the movement in the United States. In Southern California, the movement was embraced by a community of artists who lived and worked along the Arroyo, including Highland Park resident Charles Fletcher Lummis, *Los Angeles Times* writer and editor of Land of Sunshine/Out West." The pastoral and romantic landscape of early Hollywood and Los Feliz was well-suited to the themes of the Arts and Crafts Movement, which revered beauty, quality, and simplicity. Neighborhood developers chose street names which romanticized British heritage and tradition, and local architects and builders translated these themes into their buildings. New residents of Los Feliz, who were generally of the middle and upper classes, were also sensitive to cultural trends, and desired houses designed in the current, fashionable styles.

Transitional Arts and Crafts

The survey area's oldest extant buildings were constructed in the Transitional Arts and Crafts style. The Transitional Arts and Crafts style was popular from 1895–1915, primarily in Los Angeles and the surrounding areas. The Transitional Arts and Crafts style, as the name suggests, is a transitional style between late 19th century Shingle and Queen Anne Styles, and the 20th century Craftsman and Colonial Revival styles. This style owes much to the English Arts and Crafts movement, with its insistence on organic color palettes and materials and handcraftsmanship, and the contributions of the California architects Charles and Henry Greene, who popularized the use of Oriental decorative elements. The Transitional Arts and Crafts style often features walls and roofs clad in wood shingles, with asymmetrical facades. Structures are typically two stories, with steeply pitched roofs, gables, deep eaves with decorative brackets, corbels, and rafter tails, leaded or stained glass windows, and large porches. The Transitional Arts and Crafts style is an eclectic style, blending elements from most revival styles popular at the turn of the last century.

Craftsman

The survey area contains some of the best examples of Craftsman architecture in Los Feliz—along Canyon Drive. The architectural forms developed in Southern California draw upon a complex range of other design sources, including English (Medieval) cottage forms, Japanese and Chinese architecture and decorative arts, the Swiss chalet, as well as the earlier Queen Anne Shingle tradition. The Craftsman House is a high-style variation of the Craftsman aesthetic incorporating many design elements pioneered by California architects Charles and Henry Greene, usually exhibiting strong horizontal lines. Craftsman-style houses are usually two stories—featuring low-pitched or medium-pitched gabled roofs, oversized eaves with massive exposed rafter tails, and windows placed in groups or bands.

Colonial Revival

There are many examples of the Colonial Revival style in the survey area. The style became popular in Los Angeles around the turn of the last century. The Colonial Revival style resulted from a rejection of the Queen Anne Revival style, and a desire to return to a more "traditional" American building type. The style took on added popularity with the restoration of Colonial Williamsburg in the 1920s. This style draws from the simple building forms typical of early American colonial structures, and elements of classical or Georgian architecture. It is closely related to the Neoclassical Revival and Georgian Revival styles. Colonial Revival residential structures are typically one or two stories, with hipped or gabled roofs and symmetrical facades. The entryway or porch is the primary focus, often highlighted with a decorative crown or pediment. Commercial structures are usually low in scale. Elements of the Colonial Revival style are often found mixed with the Queen Anne and Craftsman architectural styles.

*D6. Significance (continued):

Period Revival Styles in Los Angeles (1918–1940)

Period revival-style buildings transformed the landscape of Los Angeles during the real estate boom of the 1920s. Inspired by Hollywood and European influences, architects built fantastical Period Revival manors with pitched Tudor gables and faux timbers, French Normandy castles, Moorish Revival apartments, Swiss Chalet cottages, and Chinese- and Egyptian-themed movie palaces. The style that predominated during the 1920s was the Mediterranean Revival, an eclectic combination of influences, inspired by villas of the Italian Riviera. The major Period Revival styles include Dutch Colonial Revival, Egyptian Revival, French Eclectic/Norman, Hispano-Moorish Revival, Mediterranean/Italian Renaissance Revival, Neoclassical Revival, Swiss Chalet, and Tudor/English Revival. Revivals of Chinese, Japanese, Byzantine, and even Scandinavian architecture may be found in Los Angeles. The use of Period Revival styles in the survey area reflected the increasing personal wealth of prospective residents, the presence of the film industry, and the beauty of remote canyons in the Hollywood Hills, among many other factors, which created a market for elaborate single family residences which appealed to middle class and upper income families.

Tudor/English Revival

In the survey area, there are good examples of the Tudor Revival/English Revival style, and the style resonates with the British themes of the original Los Feliz development. The style is based on late Medieval English cottage styles. The English Revival Cottage is a smaller version of the Tudor with brick walls instead of stucco and less half-timbering. Tudor style structures are typically two or three stories, with a steeply pitched hipped roof with side gables, stucco, half-timbered, tall, narrow, diamond-paned windows, and a massive chimney. The English Cottage is usually one to two stories, steeply-pitched hip roof, brick with some half-timbering, and diamond-paned windows. The Tudor and English Revival styles features can be found mixed with Shingle, Queen Anne Revival, and Stick and Eastlake styles.

Spanish Colonial Revival

The Spanish Colonial Revival grew out of a renewed interest in the Spanish Missions in the Southwest and the Monterey Revival built as early the 1890s in Southern California. According to Gebhard and Winter, "The symbolic beginning of the revival was the San Diego Exposition of 1915 and those buildings designed for the fair by Bertram O. Goodhue and Carleton M. Winslow. By the 1920s, it became the style for Southern California, and was employed for the full range of building types. Many Southern California communities adopted the style as the only image allowed. The term Spanish Colonial Revival entails a number of related historic styles—including the provincial Italian of northern Italy, the Plateresque, the Churrigueresque and the Neo-Classic of Spain and her colonies, and the Islamic from Southern Spain and North Africa. Its most formal exercises generally looked to the Italian while the Andalusian was employed for informal designs." The architectural features of this style are intended to reflect traditional Spanish architecture with local building materials, such as Adobe brick or stucco. Spanish Colonial structures are typically one or two stories, and rectangular in floor plan. The buildings have low-pitched, tiled roofs, recessed openings, decorative ironwork and gardens. A few excellent examples of the Spanish Colonial Revival style, from more modest bungalows to splendid mansions are found in the survey area.

Finding of Significance of HPOZ

The proposed Hollywood Grove HPOZ meets the criteria for HPOZ designation because the district as a whole contains residences of high architectural quality that effectively represent the development history of East Hollywood/Los Feliz. Neighborhood tracts were first platted in 1905 and the first residences were constructed immediately thereafter; by 1939, development had subsided. As the survey area transitioned from agricultural land to residential neighborhood, its development history coincided with the rise of the motion picture industry in Los Angeles. According to Census data, most of the earliest residents of the survey area, from a diverse array of ethnic and national backgrounds, worked in the motion picture and theatrical industries. The vast majority (approximately 77%) of the primarily single-family residential buildings in the survey area have retained a high degree of integrity of design and materials, in large part as a testament to their quality, craftsmanship, and continuing maintenance. The Contributing buildings retain their historic design and features depicting the array of styles common during this development period, predominantly, Transitional Arts & Crafts, Craftsman, Colonial Revival, Tudor/English Revival, and Spanish Colonial Revival. As a result, a cohesive residential neighborhood of architectural distinction exists and, as a whole entity, meets the HPOZ criteria: the Hollywood Grove survey area "possesses historic integrity," it "represents an established feature of the neighborhood," and retaining the survey area "would help preserve and protect an historic place in the City."

*D6. Significance (continued):

Finding of Contribution of HPOZ

The survey area comprises 138 parcels, the vast majority of which are single-family residential, and is bounded by both sides of Canyon Drive on the west, St. Andrews Place on the east, Foothill Drive on the north (south side only) and Franklin Avenue on the south, excluding all properties with Franklin Avenue addresses. The vast majority (approximately 77%) of the buildings in the survey area have retained a high degree of integrity of design and materials, in large part as a testament to their quality, craftsmanship, and continuing maintenance. The Contributing buildings retain their historic design and features depicting the array of styles common during this development period, predominantly, Transitional Arts & Crafts, Craftsman, Colonial Revival, Tudor/English Revival, and Spanish Colonial Revival. As a result, a cohesive residential neighborhood of architectural distinction exists and, as a whole entity, meets the HPOZ criteria: the survey area "possesses historic integrity," it "represents an established feature of the neighborhood," and retaining the survey area "would help preserve and protect an historic place in the City."

*D7. References

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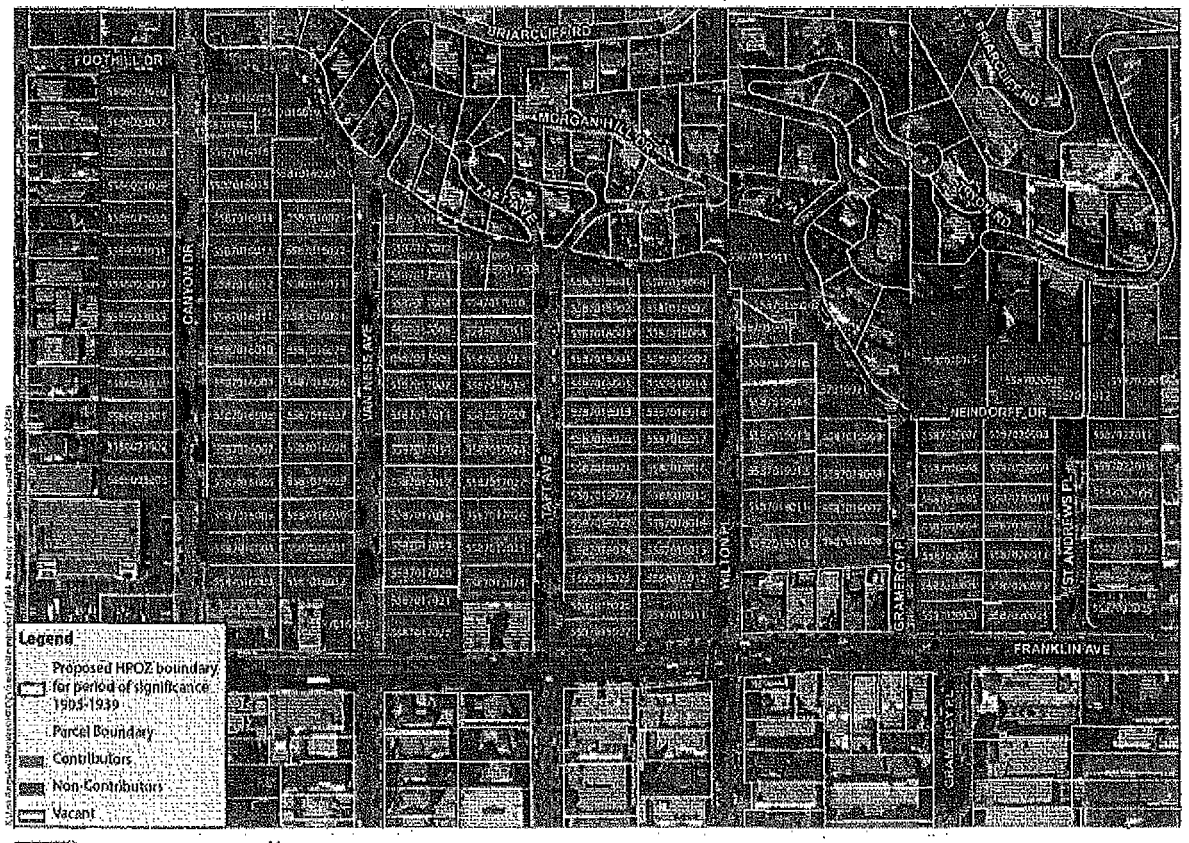
www.seeing-stars.com

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

*Resource Name or #: Proposed Hollywood Grove HPOZ

*Map Name: Hollywood Grove HPOZ Survey Area Map *Scale: 1 inch =0.05 miles *Date of Map: July 22, 2009



ICF Jones & Stokes

Figure 1
Historic Resources Survey Evaluations
Hollywood Grove HPOZ

*Required information

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1912 Canyon Drive
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec ____; _____ B.M.
c. Address 1912 Canyon Drive City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____mE/ _____mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587016003; LEIBOLD&BIRD TRACT Lot 9

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Craftsman style. The architectural design is attributed to H. H. Hayward.

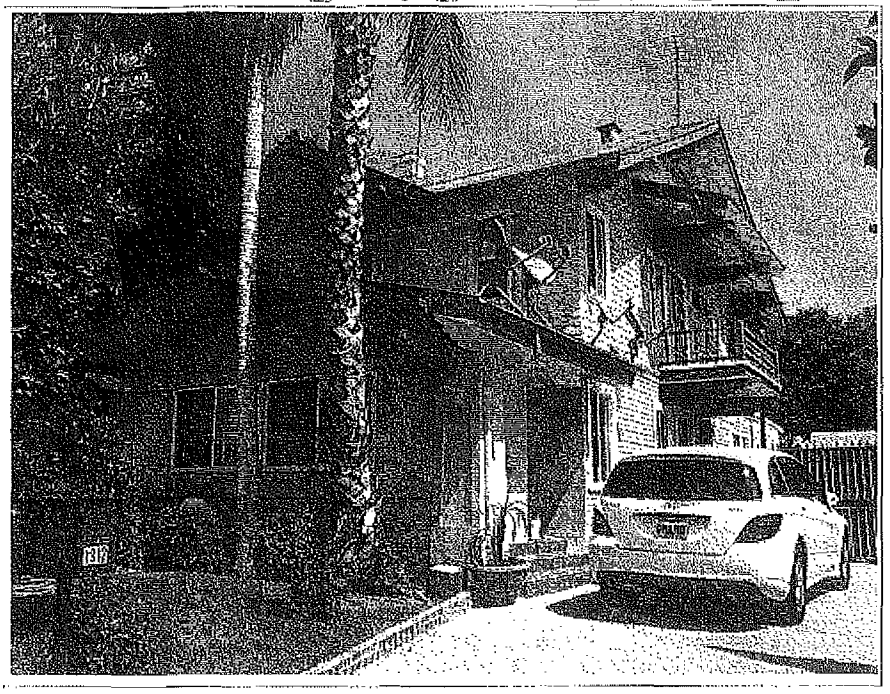
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: narrow wood clapboard and shingles ROOF: side gable, clad with composition shingles WINDOWS: wood frame tripartite and vinyl sliding OTHER: carved brackets

Evaluation: The survey evaluated the resource on the property as falling under criterion AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: Enclosed entry porch with vinyl sliders, rough textured stucco porch posts, terra cotta tiles on entry steps, and replacement of former wood frame double hung sash with vinyl sliders on both stories. Conversion to duplex involved addition of new entrance.

Landscape Features: Notable landscape features on the property include: mature palm trees in front yard.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1915 Tax Assessor

* P7. Owner and Address:
Hovik Adzhiyan
1910 Canyon Dr
Los Angeles, CA 90068-3605

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95) * Required Information

State of California – The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1918 Canyon Drive
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.
c. Address 1918 Canyon Drive City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587016004; LEIBOLD&BIRD TRACT Lot 10

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1 1/2-story single family residence. It was designed in the Colonial Revival style. G. P. Kristenson is recorded as having built the resource.

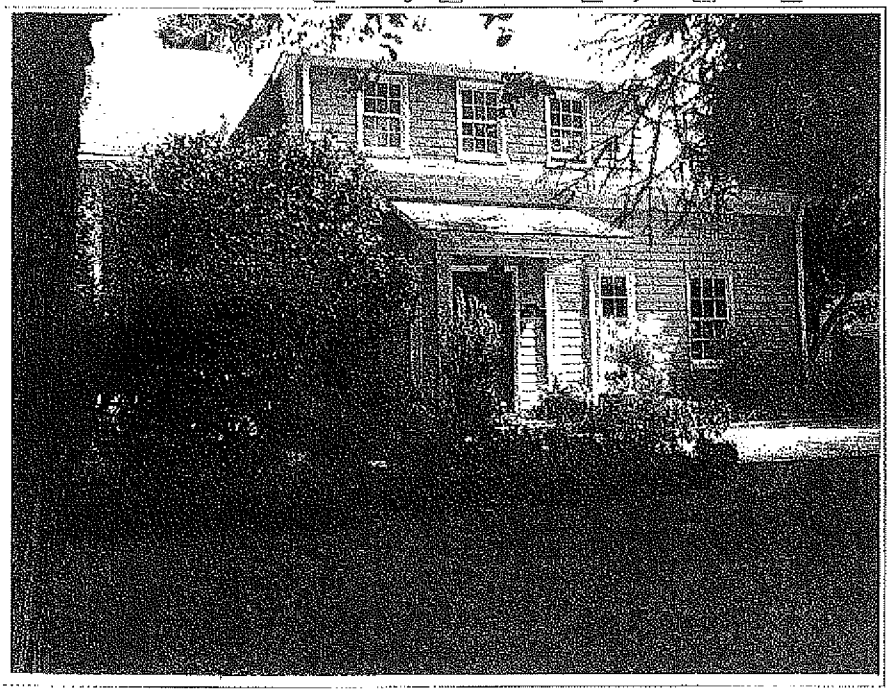
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: wood shingles ROOF: side gable with dormer, clad with composition shingles WINDOWS: wood frame double-hung sash

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Installation of concrete parking pad within front yard.

Landscape Features: Notable landscape features on the property include: mature deodar cedar tree in yard.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1915 Tax Assessor

* P7. Owner and Address:
Ken Martin
1918 Canyon Dr
Los Angeles, CA 90068-3605

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95)

* Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1924 Canyon Drive
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1924 Canyon Drive City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587016005; LEIBOLD&BIRD TRACT Lot 11

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Craftsman style. H. F. Eckenbrecht is recorded as having built the resource. The architectural design is attributed to Kennedy & Company.

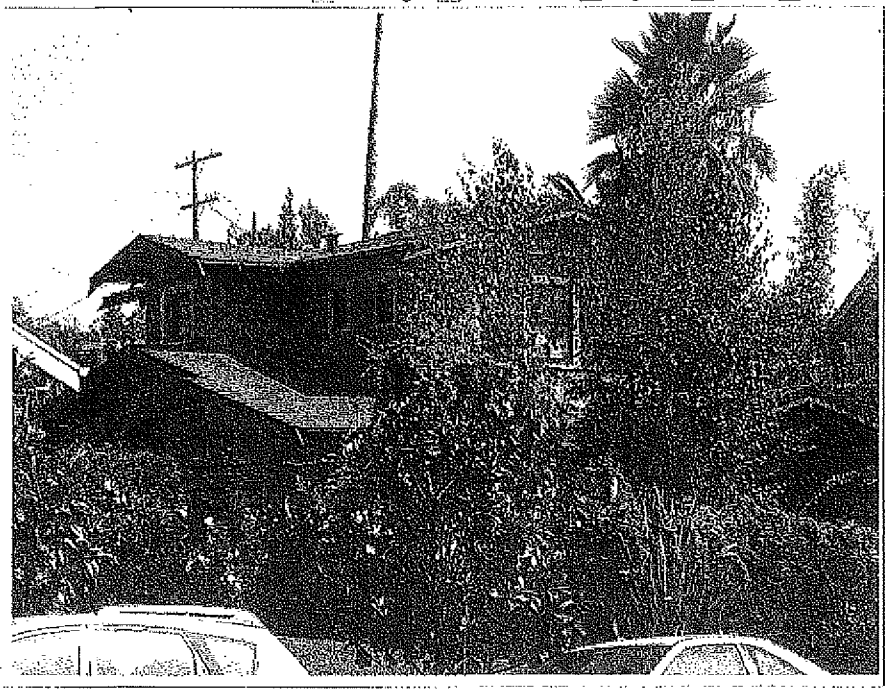
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: wood clapboard and wood shingles ROOF: cross gable, clad with composition shingles WINDOWS: wood frame fixed and double-hung sash

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Installation of approximately 6-foot front yard fence.

Landscape Features: Notable landscape features on the property include: grassy front lawn and shrubs.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1916 Tax Assessor

* P7. Owner and Address:
James R Nicholson
1924 Canyon Dr
Los Angeles, CA 90068-3605

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

DPR 523A (1/95)

* Required Information

State of California – The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1930 Canyon Drive
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.
c. Address 1930 Canyon Drive City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone ____, _____mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587016006; LEIBOLD&BIRD TRACT Lot 12

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Craftsman style. M. S. Yeager Company is recorded as having built the resource.

Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: wood clapboard ROOF: multi gable, clad with composition shingles WINDOWS: wood frame fixed, casement, double-hung sash and tripartite OTHER: trellis over driveway; hollywood ribbon driveway.

Evaluation: The survey evaluated the resource on the property as falling under criterion AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: Visible alterations include rock veneer covering front porch posts and pedestals; addition of skylight protruding from second story; non-original brick chimney.

Landscape Features: Notable landscape features on the property include: grassy front lawn and shrubs.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1912 Tax Assessor

* P7. Owner and Address:
Steven H Brabson
1930 Canyon Dr
Los Angeles, CA 90068-3605

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1931 Canyon Drive

P1. Other Identifier:

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

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 1931 Canyon Drive City Los Angeles Zip 90068

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5586023003; LEIBOLD&BIRD TRACT S 10 FT OF LOT 2 AND ALL OF Lot 3

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Spanish Colonial Revival style. Elmer R. Slys is recorded as having built the resource.

Features: PLAN: l shaped CONSTRUCTION: wood frame WALLS: smooth stucco ROOF: shallow hip, clad with clay tile WINDOWS: wood frame fixed, casement and aluminum sliding

Evaluation: The survey evaluated the resource on the property as falling under criterion AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: Visible alterations include metal awnings over three front windows and metal extension over second floor balcony. Aluminum sliding windows have been installed on south second floor.

Landscape Features: Notable landscape features on the property include: clipped bushes and mature trees in front yard.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property

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



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920 Tax Assessor

* P7. Owner and Address:
Mark Dippe
1931 Canyon Dr
Los Angeles, CA 90068-3604

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

DPR 523A (1/95) * Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1936 Canyon Drive
P1. Other Identifier:
* P2. Location: [ ] Not for Publication [x] Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1936 Canyon Drive City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587016007; LEIBOLD&BIRD TRACT Lot 13

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the Craftsman style. Anthony Bros. is recorded as having built the resource.

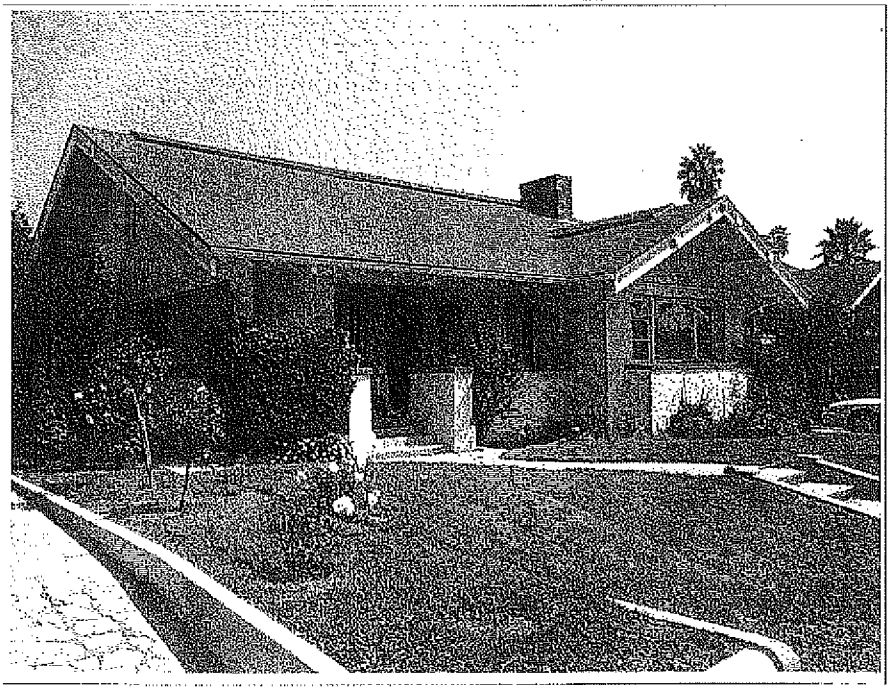
Features: PLAN: l shaped CONSTRUCTION: wood frame WALLS: asbestos shingles and rough textured stucco ROOF: side gable, clad with composition shingles WINDOWS: wood frame fixed, casement and tripartite OTHER: concrete retaining wall.

Evaluation: The survey evaluated the resource on the property as falling under criterion AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: Visible alterations include replacement of wood cladding with asbestos shingles; replacement of tripartite windows within original openings; addition of tall planter; addition of red brick railing and planter caps; and stucco finish on porch walls and planter.

Landscape Features: Notable landscape features on the property include: grassy front lawn and shrubs.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: [x] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
[ ] Prehistoric [x] Historic [ ] Both
1914 Tax Assessor

* P7. Owner and Address:
Ellsworth C Simpson
1936 Canyon Dr
Los Angeles, CA 90068-3605

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

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

DPR 523A (1/95)

* Required Information

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1937 Canyon Drive
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1937 Canyon Drive City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5586023002; LEIBOLD&BIRD TRACT N 50 FT OF Lot 2

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1 1/2-story single family residence. It was designed in the Craftsman style. The architectural design is attributed to W. S. Garrett.

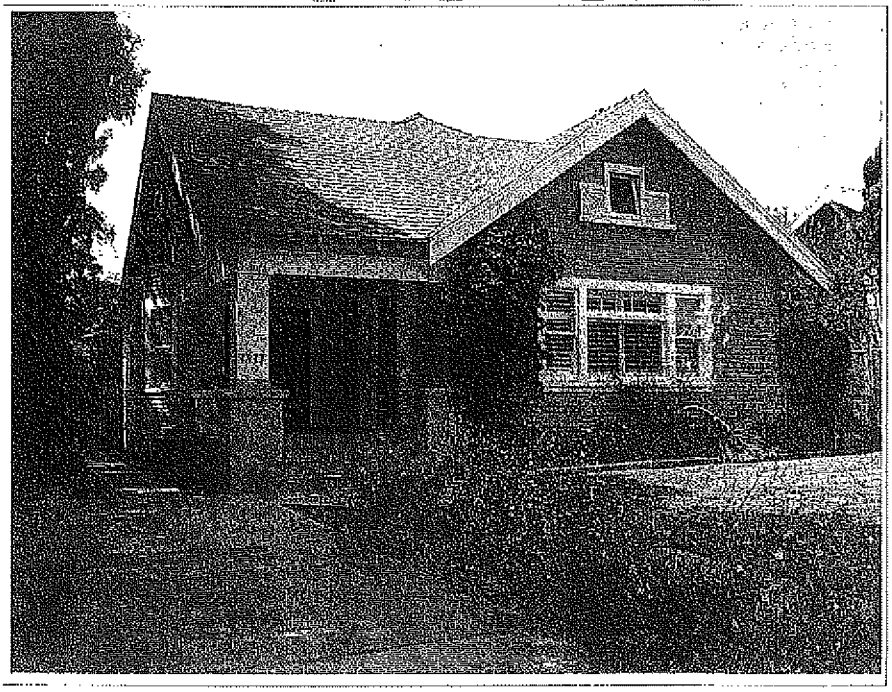
Features: PLAN: l shaped CONSTRUCTION: wood frame WALLS: wood clapboard ROOF: cross gable, clad with composition shingles WINDOWS: wood frame fixed, double-hung sash and tripartite OTHER: cant bay on south elevation.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Visible alterations include the likely addition of two French entry doors at the west end of the entry porch.

Landscape Features: Notable landscape features on the property include: grassy front lawn and shrubs.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1919 Tax Assessor

* P7. Owner and Address:
Richard L Meehan
1201 N Orange Grove Ave Apt 206
West Hollywood, CA 90046-5338

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

DPR 523A (1/95) * Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1944 Canyon Drive
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.
c. Address 1944 Canyon Drive City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587016008; LEIBOLD&BIRD TRACT Lot 14

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1 1/2-story single family residence. It was designed in the Craftsman style.

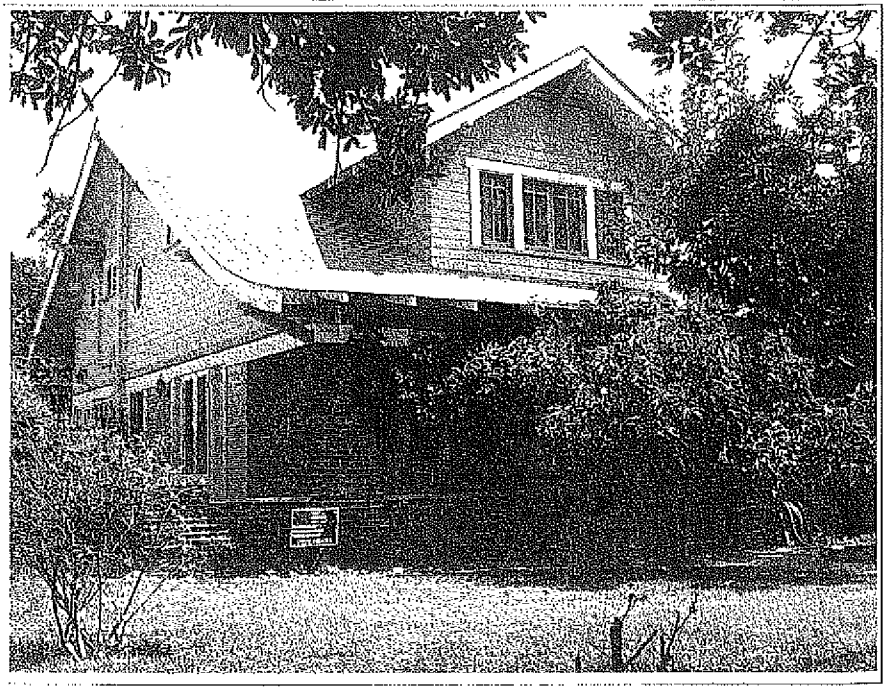
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: wood clapboard ROOF: side gable, clad with composition shingles WINDOWS: wood frame fixed, double-hung sash and tripartite OTHER: battered brick porch piers, prominent front gabled dormer, flared eaves, concrete retaining wall.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: New fenestration introduced to visible north elevation at first and second floor.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920 Tax Assessor

* P7. Owner and Address:
Steve Williams
1944 Canyon Dr
Los Angeles, CA 90068-3605

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

Contributor 1944 Canyon Drive

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1947 Canyon Drive
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1947 Canyon Drive City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5586023001; LEIBOLD&BIRD TRACT Lot 1

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the Craftsman style.

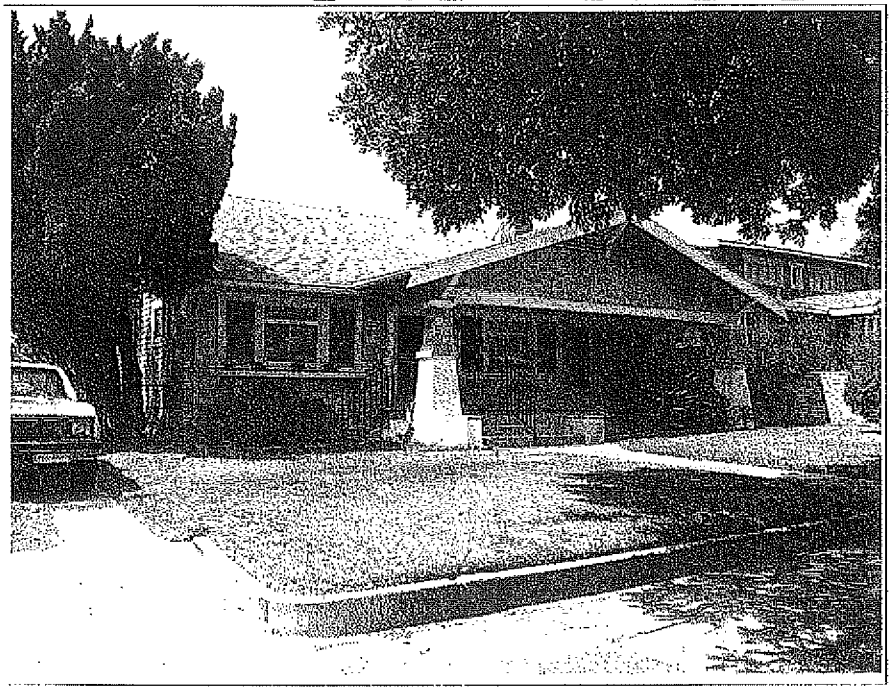
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: wood clapboard and wood shingles ROOF: side gable, clad with composition shingles WINDOWS: wood frame fixed, double-hung sash and tripartite OTHER: battered porch piers, hollywood ribbon driveway, concrete retailing wall.

Evaluation: The survey evaluated the resource on the property as falling under criterion AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: Alterations include two pairs of new handrails; center of north tripartite window has wood slats that replaced glazing flanked by non-original diamond patterned sidelights.

Landscape Features: Notable landscape features on the property include: raised grass, big trees in pkwy.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1910

* P7. Owner and Address:
William W & W Flannagan
1947 Canyon Dr
Hollywood, CA 90068-3604

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

DPR 523A (1/95) * Required Information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1948 Canyon Drive
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.
c. Address 1948 Canyon Drive City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587016009; HARTFORD VILLA FOOTHILL TRACT Lot 21

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the Colonial Revival style. S. E. Campbell is recorded as having built the resource.

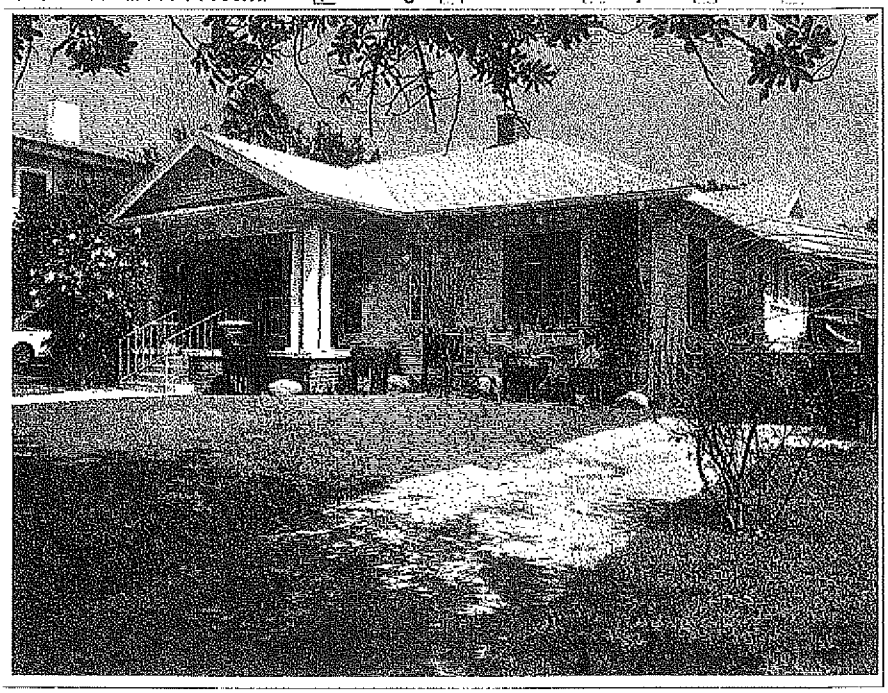
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: wood clapboard ROOF: hip and gable, clad with composition shingles WINDOWS: wood frame fixed, double-hung sash and casement OTHER: doric porch posts, brick porch foundation, carved brackets.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Non-original metal handrails and driveway canopy.

Landscape Features: Notable landscape features on the property include: grassy front lawn and shrubs.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1915 Tax Assessor

* P7. Owner and Address:
Joseph E Cordova
14761 Califa St
Van Nuys, CA 91411-3107

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95)

* Required Information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1951 Canyon Drive
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1951 Canyon Drive City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5586023035; HARTFORD VILLA FOOTHILL TRACT S 56 FT OF Lot 20

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Craftsman style. Hollywood Construction Co. is recorded as having built the resource.

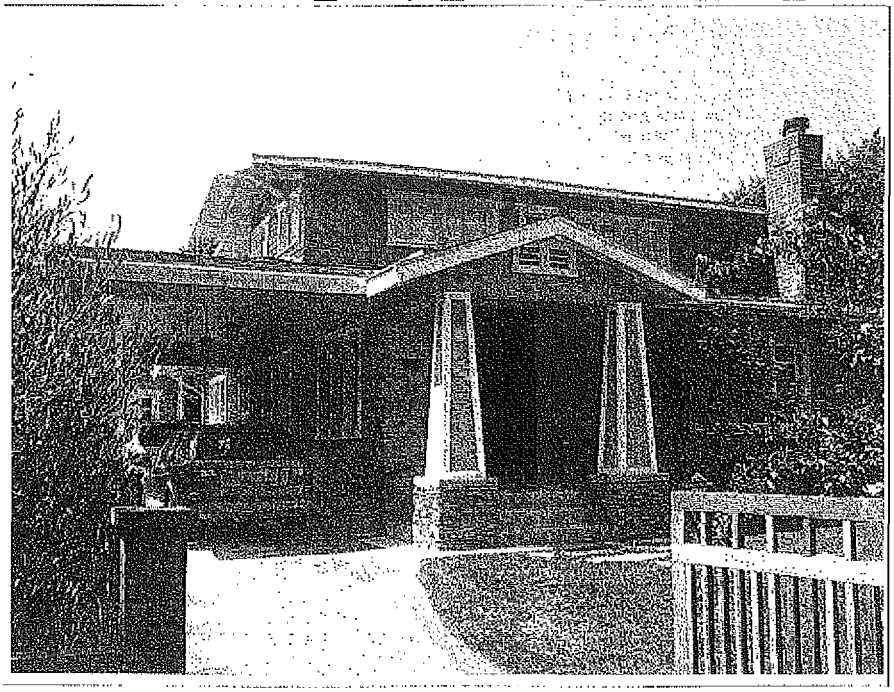
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: clapboard ROOF: side gable, clad with composition shingles WINDOWS: wood frame tripartite and wood frame casement OTHER: porte cochere

Evaluation: The survey evaluated the resource on the property as falling under criterion AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: Porch balusters, columns and steps have been altered, wood fence installed in front yard.

Landscape Features: Notable landscape features on the property include: grassy front lawn and shrubs.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1918 Tax Assessor

* P7. Owner and Address:
Carlton Thompson
1951 Canyon Dr
Los Angeles, CA 90068-3604

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

DPR 523A (1/95)

* Required Information

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

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1954 Canyon Drive
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ 1/4 of ____ 1/4 of Sec ____; _____ B.M.
c. Address 1954 Canyon Drive City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587016010; HARTFORD VILLA FOOTHILL TRACT Lot 22

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Prairie style. M. J. Baker is recorded as having built the resource.

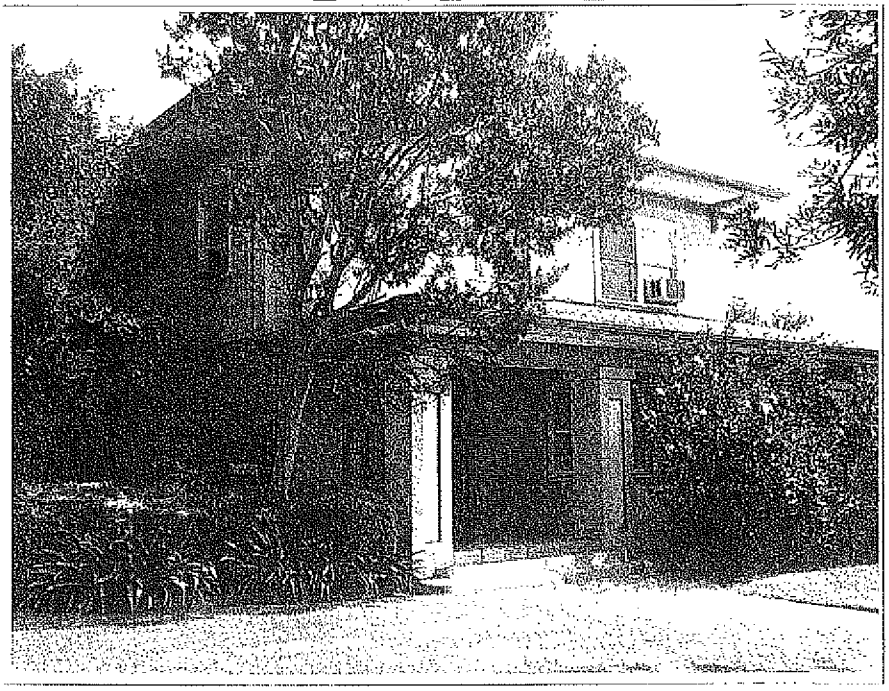
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: stucco ROOF: hip, clad with composition shingles WINDOWS: wood frame fixed and double-hung sash

Evaluation: The survey evaluated the resource on the property as falling under criterion AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations:

Landscape Features: Notable landscape features on the property include: grassy front lawn and shrubs.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1917 Tax Assessor

* P7. Owner and Address:
Petr & Stepa Litomisky
1954 Canyon Dr
Los Angeles, CA 90068-3605

* P8. Recorded by: (Name, affiliation, address)
Katy Lain/Elizabeth Weavre
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

Contributor - Altered Structure 1954 Canyon Drive

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1957 Canyon Drive
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T ___ ; R ___ ; ___ 1/4 of ___ 1/4 of Sec ___ ; _____ B.M.
c. Address 1957 Canyon Drive City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone ____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5586023034; HARTFORD VILLA FOOTHILL TRACT LOT 19 AND N 4 FT OF Lot 20

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Craftsman style.

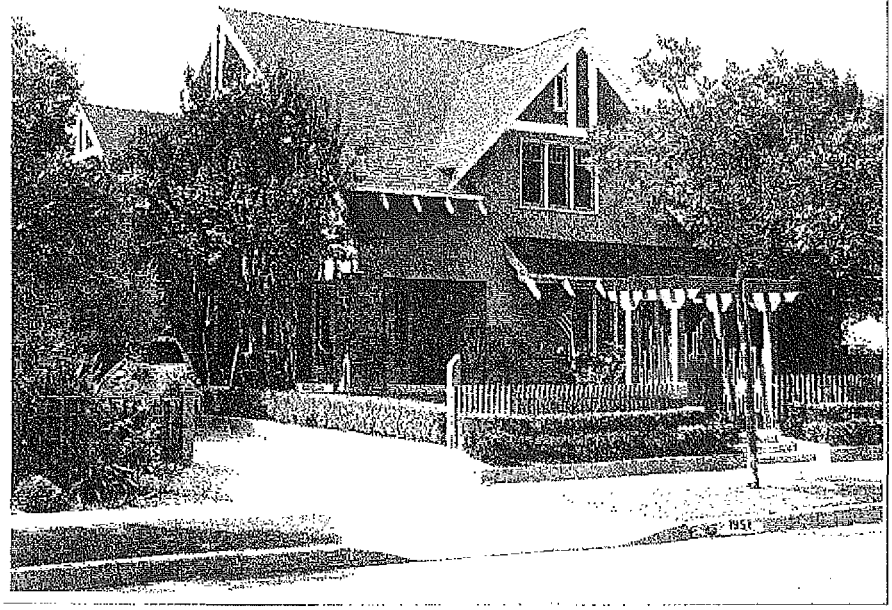
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: rough textured stucco ROOF: side gable, clad with composition shingles WINDOWS: wood frame fixed and casement

Evaluation: The survey evaluated the resource on the property as falling under criterion AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: Visible alterations include brick piers and veneer, rough textured stucco, entry fence, arbor and gate.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs and clipped hedges.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1914 Tax Assessor

* P7. Owner and Address:
Scott Larson
1957 Canyon Dr
Los Angeles, CA 90068-3604

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95) * Required Information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1962 Canyon Drive
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ 1/4 of ____ 1/4 of Sec ____; _____ B.M.
c. Address 1962 Canyon Drive City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587016011; HARTFORD VILLA FOOTHILL TRACT Lot 23

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Craftsman style. Anthony Brothers is recorded as having built the resource. The architectural design is attributed to E. J. Thomas.

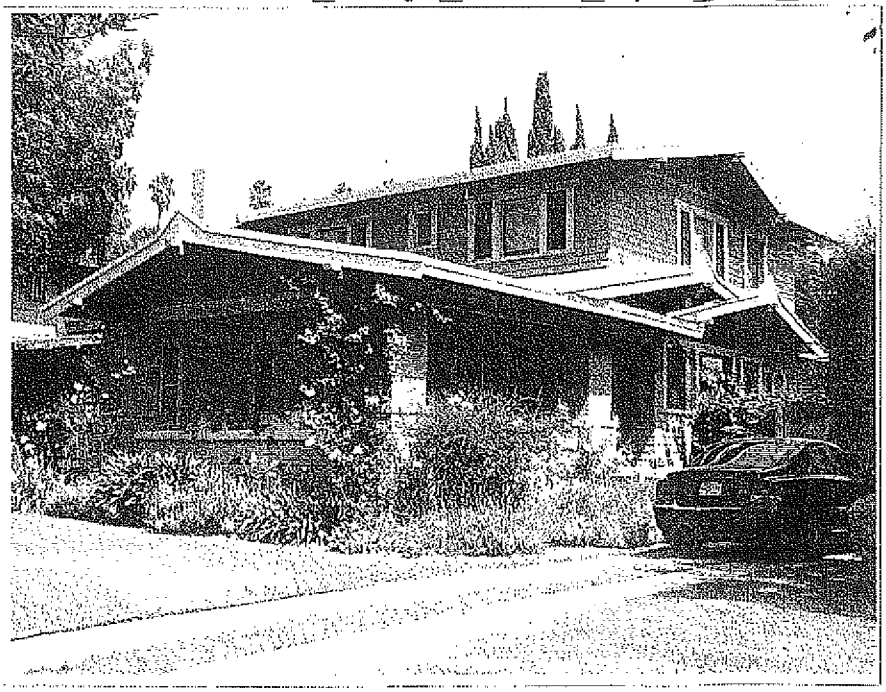
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: wood shingles ROOF: multi-gable, clad with composition shingles WINDOWS: wood frame fixed, double-hung sash, casement and tripartite OTHER: asian-influenced peaked gables, carved beam-ends, hollywood ribbon driveway.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: No significant visible alterations have occurred.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1913 Tax Assessor

* P7. Owner and Address:
Jeffrey M & Louisa J Levine
1962 Canyon Dr
Los Angeles, CA 90068-3605

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

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

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1963 Canyon Drive
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____1/4 of Sec____; _____ B.M.
c. Address 1963 Canyon Drive City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5586023033; HARTFORD VILLA FOOTHILL TRACT Lot 18

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Craftsman style. J. F. Connor is recorded as having built the resource.

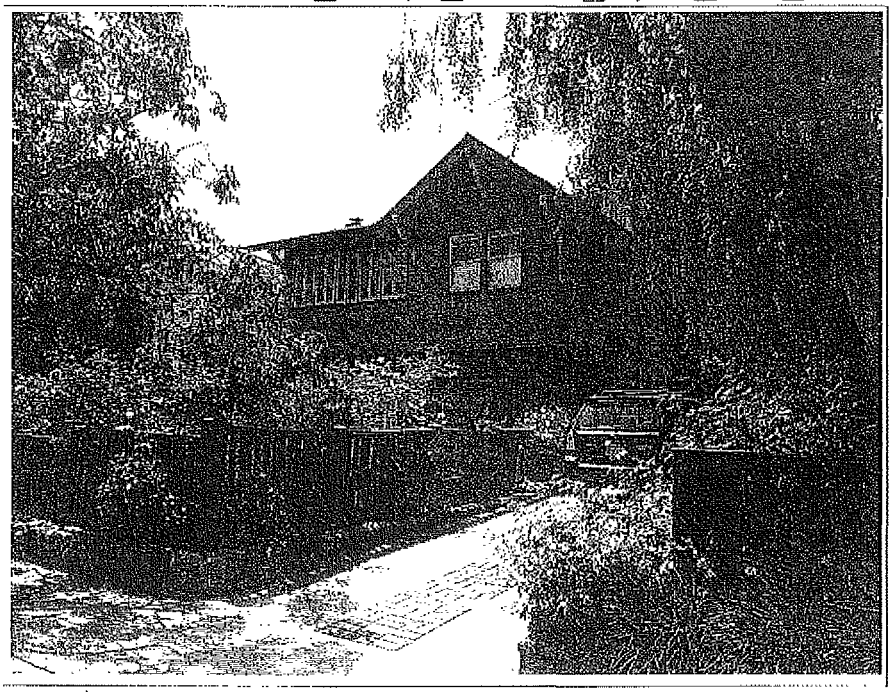
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: wood shingle ROOF: multi-gable, clad with composition shingles WINDOWS: wood frame tripartite, casement and double-hung sash OTHER: carved brackets

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Non-original fence and river rock border; planting strip in Hollywood driveway infilled with bricks

Landscape Features: Notable landscape features on the property include: mature trees and shrubs.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1909 Tax Assessor

* P7. Owner and Address:
Stuart H & Julie B Sender
2501 Colorado Ave Ste3
Santa Monica, CA 90404

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1965 Canyon Drive
P1. Other Identifier:
* P2. Location: [ ] Not for Publication [x] Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1965 Canyon Drive City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5586023032; HARTFORD VILLA FOOTHILL TRACT Lot 17

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Craftsman style.

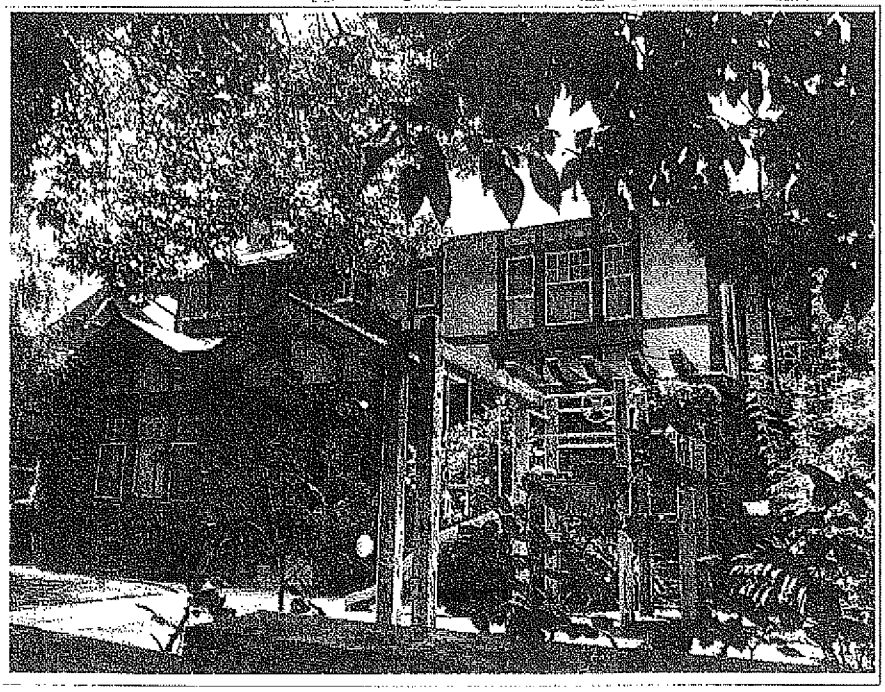
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: clapboard and rough textured stucco ROOF: side gable, clad with composition shingles WINDOWS: wood frame fixed, double-hung sash, casement and tripartite OTHER: half-timbering, carved brackets, window boxes on second story façade, trellis.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Non-original fence.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, climbing ivy, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: [x] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
[ ] Prehistoric [x] Historic [ ] Both
1911 Tax Assessor

* P7. Owner and Address:
Aaron Lipstadt
12400 Wilshire Blvd Ste 850
Los Angeles, CA 90025-1055

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

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

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

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1970 Canyon Drive

P1. Other Identifier: _____

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

b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.

c. Address 1970 Canyon Drive City Los Angeles Zip 90068

d. UTM: (Give more than one for large and/or linear feature) Zone ____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587016012; HARTFORD VILLA FOOTHILL TRACT Lot 24

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Craftsman style. Starr, Deal & Foster is recorded as having built the resource. The architectural design is attributed to N. W. Fouler.

Features: PLAN: I shaped CONSTRUCTION: wood frame WALLS: wood clapboard and wood shingles ROOF: front gable, clad with composition shingles WINDOWS: wood frame fixed, double-hung sash and casement OTHER: stout brick porch piers.

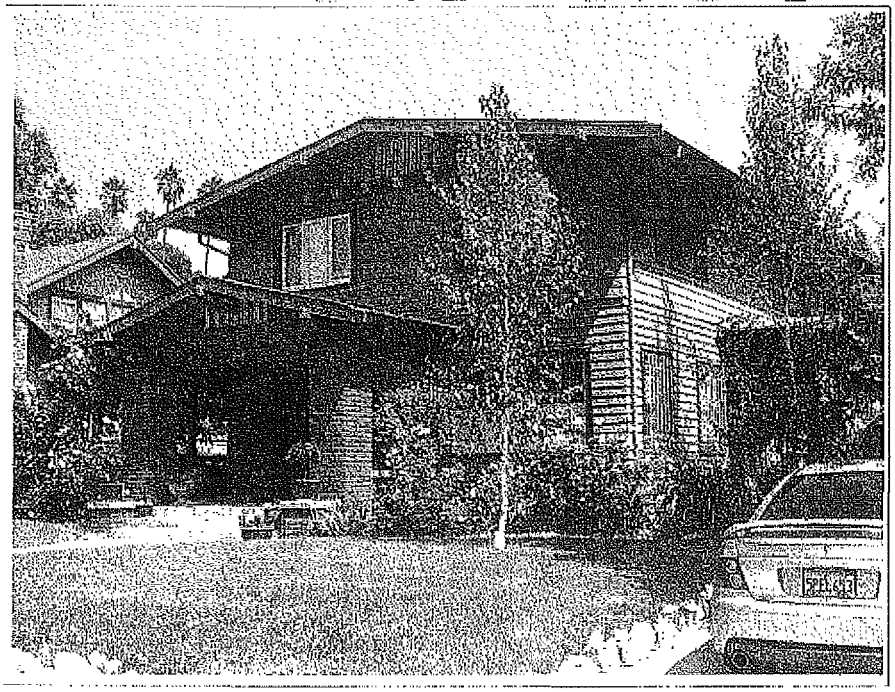
Evaluation: The survey evaluated the resource on the property as falling under criterion AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: Alterations include replacement of tripartite window with fixed glazing, replacement of second story casement windows with newer casements, bars on ground floor windows on secondary elevations.

Landscape Features: Notable landscape features on the property include: grassy front lawn and shrubs.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property

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



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1916 Tax Assessor

* P7. Owner and Address:
Seta Kazazian
1970 Canyon Dr
Los Angeles, CA 90068-3605

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95) * Required Information

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

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1972 Canyon Drive
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ 1/4 of ____ 1/4 of Sec ____; _____ B.M.
c. Address 1972 Canyon Drive City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587016013; HARTFORD VILLA FOOTHILL TRACT Lot 25

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1 1/2-story single family residence. It was designed in the Craftsman style. Edward Klinkner is recorded as having built the resource.

Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: wood clapboard and wood shingles ROOF: multi-gable, clad with composition shingles WINDOWS: wood frame fixed, double-hung sash and tripartite OTHER: bowed porch entry beam, battered porch posts atop brick piers.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: No significant visible alterations have occurred.

Landscape Features: Notable landscape features on the property include: mature tree in yard.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1913 Tax Assessor

* P7. Owner and Address:
David B Steinberg
1972 Canyon Dr
Los Angeles, CA 90068-3605

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATI(

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6L
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1973 Canyon Drive
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T ____ ; R ____ ; ____ 1/4 of ____ 1/4 of Sec ____ ; _____ B.M.
c. Address 1973 Canyon Drive City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5586023031; HARTFORD VILLA FOOTHILL TRACT Block 2 Lot 16

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1 1/2 and a half-story single family residence. It was designed in the Craftsman style.

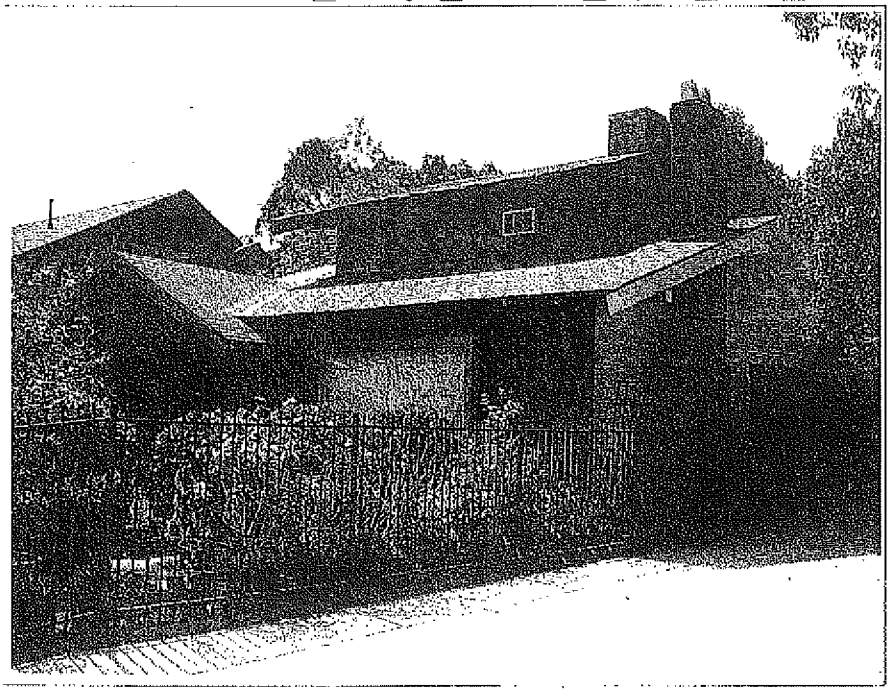
Features: PLAN: l shaped CONSTRUCTION: wood frame WALLS: wood clapboard and wood shingles ROOF: side gable, clad with composition shingles WINDOWS: wood frame fixed, double-hung sash and aluminum sliding

Evaluation: The survey evaluated the resource on the property as falling under criterion NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.

Alterations: Visible alterations include street-facing ground-floor window replaced by fixed glazing; aluminum sliders on second story, chimney wrapped with metal support, non-original metal fence and concrete driveway.

Landscape Features: Notable landscape features on the property include: potted plants in front yard.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1917

* P7. Owner and Address:
Douglas Roosendahl
1973 Canyon Dr
Los Angeles, CA 90068-3604

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95) * Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREAT

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 2002 Canyon Drive
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____1/4 of Sec____; _____ B.M.
c. Address 2002 Canyon Drive City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587016014; HARTFORD VILLA FOOTHILL TRACT Lot 26

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1 1/2 and a half-story single family residence. It was designed in the Craftsman style. Edward Klinkner is recorded as having built the resource.

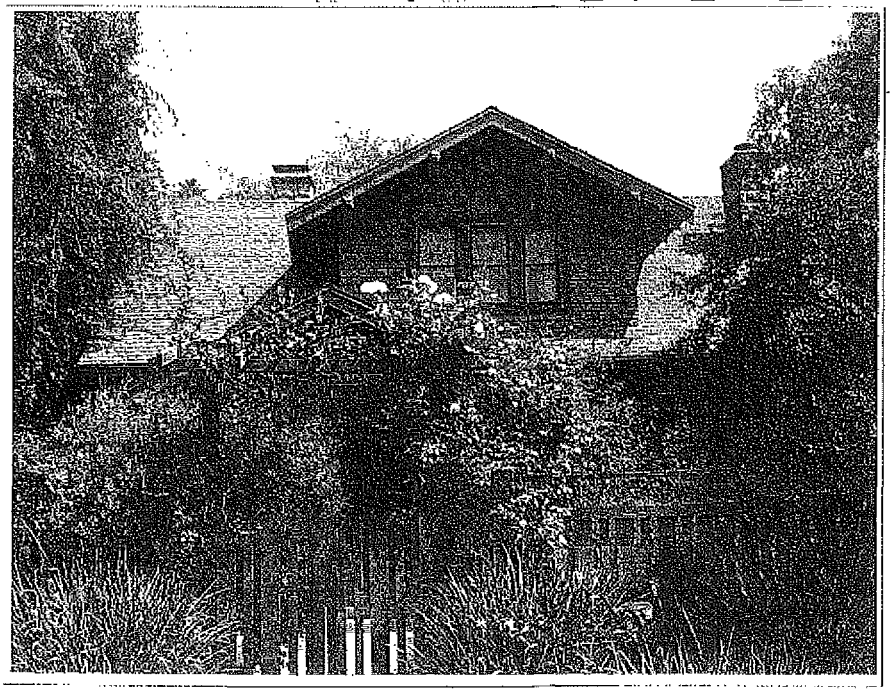
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: wood clapboard and wood shingles ROOF: side gable, clad with composition shingles WINDOWS: wood frame fixed and double-hung sash OTHER: prominent front gabled dormer, cast stone chimneys.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Front fence and entry gate are not original.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1912 Tax Assessor

* P7. Owner and Address:
Brown Russell E Trust
1999 Avenue Of The Stars Fl 26th
Los Angeles, CA 90067-6022

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

Contributor 2002 Canyon Drive

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 2003 Canyon Drive
P1. Other Identifier: _____
* P2. Location: [ ] Not for Publication [x] Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T___; R___; 1/4 of 1/4 of Sec___; ___ B.M.
c. Address 2003 Canyon Drive City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone ___, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5586023030; HARTFORD VILLA FOOTHILL TRACT Lot 15

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1 1/2-story single family residence. It was designed in the Craftsman style.

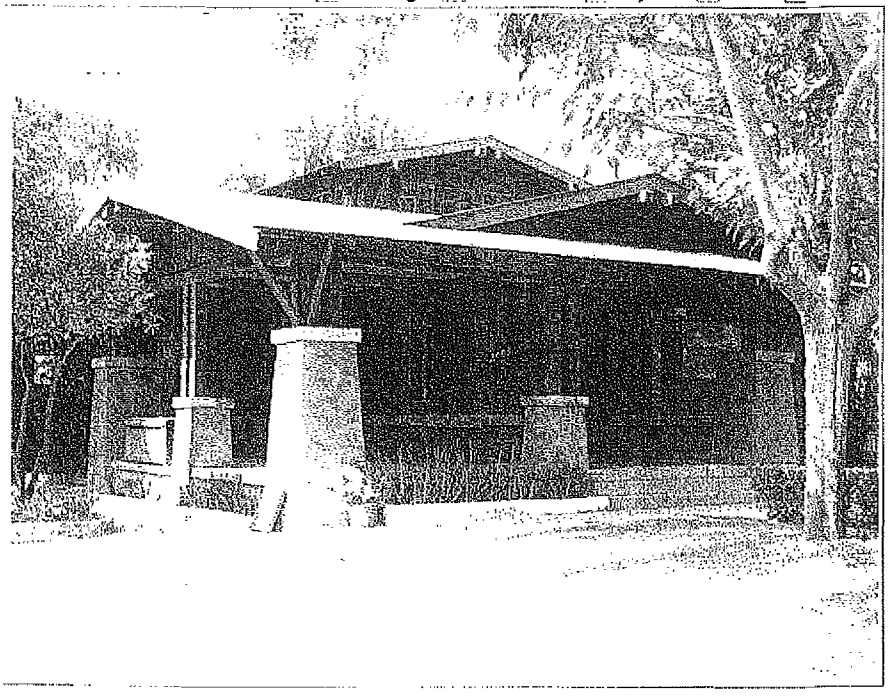
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: specialty wood shingles and regular wood shingles ROOF: multi-gable, clad with composition shingles WINDOWS: wood frame tripartite and casement OTHER: airplane bungalow variant. double porch posts atop battered piers

Evaluation: The survey evaluated the resource on the property as falling under criterion AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: Porch altered. Rough stucco applied to porch balastures. Front fence is not original.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: [x] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
[ ] Prehistoric [x] Historic [ ] Both
1912 Tax Assessor

* P7. Owner and Address:
Kathleen J Torrence
1908 N Curson Ave
Los Angeles, CA 90046-2208

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

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

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREAT.

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 2008 Canyon Drive
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.
c. Address 2008 Canyon Drive City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____mE/ _____mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587016015; HARTFORD VILLA FOOTHILL TRACT W 120 FT OF Lot 27

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Craftsman style. M. W. Fowler is recorded as having built the resource. The architectural design is attributed to A. P. Garnier.

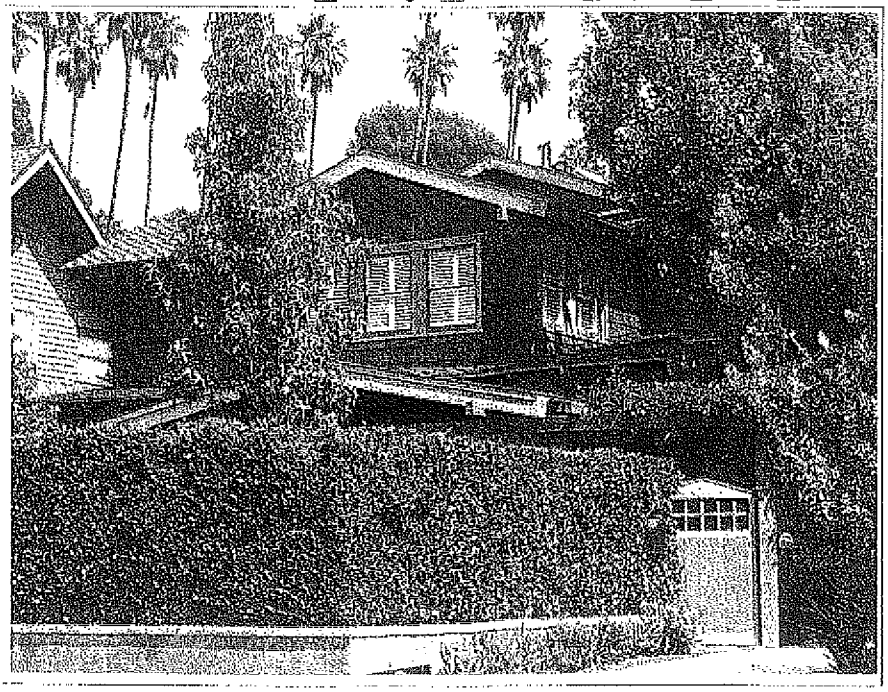
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: wood shingles ROOF: multi-gable, clad with composition shingles WINDOWS: wood frame double-hung sash

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Non-original retaining wall, fence and entry gate.

Landscape Features: Notable landscape features on the property include: clipped hedges, climbing vines and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1916 Tax Assessor

* P7. Owner and Address:
Guillaume Pajolec
2008 Canyon Dr
Los Angeles, CA 90068-3607

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 2009 Canyon Drive
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T___; R___; ___ 1/4 of ___ 1/4 of Sec ___; _____ B.M.
c. Address 2009 Canyon Drive City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5586023029; HARTFORD VILLA FOOTHILL TRACT Lot 14

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Colonial Revival style.

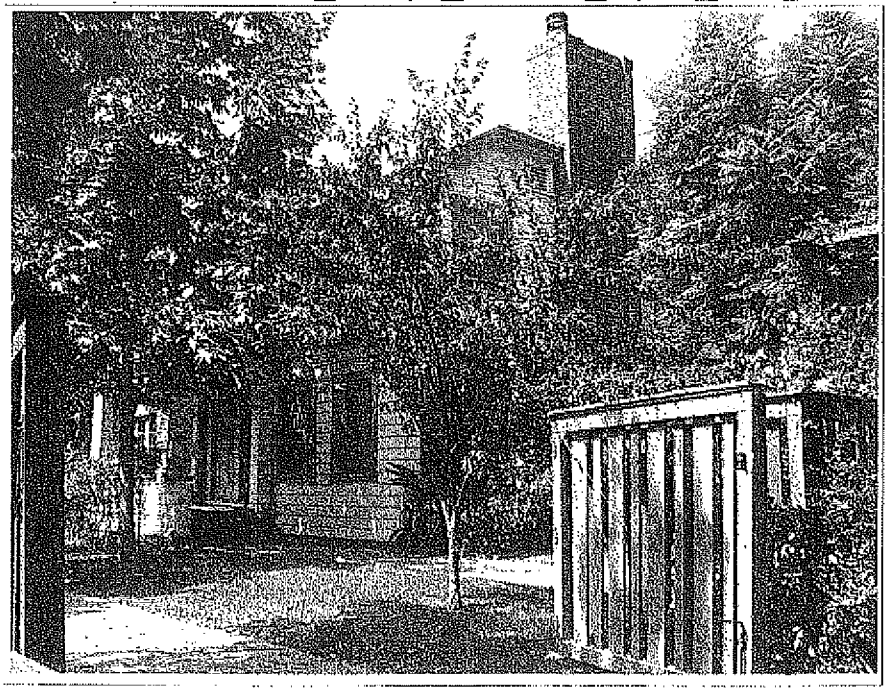
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: wide clapboard on ground floor and wood shingles on second story ROOF: clipped side gable, clad with composition shingles WINDOWS: wood frame double-hung sash

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Modified brick chimney, installation of wood front yard fence.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1914 Tax Assessor

* P7. Owner and Address:
Sidney W Taylor
2009 Canyon Dr
Los Angeles, CA 90068-3606

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 2014 Canyon Drive
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T ___ ; R ___ ; ___ 1/4 of ___ 1/4 of Sec ___ ; _____ B.M.
c. Address 2014 Canyon Drive City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587016016; HARTFORD VILLA FOOTHILL TRACT W 120 FT OF Lot 28

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1 1/2-story single family residence. It was designed in the Craftsman style. C. D. Goldthwaite is recorded as having built the resource.

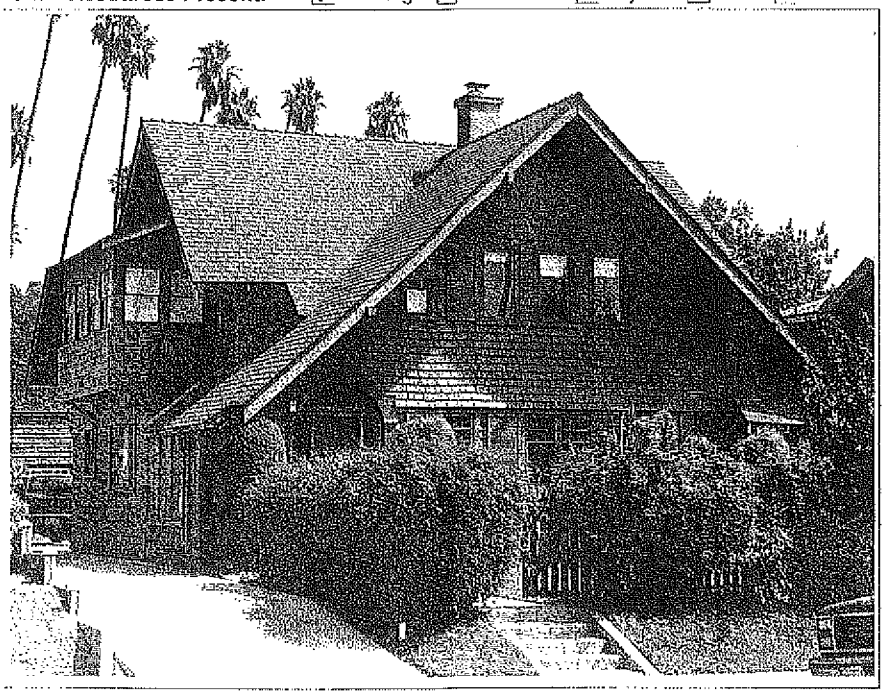
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: wide clapboard on ground floor and wood shingles on second story ROOF: cross gable, clad with composition shingles WINDOWS: wood frame fixed and double-hung sash OTHER: arched front entry

Evaluation: The survey evaluated the resource on the property as falling under criterion AS1) Altered structure with minor alterations, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: Sanborn maps reveal that only the northwest corner entry porch has been enclosed; the remainder of the ground floor façade is original. The front-door entry, wood shutters, wood fence, and concrete driveway are not original.

Landscape Features: Notable landscape features on the property include: grassy front lawn, clipped hedges, and shrubs.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1916 Tax Assessor

* P7. Owner and Address:
Marie Schley
2014 Canyon Dr
Los Angeles, CA 90068-3607

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/96)

* Required Information

State of California – The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2015 Canyon Drive
P1. Other Identifier:
* P2. Location: [ ]Not for Publication [✓]Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec; B.M.
c. Address 2015 Canyon Drive City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5586023028; HARTFORD VILLA FOOTHILL TRACT Lot 13

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1 1/2-story single family residence. It was designed in the Craftsman style. Kukus & Jones is recorded as having built the resource.

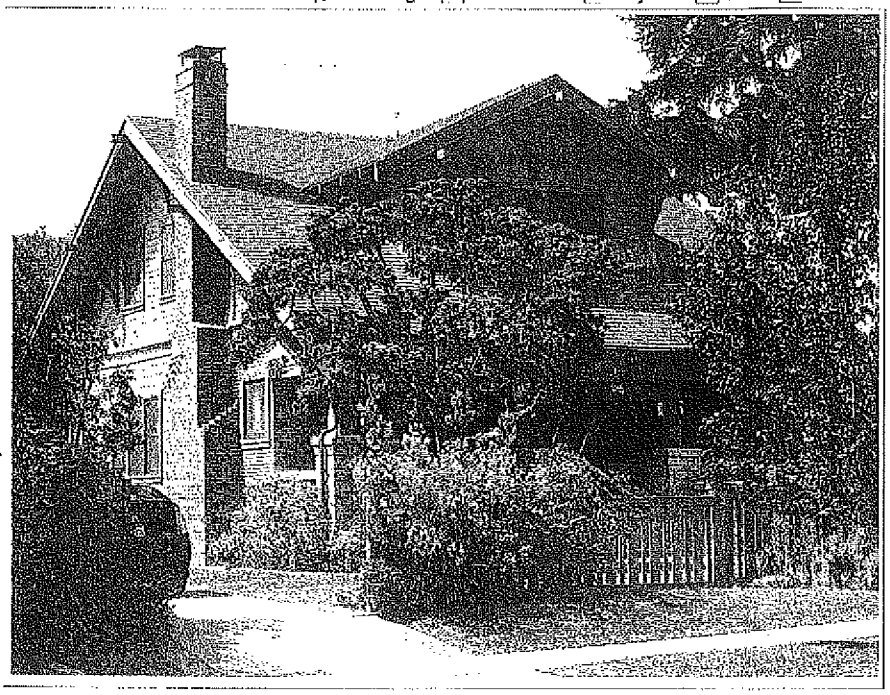
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: narrow wood clapboard and shingles ROOF: side gable, clad with composition shingles WINDOWS: wood frame fixed and double-hung sash OTHER: cast stone porch piers, dormer, carved brackets

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Chimney appears to have been replaced. Perimeter wood fence is not original.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: [✓]Building [ ]Structure [ ]Object [ ]Site [ ]District [ ]Element of District [ ]Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
[ ]Prehistoric [✓]Historic [ ]Both
1913 Tax Assessor

* P7. Owner and Address:
Melvin Eric Trust
2015 Canyon Dr
Los Angeles, CA 90068-3606

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2018 Canyon Drive
P1. Other Identifier:
* P2. Location: [ ] Not for Publication [x] Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 2018 Canyon Drive City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587016017; HARTFORD VILLA FOOTHILL TRACT W 90 FT OF S 40 FT OF Lot 29

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the Minimal Traditional style. Pacific Construction Financal Co. is recorded as having built the resource. The architectural design is attributed to Lawrence B. Clapp.

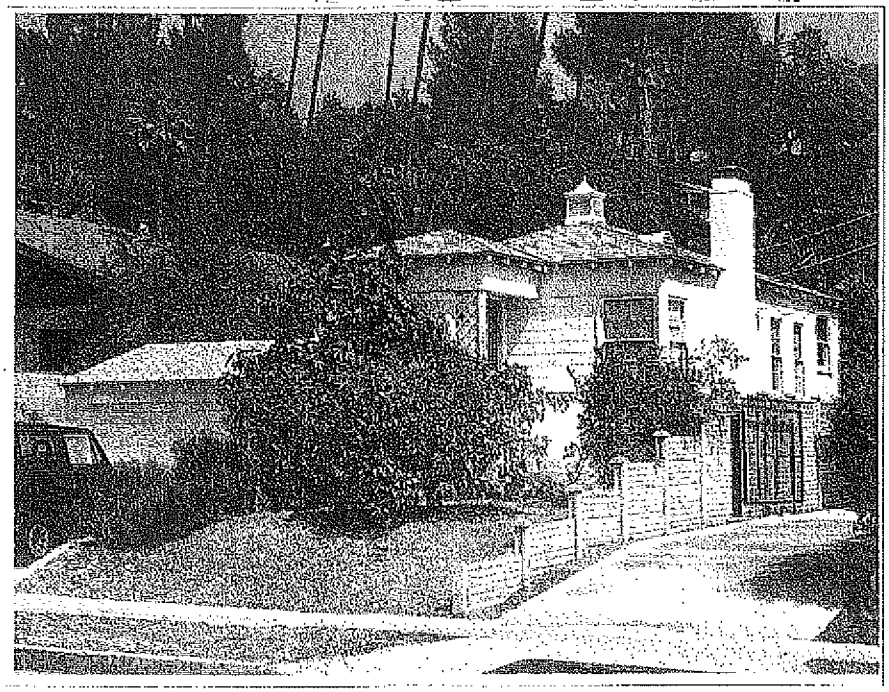
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: wood clapboard and rough textured stucco ROOF: hip, clad with composition shingles WINDOWS: wood frame fixed and double-hung sash OTHER: unique scale and styling relative to the rest of the survey area.

Evaluation: The survey evaluated the resource on the property as falling under criterion 3) Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of an historic place or area of historic interest in the City.

Alterations: Secondary elevations sheathed in rough textured stucco, chimney replaced, non original concrete driveway, non-original lattice screen on porch, non-original brick wall.

Landscape Features: Notable landscape features on the property include: shrubs and fruit trees in front yard.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: [x] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
[ ] Prehistoric [x] Historic [ ] Both
1938 Tax Assessor

* P7. Owner and Address:
Carol J Mike
2018 Canyon Dr
Los Angeles, CA 90068-3607

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

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

DPR 523A (1/95) * Required Information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATIC

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 2019-2021 Canyon Drive
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.
c. Address 2019-2021 Canyon Drive City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5586023027; HARTFORD VILLA FOOTHILL TRACT S 50 FT OF Lot 12

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story residential duplex. It was designed in the Spanish Colonial Revival style. Stephen Schwartz is recorded as having built the resource. The architectural design is attributed to D. C. Mensinger.

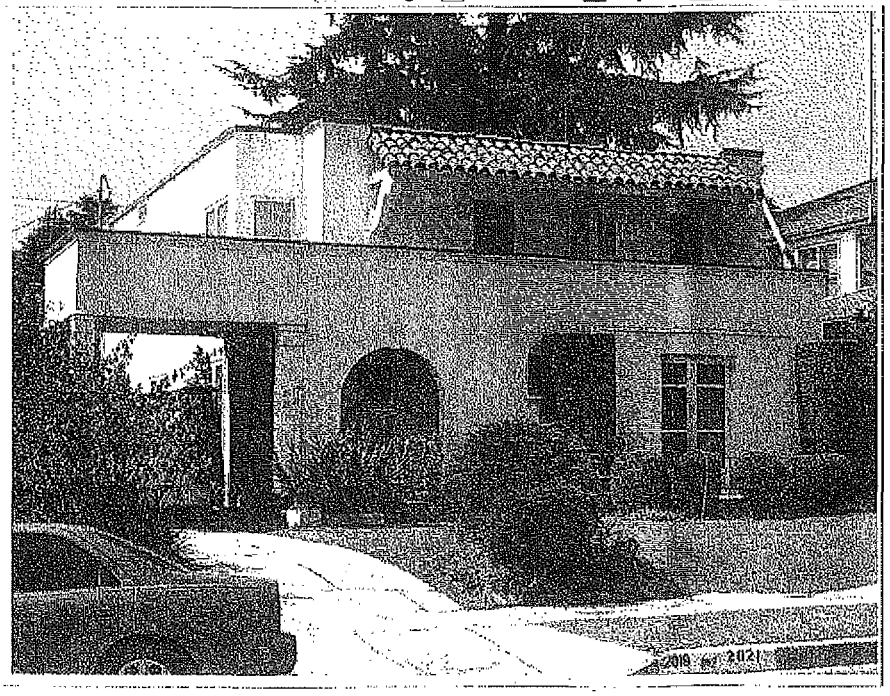
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: smooth stucco ROOF: flat with parapet and pent hood, clad with composition shingles and clay tiles WINDOWS: wood frame casement, double hung OTHER: elaborate carved brackets supporting pent roof, porte cochere

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: No significant visible alterations have occurred.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP03 Multi Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920 Tax Assessor

* P7. Owner and Address:
James Y & Lorraine L King
2021 Canyon Dr
Los Angeles, CA 90068-3606

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 2027 Canyon Drive
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; _____ 1/4 of _____ 1/4 of Sec _____ ; _____ B.M.
c. Address 2027 Canyon Drive City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5586023026; HARTFORD VILLA FOOTHILL TRACT LOT 11 AND N 10 FT OF Lot 12

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story residential duplex. It was designed in the Mediterranean Revival style. G. W. Fielding is recorded as having built the resource.

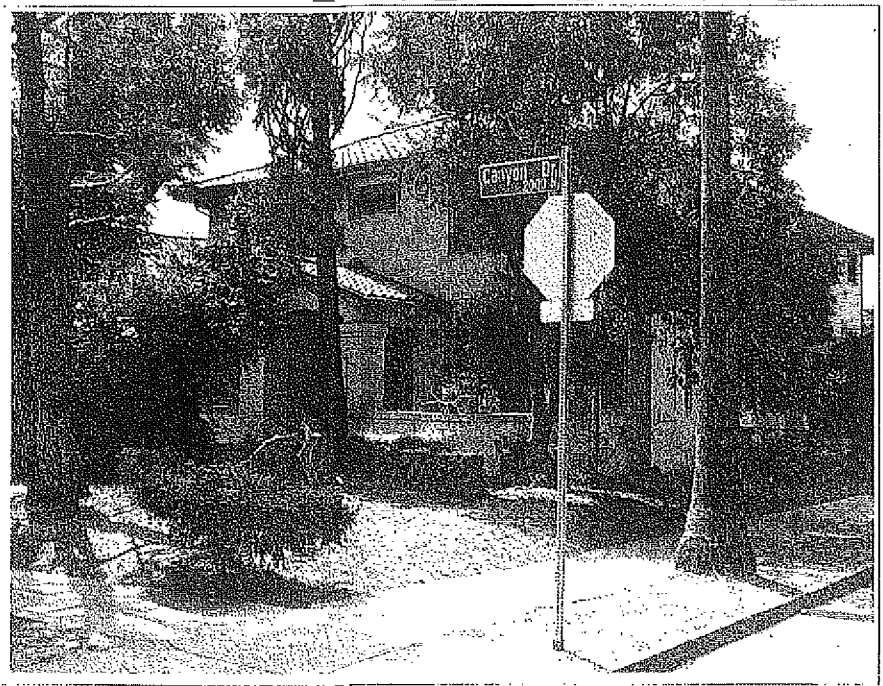
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: smooth stucco ROOF: hip, clad with clay tile WINDOWS: wood frame fixed, double-hung sash and casement OTHER: multiple entrances for this duplex on north and west elevations.

Evaluation: The survey evaluated the resource on the property as falling under criterion AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: No significant visible alterations have occurred.

Landscape Features: Notable landscape features on the property include: mature trees in yard.

* P3b. Resource Attributes: (List attributes and codes) HP03 Multi Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1923 Tax Assessor

* P7. Owner and Address:
Deobrah & Deborah Stevens
2300 Superior Ave
Venice, CA 90291-3961

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95) * Required Information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6L
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 5760 Foothill Drive
P1. Other Identifier: _____
* P2. Location: [ ] Not for Publication [x] Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; _____ 1/4 of _____ 1/4 of Sec _____ ; _____ B.M.
c. Address 5760 Foothill Drive City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587017009; BEULAH VISTA TRACT LOT COM AT MOST N COR OF LOT 8 TH SE ON SW LINE OF FOOTHILL DR 63 FT TH S TO S LI NE OF SD LOT TH W THEREON 50 FT TO SW COR OF SD LOT TH N 101.33 FT TO

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

The property contains a 2-story single family residence. It was designed in the Mediterranean Revival style.

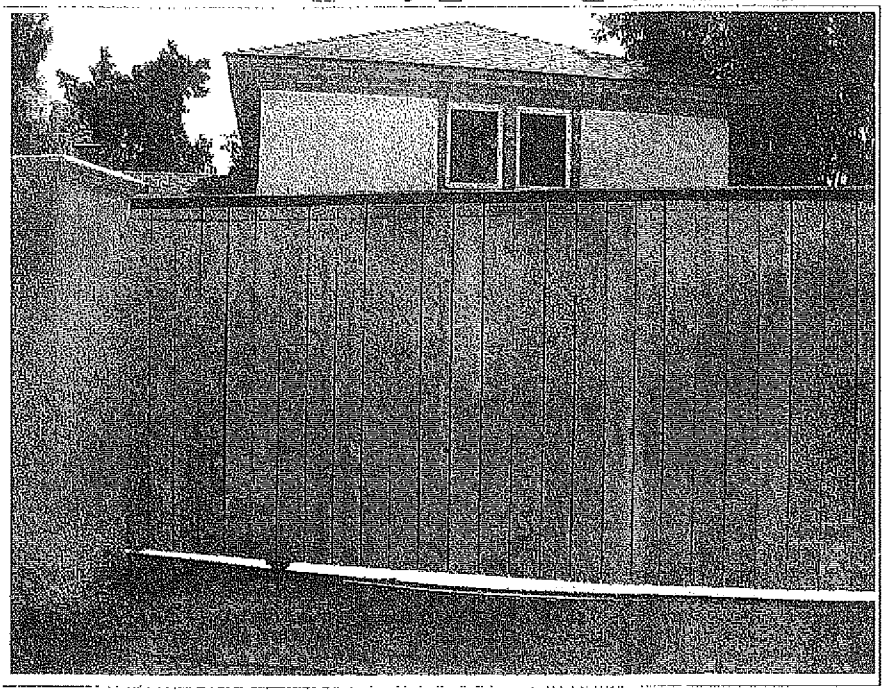
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: smooth stucco ROOF: hip, clad with composition shingles WINDOWS: wood frame fixed and casement OTHER: tall wall and front gate.

Evaluation: The survey evaluated the resource on the property as falling under criterion NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.

Alterations: The house has been substantially altered,. All primary (north) windows have been replaced with fixed glazing in non-original openings, French doors have been installed on east end of façade, front door and sconces are not original, and wall and driveway gate are not original. Swimming pool has been installed at Canyon-facing side-yard.

Landscape Features: Notable landscape features on the property include:

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: [x] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
3/16/2009

* P6. Date Constructed/Age and Sources:
[ ] Prehistoric [x] Historic [ ] Both
1920 Tax Assessor

* P7. Owner and Address:
Malcolm C Small
5760 Foothill Dr
Los Angeles, CA 90068-3652

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

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

DPR 523A (1/95) * Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6L
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 5820 Foothill Drive

P1. Other Identifier: _____

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

b. USGS 7.5' Quad _____ Date _____ T ____ ; R ____ ; ____ 1/4 of ____ 1/4 of Sec ____ ; _____ B.M.

c. Address 5820 Foothill Drive City Los Angeles Zip 90068

d. UTM: (Give more than one for large and/or linear feature) Zone ____ , _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587016019; HARTFORD VILLA FOOTHILL TRACT LOT COM N 89 52' 30" E 129 FT FROM NW COR OF LOT 30 TH S 0 11' 30" E 110 FT TH S 89 52' 30" W 9 FT TH S 0 11' 30" E 8 FT TH N 89 52' 30" E TO SW LINE OF FOOTHILL

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the California Ranch style.

Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: horizontal boards and brick ROOF: side gable, clad with composition shingles WINDOWS: multi-pane steel casement OTHER: wide brick chimney, brick entry steps, wood shutters, split rail wood fence and lamp post

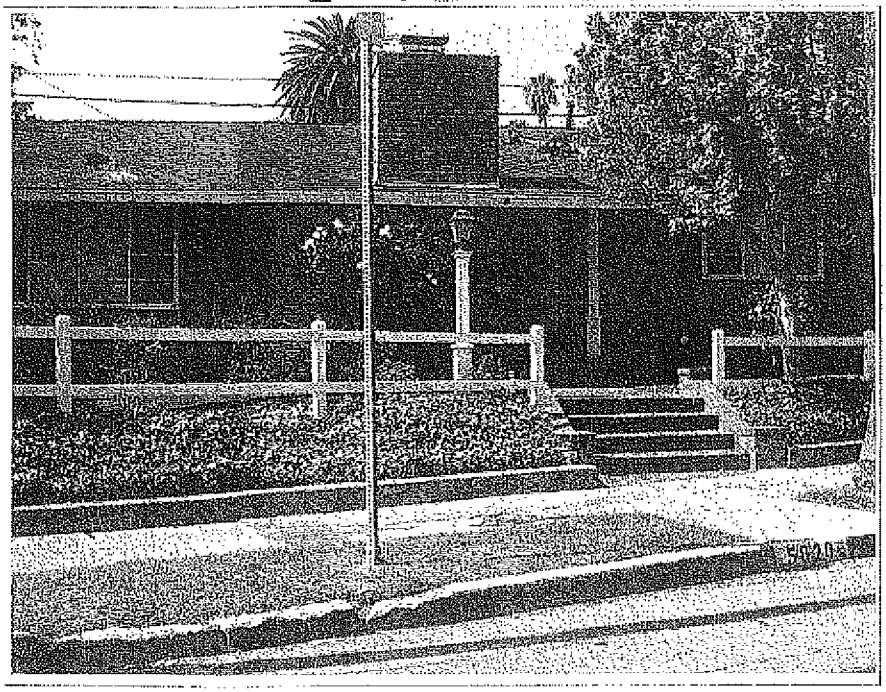
Evaluation: The survey evaluated the resource on the property as falling under criterion NC) Age: Structure was built after the HPOZ's historic and architectural periods of significance and has no known overriding significance.

Alterations: No significant visible alterations have occurred.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and maple tree. palm trees in parkway.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property

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



P5b. Description of Photo: (View, date, etc.)
3/16/2009

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1951 Tax Assessor

* P7. Owner and Address:
Jennifer J Joyce
5820 Foothill Dr
Los Angeles, CA 90068-3613

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95)

* Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6L
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 5830 Foothill Drive

P1. Other Identifier: _____

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

b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.

c. Address 5830 Foothill Drive City Los Angeles Zip 90068

d. UTM: (Give more than one for large and/or linear feature) Zone ____, _____mE/ _____mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587016018; HARTFORD VILLA FOOTHILL TRACT LOT COM AT NW COR OF LOT 30 TH S ON E LINE OF CANYON DR 70 FT TH E 90 FT TH S 40 FT TO S LINE OF LOT 29 TH E THEREON 39 FT TH N TO N LINE OF SD LOT

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

The property contains a 1-story single family residence. It was designed in the Craftsman style.

Features: PLAN: I shaped CONSTRUCTION: wood frame WALLS: rough textured stucco, vertical boards ROOF: side gable, clad with composition shingles WINDOWS: wood frame casement and double-hung sash OTHER: trellis.

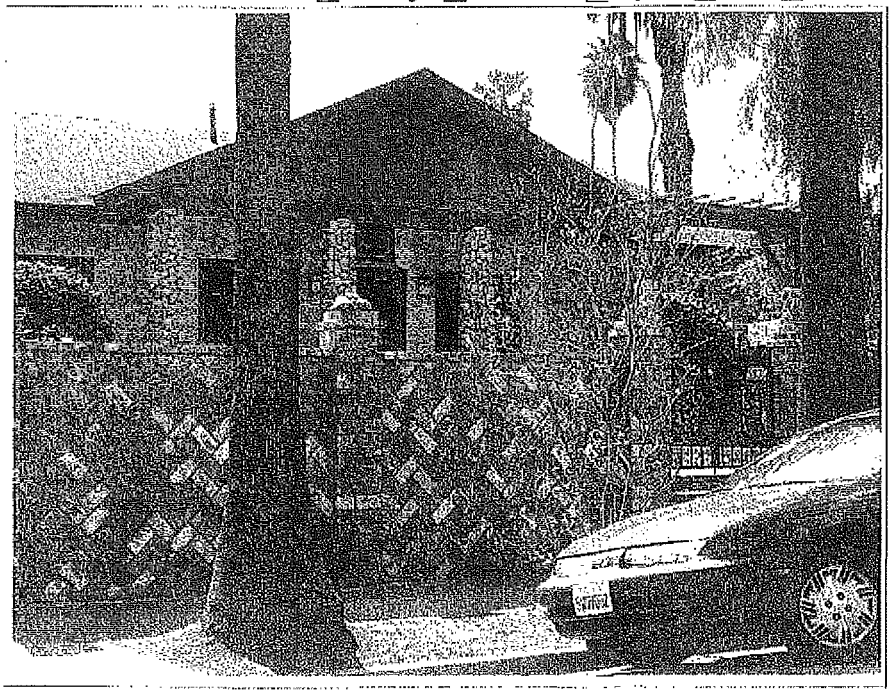
Evaluation: The survey evaluated the resource on the property as falling under criterion NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.

Alterations: Significant alterations include new or replaced front porch with new wood pediment, river rock covering porch piers, new wood windows added to the primary elevation, non-original front door, porch lights, brick wall and metal gate.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property

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



P5b. Description of Photo: (View, date, etc.)
3/16/2009

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1912 Tax Assessor

* P7. Owner and Address:
Selim M & Gonul Inel
5830 Foothill Dr
Los Angeles, CA 90068-3613

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95) * Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6L
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1900 North Gramercy Place
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec ____; _____ B.M.
c. Address 1900 North Gramercy Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587020020; *TR=3164*(EX OF ST) LOT 1 AND S 20 FT OF Lot 2

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Contemporary style.

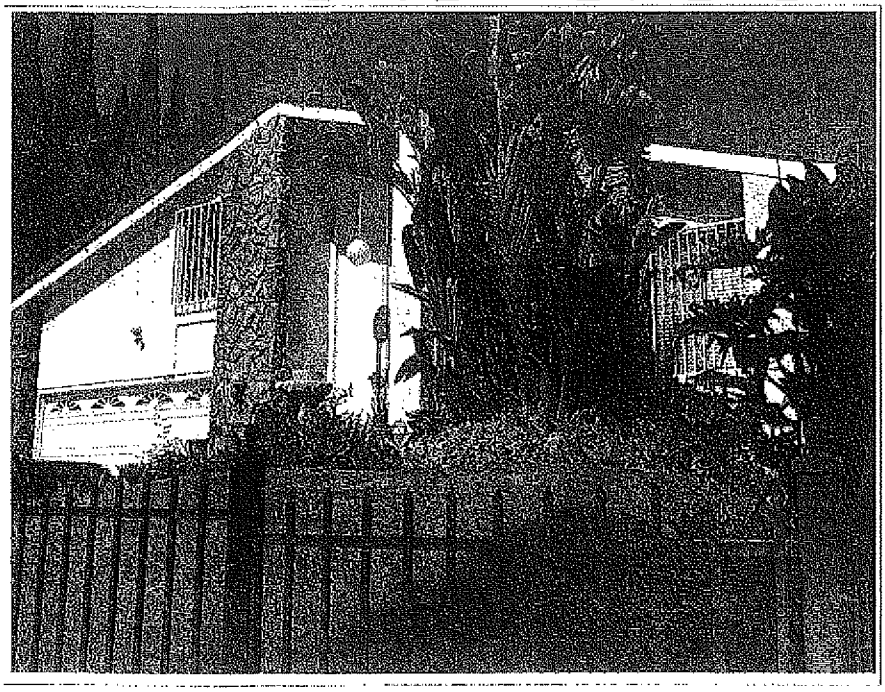
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: rough textured stucco, vertical boards, rock veneer ROOF: front gable, clad with non-original tiles and composition shingles WINDOWS: aluminum sliding

Evaluation: The survey evaluated the resource on the property as falling under criterion NC) Age: Structure was built after the HPOZ's historic and architectural periods of significance and has no known overriding significance.

Alterations: No significant visible alterations have occurred.

Landscape Features: Notable landscape features on the property include: large bird of paradise

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1979 Tax Assessor

* P7. Owner and Address:
Deborha M Kim
1900 N Gramercy Pl
Los Angeles, CA 90068-3615

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95) * Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1910 North Gramercy Place
P1. Other Identifier:
* P2. Location: | |Not for Publication [x] Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1910 North Gramercy Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587020021; *TR=3164*N 30 FT OF LOT 2 AND S 25 FT OF Lot 3

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the Colonial Revival style.

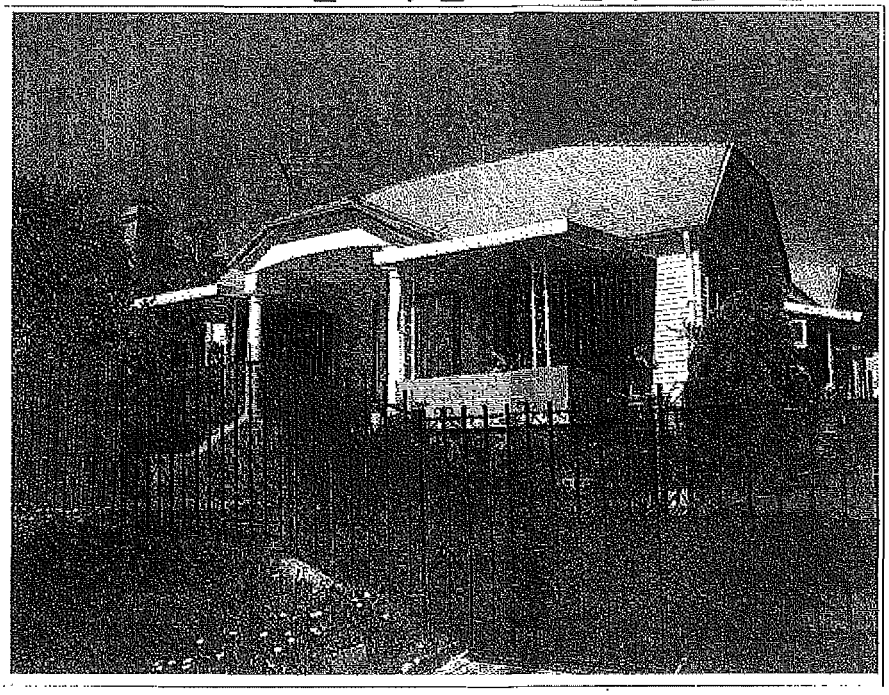
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: wood clapboard ROOF: clipped side gable, clad with composition shingles WINDOWS: wood frame fixed, tripartite and aluminum sliding

Evaluation: The survey evaluated the resource on the property as falling under criterion A5) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: Visible alterations include glazed tiles over porch railing and front steps, metal sun shades over north and south windows on primary (west) elevation, metal security gate and window bars, non-original metal fence, aluminum sliders on secondary elevations.

Landscape Features: Notable landscape features on the property include: shrubs and trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: [x] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
[ ] Prehistoric [x] Historic [ ] Both
1919 Tax Assessor

* P7. Owner and Address:
Lamsi & Leisi Chen
1910 N Gramercy Pl
Los Angeles, CA 90068-3615

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

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

DPR 523A (1/95) * Required Information

State of California – The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1914 North Gramercy Place
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1914 North Gramercy Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587020003; TRACT NO 3164 N 25 FT OF LOT 3 AND S 30 FT OF Lot 4

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the Colonial Revival style.

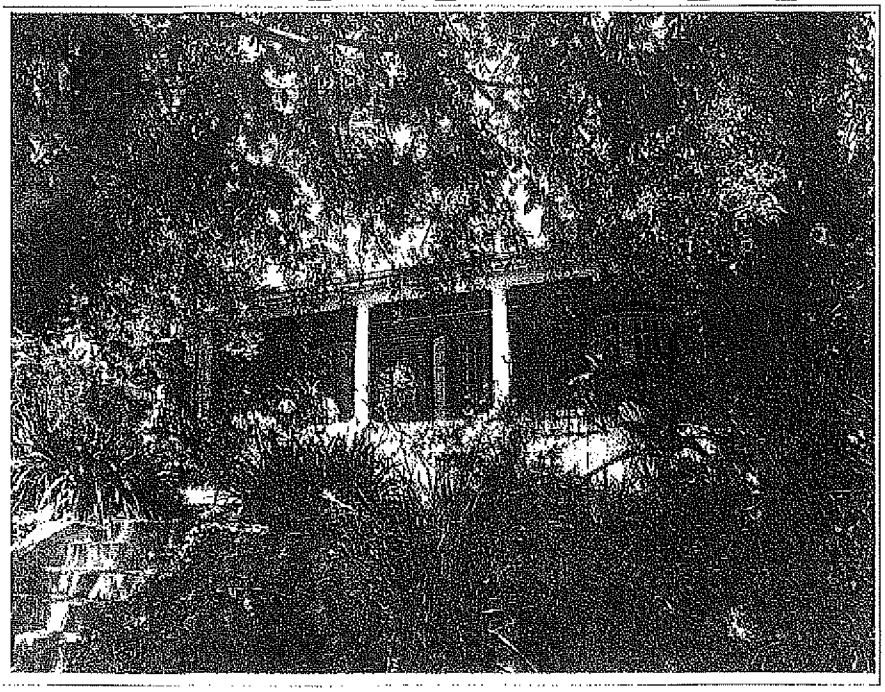
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: wood clapboard ROOF: side gable, clad with composition shingles WINDOWS: wood frame casement OTHER: multiple french doors facing covered front porch, doric porch columns.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: No significant visible alterations have occurred.

Landscape Features: Notable landscape features on the property include: mature chinese elm and various shrubs.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1919

* P7. Owner and Address:
Howard S & Mary C Woffinden
1914 N Gramercy Pl
Los Angeles, CA 90068-3615

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/19/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

DPR 523A (1/95)

* Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1917 North Gramercy Place
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T ___ ; R ___ ; ___ 1/4 of ___ 1/4 of Sec ___ ; _____ B.M.
c. Address 1917 North Gramercy Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone ___, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587019006; EDGECLIFF TRACT LOT COM AT SE COR OF LOT 6 TH N 0 11' 30" W 62.5 FT TH W TO A PT IN W LINE OF LOT 7 S 0 11' 30" E 30.05 FT FROM NW COR THEREOF TH S 0 11' 30" E 69.95 FT TH N 87 11' 30" E 135.28

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Craftsman style.

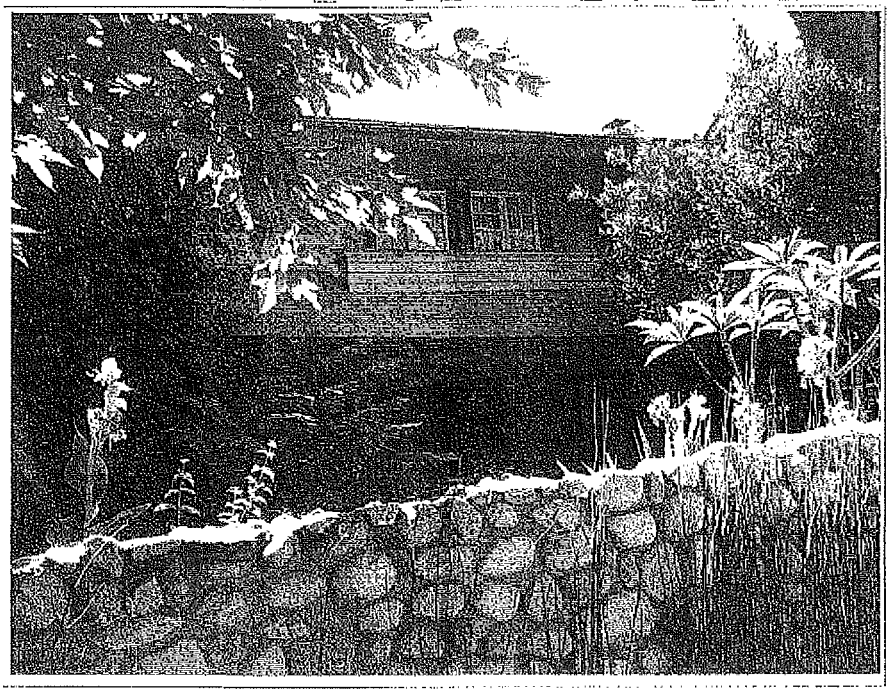
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: wood clapboard ROOF: side gable, clad with composition shingles WINDOWS: wood frame fixed and double hung sash OTHER: french doors, battered door and window surrounds, second story balcony, arched porch entry

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: River rock perimeter wall is not original.

Landscape Features: Notable landscape features on the property include: shrubs, semitropical plants, and mature trees

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1912 Tax Assessor

* P7. Owner and Address:
Connor W Trinneer
9100 Wilshire Blvd # W
Beverly Hills, CA 90212-3415

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/19/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95) * Required Information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1920 North Gramercy Place
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1920 North Gramercy Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587020004; TRACT NO 3164 N 20 FT OF LOT 4 AND S 30 FT OF Lot 5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the Colonial Revival style.

Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: wood clapboard ROOF: clipped side gable, clad with composition shingles WINDOWS: wood frame fixed and double-hung sash OTHER: doric porch columns, front gabled portico.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Visible alterations include stripped awnings over street-facing windows, wrought iron porch railings, new chimney.

Landscape Features: Notable landscape features on the property include: grassy front lawn, clipped bushes, and mature canary island date palm.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1919 Tax Assessor

* P7. Owner and Address:
Christopher J Looby
1920 N Gramercy Pl
Los Angeles, CA 90068-3615

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/19/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

DPR 523A (1/95) * Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1923 North Gramercy Place

P1. Other Identifier:

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

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 1923 North Gramercy Place City Los Angeles Zip 90068

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587019007; EDGECLIFF TRACT LOT COM N 0 11' 30" W 12.5 FT FROM SE COR OF LOT 7 TH N 0 11' 30" W 53 FT TH W TO A PT IN W LINE OF LOT 8 S 0 11' 30" E 27.05 FT FROM NW COR THEREOF TH S 0 11' 30" E 53 FT TH

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

The property contains a 2-story single family residence. It was designed in the Craftsman style. George H. Mcgeer is recorded as having built the resource.

Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: wood clapboard and wood shingles ROOF: multi-gable, clad with composition shingles WINDOWS: wood frame fixed, double-hung sash and tripartite

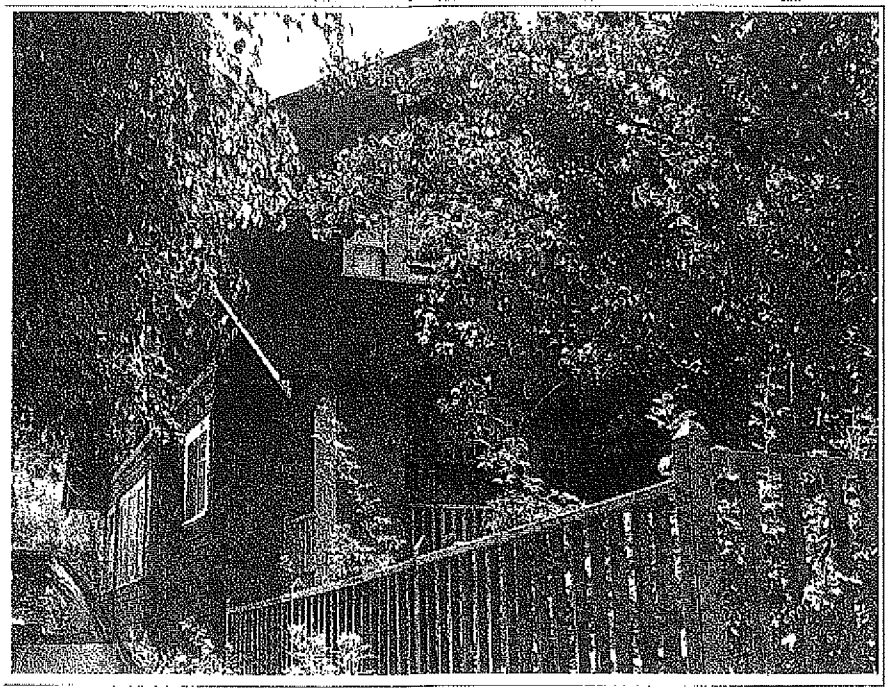
Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Non-original wooden porch railing and wood fence with arbor.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature elm trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property

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



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1910 Tax Assessor

* P7. Owner and Address:
Anthony W & J J W Boyd
1923 N Gramercy Pl
Los Angeles, CA 90068-3614

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

DPR 523A (1/95) * Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1924 North Gramercy Place
P1. Other Identifier:
* P2. Location: [ ] Not for Publication [x] Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1924 North Gramercy Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587020005; TRACT NO 3164 N 20 FT OF LOT 5 AND S 30 FT OF Lot 6

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the Tudor Revival style.

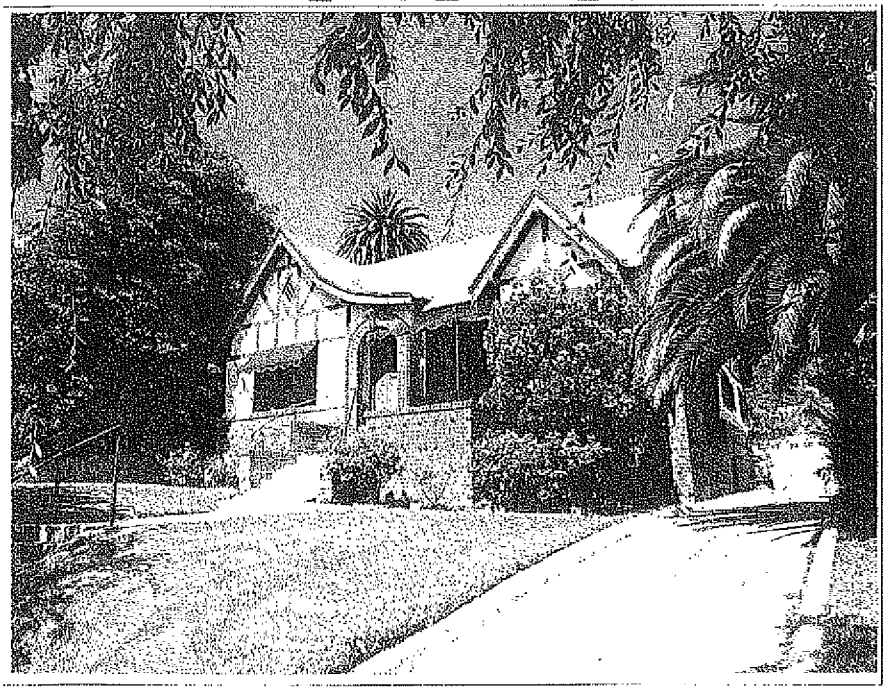
Features: PLAN: square CONSTRUCTION: wood frame WALLS: brick and smooth stucco ROOF: cross gable, clad with composition shingles WINDOWS: wood frame casement and tripartite OTHER: half timbering, extensive use of brick on front porch and exterior surfaces beneath windows. detached garage shares tudor revival style.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Metal hand rails and bricksurrounds on front yard steps, security bars on south-facing windows

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: [x] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
[ ] Prehistoric [x] Historic [ ] Both
1925 Tax Assessor

* P7. Owner and Address:
Florence Giammarino
1924 Grammercy Pl
Los Angeles, CA 90028

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

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

DPR 523A (1/95)

* Required Information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1928 North Gramercy Place
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec ____; _____ B.M.
c. Address 1928 North Gramercy Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587020006; TRACT NO 3164 N 20 FT OF LOT 6 AND S 40 FT OF Lot 7

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the Spanish Colonial Revival style.

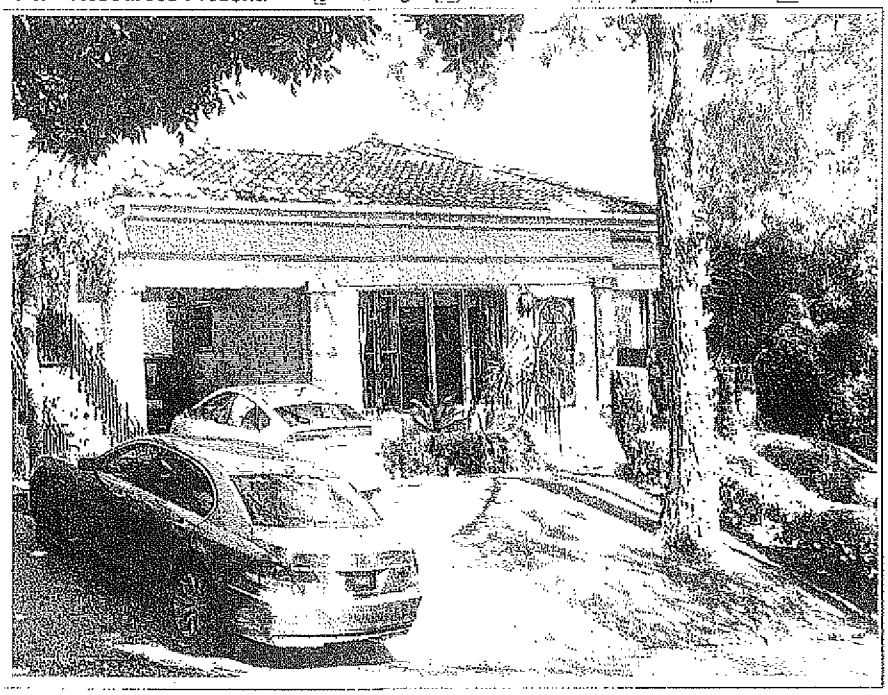
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: rough textured stucco ROOF: hip, clad with clay tile WINDOWS: wood frame fixed and casement

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Non-original rough textured stucco, front door, and metal handrails, security bars and front entry gate.

Landscape Features: Notable landscape features on the property include: clipped hedges and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1924 Tax Assessor

* P7. Owner and Address:
George E Parker
1928 N Gramercy Pl
Los Angeles, CA 90068-3615

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95) * Required Information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATIC

Primary #
HR #
Trinomial
NRHP Status Code 5D1

PRIMARY RECORD

Other Listings
Review Code Reviewer Date

* Resource Name or #: 1931 North Gramercy Place

P1. Other Identifier:

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

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 1931 North Gramercy Place City Los Angeles Zip 90068

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587019008; EDGECLIFF TRACT LOT COM N 0 11' 30" W 15.5 FT FROM SE COR OF LOT 8 TH N 0 11' 30" W 71 FT TH W TO A PT IN W LINE OF LOT 9 S 0 11' 30" E 6.05 FT FROM NW COR THEREOF TH S 0 11' 30" E 71 FT TH E

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

The property contains a 1 1/2-story single family residence. It was designed in the Craftsman style. Soto Construction Co. is recorded as having built the resource.

Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: wood clapboard ROOF: multi-gable, clad with composition shingles WINDOWS: wood frame fixed, casement and tripartite OTHER: broad front porch, carved brackets.

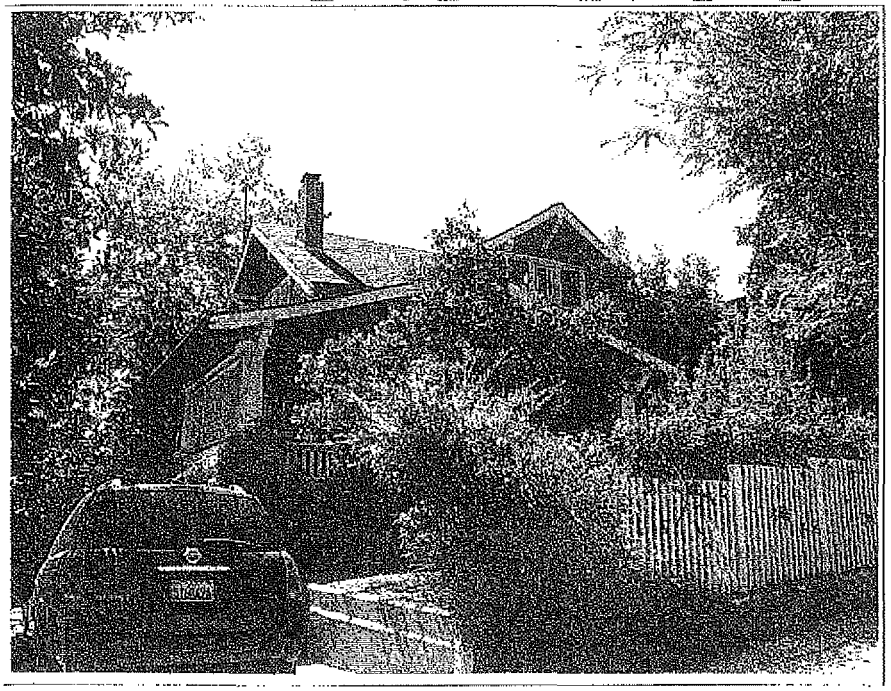
Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: No significant visible alterations have occurred.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property

* P4. Resources Present: [x] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
[ ] Prehistoric [x] Historic [ ] Both
1910 Tax Assessor

* P7. Owner and Address:
Richard Conkling
1931 N Gramercy Pl
Los Angeles, CA 90068-3614

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

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

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6L
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1936 North Gramercy Place
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1936 North Gramercy Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587020007; TRACT NO 3164 N 10 FT OF LOT 7 AND ALL OF Lot 8

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2 and a half-story single family residence. It was designed in the Vernacular Modern style.

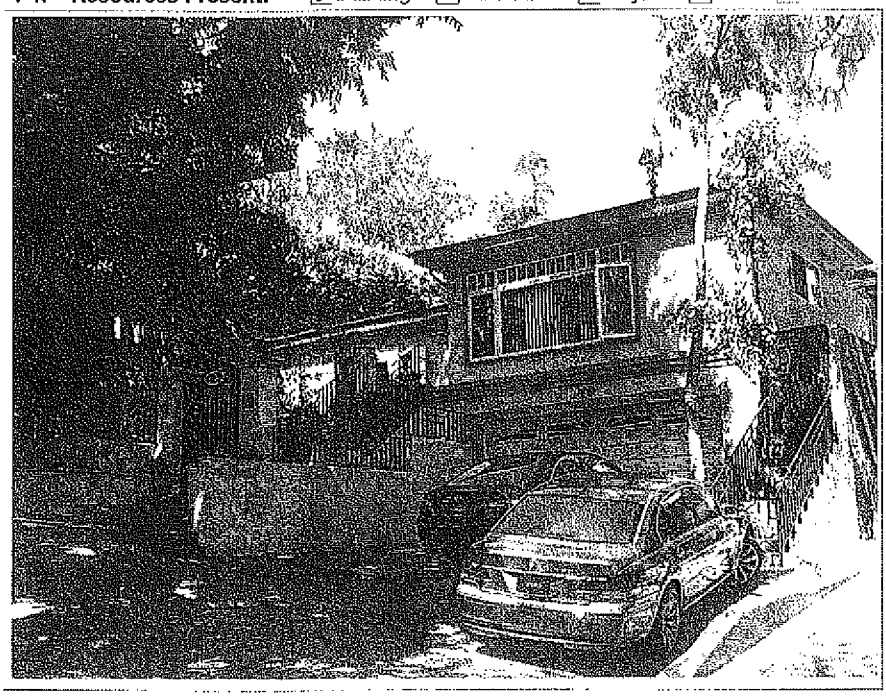
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: rough textured stucco ROOF: flat, clad with composition shingles WINDOWS: metal frame fixed, casement and sliding

Evaluation: The survey evaluated the resource on the property as falling under criterion NC) Age: Structure was built after the HPOZ's historic and architectural periods of significance and has no known overriding significance.

Alterations: Non-original handrails, entry gate, fence, garage door.

Landscape Features: Notable landscape features on the property include: mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1960 Tax Assessor

* P7. Owner and Address:
Micheline Henny
1936 N Gramercy Pl
Los Angeles, CA 90068-3615

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

* Required Information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATI(

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1937 North Gramercy Place
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1937 North Gramercy Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587019009; *LAND DESC IN DOC 0000903, 76-3-16*TR= EDGECLIFF TR*POR OF LOTS 9 AND 10*TR= GRIFFITH'S SUB OF THE S OUTHERN SLOPE OF THE RO LOS FELIZ AND OF LOTS 15 AND 17 LICK TRACT*POR

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

The property contains a 2-story single family residence. It was designed in the Craftsman style.

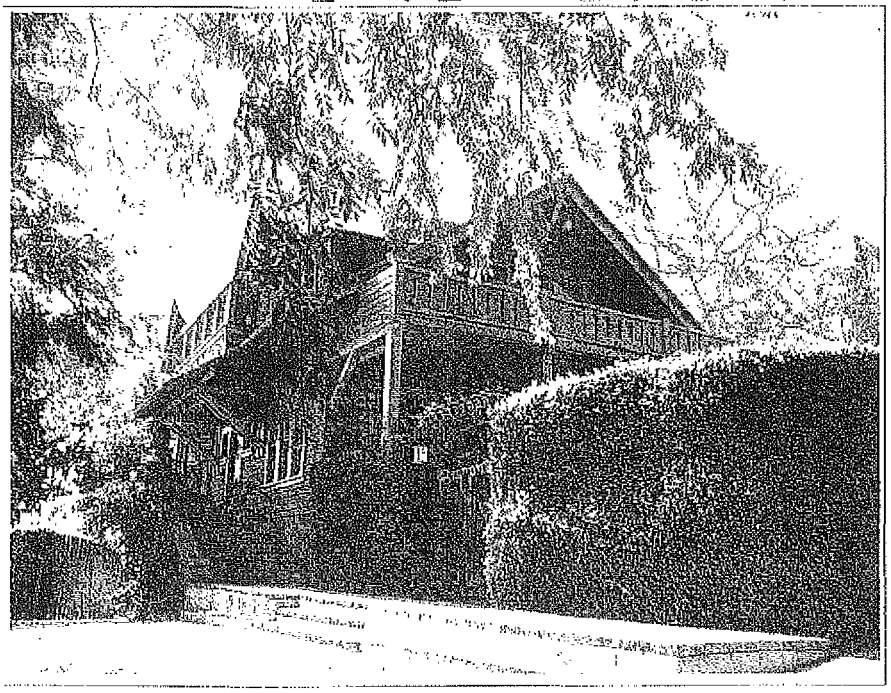
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: wood clapboard ROOF: multi-gable, clad with composition shingles WINDOWS: wood frame fixed, double-hung sash and tripartite OTHER: brick front steps, second story balcony.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Enclosure of second story balcony on secondary (south) elevation. Non-original entry gate. Replaced balustrade on primary (east) elevation.

Landscape Features: Notable landscape features on the property include: clipped hedges and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1909 Tax Assessor

* P7. Owner and Address:
Carla De Govia
1937 N Gramercy Pl
Los Angeles, CA 90068-3614

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

DPR 523A (1/95) * Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1938 North Gramercy Place

P1. Other Identifier:

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

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 1938 North Gramercy Place City Los Angeles Zip 90068

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587020015; TRACT NO 3164 0.71 AC COM AT SW COR OF LOT 25 TH N 6 00' 41" W 10.06 FT TH N 0 17' 57" W 200.45 FT TH N 89 19' 40" E 150 FT TH S 0 01' 10" E 212.31 FT TH S 89 53' 30" W 148.97 FT TO BEG PART OF Lot 25

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

The property contains a 2-story single family residence. It was designed in the Spanish Colonial Revival style.

Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: smooth stucco ROOF: hipped, clad with clay tile WINDOWS: wood frame fixed and casement OTHER: large round arched french door on primary (west) elevation.

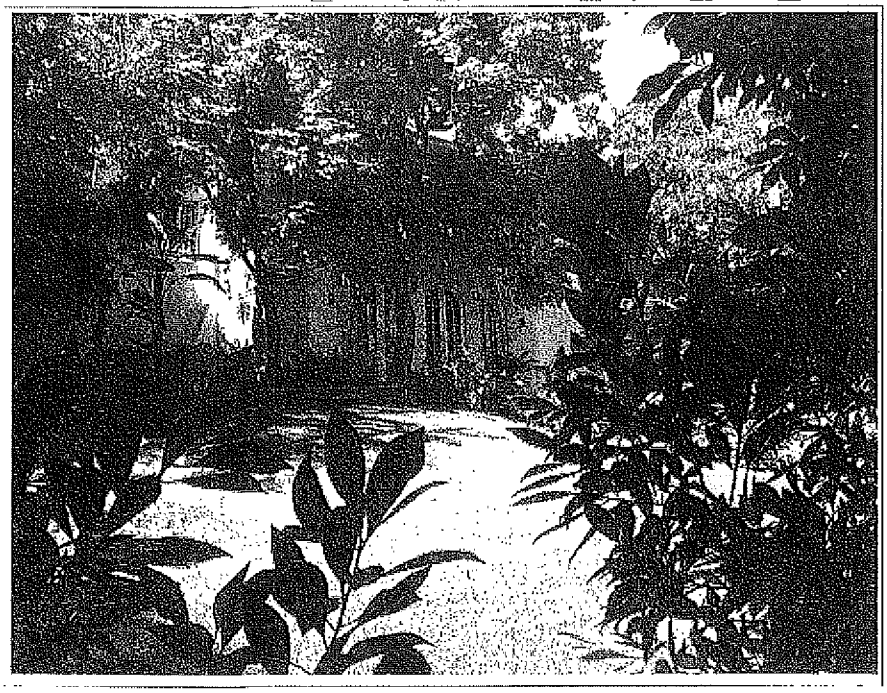
Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: No significant visible alterations have occurred.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property

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



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1917 Tax Assessor

* P7. Owner and Address:
George P & Jane C Lewis
1938 N Gramercy Pl
Hollywood, CA 90068-3615

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

DPR 523A (1/95)

* Required Information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6L
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1939 North Gramercy Place
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1939 North Gramercy Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587019021; M R 31-77-80 FOR DESC SEE ASSESSOR'S MAPS POR OF BLK 81 Block 81 Lot 81

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Craftsman style.

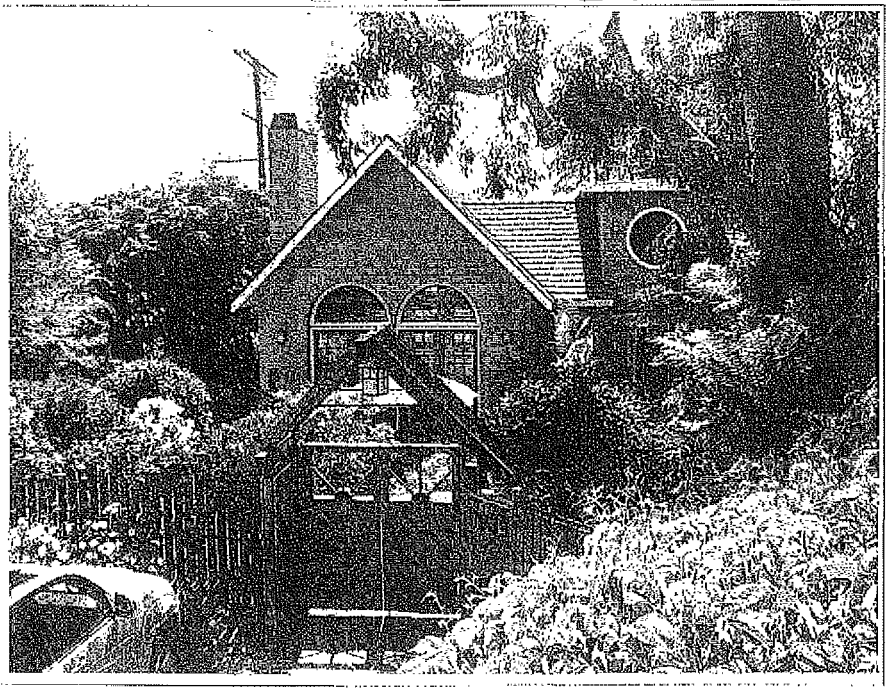
Features: PLAN: I shaped CONSTRUCTION: wood frame WALLS: wood shingles ROOF: cross gable, clad with wood shingles WINDOWS: wood frame fixed and casement OTHER: large french doors capped by round arched transoms, porthole window.

Evaluation: The survey evaluated the resource on the property as falling under criterion NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.

Alterations: Visible alterations significant and include non-original French doors, replaced front entry door, second story addition above front door punctuated by a round window above front door. Non-original siding, chimney, front fence and entry gate.

Landscape Features: Notable landscape features on the property include: mature shrubs and trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1905 Tax Assessor

* P7. Owner and Address:
Mark P Rasmussen
1939 N Gramercy Pl
Los Angeles, CA 90068-3614

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

DPR 523A (1/95)

* Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1907 North St Andrews Place
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.
c. Address 1907 North St Andrews Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587020023; TR=3164 E 24 FT OF LOT 14 AND POR OF LOT 15 Lot 14

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the Colonial Revival style.

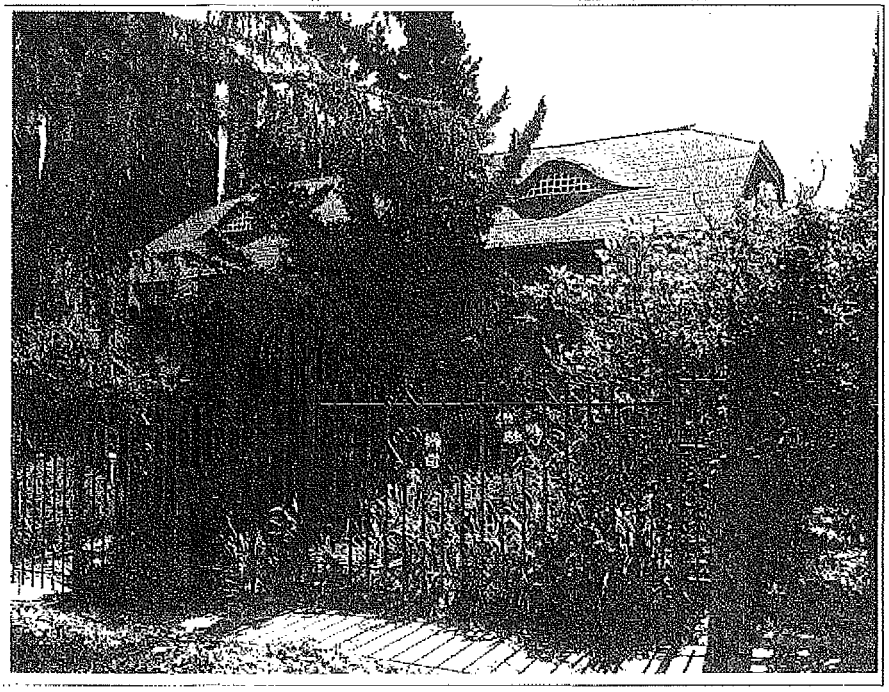
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: wide wood clapboard and stucco ROOF: clipped side gable, clad with composition shingles WINDOWS: wood frame fixed and double-hung sash OTHER: pair of eyebrow dormers, pair of doric porch columns, round arched porch window.

Evaluation: The survey evaluated the resource on the property as falling under criterion AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: Visible alterations include resurfaced front porch deck with small pebble finish, wood cladding removed and stucco installed on south elevation, metal security bars enclosing front porch and metal fence.

Landscape Features: Notable landscape features on the property include: shrubs and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1919 Tax Assessor

* P7. Owner and Address:
Gustav H Jabs
1907 N St Andrews Pl
Los Angeles, CA 90068-3601

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6L
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1901 North St Andrews Place
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T. ; R. ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1901 North St Andrews Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587020024; TR=3164 POR OF LOTS 15 AND 16 Lot 15

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Contemporary with classical elements style.

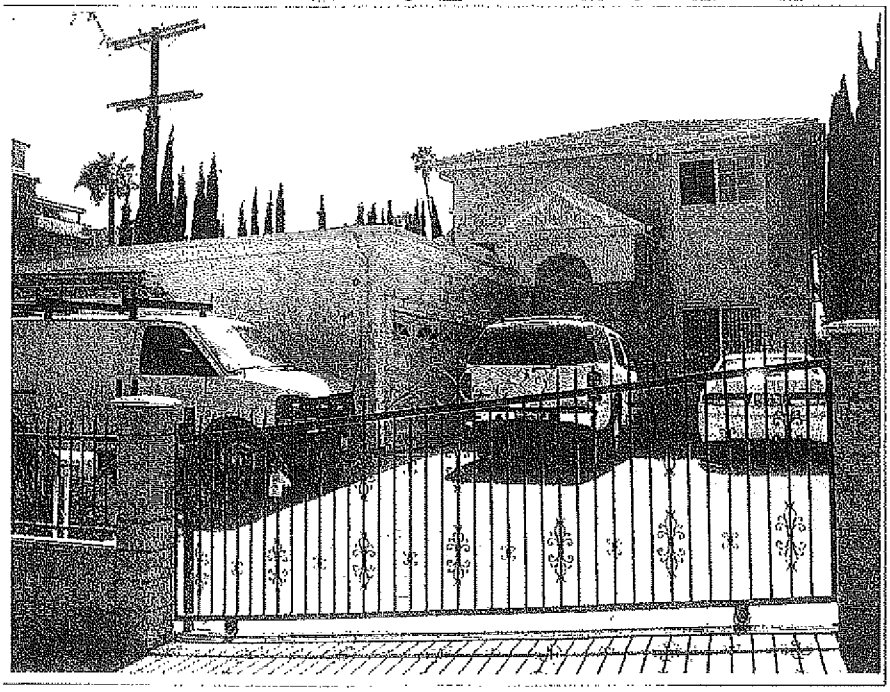
Features: PLAN: square CONSTRUCTION: wood frame WALLS: rough textured stucco ROOF: hip, clad with composition shingles WINDOWS: multi-pane vinyl sliders

Evaluation: The survey evaluated the resource on the property as falling under criterion NC) Age: Structure was built after the HPOZ's historic and architectural periods of significance and has no known overriding significance.

Alterations:

Landscape Features: Notable landscape features on the property include:

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
2000 Tax Assessor

* P7. Owner and Address:
Levon Aleksanian
1225 N Serrano Ave # 1
Los Angeles, CA 90029-1014

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

DPR 523A (1/95) * Required Information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6L
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1912 North St Andrews Place
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1912 North St Andrews Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587022006; TRACT NO 3164 N 10 FT OF LOT 18 AND S 40 FT OF Lot 19

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property is vacant. It contains: no improvements.

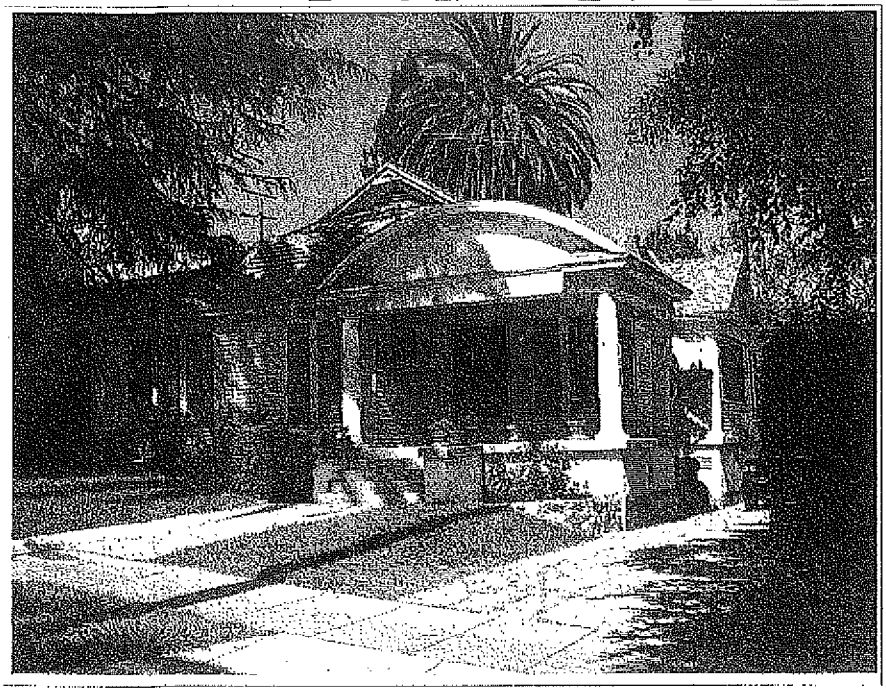
Features: CONSTRUCTION: wood frame WALLS: narrow wood clapboard ROOF: side gable, clad with composition shingles WINDOWS: wood frame fixed, double-hung sash and casement OTHER: prominent segmental arched porch roof supported by fluted doric columns. eyebrow dormer.

Evaluation: The survey evaluated the resource on the property as falling under criterion V) Vacant lot or undeveloped parcel.

Alterations: No significant visible alterations have occurred.

Landscape Features: No notable landscape features were recorded.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
4/1/2009

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☐ Historic ☐ Both
1919 Tax Assessor

* P7. Owner and Address:
Immaculate Heart High School
5515 Franklin Ave
Los Angeles, CA 90028-5901

* P8. Recorded by: (Name, affiliation, address)
Katy Lain/Jones & Stokes
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2008

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

DPR 523A (1/95) * Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATIC

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6L
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1915 North St Andrews Place
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec ____; ____ B.M.
c. Address 1915 North St Andrews Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone ____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587020012; TRACT NO 3164 S 29 FT OF LOT 13 AND N 26 FT OF Lot 14

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the California Ranch style.

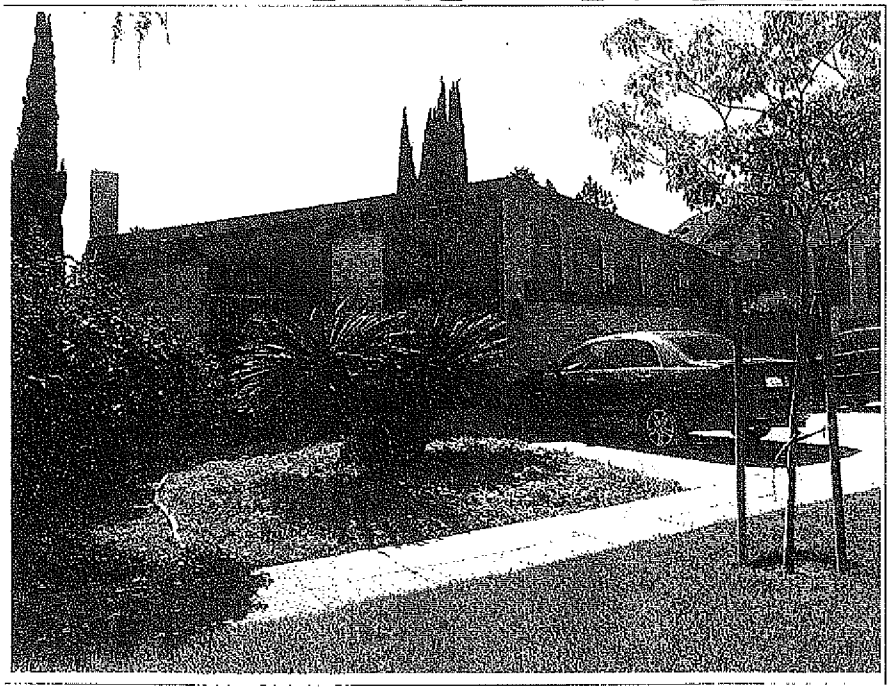
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: rough textured stucco and vertical boards ROOF: front gable, clad with composition shingles WINDOWS: metal frame fixed and sliding

Evaluation: The survey evaluated the resource on the property as falling under criterion NC) Age: Structure was built after the HPOZ's historic and architectural periods of significance and has no known overriding significance.

Alterations: No significant visible alterations have occurred.

Landscape Features: Notable landscape features on the property include: flower garden

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1972 Tax Assessor

* P7. Owner and Address:
Robert Cortez
1916 N St Andrews Pl
Los Angeles, CA 90068-3602

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATIC

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1916 North St Andrews Place
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.
c. Address 1916 North St Andrews Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____mE/ _____mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587022007; TRACT NO 3164 N 10 FT OF LOT 19 AND S 40 FT OF Lot 20

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the Craftsman style. The architectural design is attributed to C. S. Albright.

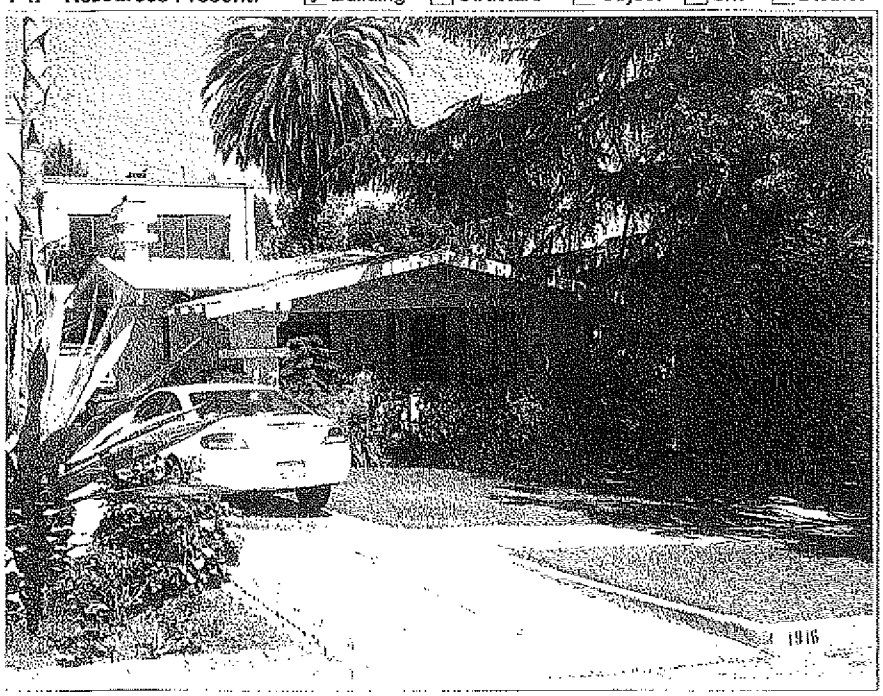
Features: PLAN: square CONSTRUCTION: wood frame WALLS: smooth stucco ROOF: multi-gable, clad with composition shingles WINDOWS: wood frame fixed, tripartite and double-hung sash OTHER: hollywood ribbon driveway.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Non-original screen front door. Note: Two-story building visible at the rear is not on subject parcel.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, mature deodar cedar tree.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1917 Tax Assessor

* P7. Owner and Address:
Gleb N & Nicholas N Fruktow
2411 Mathews Ave Apt 3
Redondo Beach, CA 90278-3242

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009
* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1921 North St Andrews Place
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; _____ 1/4 of _____ 1/4 of Sec _____ ; _____ B.M.
c. Address 1921 North St Andrews Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587020011; TRACT NO 3164 S 30 FT OF LOT 12 AND N 21 FT OF Lot 13

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the Colonial Revival style.

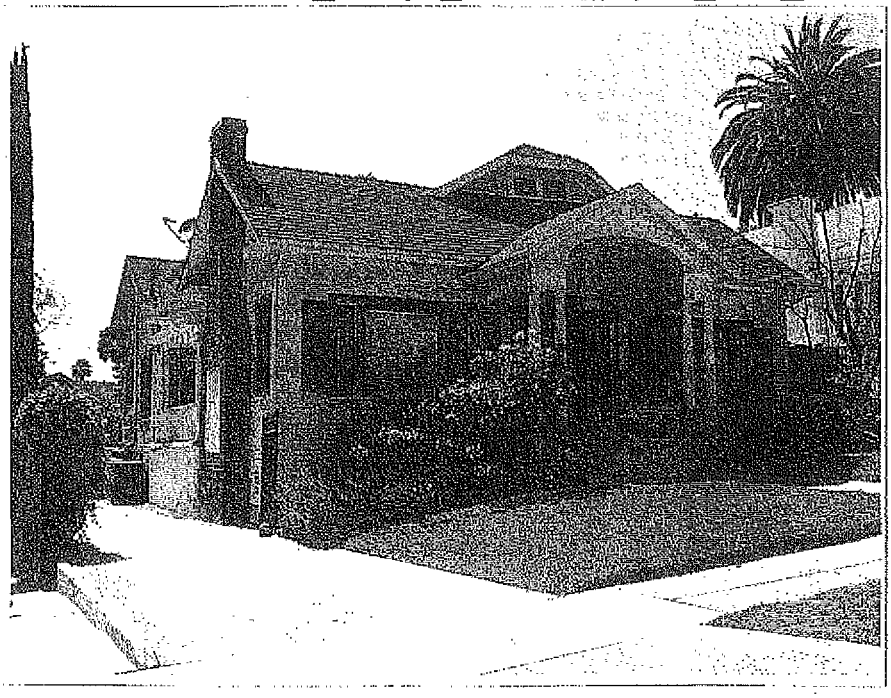
Features: PLAN: square CONSTRUCTION: wood frame WALLS: narrow wood clapboard ROOF: side gable, clad with composition shingles WINDOWS: wood frame fixed, double-hung sash and tripartite OTHER: prominent front gabled portico with two pairs of doric porch columns.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: No significant visible alterations have occurred.

Landscape Features: Notable landscape features on the property include: grassy front lawn and shrubs.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1919 Tax Assessor

* P7. Owner and Address:
Alexandra Glass
1921 N St Andrews Pl
Los Angeles, CA 90068-3601

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1922 North St Andrews Place

P1. Other Identifier:

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

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 1922 North St Andrews Place City Los Angeles Zip 90068

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587022008; TRACT NO 3164 N 10 FT OF LOT 20 AND S 40 FT OF Lot 21

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the Craftsman style. The architectural design is attributed to C. S. Albright.

Features: PLAN: square CONSTRUCTION: wood frame WALLS: rough textured stucco ROOF: multi-gable, clad with composition shingles WINDOWS: vinyl fixed, sliding and tripartite

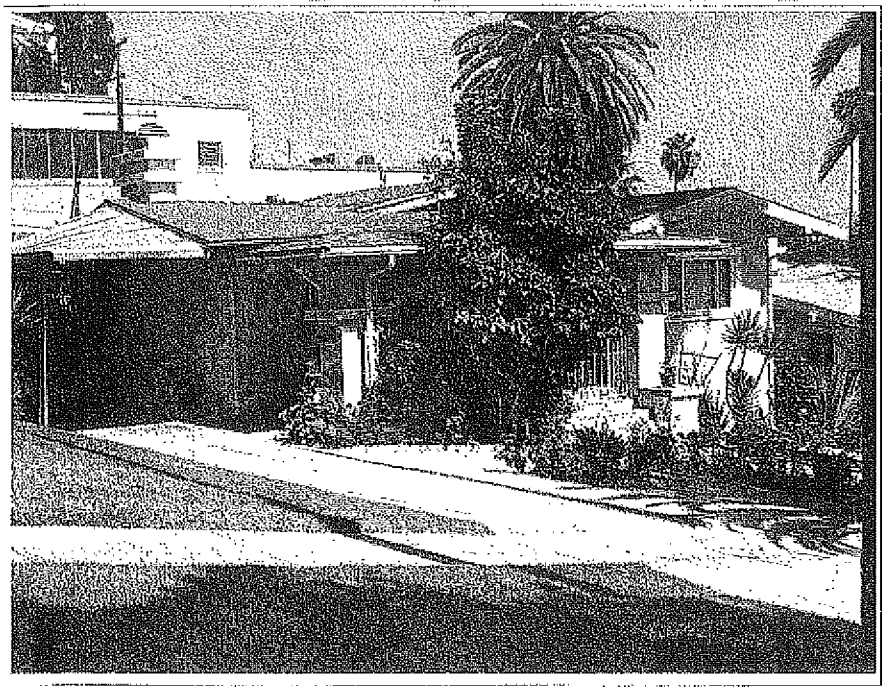
Evaluation: The survey evaluated the resource on the property as falling under criterion AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: Visible alterations include replacement of wood windows with vinyl sliders on primary (west) elevation, non-original metal security gates, replacement of front door, addition of glazed tile over concrete porch decking, and sheet metal roof car port attached to house.

Landscape Features: Notable landscape features on the property include: rose bushes and small shrubs. large canary island date palm is on adjacent (south) parcel.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property

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



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1917 Tax Assessor

* P7. Owner and Address:
Mardiros & Anahid Caloustian
1922 N St Andrews Pl
Los Angeles, CA 90068-3602

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6L
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1925 North St Andrews Place
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.
c. Address 1925 North St Andrews Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587020010; TRACT NO 3164 S 30 FT OF LOT 11 AND N 20 FT OF Lot 12

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the Colonial Revival style. Albert B. Holson, 302 W. 85th St. is recorded as having built the resource.

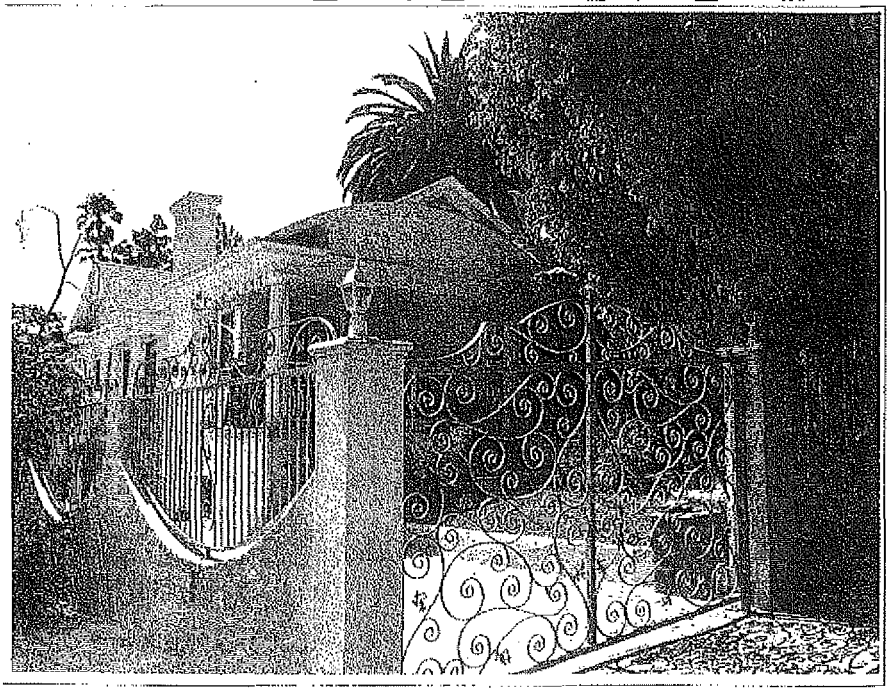
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: rough textured stucco ROOF: multi-gable, clad with composition shingles WINDOWS: vinyl fixed and sliding

Evaluation: The survey evaluated the resource on the property as falling under criterion NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.

Alterations: Visible alterations include replacement of all visible windows with vinyl windows, replacement of front door, metal porch railing, clay glazed tile over concrete porch decking, non-original fence and entry gate.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature canary island date palm.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1918 Tax Assessor

* P7. Owner and Address:
Mkrtich & Dikranuhi Keseian
1925 N St Andrews Pl
Los Angeles, CA 90068-3601

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95) * Required Information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1926 North St Andrews Place
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec ____ ; _____ B.M.
c. Address 1926 North St Andrews Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587022009; TRACT NO 3164 N 10 FT OF LOT 21 AND S 40 FT OF Lot 22

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the Craftsman style.

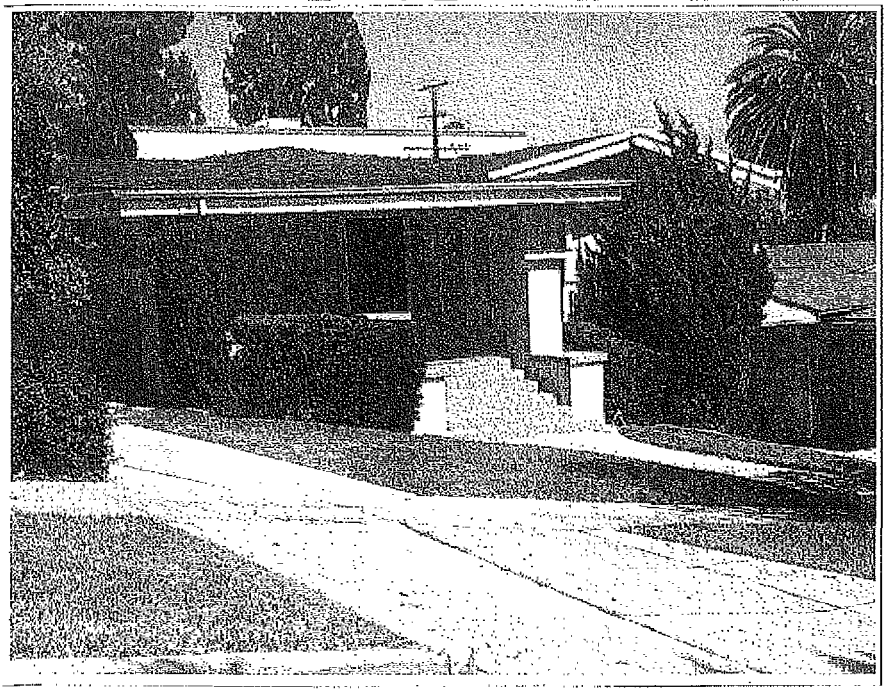
Features: PLAN: square CONSTRUCTION: wood frame WALLS: rough textured stucco ROOF: multi-gable, clad with composition shingles WINDOWS: wood frame fixed, double-hung sash and casement OTHER: french doors opening onto front porch.

Evaluation: The survey evaluated the resource on the property as falling under criterion AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: Front door and sidelights replaced. Non-original rough textured stucco.

Landscape Features: Notable landscape features on the property include: grassy front lawn and shrubs.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1917 Tax Assessor

* P7. Owner and Address:
William & Patricia Macfadden
1926 N St Andrews Pl
Los Angeles, CA 90068-3602

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95) * Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1932 North St Andrews Place
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec ____; _____ B.M.
c. Address 1932 North St Andrews Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587022010; TRACT NO 3164 N 10 FT OF LOT 22 AND S 40 FT OF Lot 23

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the Craftsman style. The architectural design is attributed to C. S. Albright.

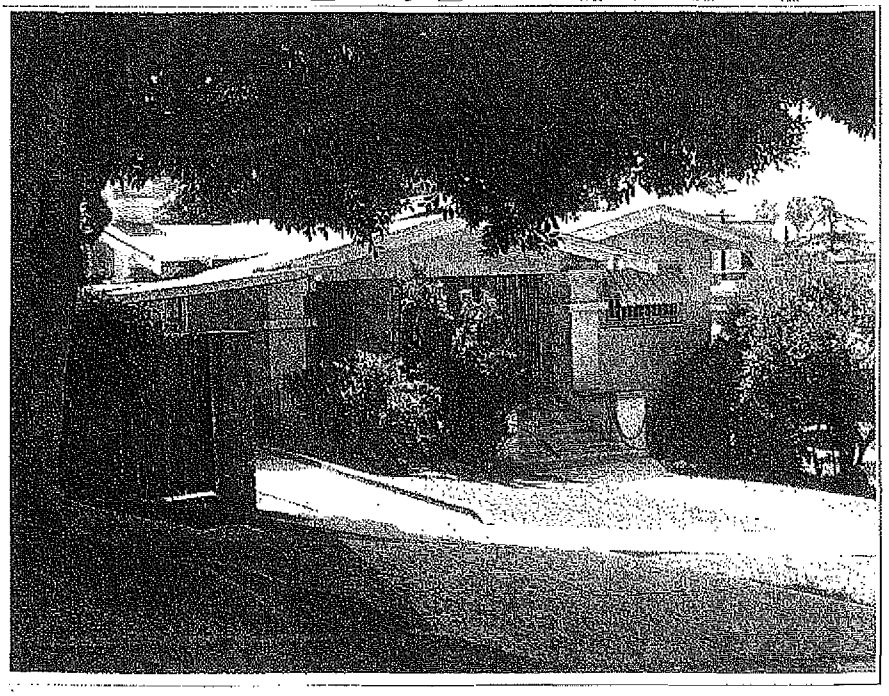
Features: PLAN: square CONSTRUCTION: wood frame WALLS: rough textured stucco ROOF: multi-gable, clad with composition shingles WINDOWS: wood frame double-hung sash and casement OTHER: french doors opening onto front porch.

Evaluation: The survey evaluated the resource on the property as falling under criterion AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: Visible alterations include addition of nonconforming carport attached to dwelling, security bars, aluminum sun awning over west-facing window.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1917 Tax Assessor

* P7. Owner and Address:
Carla Sobel
1932 N St Andrews Pl
Los Angeles, CA 90068-3602

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95)

* Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings:
Review Code Reviewer Date

* Resource Name or #: 1933 North St Andrews Place

P1. Other Identifier:

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

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 1933 North St Andrews Place City Los Angeles Zip 90068

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587020009; TRACT NO 3164 S 40 FT OF LOT 10 AND N 20 FT OF Lot 11

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

The property contains a 2-story single family residence. It was designed in the Modern style. Chester M. Williams is recorded as having built the resource.

Features: PLAN: square CONSTRUCTION: wood frame WALLS: smooth stucco ROOF: flat with parapet, clad with clay tile coping WINDOWS: wood frame fixed, double-hung sash OTHER: second story balcony, corner windows, pipe railing, glass block sidelights, curved entrance canopy.

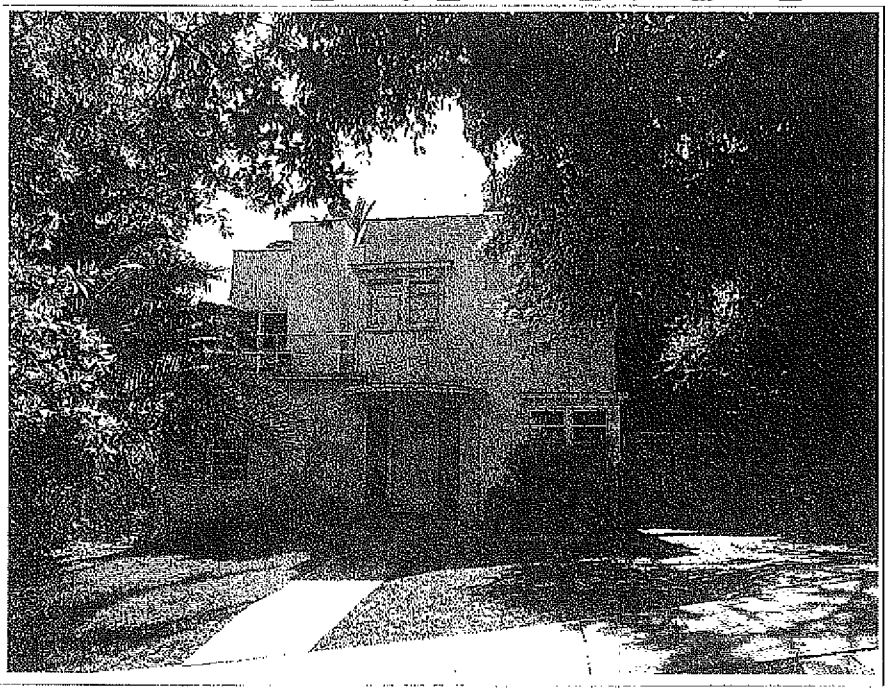
Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance; and possesses historic integrity reflecting its character at that time.

Alterations: No significant visible alterations have occurred.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property

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



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1937 Tax Assessor

* P7. Owner and Address:
Nicholas N Pruktow
2411 Mathews Ave Apt 3
Redondo Beach, CA 90278-3242

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6L
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1936 North St Andrews Place
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1936 North St Andrews Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587022011; TRACT NO 3164 N 10 FT OF LOT 23 AND ALL OF Lot 24

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Vernacular Modern style.

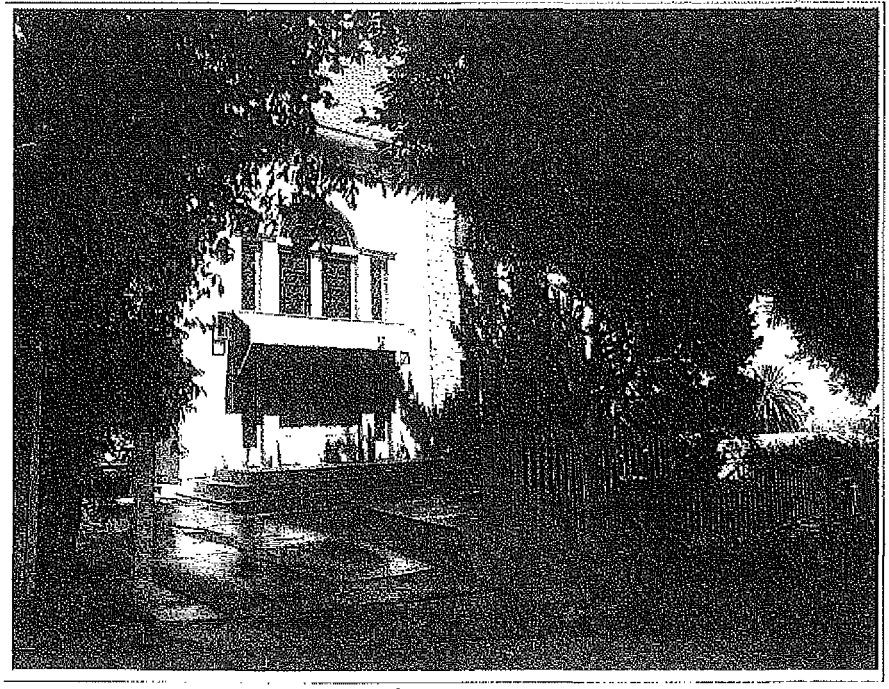
Features: PLAN: square CONSTRUCTION: wood frame WALLS: rough textured stucco and flagstone veneer ROOF: hip, clad with composition shingles WINDOWS: metal casement, wood frame fixed

Evaluation: The survey evaluated the resource on the property as falling under criterion NC) Age: Structure was built after the HPOZ's historic and architectural periods of significance and has no known overriding significance.

Alterations: Original northwest corner entry porch has been completely enclosed with incompatible Mediterranean Revival style round arched windows, stained glass windows, double entry doors, and entry steps that eliminates any references to its original Vernacular Modern style. Non-original metal fence and gate.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1947 Tax Assessor

* P7. Owner and Address:
Akop & Mary Mushoyan
1936 N St Andrews Pl
Los Angeles, CA 90068-3602

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

DPR 523A (1/95) * Required Information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6L
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1937 North St Andrews Place
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.
c. Address 1937 North St Andrews Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____mE/ _____mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587020008; TRACT NO 3164 LOT 9 AND N 10 FT OF Lot 10

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the Minimal Traditional style. George A. Bowers is recorded as having built the resource.

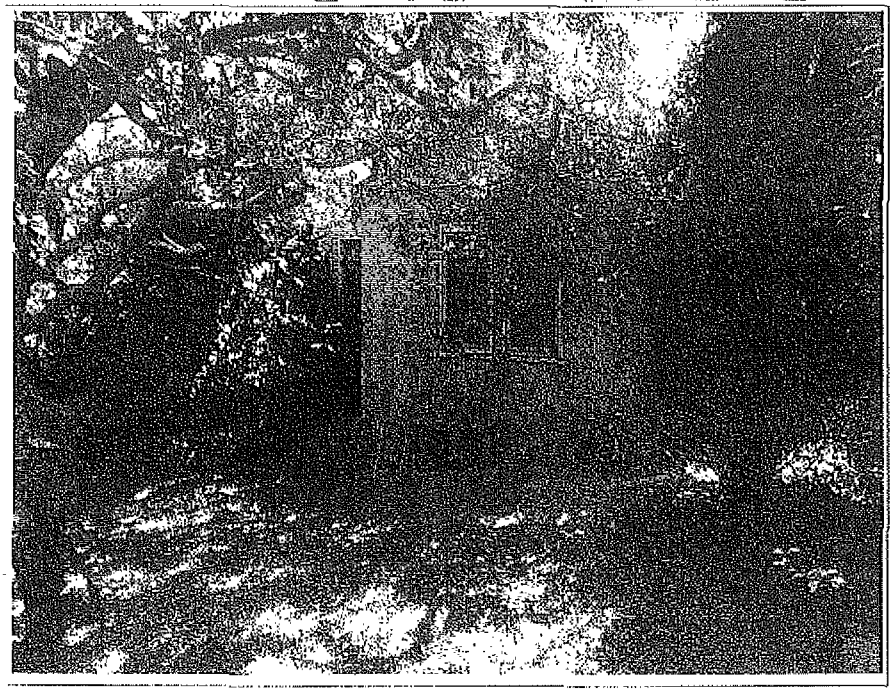
Features: PLAN: l-shaped CONSTRUCTION: wood frame WALLS: rough textured stucco ROOF: gable and hip, clad with composition shingles WINDOWS: wood frame fixed and casement

Evaluation: The survey evaluated the resource on the property as falling under criterion NC) Age: Structure was built after the HPOZ's historic and architectural periods of significance and has no known overriding significance.

Alterations: No significant visible alterations have occurred.

Landscape Features: Notable landscape features on the property include: grassy front lawn, mature bushes and trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2009

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1941 Tax Assessor

* P7. Owner and Address:
George A & Bette Bowers
1937 N St Andrews Pl
Los Angeles, CA 90068-3601

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2008

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95) * Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1940 North St Andrews Place
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ 1/4 of ____ 1/4 of Sec ____; _____ B.M.
c. Address 1940 North St Andrews Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587022014; TRACT NO 5491 S 135 FT MEASURED ON E AND W LINES OF Lot 23

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1 1/2-story single family residence. It was designed in the Colonial Revival style. Bernice Fry is recorded as having built the resource. The architectural design is attributed to Spencer & Landon.

Features: PLAN: irregular CONSTRUCTION: wood frame and brick WALLS: brick and wood clapboard ROOF: hip, clad with composition shingles WINDOWS: wood frame fixed and casement OTHER: bay windows. brick veneer.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: The brick veneer does not appear original due to the poorly executed bricklaying as exemplified by the sloppy mortar. The poured concrete porch and metal railings are also not original.

Landscape Features: Notable landscape features on the property include: grassy front lawn and shrubs.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/16/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1935 Tax Assessor

* P7. Owner and Address:
Adam Kear
1940 N St Andrews Pl
Los Angeles, CA 90068-3602

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95) * Required Information

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

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1950 North St Andrews Place
P1. Other Identifier: _____
* P2. Location: [ ] Not for Publication [x] Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____1/4 of Sec ____; _____ B.M.
c. Address 1950 North St Andrews Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587022012; TRACT NO 5491 S 135 FT MEASURED ON E LINE OF Lot 22

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the French Eclectic style. The architectural design is attributed to Wallace Neff.

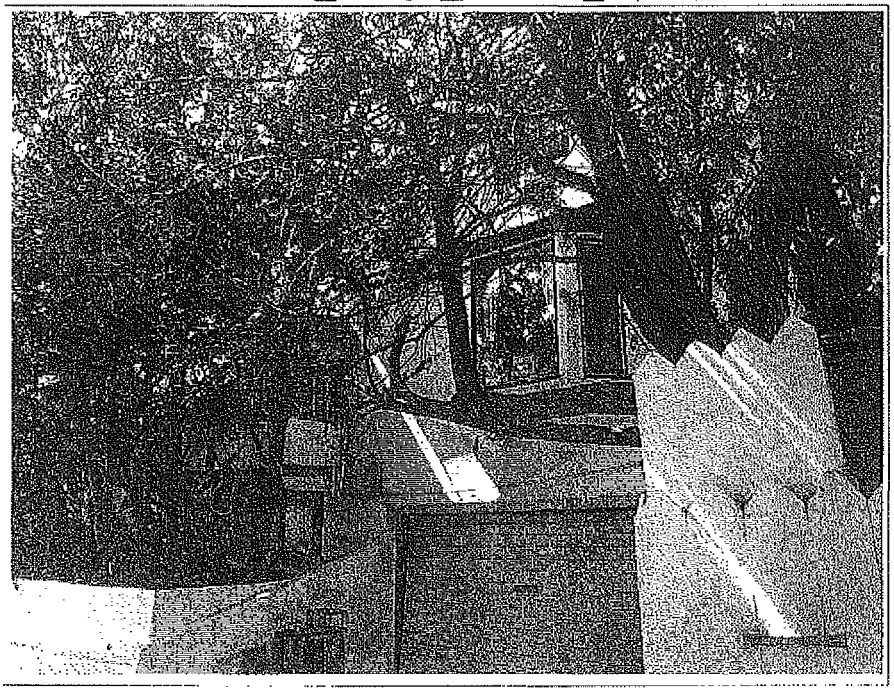
Features: PLAN: irregular CONSTRUCTION: wood frame WALLS: smooth stucco ROOF: steeply pitch hip, clad with composition shingles WINDOWS: wood frame fixed and double-hung sash OTHER: aerial photos reveal a french inspired dwelling with a high pitched multi-hipped roof crowned by small spires, tall exterior chimney, and

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Visible alterations include non-original garage door, front yard fence.

Landscape Features: Notable landscape features on the property include: mature trees and landscaping.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: [x] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/16/2008

* P6. Date Constructed/Age and Sources:
[ ] Prehistoric [x] Historic [ ] Both
1935 Tax Assessor

* P7. Owner and Address:
David Brown
1950 N St Andrews Pl
Los Angeles, CA 90068-3602

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

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

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREAT

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1951 North St Andrews Place
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1951 North St Andrews Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587020018; TRACT NO 5491 Lot 21

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Spanish Colonial Revival style.

Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: smooth stucco ROOF: low-pitched hip, clad with clay tile WINDOWS: narrow wood frame fixed and casement OTHER: very large round arched living room window, broken pediment over entrance with carved brackets and floral molding in relief, original lanterns and

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: No significant visible alterations have occurred.

Landscape Features: Notable landscape features on the property include: grassy front lawn, clipped hedges, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1921 Tax Assessor

* P7. Owner and Address:
J Dean & Marjorie S Heller
1951 N St Andrews Pl
Los Angeles, CA 90068-3601

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

DPR 523A (1/95)

* Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

Primary #
HR #
Trinomial
NRHP Status Code 6L

PRIMARY RECORD

Other Listings
Review Code Reviewer Date

* Resource Name or #: 1906 (approx.-lot) St. Andrews Place

P1. Other Identifier:

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

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 1906 (approx.-lot) St. Andrews Place City Los Angeles Zip

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587022025; TR=3164 POR OF LOTS 17 AND 18 Lot 17

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property is vacant. It contains: parking lot.

Features: OTHER: (building now demolished)

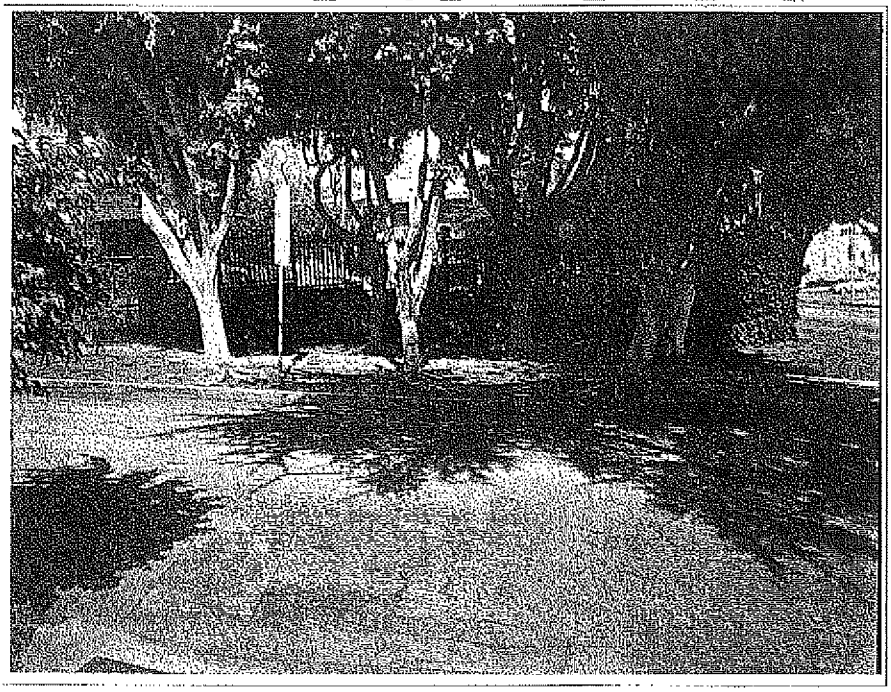
Evaluation: The survey evaluated the resource on the property as falling under criterion V) Vacant lot or undeveloped parcel.

Alterations:

Landscape Features: Notable landscape features on the property include:

* P3b. Resource Attributes: (List attributes and codes) HP39. Other

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



P5b. Description of Photo: (View, date, etc.)

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☐ Historic ☐ Both

* P7. Owner and Address:
Immaculate Heart Community
5515 Franklin Ave
Los Angeles, CA 90028-5901

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

Non-Contributor 1906 (approx.-lot) St. Andrews Place

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREAT

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1900 Taft Avenue
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T ____ ; R ____ ; ____ 1/4 of ____ 1/4 of Sec ____ ; _____ B.M.
c. Address 1900 Taft Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587018027; TRACT NO 2243 EX OF ST Lot 18

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Colonial Revival style. William L. Peck is recorded as having built the resource.

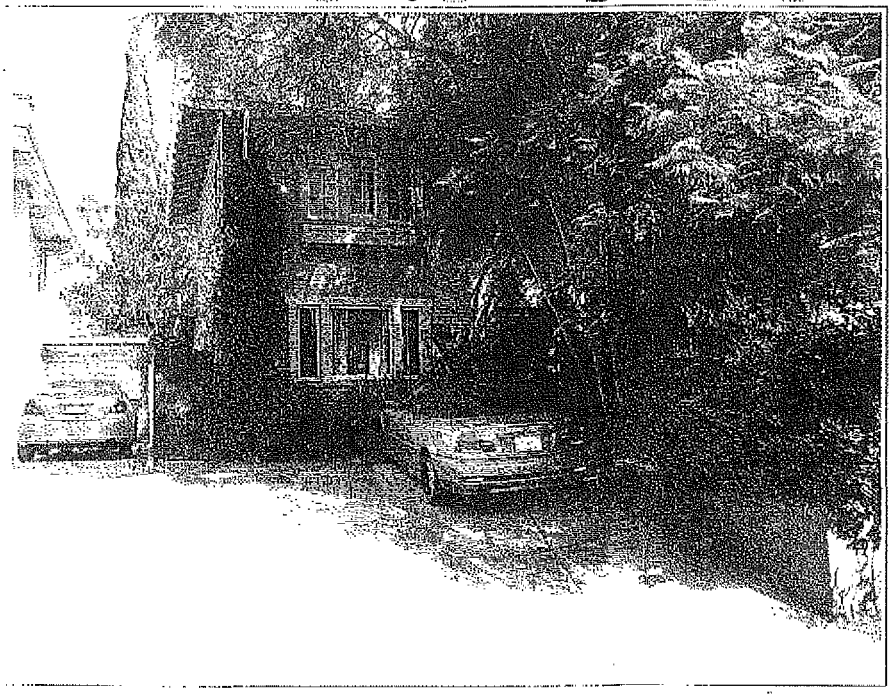
Features: PLAN: recctangular CONSTRUCTION: wood frame WALLS: narrow wood clapboard ROOF: hip, clad with composition shingles WINDOWS: wood frame tripartite, multi-pane casement and multi-pane double-hung sash OTHER: carved brackets, craftsman surrounds, bracketed window boxes

Evaluation: The survey evaluated the resource on the property as falling under criterion AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: Non-original front door and door surround. Non-original chimney. Concrete parking pad installed in front of house.

Landscape Features: No notable landscape features were recorded.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1919 Tax Assessor

* P7. Owner and Address:
Anna Bogomolny
1900 Taft Ave
Los Angeles, CA 90068-3621

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95) * Required Information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATIC

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1908 Taft Avenue
P1. Other Identifier: _____
* P2. Location: [ ] Not for Publication [x] Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.
c. Address 1908 Taft Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone ____, _____mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587018026; TRACT NO 2243 Lot 17

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Italian Renaissance Revival style. F. N. Halgarn is recorded as having built the resource.

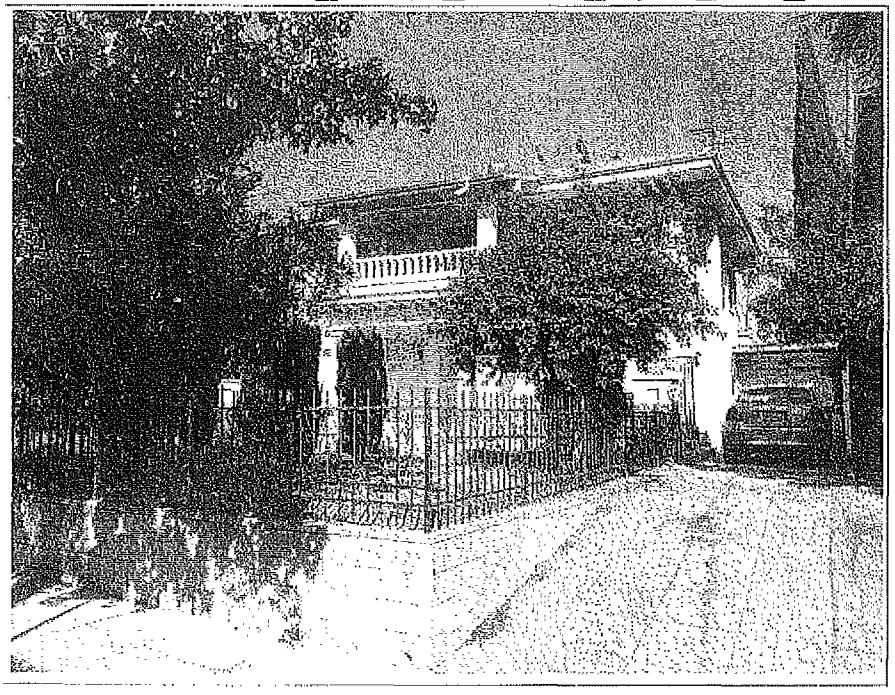
Features: PLAN: square CONSTRUCTION: wood frame WALLS: rough textured stucco ROOF: hip, clad with composition shingles WINDOWS: wood frame fixed, double-hung sash and vinyl fixed and sliding OTHER: carved brackets, second story balcony over entry porch.

Evaluation: The survey evaluated the resource on the property as falling under criterion AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: Visible alterations include new vinyl multilight windows on first and second floors, front door fronted by metal security door. Non-original concrete block retaining wall and metal fence.

Landscape Features: Notable landscape features on the property include: shrubs and bushes.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: [x] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
[ ] Prehistoric [x] Historic [ ] Both
1916 Tax Assessor

* P7. Owner and Address:
Toros & Vardui Gevorgyan
1908 Taft Ave
Los Angeles, CA 90068-3621

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

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

DPR 523A (1/95) * Required Information

State of California – The Resources Agenr
DEPARTMENT OF PARKS AND RECREAT

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1914 Taft Avenue
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1914 Taft Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587018025; TRACT NO 2243 Lot 16

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Colonial Revival style. A. J. Ray is recorded as having built the resource. The architectural design is attributed to A. J. Ray, Owner.

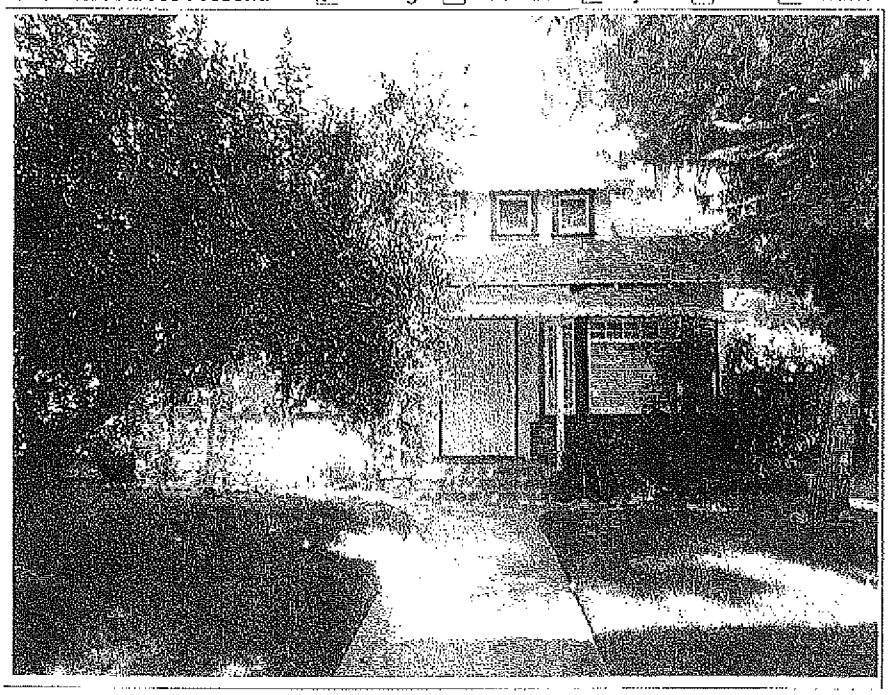
Features: PLAN: recctangular CONSTRUCTION: wood frame WALLS: wood clapboard ROOF: side gable, clad with composition shingles WINDOWS: wood frame fixed and double-hung sash OTHER: bay window with brick veneer.

Evaluation: The survey evaluated the resource on the property as falling under criterion AS1) Altered structure with minor alterations, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: This property was originally a single-family residence that was converted into a duplex prior to World War II, according to Sanborn maps. Alterations include shed porch roof and posts, scalloped wood trip along eaves.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1915 Tax Assessor

* P7. Owner and Address:
Charles & Michele Zukovsky
1914 Taft Ave
Los Angeles, CA 90068-3621

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

DPR 523A (1/95) * Required Information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATIC

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6L
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1915 Taft Avenue
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1915 Taft Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587017024; ROSELAND TRACT Lot 9

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Colonial Revival style. The architectural design is attributed to Theo Franklin Power.

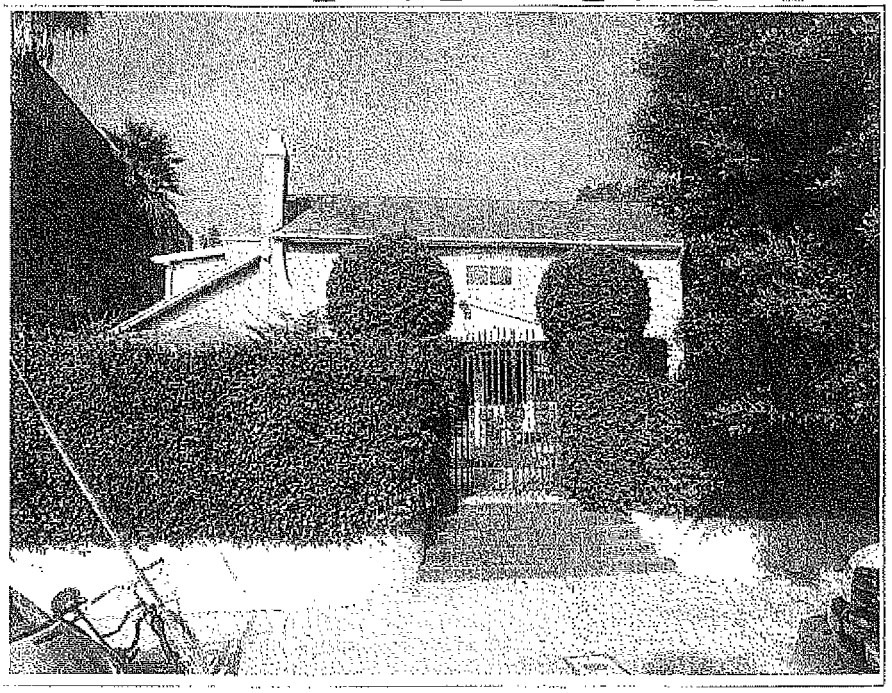
Features: PLAN: recctangular CONSTRUCTION: wood frame WALLS: stucco ROOF: side gable, clad with composition shingles WINDOWS: wood frame fixed and aluminum sliding OTHER: round doric entry porch columns and wrought iron fence.

Evaluation: The survey evaluated the resource on the property as falling under criterion NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.

Alterations: Altered front porch and fenestration. Non-original front entry opening, front door, aluminum sliders on both floors, terra cotta tiled entry steps. Small single-family dwelling from 1923 at rear.

Landscape Features: Notable landscape features on the property include: concrete retaining wall, clipped hedges and bushes, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920 Tax Assessor

* P7. Owner and Address:

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

Non-Contributor 1915 Taft Avenue

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREAT

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1918 Taft Avenue
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1918 Taft Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587018024; TRACT NO 2243 Lot 15

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Dutch Colonial Revival style. A. E. Sage is recorded as having built the resource.

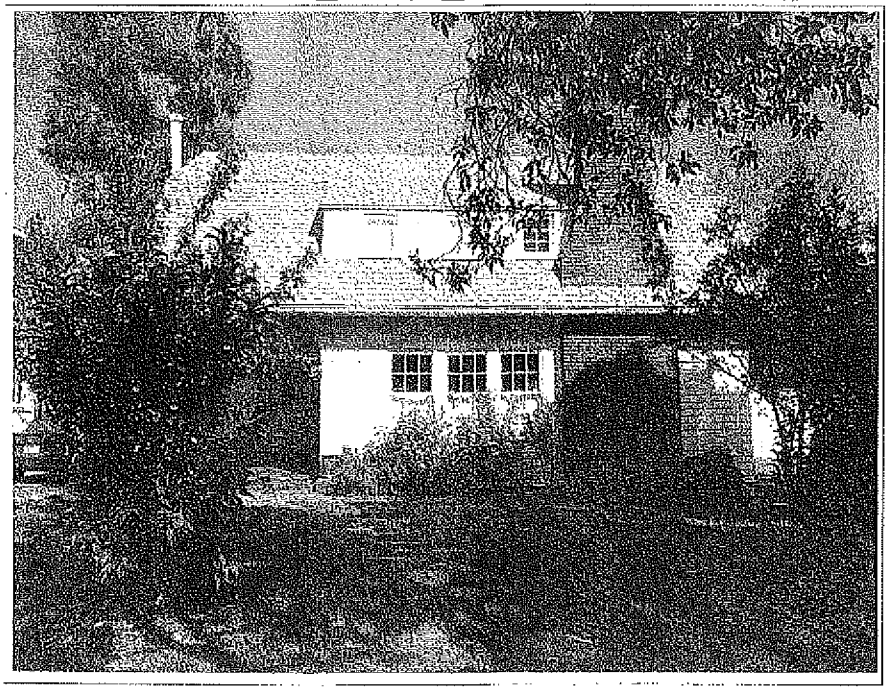
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: wood shingles ROOF: clipped side gable, clad with composition shingles WINDOWS: wood frame fixed and double-hung sash OTHER: large exterior brick chimney on primary (west) elevation.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations:

Landscape Features: Notable landscape features on the property include: mature tree in yard.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1914 Tax Assessor

* P7. Owner and Address:
Melissa Mccarthy
1801 Avenue Of The Stars Ste 308
Century City, CA 90067-5905

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATI

Primary #
HR #
Trinomial
NRHP Status Code 5D1

PRIMARY RECORD

Other Listings
Review Code Reviewer Date

* Resource Name or #: 1919 Taft Avenue
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1919 Taft Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587017025; ROSELAND TRACT Lot 10

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Prairie style.

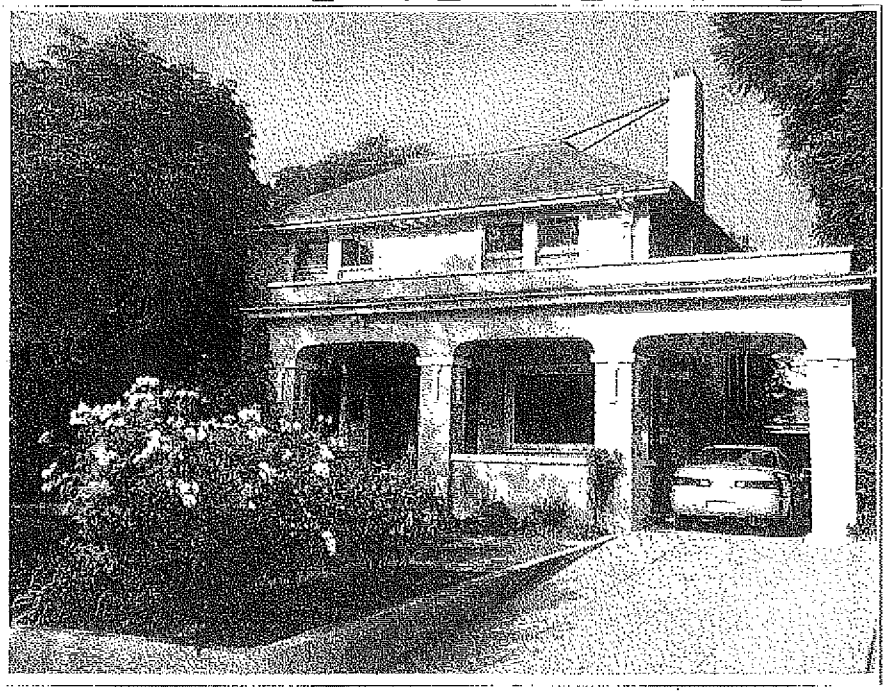
Features: PLAN: irregular CONSTRUCTION: wood frame WALLS: smooth stucco ROOF: hip, clad with composition shingles WINDOWS: wood frame fixed and double-hung sash OTHER: concrete driveway with porte cochere.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: No significant visible alterations have occurred.

Landscape Features: Notable landscape features on the property include: mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920 Tax Assessor

* P7. Owner and Address:
Donna J Hubbard
1919 Taft Ave
Los Angeles, CA 90068-3620

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

Contributor 1919 Taft Avenue

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREAT

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1922 Taft Avenue
P1. Other Identifier: _____
* P2. Location: [ ] Not for Publication [x] Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.
c. Address 1922 Taft Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone ____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587018023; TRACT NO 2243 Lot 14

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Prairie style. The architectural design is attributed to R. F. Schering.

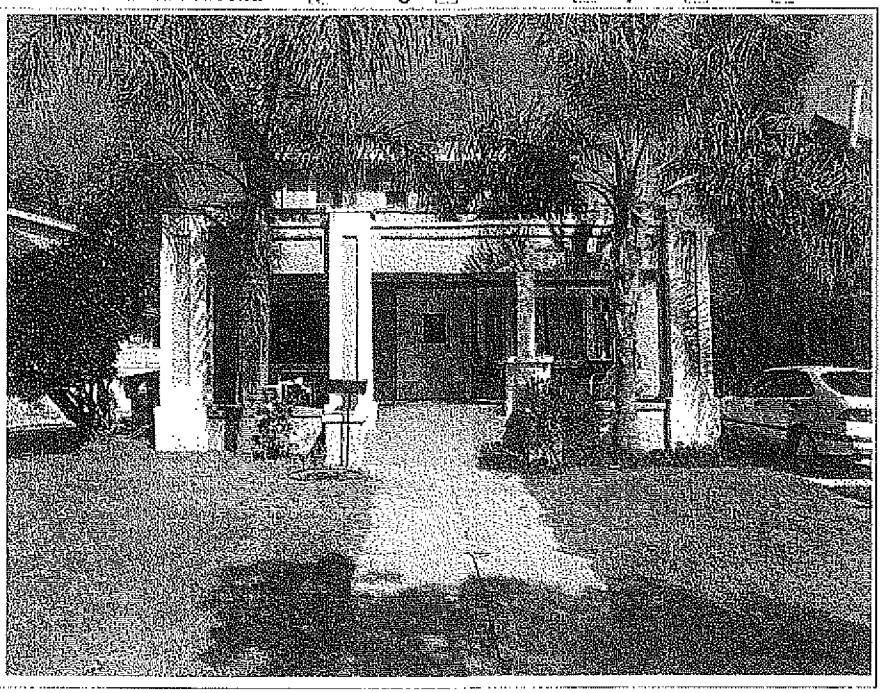
Features: PLAN: recctangular CONSTRUCTION: wood frame WALLS: smooth stucco ROOF: flat w/ parapet, clad with composition shingles WINDOWS: wood frame fixed, casement and tripartite OTHER: deeply projecting full width front porch capped by a balcony.

Evaluation: The survey evaluated the resource on the property as falling under criterion AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: Visible alterations include new front door.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: [x] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
[ ] Prehistoric [x] Historic [ ] Both
1915 Tax Assessor

* P7. Owner and Address:
Donald M Klein
8840 Wilshire Blvd # 207
Beverly Hills, CA 90211-2606

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

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

DPR 523A (1/95)

* Required Information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATIO

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1925 Taft Avenue
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1925 Taft Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587017026; ROSELAND TRACT Lot 11

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the Craftsman style.

Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: asbestos shingle ROOF: side gable, clad with composition shingles. WINDOWS: wood frame fixed and double-hung sash OTHER: river rock columns at entrance.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Asbestos shingles.

Landscape Features: Notable landscape features on the property include: pine trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1910 Tax Assessor

* P7. Owner and Address:
William K & Lana C Baltz
1925 Taft Ave
Los Angeles, CA 90068-3620

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREAT

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6L
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1928 Taft Avenue
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1928 Taft Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587018022; TRACT NO 2243 Lot 13

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the French Eclectic style. O. Carpenter is recorded as having built the resource.

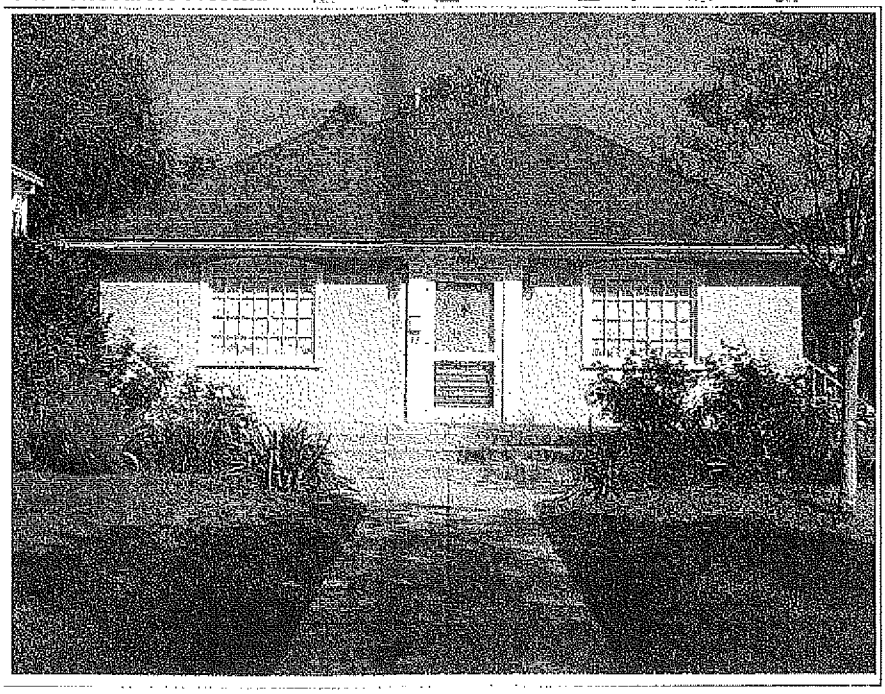
Features: PLAN: rectangular CONSTRUCTION: wood-frame WALLS: stucco ROOF: hip, clad with composition shingles WINDOWS: wood frame multi-pane fixed OTHER: original concrete entry path and front steps.

Evaluation: The survey evaluated the resource on the property as falling under criterion NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.

Alterations: Sanborn maps confirm that the entire primary elevation has been pushed out toward the street and is not original.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs and immature tree.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1916 Tax Assessor

* P7. Owner and Address:
T C Chu
7334 Champagne Point Rd
Kirkland, WA 98034

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

DPR 523A (1/95) * Required Information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATIC

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1931 Taft Avenue
P1. Other Identifier:
* P2. Location: [ ] Not for Publication [x] Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1931 Taft Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587017027; ROSELAND TRACT Lot 12

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Craftsman style.

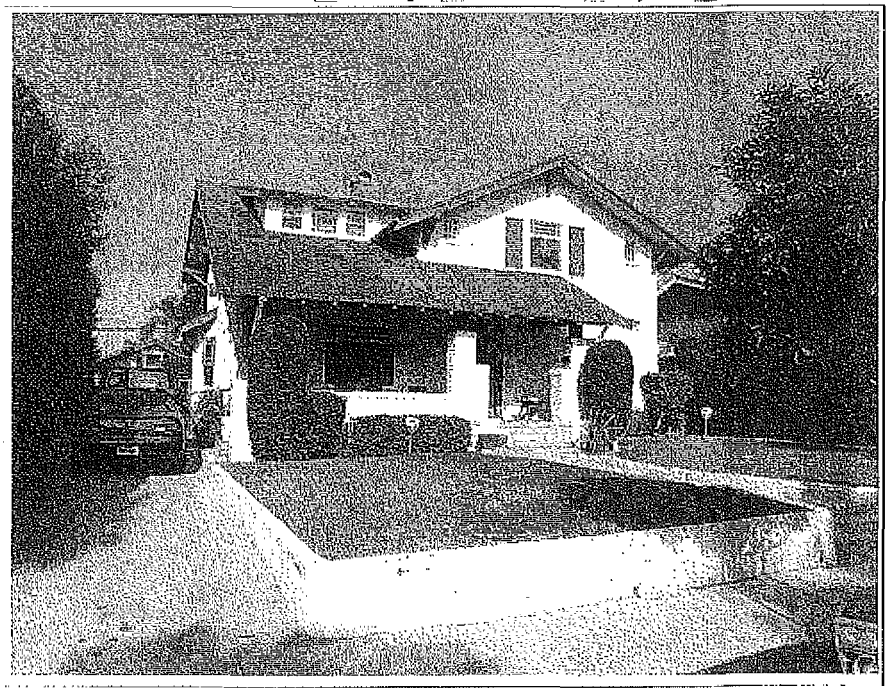
Features: PLAN: recctangular CONSTRUCTION: wood frame WALLS: smooth stucco ROOF: cross gable, clad with composition shingles WINDOWS: wood frame fixed and double-hung sash OTHER: wide partial width front entry porch.

Evaluation: The survey evaluated the resource on the property as falling under criterion AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: Visible alterations include wood cladding replaced by stucco, front wood piers partially stuccoed. Jalousie windows on second floor, front-facing, windows.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: [x] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
[ ] Prehistoric [x] Historic [ ] Both
1911 Tax Assessor

* P7. Owner and Address:
Elsa G Guarneri
1931 Taft Ave
Los Angeles, CA 90068-3620

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

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

DPR 523A (1/95) * Required Information

State of California -- The Resources Agen
DEPARTMENT OF PARKS AND RECREA

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1932 Taft Avenue
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1932 Taft Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587018021; TRACT NO 2243 Lot 12

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Colonial Revival style. A. E. Dean is recorded as having built the resource.

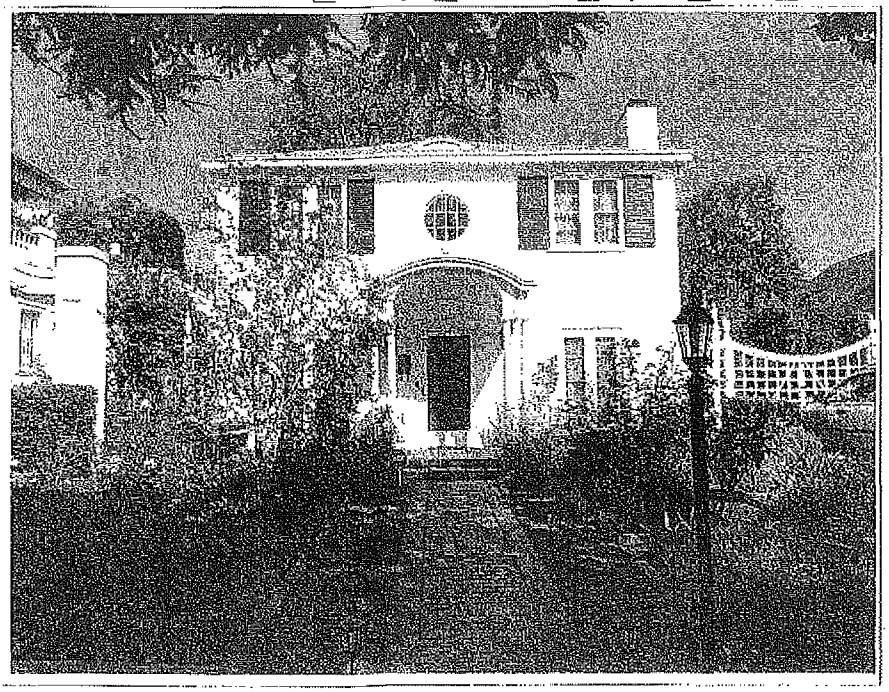
Features: PLAN: recctangular CONSTRUCTION: wood frame WALLS: wide wood clapboard and smooth stucco ROOF: hipped, clad with composition shingles WINDOWS: wood frame double hung sash and casement OTHER: prominent segmental arched entry porch roof support by two pairs of doric columns. wood shutters, porthole

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: No significant visible alterations have occurred.

Landscape Features: Notable landscape features on the property include: shrubs, bushes and immature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1917 Tax Assessor

* P7. Owner and Address:
Charles W & Kris L Arnold
1932 Taft Ave
Los Angeles, CA 90068-3621

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

DPR 523A (1/95)

* Required Information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATIC

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1937 Taft Avenue
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec ____; _____ B.M.
c. Address 1937 Taft Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587017028; ROSELAND TRACT Lot 13

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the Craftsman style. C. P. Madsen is recorded as having built the resource.

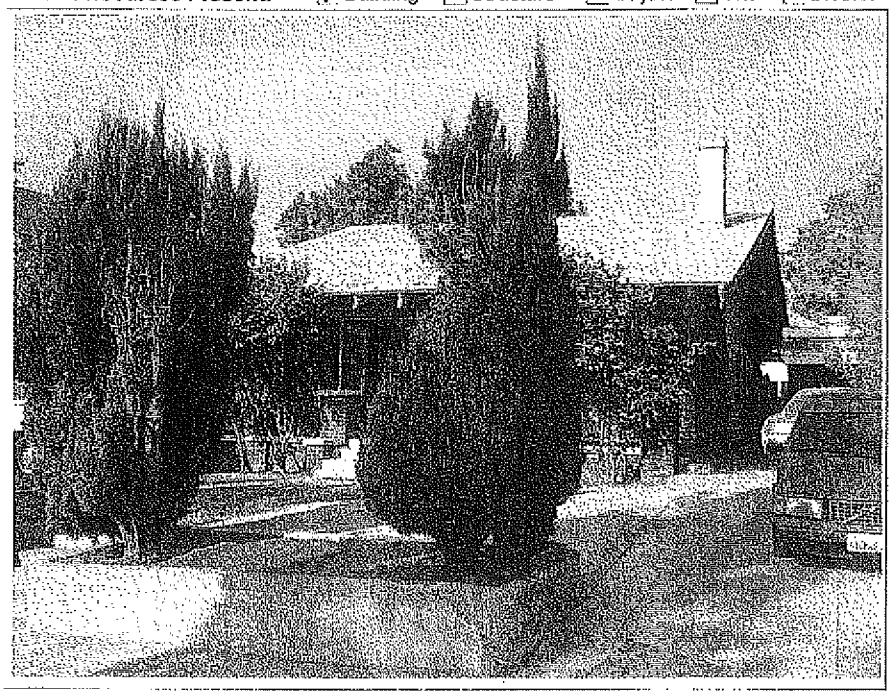
Features: PLAN: recctangular CONSTRUCTION: wood-frame WALLS: wood clapboard ROOF: side gable, clad with composition shingles WINDOWS: wood frame fixed and double-hung sash OTHER: concrete retaining wall.

Evaluation: The survey evaluated the resource on the property as falling under criterion AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: Front porch piers replaced by metal posts, metal bars covering many windows, south end of primary (east) elevation enclosed by horizontal natural wood cladding. Concrete parking pad installed in front yard.

Landscape Features: Notable landscape features on the property include: bushes.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1913 Tax Assessor

* P7. Owner and Address:
Bela Dabrovics
1937 Taft Ave
Los Angeles, CA 90068-3620

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 623A (1/95) * Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREAT.

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1938 Taft Avenue
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____1/4 of Sec____; _____ B.M.
c. Address 1938 Taft Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587018020; TRACT NO 2243 Lot 11

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Mediterranean Revival style. Gregary R. Evans is recorded as having built the resource.

Features: PLAN: square CONSTRUCTION: wood frame WALLS: rough textured stucco ROOF: flat with pair of pent hoods, clad with composition shingles and clay tiles WINDOWS: wood frame fixed and casement and tripartite OTHER: ionic columns supporting semi-circular porch roof capped by a small balcony with classical balustrade,

Evaluation: The survey evaluated the resource on the property as falling under criterion AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: Visible alterations include covering of two second story porches on north and south elevations with metal awnings.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920 Tax Assessor

* P7. Owner and Address:
Rosa & Carmen Cubero
1938 Taft Ave
Los Angeles, CA 90068-3621

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95)

* Required Information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATIC

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1942 Taft Avenue
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec ____; _____ B.M.
c. Address 1942 Taft Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone ____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587018019; TRACT NO 2243 Lot 10

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the Colonial Revival style.

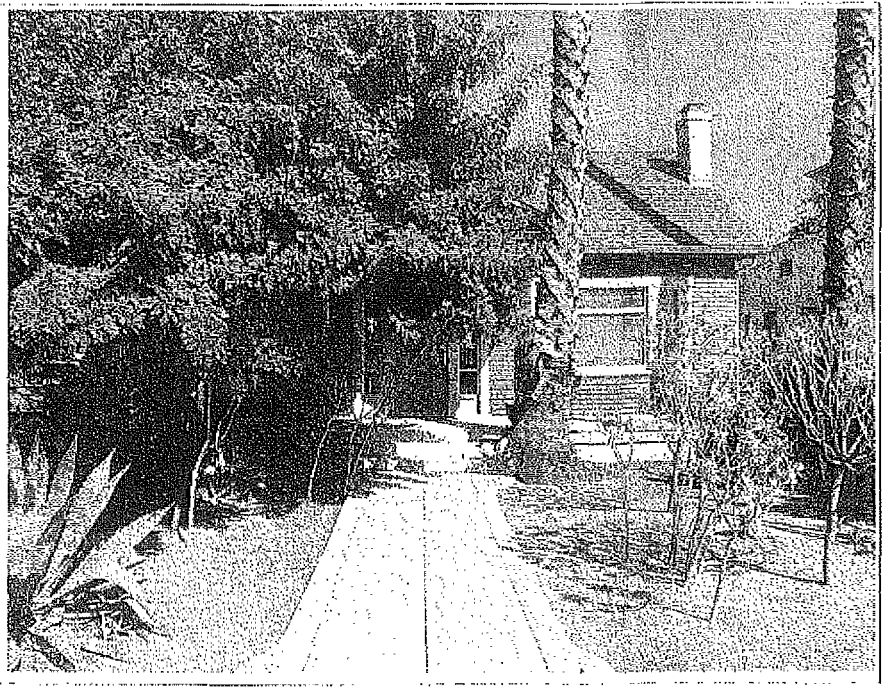
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: wood clapboard ROOF: side gable, clad with composition shingles WINDOWS: wood frame tripartite and multi-pane sidelights OTHER: doric porch posts

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: No significant visible alterations have occurred.

Landscape Features: Notable landscape features on the property include: dirt front yard with succulents, a mature mexican fan palm, and other mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1919 Tax Assessor

* P7. Owner and Address:
Robert B Kaufman
1942 Taft Ave
Los Angeles, CA 90068-3621

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009
* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95) * Required Information

State of California -- The Resources Agen
DEPARTMENT OF PARKS AND RECREAT

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1943 Taft Avenue
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1943 Taft Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587017029; ROSELAND TRACT Lot 14

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the Craftsman style. Ray Teitelbaum is recorded as having built the resource.

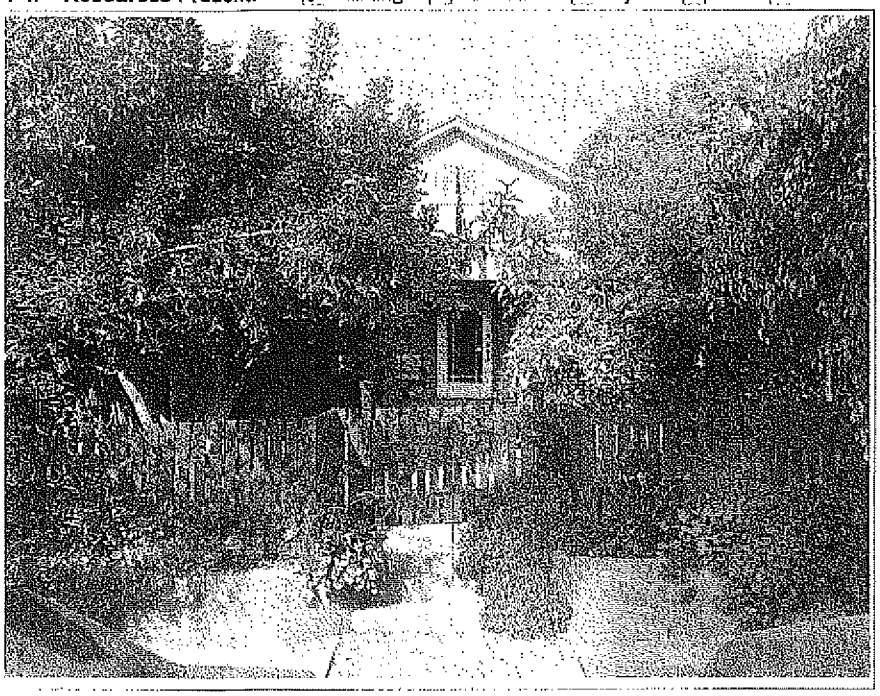
Features: PLAN: square CONSTRUCTION: wood frame WALLS: rough textured stucco ROOF: front gable, clad with composition shingles WINDOWS: wood frame fixed and casement

Evaluation: The survey evaluated the resource on the property as falling under criterion AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: Visible alterations include wood cladding replaced by rough textured stucco. Non-original wood picket fence.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920 Tax Assessor

* P7. Owner and Address:
Wahl Celia E Kalingo
1943 Taft Ave
Los Angeles, CA 90068-3620

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

DPR 523A (1/95)

* Required Information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATIC

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1946 Taft Avenue
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1946 Taft Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587018005; BEULAH VISTA TRACT Lot 17

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the Colonial Revival style.

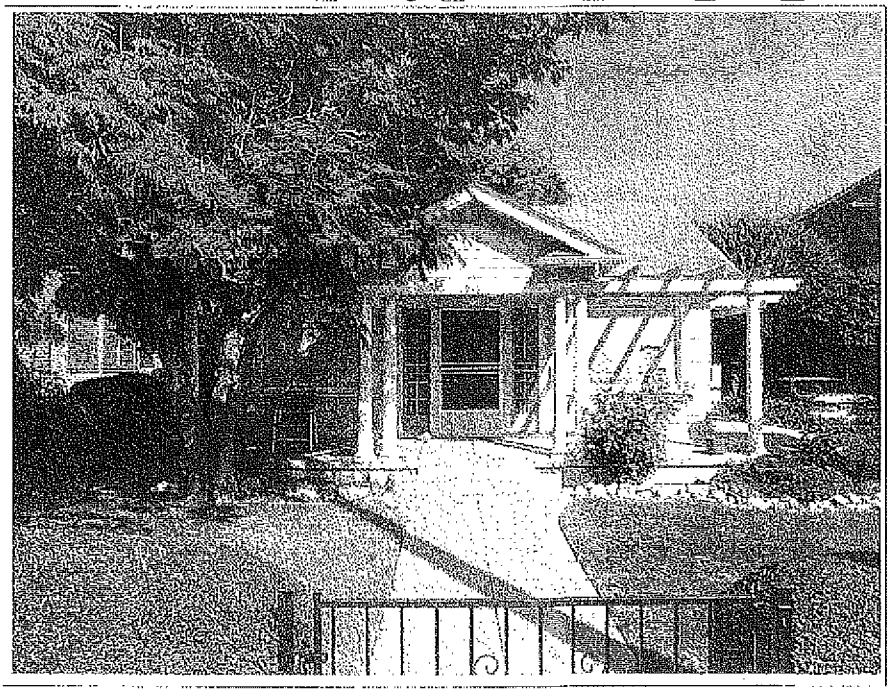
Features: PLAN: square CONSTRUCTION: wood frame WALLS: wide wood clapboard ROOF: side gable, clad with composition shingles WINDOWS: wood frame fixed, double-hung sash and casement OTHER: trellis

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: No significant visible alterations have occurred.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1918 Tax Assessor

* P7. Owner and Address:
Jerry T & Elena Smart
1946 Taft Ave
Los Angeles, CA 90068-3621

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

DPR 523A (1/95)

* Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1947 Taft Avenue
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.
c. Address 1947 Taft Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587017013; BEULAH VISTA TRACT Lot 12

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1 1/2-story single family residence. It was designed in the Craftsman style.

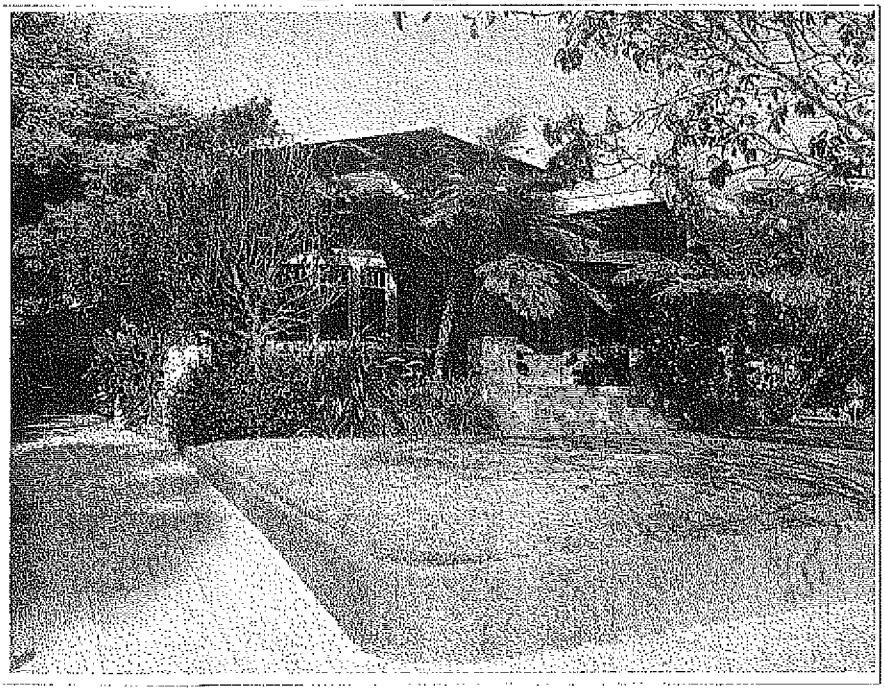
Features: PLAN: square CONSTRUCTION: wood frame WALLS: wood shingles ROOF: front gable, clad with composition shingles WINDOWS: ribbons of four wood frame casements OTHER: airplane bungalow variant. cast stone porch posts, original front door, concrete retaining wall

Evaluation: The survey evaluated the resource on the property as falling under criterion AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: No significant visible alterations have occurred.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1913 Tax Assessor

* P7. Owner and Address:
James R Boulter
1947 Taft Ave
Los Angeles, CA 90068-3620

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6L
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1954 Taft Avenue
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec ____; _____ B.M.
c. Address 1954 Taft Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone ____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587018004; BEULAH VISTA TRACT Lot 16

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Craftsman style. Wahlstrom Brothers Inc. is recorded as having built the resource.

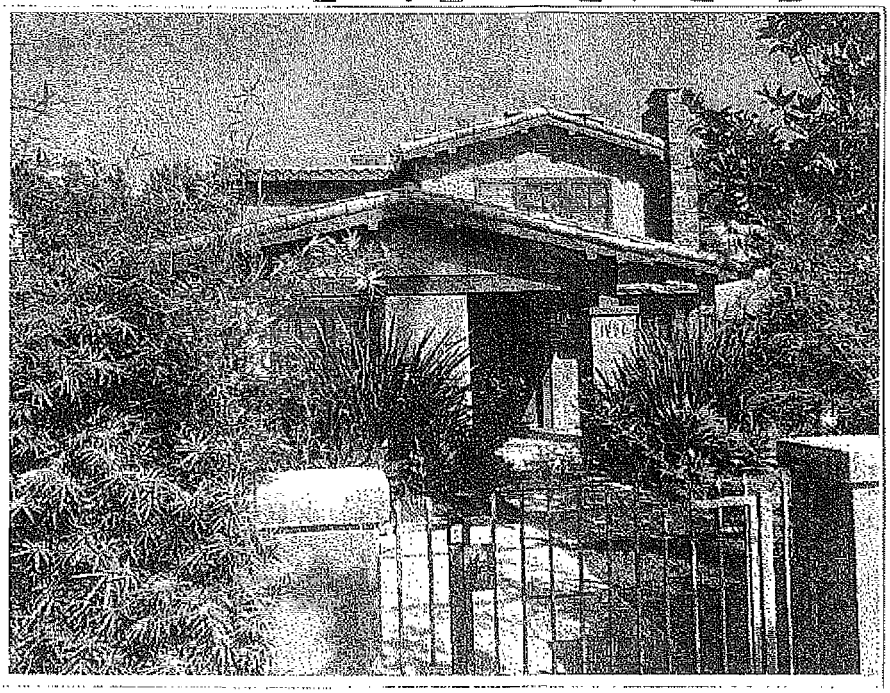
Features: CONSTRUCTION: wood frame WALLS: stucco ROOF: multi-gable, clad with clay tiles WINDOWS: wood frame double-hung sash

Evaluation: The survey evaluated the resource on the property as falling under criterion NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.

Alterations: Visible alterations include original wall cladding replaced by stucco, clay tiles on roof, chimney replaced, non-original fence and entry steps. Sanborns confirm partial enclosure of front porch and rear addition.

Landscape Features: No notable landscape features were recorded.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920 Tax Assessor

* P7. Owner and Address:
Christina C Sitkevich
1954 Taft Ave
Los Angeles, CA 90068-3621

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

Non-Contributor 1954 Taft Avenue

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREAT.

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1955 Taft Avenue
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.
c. Address 1955 Taft Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone ____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587017012; BEULAH VISTA TRACT Lot 11

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1 1/2-story single family residence. It was designed in the Craftsman style. John Ecket is recorded as having built the resource.

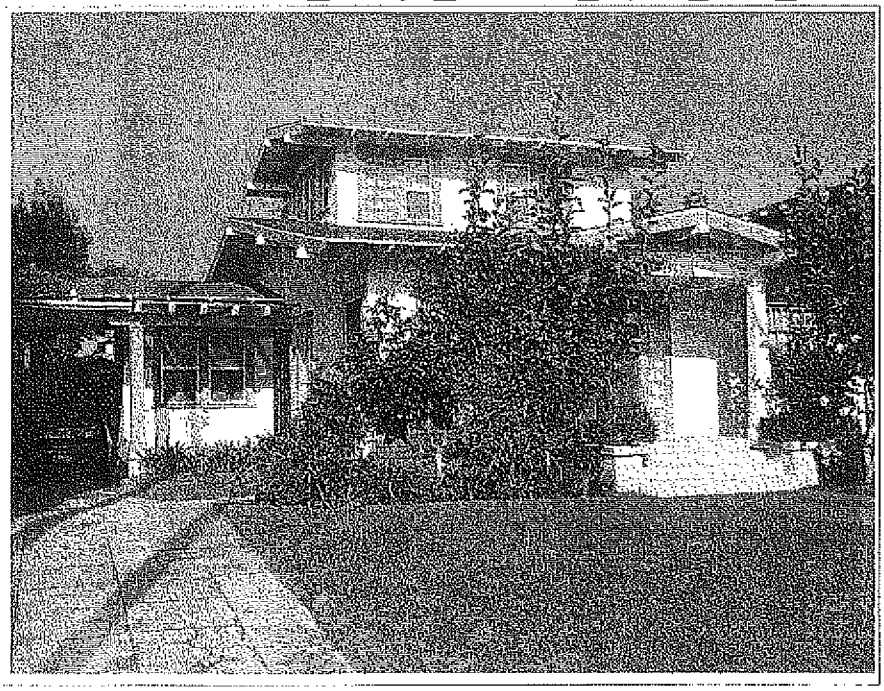
Features: PLAN: irregular CONSTRUCTION: wood frame WALLS: wood clapboard ROOF: side gable, clad with composition shingles WINDOWS: wood frame double-hung sash OTHER: airplane bungalow variant.

Evaluation: The survey evaluated the resource on the property as falling under criterion AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: Visible alterations include vinyl double-hung sash, new front door, glass block sidelights and second story windows. Small metal car port attached to south elevation.

Landscape Features: Notable landscape features on the property include: nc-carport

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920 Tax Assessor

* P7. Owner and Address:
Mad Jack Trust
6345 Balboa Blvd Bldg Iv
Encino, CA 91316-1519

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

Contributor - Altered Structure 1955 Taft Avenue

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATIC

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6L
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1958 Taft Avenue
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1958 Taft Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587018003; BEULAH VISTA TRACT Lot 15

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the English Revival style. De Luxe Building Company is recorded as having built the resource.

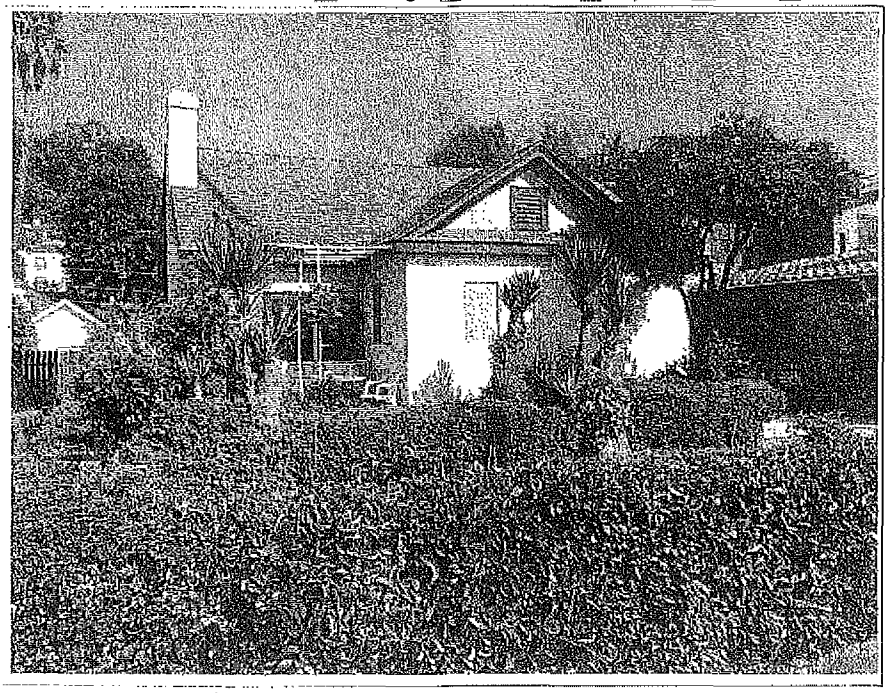
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: rough textured stucco ROOF: multi-gable, clad with composition shingles WINDOWS: aluminum sliding

Evaluation: The survey evaluated the resource on the property as falling under criterion NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.

Alterations: Visible alterations include aluminum sliders within non-original openings on all visible fenestration, wood cladding replaced by rough stucco, new front door, front porch enclosure.

Landscape Features: Notable landscape features on the property include: palm in parkway

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1919 Tax Assessor

* P7. Owner and Address:
In K & Young S Suh
1958 Taft Ave
Los Angeles, CA 90068-3621

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

DPR 523A (1/95)

* Required Information

Non-Contributor 1958 Taft Avenue

State of California – The Resources Agen
DEPARTMENT OF PARKS AND RECREAT

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1959 Taft Avenue
P1. Other Identifier: _____
* P2. Location: [ ] Not for Publication [x] Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ 1/4 of ____ 1/4 of Sec ____; _____ B.M.
c. Address 1959 Taft Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587017011; BEULAH VISTA TRACT Lot 10

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1 1/2-story single family residence. It was designed in the Craftsman style. E. Fossler is recorded as having built the resource. The architectural design is attributed to E. Fossler.

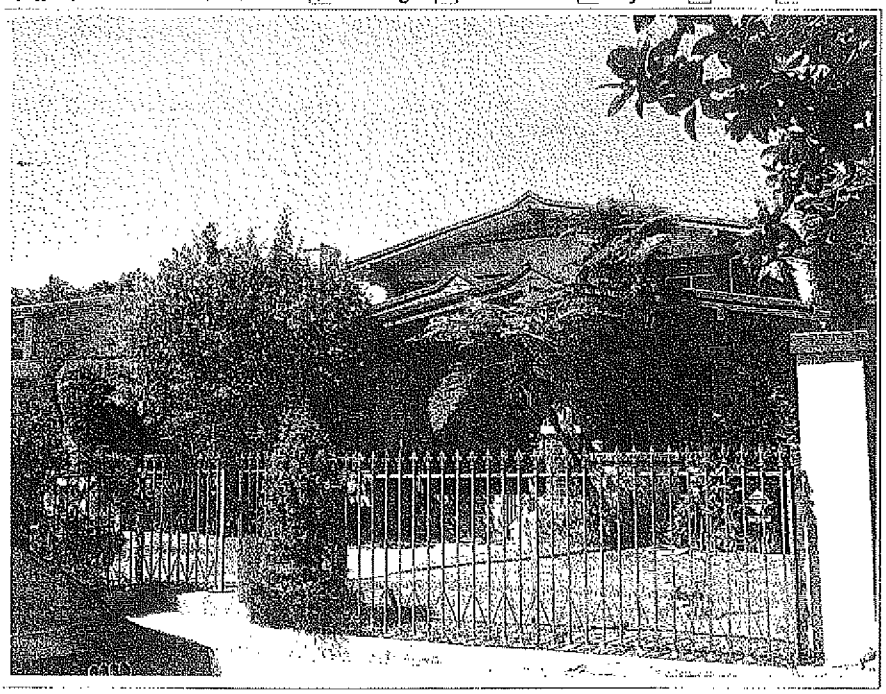
Features: PLAN: square CONSTRUCTION: wood frame WALLS: wood shingles and rough textured stucco ROOF: front gable, clad with composition shingles WINDOWS: wood frame tripartite OTHER: asian influence in gable peaks.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Visible alterations include, addition of metal security door, non-original wrought iron fence. (Survey photo obscures combed wood shingle cladding--house is not clad in stucco)

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: [x] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
[ ] Prehistoric [x] Historic [ ] Both
1913 Tax Assessor

* P7. Owner and Address:
Joseph P & Linda M Santana
1959 Taft Ave
Los Angeles, CA 90068-3620

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

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

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATIC

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1962 Taft Avenue
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T ___; R ___; ___ 1/4 of ___ 1/4 of Sec ___; _____ B.M.
c. Address 1962 Taft Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587018002; BEULAH VISTA TRACT Lot 14

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the Colonial Revival style.

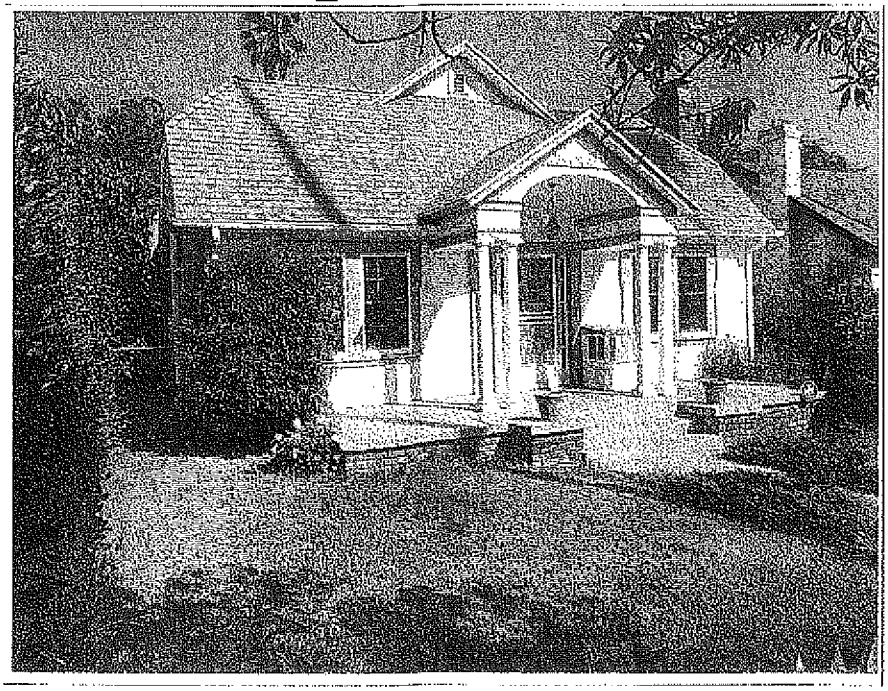
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: narrow wood clapboard ROOF: clipped side gable, clad with composition shingles WINDOWS: wood frame double-hung sash OTHER: prominent original entry portico with two pairs of doric columns and triangular pediment. front gabled vent dormer.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Visible alterations include wood clad covering protruding from right side of front door.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and clipped hedge.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1918 Tax Assessor

* P7. Owner and Address:
Ann Maney
1962 Taft Ave
Los Angeles, CA 90068-3621

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95) * Required Information

State of California -- The Resources Agen
DEPARTMENT OF PARKS AND RECREAT

Primary #
HR #
Trinomial
NRHP Status Code 5D1

PRIMARY RECORD

Other Listings
Review Code Reviewer Date

* Resource Name or #: 1965 Taft Avenue
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1965 Taft Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587017010; BEULAH VISTA TRACT Lot 9

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1 1/2-story single family residence. It was designed in the Craftsman style. C. P. Gould is recorded as having built the resource.

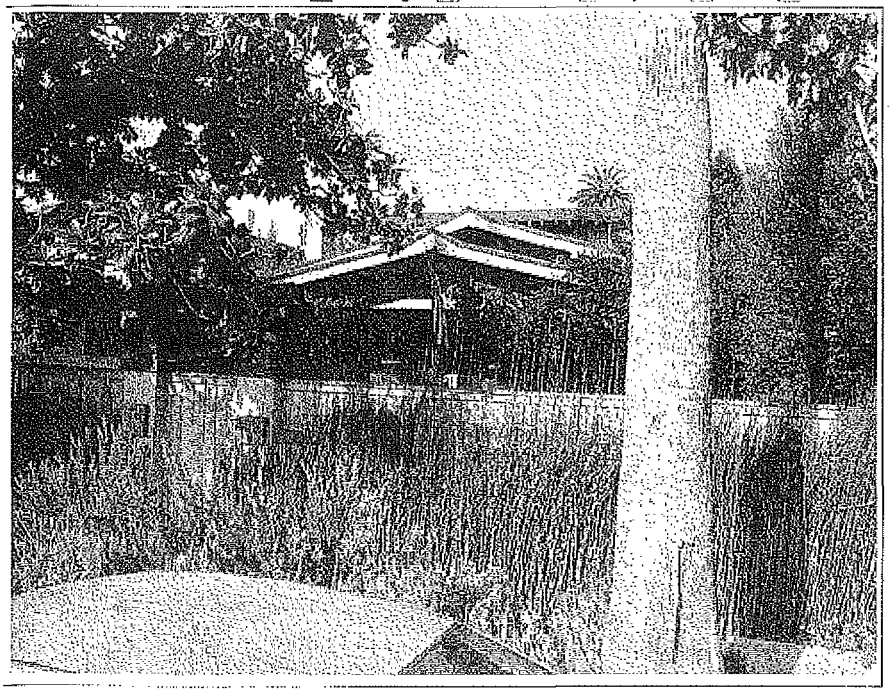
Features: PLAN: square CONSTRUCTION: wood frame WALLS: wood clapboard ROOF: multi-gable, clad with composition shingles WINDOWS: wood frame double-hung sash and tripartite OTHER: peaked front gables lend an asian air to property.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Non-original wood fence and entry gate. A small single-family residence constructed in 1923 is located at the rear of the property but is not visible from the public right-of-way.

Landscape Features: Notable landscape features on the property include: shrubs, climbing vines and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1913 Tax Assessor

* P7. Owner and Address:

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1968 Taft Avenue
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.
c. Address 1968 Taft Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587018001; BEULAH VISTA TRACT Lot 13

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the Colonial Revival style. H. E. Newton is recorded as having built the resource.

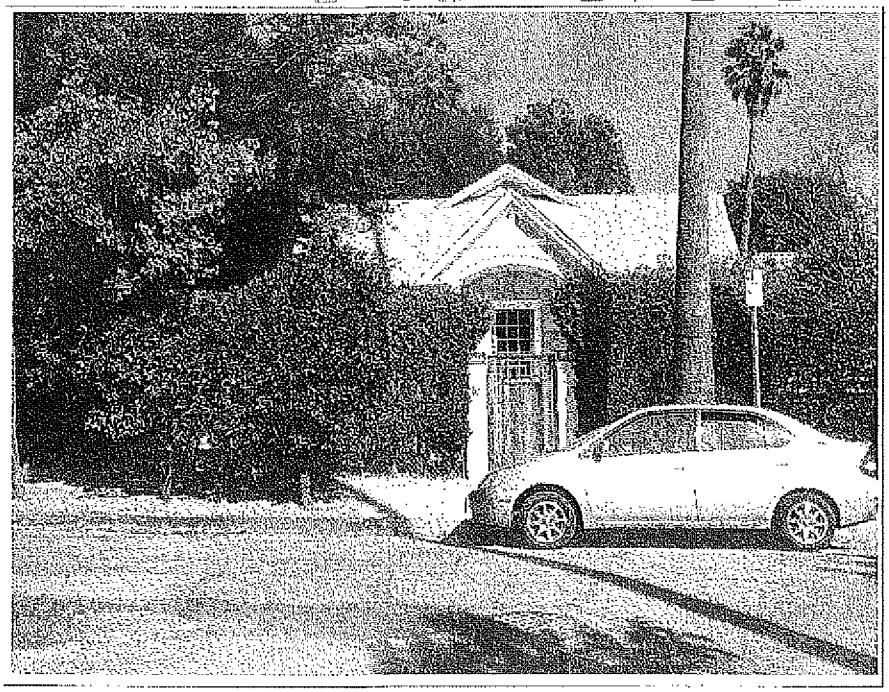
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: wood clapboard ROOF: side gable, clad with composition shingles WINDOWS: wood frame double-hung sash OTHER: prominent entrance portico with doric columns and a triangular pediment. front gabled vent dormer.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Non-original chain link fence and entry gate.

Landscape Features: Notable landscape features on the property include: clipped hedges and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1919 Tax Assessor

* P7. Owner and Address:
Hamden Trust
1968 Taft Ave
Los Angeles, CA 90068-3621

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95) * Required Information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1969 Taft Avenue
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1969 Taft Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587017008; BEULAH VISTA TRACT LOT COM AT SE COR OF LOT 8 TH N 0 11' 30" W 63.33 FT TH NW ON SW LINE OF FOOTHIL L DR 80.47 FT TH S TO S LINE OF SD LOT TH E 87.8 FT TO BEG PART OF Lot 8

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Colonial Revival style. Peter Artunian is recorded as having built the resource. The architectural design is attributed to J. Cowan.

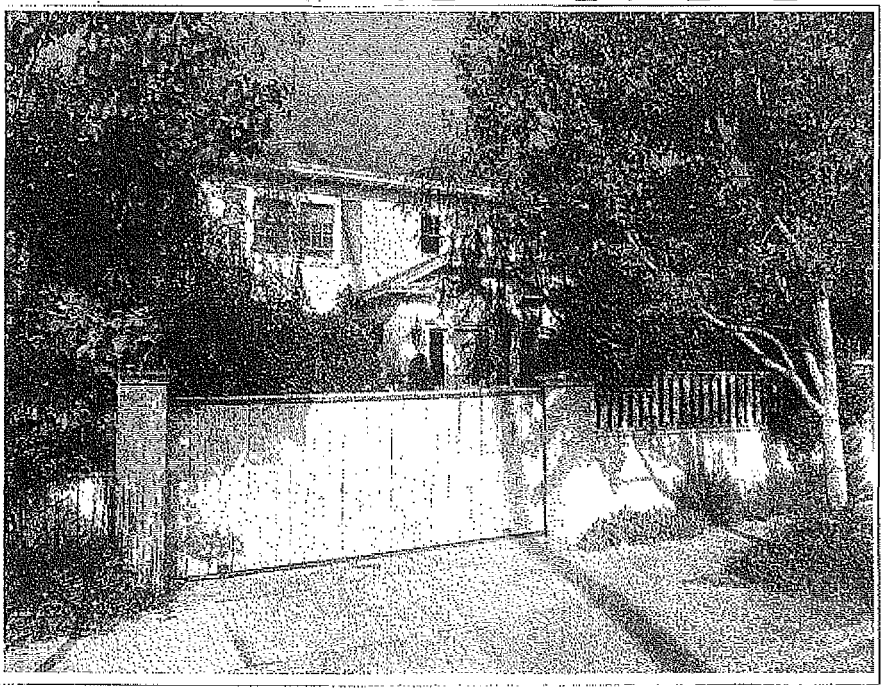
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: smooth stucco ROOF: hip, clad with composition shingles WINDOWS: wood frame fixed and double-hung sash OTHER: prominent entrance with clipped gable, carved brackets, and entablature.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Non-original front wall and entry gate.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920 Tax Assessor

* P7. Owner and Address:
Sbarge Raphael & Akey L Trust
1969 Taft Ave
Los Angeles, CA 90068-3620

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

DPR 523A (1/95) * Required Information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6L
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1901 North Van Ness Avenue

P1. Other Identifier: _____

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

b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ 1/4 of ____ 1/4 of Sec ____; _____ B.M.

c. Address 1901 North Van Ness Avenue City Los Angeles Zip 90068

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587016033; LEIBOLD&BIRD TRACT E 50 FT EX OF ST OF Lot 21

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story multiple family residence. It was designed in the Minimal Traditional style. A. Kraushaar is recorded as having built the resource.

Features: CONSTRUCTION: wood frame WALLS: rough textured stucco ROOF: shallow hip, clad with composition shingles WINDOWS: vinyl double-hung sash

Evaluation: The survey evaluated the resource on the property as falling under criterion NC) Age: Structure was built after the HPOZ's historic and architectural periods of significance and has no known overriding significance.

Alterations: Visible alterations include rough stucco, vinyl double-hung sash, new security door entry on landing at top of steps with glass block in curved fashion at top of first landing of stairs.

Landscape Features: No notable landscape features were recorded.

* P3b. Resource Attributes: (List attributes and codes) HP03 Multi Family Property

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



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1949 Tax Assessor

* P7. Owner and Address:
Asian Pacific Womens Center In
1145 Wilshire Blvd # 102
Los Angeles, CA 90017-1900

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95)

* Required Information

Non-Contributor 1901 North Van Ness Avenue

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREAT.

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1902 North Van Ness Avenue
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec ____; _____ B.M.
c. Address 1902 North Van Ness Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone ____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587017022; ROSELAND TRACT S 67 FT OF N 92 FT OF Lot 7

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1 1/2 and a half-story single family residence. It was designed in the Colonial Revival style.

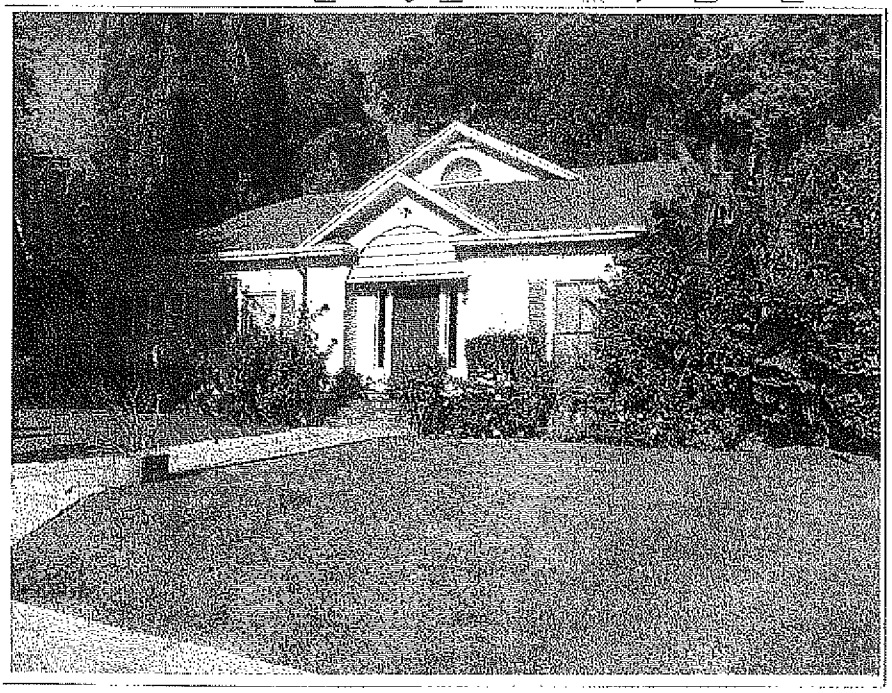
Features: PLAN: rectangular, irregular CONSTRUCTION: wood frame WALLS: narrow wood clapboard ROOF: clipped side gable, clad with composition shingles WINDOWS: wood frame double-hung sash

Evaluation: The survey evaluated the resource on the property as falling under criterion AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: Sanborn maps reveal that the original open front porch has been enclosed and an addition attached to the north elevation. Non-original window in front dormer, checkerboard wood element infilled at entrance.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1919 Tax Assessor

* P7. Owner and Address:
April S Hoban
1902 N Van Ness Ave
Los Angeles, CA 90068-3625

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95) * Required Information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1910 North Van Ness Avenue
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.
c. Address 1910 North Van Ness Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone ____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587017021; ROSELAND TRACT S 25 FT OF LOT 6 AND N 25 FT OF Lot 7

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the English Revival style. Howard M. Ley is recorded as having built the resource. The architectural design is attributed to William Barber.

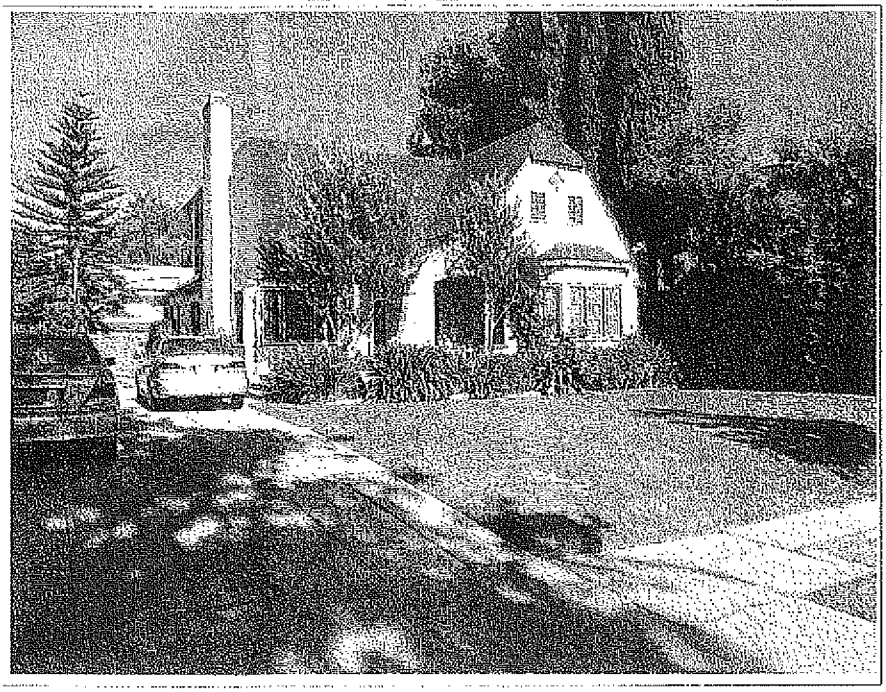
Features: PLAN: rectangular, irregular CONSTRUCTION: wood frame WALLS: smooth stucco ROOF: clipped cross gable, clad with composition shingles WINDOWS: wood frame fixed and casement OTHER: pent bay with metal hood, curved roof over recessed entrance.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: No significant visible alterations have occurred.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920 Tax Assessor

* P7. Owner and Address:
Ross & Agi Arnold
1910 N Van Ness Ave
Hollywood, CA 90068-3625

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95)

* Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1911 North Van Ness Avenue
P1. Other Identifier: _____
* P2. Location: [ ] Not for Publication [x] Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.
c. Address 1911 North Van Ness Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587016032; LEIBOLD&BIRD TRACT Lot 20

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2 and a half-story single family residence. It was designed in the Craftsman style.

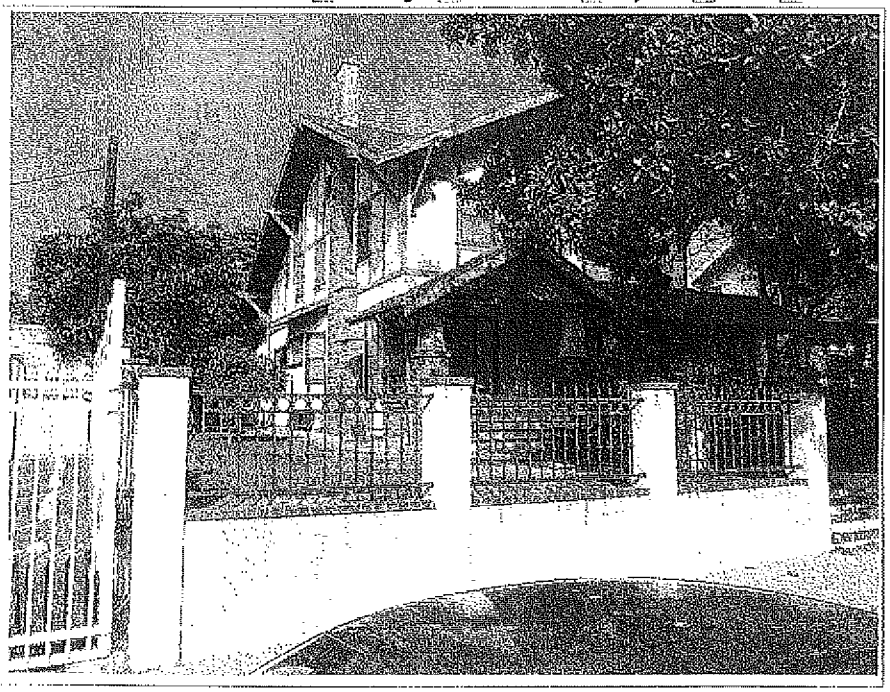
Features: PLAN: square CONSTRUCTION: wood frame WALLS: smooth stucco, half timbering ROOF: cross gable, clad with composition shingles WINDOWS: wood frame fixed and double-hung sash OTHER: full width front porch, cast stone chimney, porch piers, and porch railings. half timbering.

Evaluation: The survey evaluated the resource on the property as falling under criterion AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: No significant visible alterations have occurred.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: [x] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
[ ] Prehistoric [x] Historic [ ] Both
1912 Tax Assessor

* P7. Owner and Address:
Akop Aleksanyan
1911 N Van Ness Ave
Los Angeles, CA 90068-3624

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

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

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6L
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1914 North Van Ness Avenue
P1. Other Identifier:
* P2. Location: [ ] Not for Publication [x] Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1914 North Van Ness Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587017020; ROSELAND TRACT S 10 FT OF LOT 5 AND N 40 FT OF Lot 6

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the English Revival style. Howard M. Ley is recorded as having built the resource. The architectural design is attributed to William Barber.

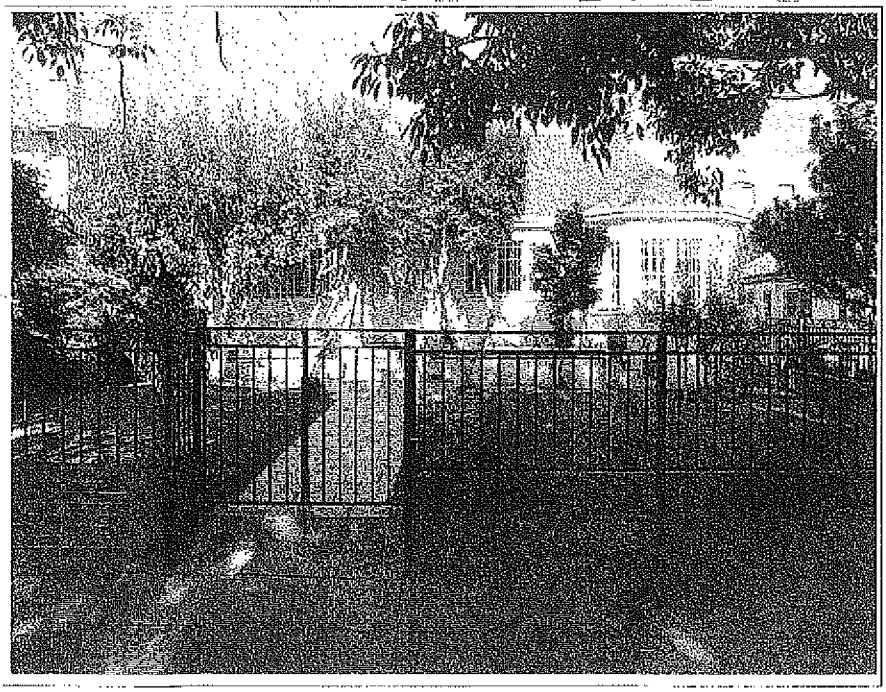
Features: PLAN: square, irregular CONSTRUCTION: wood frame WALLS: stucco ROOF: hip, clad with composition shingles WINDOWS: wood frame casement OTHER: half-moon, eight-light detail above front door, barn style garage/stable door with large black wrought iron hinges and angled cross beam braces

Evaluation: The survey evaluated the resource on the property as falling under criterion AS2) Altered structure with major alterations, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: Visible alterations include rough texture stucco, front door security metal door, metal security bars on all windows, clay pavers installed over concrete porch decking. Non-original fence and gate.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: [x] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
[ ] Prehistoric [x] Historic [ ] Both
1920 Tax Assessor

* P7. Owner and Address:
Edward & Luiza Vartavarian
1914 N Van Ness Ave
Los Angeles, CA 90068-3625

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

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

DPR 523A (1/96) * Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1919 North Van Ness Avenue
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec ____; _____ B.M.
c. Address 1919 North Van Ness Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587016031; LEIBOLD&BIRD TRACT Lot 19

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Craftsman style.

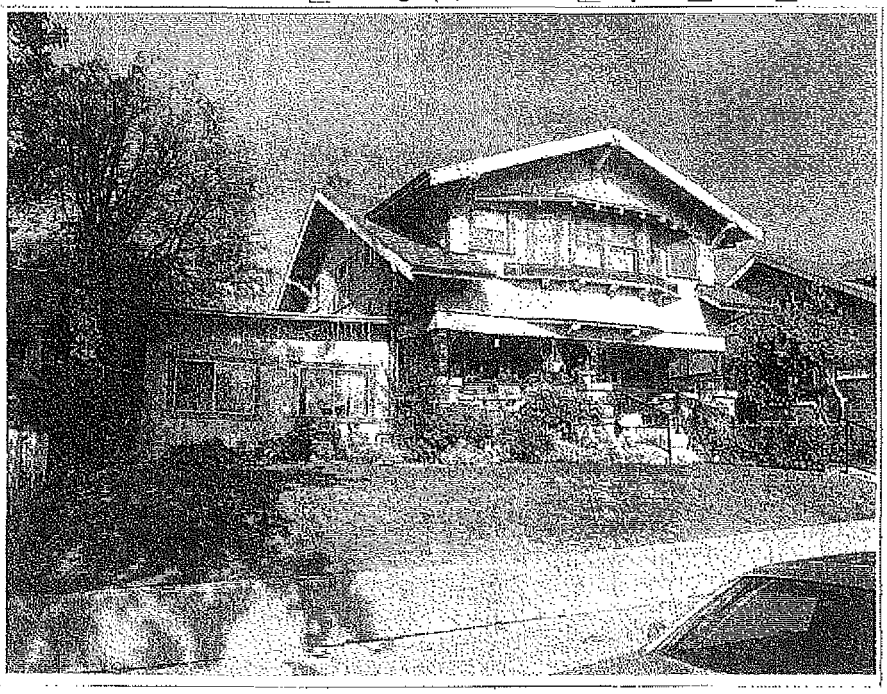
Features: PLAN: square CONSTRUCTION: wood frame WALLS: wood clapboard and wood shingles ROOF: cross gable, clad with composition shingles WINDOWS: wood frame casement, double-hung sash and aluminum sliders OTHER: full width porch with cast stone piers and railings.

Evaluation: The survey evaluated the resource on the property as falling under criterion AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: Large one-story addition to south elevation containing aluminum sliders. Porch alterations include decorative wrought iron filigree that disguises wood posts. Similar wrought iron balconet and handrails.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees. front retaining wall.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1911 Tax Assessor

* P7. Owner and Address:
Alberto & Elena Cordova
1919 N Van Ness Ave
Hollywood, CA 90068-3624

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95) * Required Information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATIC

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5 D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1920 North Van Ness Avenue
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ 1/4 of ____ 1/4 of Sec ____; _____ B.M.
c. Address 1920 North Van Ness Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone ____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587017019; ROSELAND TRACT N 50 FT OF Lot 5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Craftsman style.

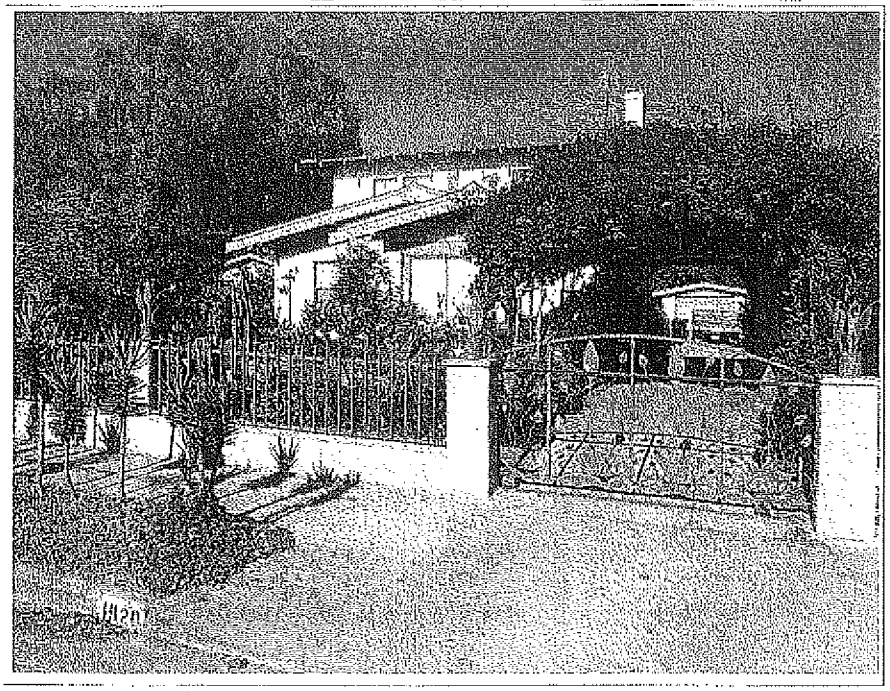
Features: PLAN: square, irregular CONSTRUCTION: wood frame WALLS: rough textured stucco ROOF: multi-gable, clad with composition shingles WINDOWS: aluminum fixed, sliding and double-hung

Evaluation: The survey evaluated the resource on the property as falling under criterion AS2) Altered structure with major alterations, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: Visible alterations include application of rough-textured stucco over original wood cladding, enclosure of front porch, replacement of all visible windows with aluminum sliders or sash, non-original fence and gate.

Landscape Features: Notable landscape features on the property include: small plants, bougainvillea, and immature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1916 Tax Assessor

* P7. Owner and Address:
Michelle A Chung
1920 N Van Ness Ave
Los Angeles, CA 90068-3625

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95) * Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1924 North Van Ness Avenue
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T_____; R_____; _____ 1/4 of _____ 1/4 of Sec_____; _____ B.M.
c. Address 1924 North Van Ness Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587017018; ROSELAND TRACT Lot 4

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the Craftsman style. R. H. Dunn is recorded as having built the resource.

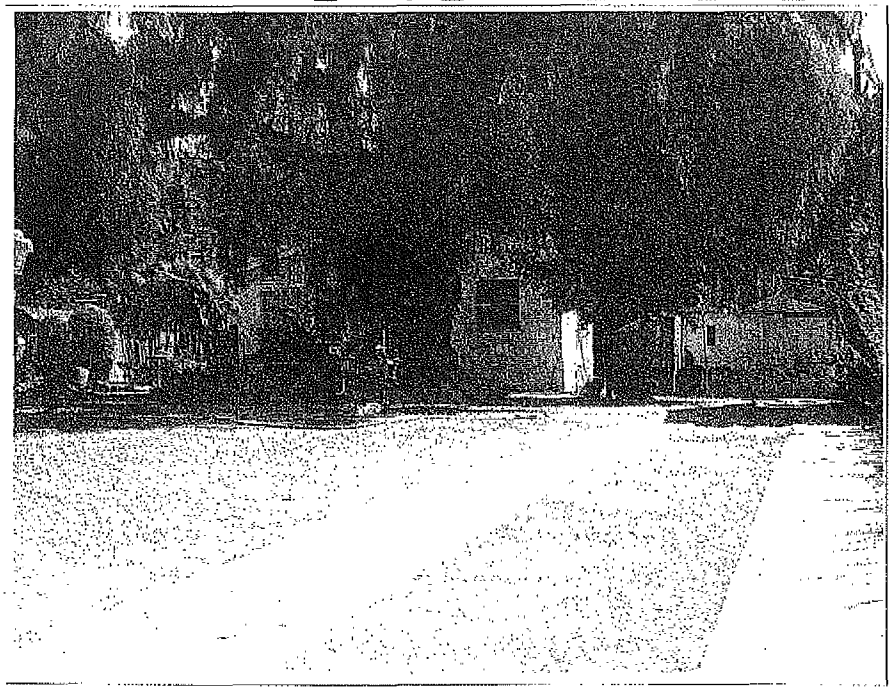
Features: PLAN: square, irregular CONSTRUCTION: wood frame WALLS: rough textured stucco and wood shingles ROOF: front gable, clad with composition shingles WINDOWS: wood frame fixed and double-hung sash

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Visible alterations include application of rough-textured stucco to portions of primary (east) elevation, installation of security window bars on first floor windows. Non-original fence

Landscape Features: Notable landscape features on the property include: large mature trees and clipped hedge.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1922 Tax Assessor

* P7. Owner and Address:
Alberto & Annabel Cordova
1924 N Van Ness Ave
Los Angeles, CA 90068-3625

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95) * Required Information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATIL

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1925 North Van Ness Avenue
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1925 North Van Ness Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587016030; LEIBOLD&BIRD TRACT Lot 18

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Craftsman style.

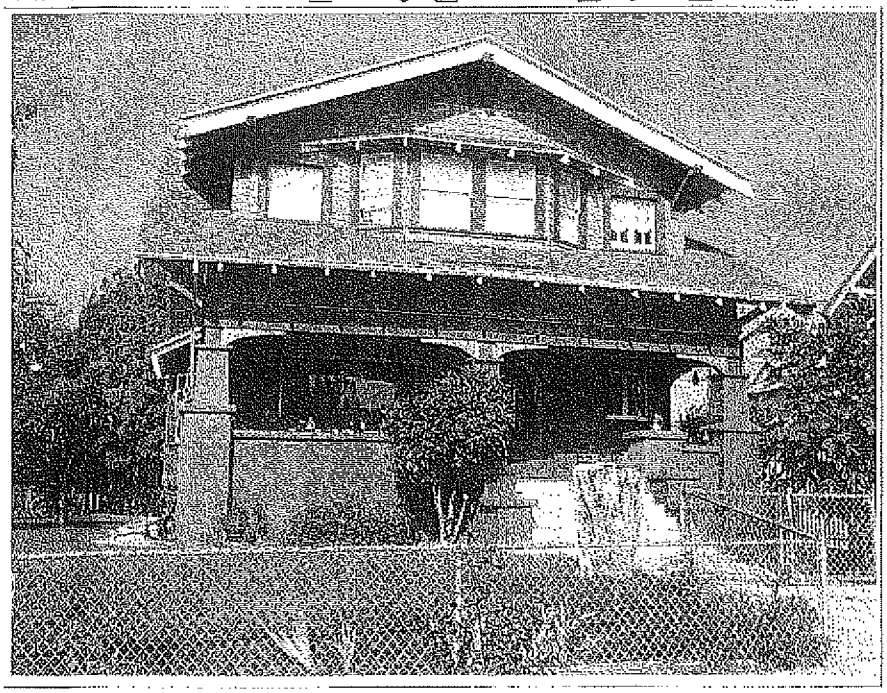
Features: PLAN: square CONSTRUCTION: wood frame WALLS: rough textured stucco and wood shingles ROOF: side gable, clad with composition shingles WINDOWS: wood frame fixed, double-hung sash and casement OTHER: full width front entry porch, large second story front gabled dormer.

Evaluation: The survey evaluated the resource on the property as falling under criterion AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: Application of rough textured stucco to ground floor elevations. Installation of vinyl windows on side facades, Non-original chain link fence.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1911 Tax Assessor

* P7. Owner and Address:
Hasmik Aintablian
1925 N Van Ness Ave
Los Angeles, CA 90068-3624

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

DPR 523A (1/95) * Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1932-1934 North -1934 Van Ness Avenue
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; _____ 1/4 of _____ 1/4 of Sec _____ ; _____ B.M.
c. Address 1932-1934 North -1934 Van Ness Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587017017; ROSELAND TRACT Lot 3

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story residential duplex. It was designed in the Spanish Colonial Revival style. Harry G. Anderson is recorded as having built the resource.

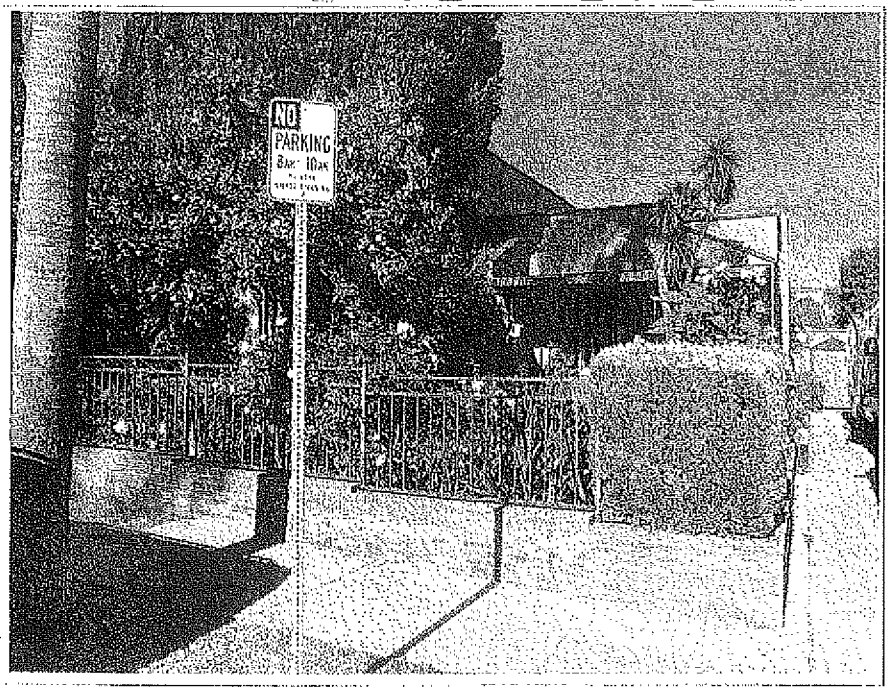
Features: PLAN: rectangular, irregular CONSTRUCTION: wood frame WALLS: smooth stucco (1st floor) and rough textured stucco (2nd floor) ROOF: flat with parapet, clad with clay tile WINDOWS: wood frame multi-pane casement OTHER: multiple archway entrances and multiple arched street-facing windows, second-floor balcony

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Metal awnings and front fence are not original.

Landscape Features: Notable landscape features on the property include: rose bushes, clipped hedge, and mature citrus tree.

* P3b. Resource Attributes: (List attributes and codes) HP03 Multi Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1921 Tax Assessor

* P7. Owner and Address:
Eduard Dudukgian
1932-1934 N Van Ness Ave
Hollywood, CA 90068-3625

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATIC

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6L
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1935 North Van Ness Avenue
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T ____ ; R ____ ; ____ 1/4 of ____ 1/4 of Sec ____ ; _____ B.M.
c. Address 1935 North Van Ness Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587016029; LEIBOLD&BIRD TRACT S 5 FT OF LOT 16 AND ALL OF Lot 17

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1 1/2-story single family residence. It was designed in the Craftsman style.

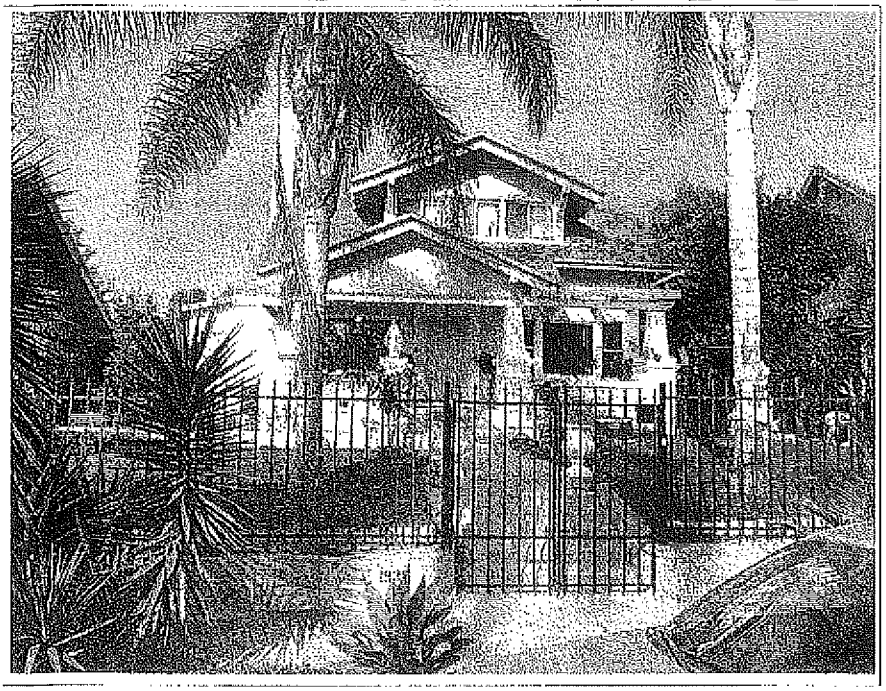
Features: PLAN: square CONSTRUCTION: wood frame WALLS: rough textured stucco ROOF: side gable, clad with composition shingles WINDOWS: vinyl fixed, double-hung sash and sliders OTHER: cast stone porch piers and railing. trellis.

Evaluation: The survey evaluated the resource on the property as falling under criterion NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.

Alterations: Visible alterations include vinyl sliders and double-hung sash, non-original rough textured stucco, front door covered by metal security door. Front yard statuary.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature queen palms.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1910 Tax Assessor

* P7. Owner and Address:
Armen Karapetyan
1935 N Van Ness Ave
Los Angeles, CA 90068-3624

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95) * Required Information

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

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1936-1938 North -1938 Van Ness Avenue

P1. Other Identifier: _____

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

b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.

c. Address 1936-1938 North -1938 Van Ness Avenue City Los Angeles Zip 90068

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587017030; ROSELAND TRACT Lot 2

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story residential duplex. It was designed in the Foursquare style. Peter Olson is recorded as having built the resource.

Features: PLAN: square CONSTRUCTION: wood frame WALLS: wood clapboard ROOF: hip, clad with composition shingles WINDOWS: wood frame fixed, double-hung sash and casement OTHER: hipped dormer, hipped front entry porch roof.

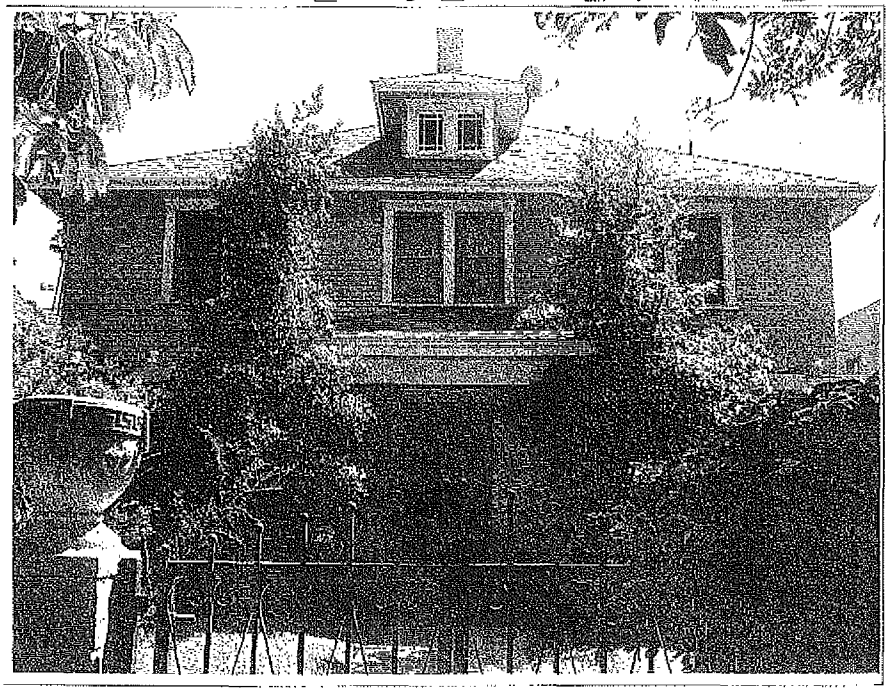
Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Visible alterations limited to metal security door and non-original front wall and fence.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP03 Multi Family Property

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



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1921 Tax Assessor

* P7. Owner and Address:
Kapriel V & Mary Krikorian
463 Park Springs Ct
Oak Park, CA 91377-3816

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95) * Required Information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATIC

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1939 North Van Ness Avenue
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1939 North Van Ness Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587016028; LEIBOLD&BIRD TRACT N 55 FT OF Lot 16

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1 1/2 and a half-story single family residence. It was designed in the Craftsman style.

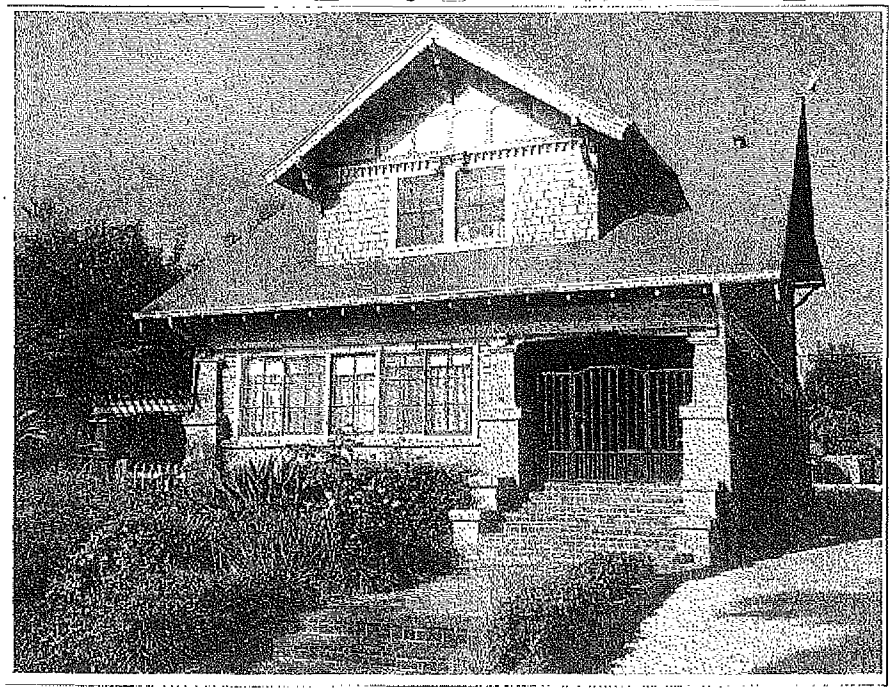
Features: PLAN: square CONSTRUCTION: wood frame WALLS: rough textured stucco, wood shingles, and horizontal boards. ROOF: side gable, clad with composition shingles WINDOWS: wood frame double-hung sash and casement OTHER: decorative half-timbering on dormer face, dentils, carved brackets.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Alterations include, application of rough textured stucco, installation of iron porch gate, and non-original front fence.

Landscape Features: Notable landscape features on the property include: low shrubs.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1910 Tax Assessor

* P7. Owner and Address:
Frank L Miller
1939 N Van Ness Ave
Los Angeles, CA 90068-3624

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

DPR 523A (1/95) * Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1942 North Van Ness Avenue
P1. Other Identifier: _____
* P2. Location: [ ] Not for Publication [x] Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 1942 North Van Ness Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587017014; ROSELAND TRACT Lot 1

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the French Revival style. Saul S. Klein is recorded as having built the resource. The architectural design is attributed to Louis Selden.

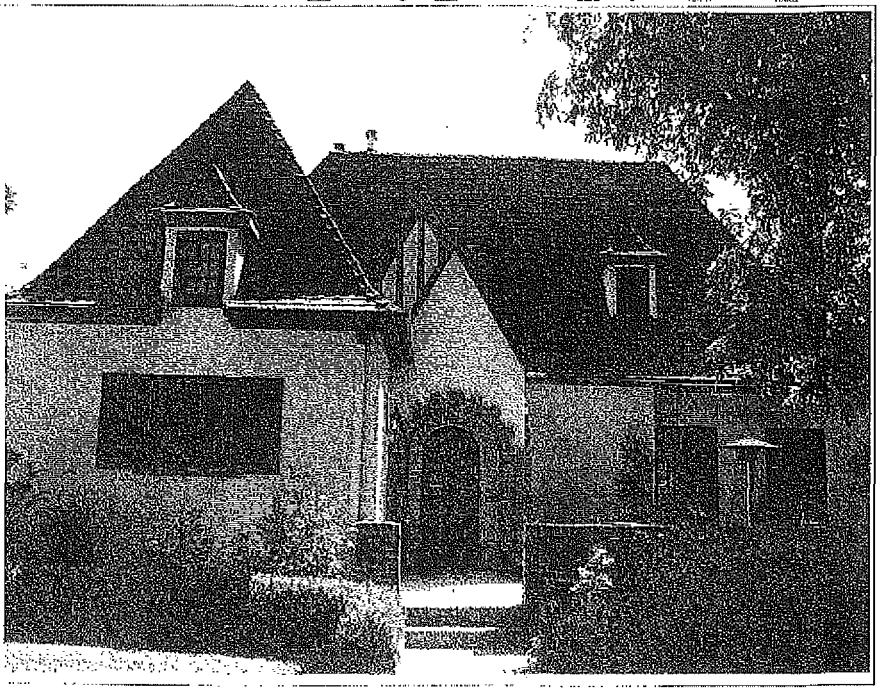
Features: PLAN: square, irregular CONSTRUCTION: wood frame WALLS: rough textured stucco ROOF: steeply pitched hip, clad with composition shingles WINDOWS: wood frame fixed and casement OTHER: diamond-shaped leaded glass window with shutters on primary (west) elevation, brick chimney.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Application of rough textured stucco.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: [x] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
[ ] Prehistoric [x] Historic [ ] Both
1926 Tax Assessor

* P7. Owner and Address:
John H & J D B Wagner
1942 N Van Ness Ave
Los Angeles, CA 90068-3625

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

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

Contributor 1942 North Van Ness Avenue

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATI(

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1943 North Van Ness Avenue
P1. Other Identifier:
* P2. Location: [ ] Not for Publication [x] Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1943 North Van Ness Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587016027; LEIBOLD&BIRD TRACT Lot 15

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2 and a half-story single family residence. It was designed in the Craftsman style.

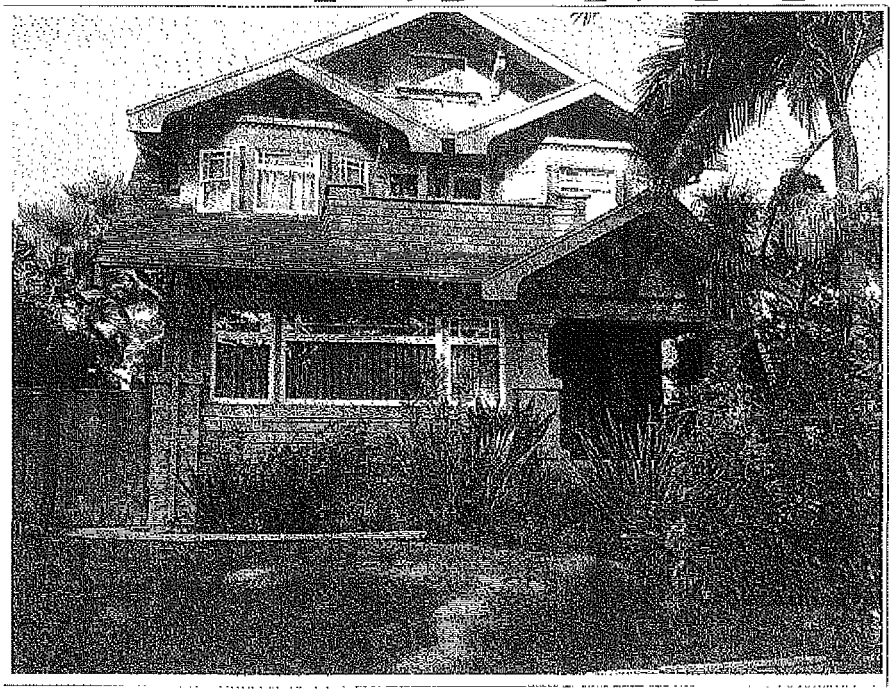
Features: PLAN: square CONSTRUCTION: wood frame WALLS: stucco, wood clapboard and wood shingles ROOF: multi-gable, clad with composition shingles WINDOWS: wood frame fixed and double-hung sash OTHER: original front door, leaded glass doors on 2nd-story street-facing porch, decorative brackets, dentils and other decorative details,

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Sanborn maps reveal south end of porch has been enclosed. Wood side gate is not original.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: [x] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
[ ] Prehistoric [x] Historic [ ] Both
1910 Tax Assessor

* P7. Owner and Address:
C A Payne
1943 N Van Ness Ave
Los Angeles, CA 90068-3624

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

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

DPR 623A (1/95)

* Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1948 North Van Ness Avenue
P1. Other Identifier:
* P2. Location: [ ] Not for Publication [x] Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1948 North Van Ness Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587017007; BEULAH VISTA TRACT Lot 7

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Craftsman style.

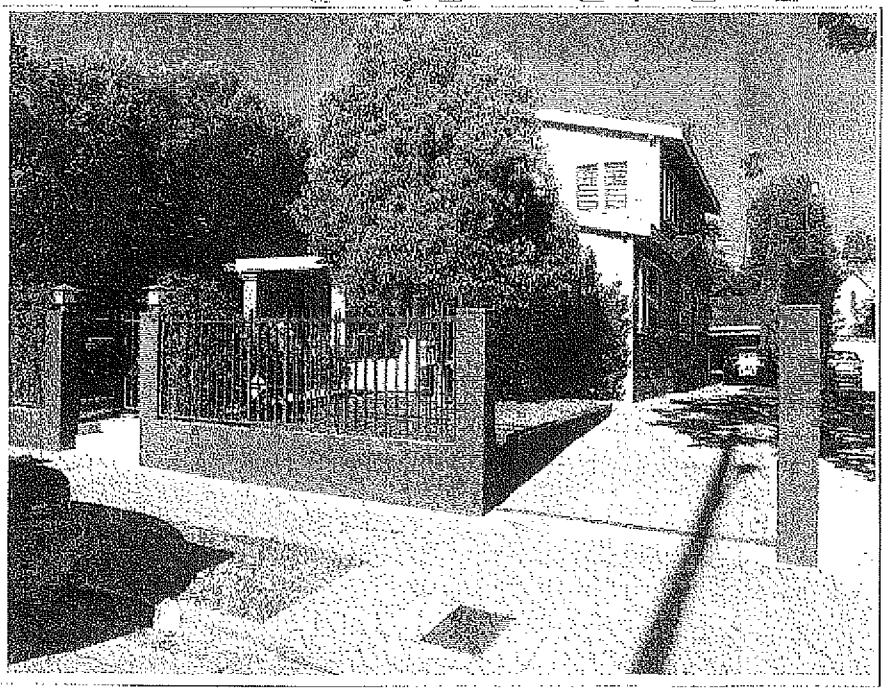
Features: PLAN: irregular CONSTRUCTION: wood frame WALLS: wood clapboard ROOF: front gable, clad with composition shingles WINDOWS: wood frame fixed, casement, and double-hung sash OTHER: three-light oak front door. original recessed corner porch and second story configuration (according to sanborn maps).

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Non-original fence.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: [x] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
[ ] Prehistoric [x] Historic [ ] Both
1911 Tax Assessor

* P7. Owner and Address:
David Mackay
1948 N Van Ness Ave
Los Angeles, CA 90068-3625

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

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

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATI(

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6 L
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1949 North Van Ness Avenue
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.
c. Address 1949 North Van Ness Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587016026; HARTFORD VILLA FOOTHILL TRACT Lot 37

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the Colonial Revival style. George S. Redfield is recorded as having built the resource.

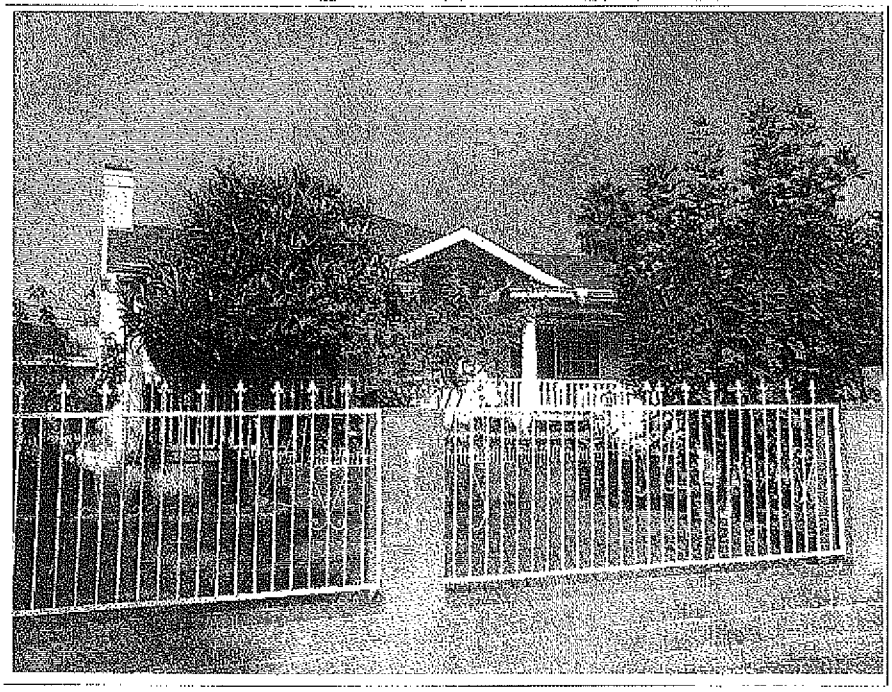
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: rough textured stucco ROOF: hip on gable, clad with composition shingles WINDOWS: vinyl sliders OTHER: trellises

Evaluation: The survey evaluated the resource on the property as falling under criterion NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.

Alterations: Alterations include replacement of front door and original street-facing windows and alteration of window openings, application of rough-textured stucco, and replacement of handrails. Brick planter and fence are not original.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1919 Tax Assessor

* P7. Owner and Address:
Khachik Haladjian
1949 N Van Ness Ave
Los Angeles, CA 90068-3624

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95) * Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREAT.

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6L
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1952 North Van Ness Avenue
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1952 North Van Ness Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587017006; BEULAH VISTA TRACT Lot 6

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Colonial Revival-influenced style. Henry Keilsmeier is recorded as having built the resource. The architectural design is attributed to Henry Keilsmeier.

Features: PLAN: square CONSTRUCTION: wood frame WALLS: rough textured stucco ROOF: hip, clad with composition shingles WINDOWS: wood frame double-hung sash, multi-pane fixed and tripartite OTHER: trellises

Evaluation: The survey evaluated the resource on the property as falling under criterion NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.

Alterations: This may have been a Colonial Revival style dwelling but it has experienced numerous alterations rendering its original style a mystery. Non-original stucco, ground floor picture windows, entry gate, glass block, trellis, brick retaining wall, path and porch.ith aluminum windows. Front concrete path and porch covered by used brick, wall cladding resurfaced with rough stucco.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920 Tax Assessor

* P7. Owner and Address:
Lew Joycelyne M Trust
1952 N Van Ness Ave
Los Angeles, CA 90068-3625

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

DPR 523A (1/95) * Required Information

Non-Contributor 1952 North Van Ness Avenue

State of California – The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6L

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1957 North Van Ness Avenue
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.
c. Address 1957 North Van Ness Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587016025; HARTFORD VILLA FOOTHILL TRACT Lot 36

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the Colonial Revival style. Ramey Investment Company is recorded as having built the resource. The architectural design is attributed to W. S. Green (greene).

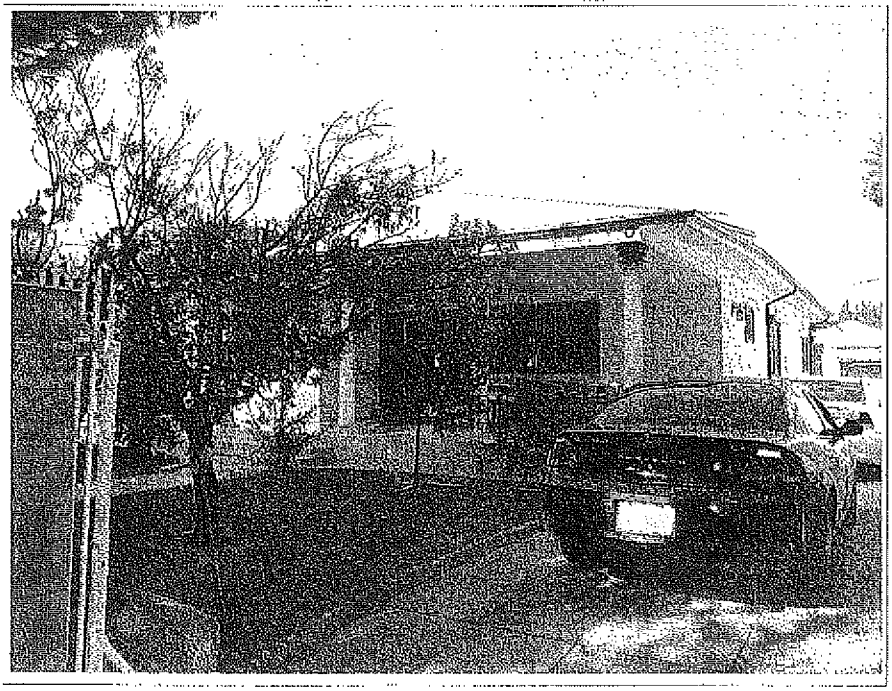
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: wood clapboard ROOF: front gable, clad with composition shingles WINDOWS: wood frame sliding and casement

Evaluation: The survey evaluated the resource on the property as falling under criterion NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.

Alterations: Numerous alterations including front gable, eaves, front porch, entrance, fenestration. The front porch paving, Corinthian columns, all visible fenestration, concrete driveway, front fence and gate, and perhaps the cladding are all not original.

Landscape Features: Notable landscape features on the property include: grassy front lawn and shrubs.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1916 Tax Assessor

* P7. Owner and Address:
Hovhannes J Adzhemyan
1957 N Van Ness Ave
Los Angeles, CA 90068-3624

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95) * Required Information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1958 North Van Ness Avenue
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1958 North Van Ness Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587017005; BEULAH VISTA TRACT Lot 5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Mediterranean Revival style. Sam Suplin is recorded as having built the resource.

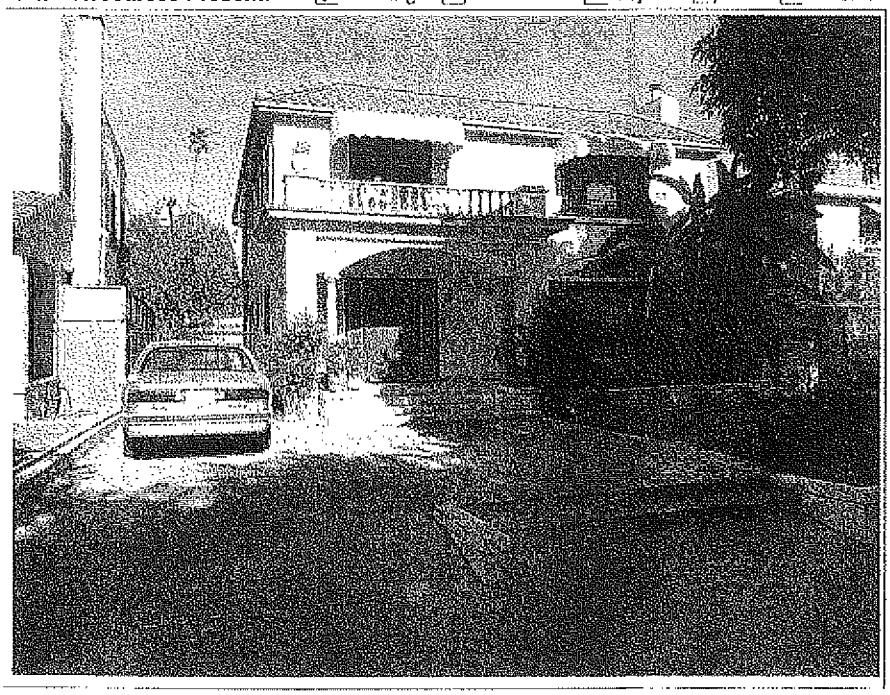
Features: PLAN: square, irregular CONSTRUCTION: wood frame WALLS: rough textured stucco ROOF: hip, clad with clay tile WINDOWS: wood frame fixed, casement and tripartite OTHER: ionic columns supporting arched porch roof beam with balcony above.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Application of rough textured stucco and awnings over second story primary (west) windows. Installation of concrete pad adjacent to driveway in front yard.

Landscape Features: Notable landscape features on the property include: small plants, shrubs, and trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1924 Tax Assessor

* P7. Owner and Address:
Lew Joycelyne M Trust
1952 N Van Ness Ave
Los Angeles, CA 90068-3625

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

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

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1959-1963 North Van Ness Avenue
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.
c. Address 1959-1963 North Van Ness Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587016024; HARTFORD VILLA FOOTHILL TRACT Lot 35

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story multiple family residence. It was designed in the Italian Renaissance Revival style. Fred R. Johnson is recorded as having built the resource. The architectural design is attributed to William Mckay.

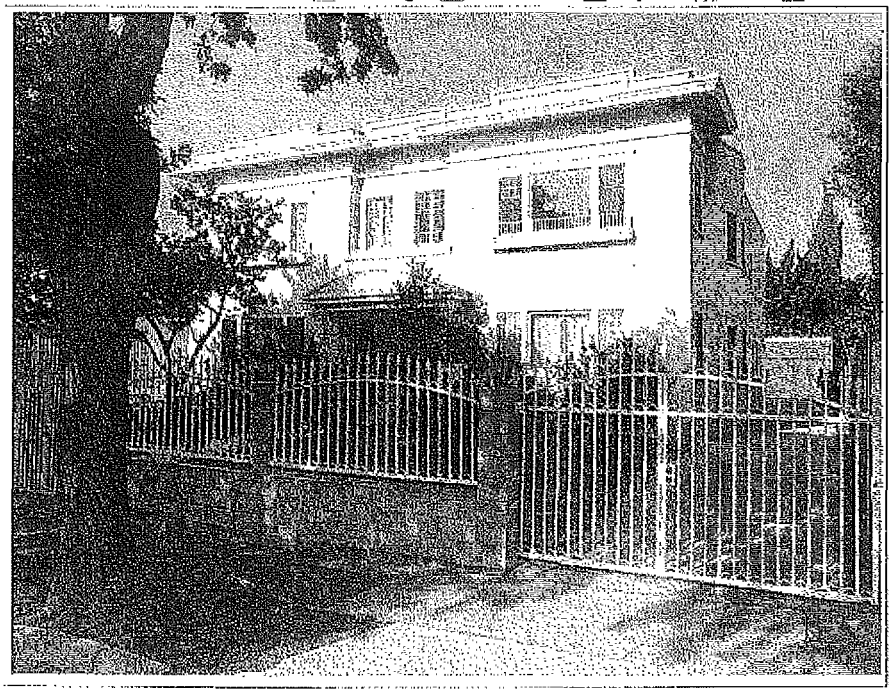
Features: PLAN: square CONSTRUCTION: wood frame, masonry/brick, and concrete WALLS: stucco ROOF: flat with stepped parapet, clad with composition shingles WINDOWS: wood frame fixed, double-hung sash, casement and tripartite OTHER: fourplex. prominent front entry porch with segmental arched roof supported by corinthian

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Visible alterations include new gold kick plates on front doors and metal window balconettes. Non-original concrete block wall and metal fence.

Landscape Features: Notable landscape features on the property include: grassy front lawn and shrubs.

* P3b. Resource Attributes: (List attributes and codes) HP03 Multi Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1919 Tax Assessor

* P7. Owner and Address:
Hovhannes J Adzhemyan
1957 N Van Ness Ave
Los Angeles, CA 90068-3624

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95) * Required Information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1966 North Van Ness Avenue
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec ____; _____ B.M.
c. Address 1966 North Van Ness Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587017004; BEULAH VISTA TRACT Lot 4

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Spanish Colonial Revival style.

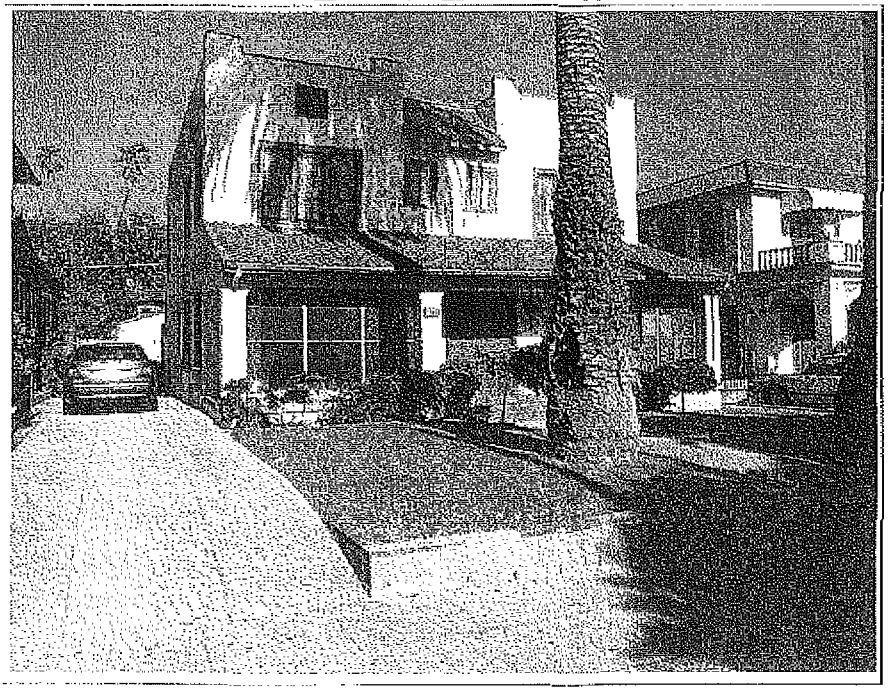
Features: PLAN: square CONSTRUCTION: wood frame WALLS: rough textured stucco ROOF: flat with stepped parapet and pent roof portion, clad with composition shingles with clay tile coping WINDOWS: wood frame fixed, casement and metal sliders

Evaluation: The survey evaluated the resource on the property as falling under criterion AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: Visible alterations include non-original rough-textured stucco, new front door (expanded to double doors), screened in front porch on either side of front door, metal sliding window sliders on both small window above front door on second story, wall cladding resurfaced with rough stucco

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature canary island date palms.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1923 Tax Assessor

* P7. Owner and Address:
Ji Nyung Chang
1966 N Van Ness Ave
Los Angeles, CA 90068-3625

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6L

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1967 North Van Ness Avenue
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T___ ; R ___; ___ 1/4 of ___1/4 of Sec___; _____ B.M.
c. Address 1967 North Van Ness Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587016023; HARTFORD VILLA FOOTHILL TRACT Lot 34

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the Colonial Revival-influenced style. Lee Campbell is recorded as having built the resource.

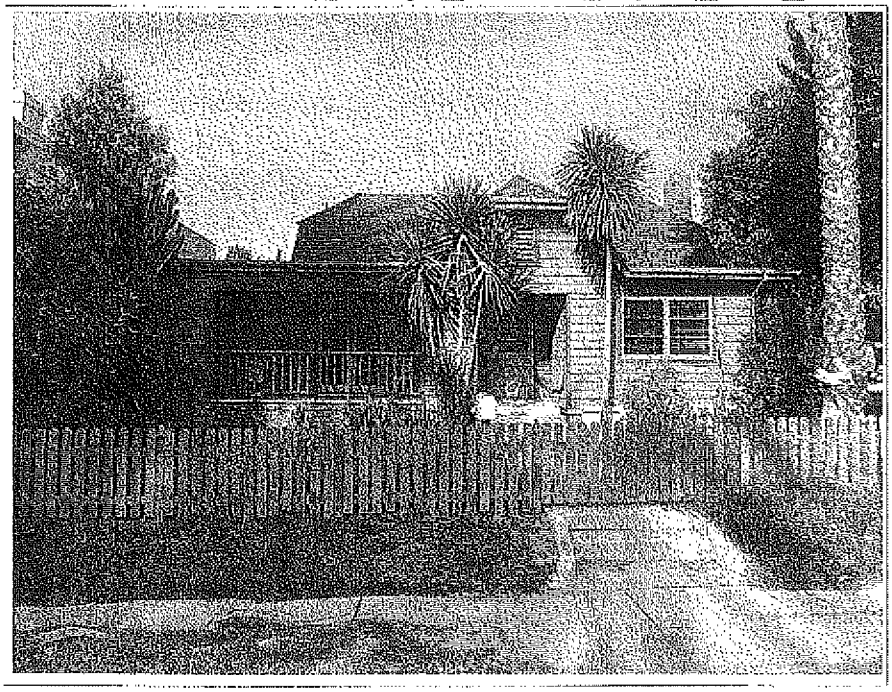
Features: PLAN: rectangular, irregular CONSTRUCTION: wood frame WALLS: wood clapboard ROOF: clipped side gable, clad with composition shingles WINDOWS: wood frame casement

Evaluation: The survey evaluated the resource on the property as falling under criterion NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.

Alterations: Non-original fence. This house may have once been inspired by the Colonial Revival style but Sanborn maps show that the entire front façade has been altered with a partially enclosed front porch, addition to the south end of porch, replacement of windows, and addition of French doors.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1917 Tax Assessor

* P7. Owner and Address:
Laura Madden
1967 N Van Ness Ave
Los Angeles, CA 90068-3624

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95) * Required Information

State of California -- The Resources Agenr
DEPARTMENT OF PARKS AND RECREAT.

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1968 North Van Ness Avenue
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted * a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1968 North Van Ness Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587017003; BEULAH VISTA TRACT Lot 3

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Craftsman style. Frank Prockoska is recorded as having built the resource. The architectural design is attributed to G. C. Smith.

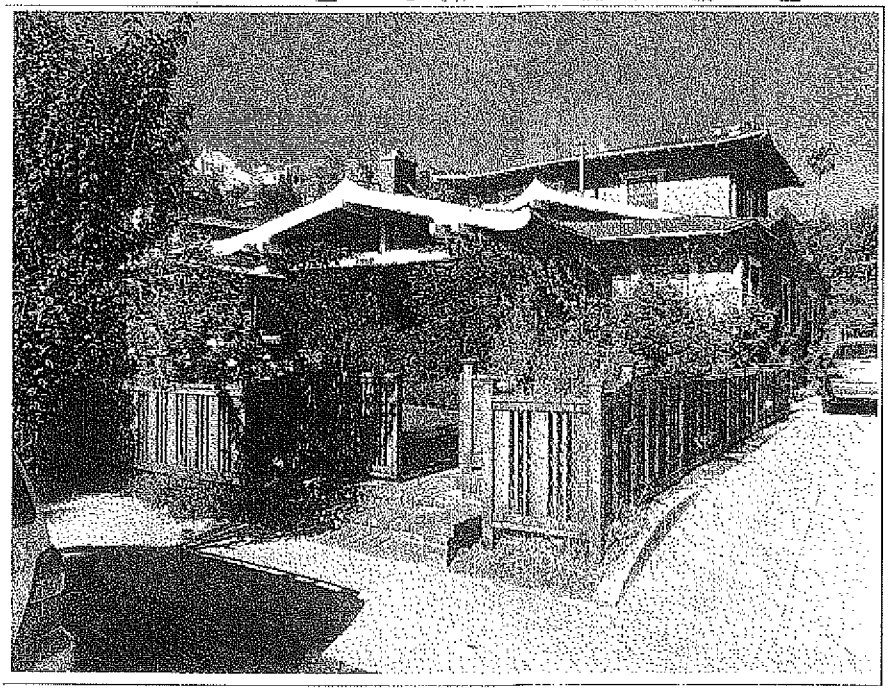
Features: PLAN: square, irregular CONSTRUCTION: wood frame WALLS: wood shingles ROOF: multi-gable, clad with composition shingles WINDOWS: wood frame fixed, double-hung sash, casement and tripartite OTHER: peaked and flared gables and second story roof suggestive of asian influence.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Non-original front fence.

Landscape Features: Notable landscape features on the property include: grassy front lawn and shrubs.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1913 Tax Assessor

* P7. Owner and Address:
Kevin Weisman
1968 N Van Ness Ave
Los Angeles, CA 90068-3625

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREAT

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6L
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1972 North Van Ness Avenue
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T ___; R ___; ___ 1/4 of ___ 1/4 of Sec ___ ; _____ B.M.
c. Address 1972 North Van Ness Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587017002; BEULAH VISTA TRACT Lot 2

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the Minimal Traditional style.

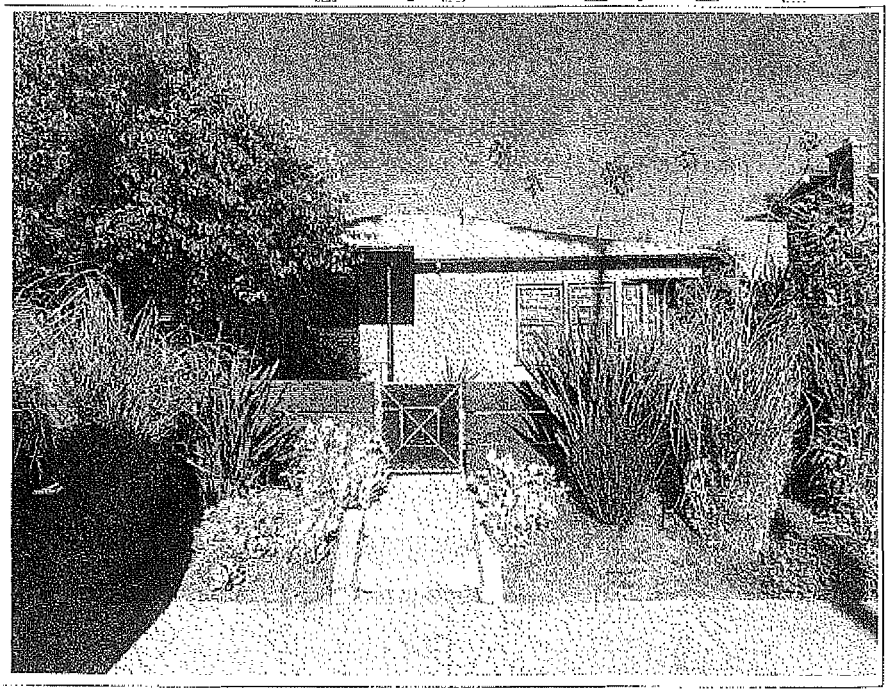
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: stucco ROOF: hip, clad with composition shingles WINDOWS: wood frame double-hung sash

Evaluation: The survey evaluated the resource on the property as falling under criterion NC) Age: Structure was built after the HPOZ's historic and architectural periods of significance and has no known overriding significance.

Alterations: Non-original front door and fence.

Landscape Features: Notable landscape features on the property include: shrubs and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1948 Tax Assessor

* P7. Owner and Address:
Daniel & Kimberly S Carson
1972 N Van Ness Ave
Los Angeles, CA 90068-3625

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95) * Required Information

Non-Contributor 1972 North Van Ness Avenue

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREAT.

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1973 North Van Ness Avenue
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1973 North Van Ness Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587016022; HARTFORD VILLA FOOTHILL TRACT Lot 33

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1 1/2 and a half-story single family residence. It was designed in the Craftsman style. Ray E. Ohare is recorded as having built the resource.

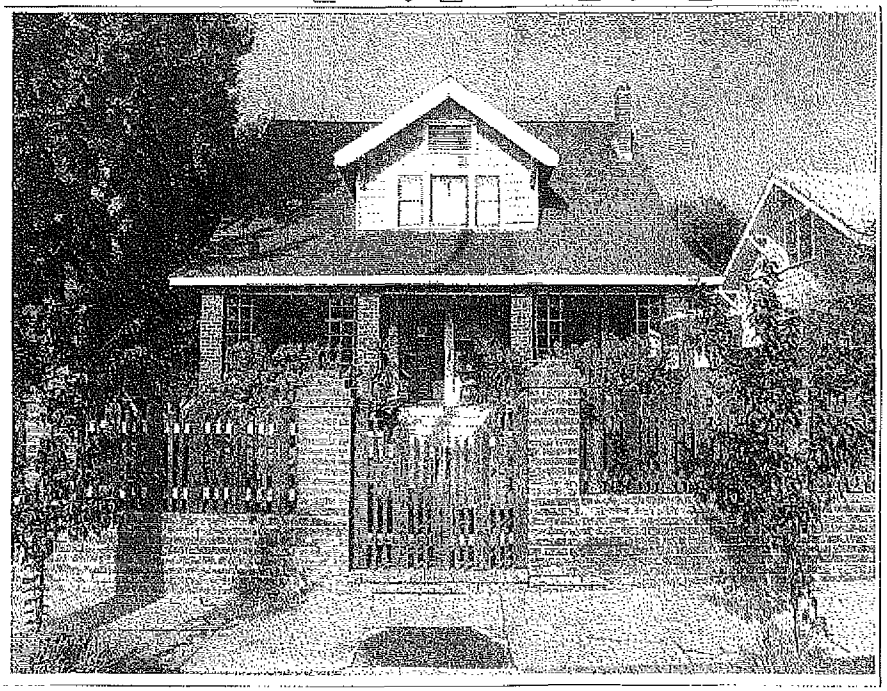
Features: PLAN: square CONSTRUCTION: wood frame. WALLS: wood clapboard. ROOF: side gable, clad with composition shingles WINDOWS: wood frame fixed and double-hung sash

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Brick porch piers, fence and front gate are not original. Addition and deck at rear.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1908

* P7. Owner and Address:
Gustavo & Annette Gutierrez
1973 N Van Ness Ave
Los Angeles, CA 90068-3624

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1978 North Van Ness Avenue
P1. Other Identifier:
* P2. Location: | |Not for Publication [x] Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1978 North Van Ness Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587017001; BEULAH VISTA TRACT Lot 1

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Spanish Colonial Revival style. Taft Building Company is recorded as having built the resource. The architectural design is attributed to George B. Cope.

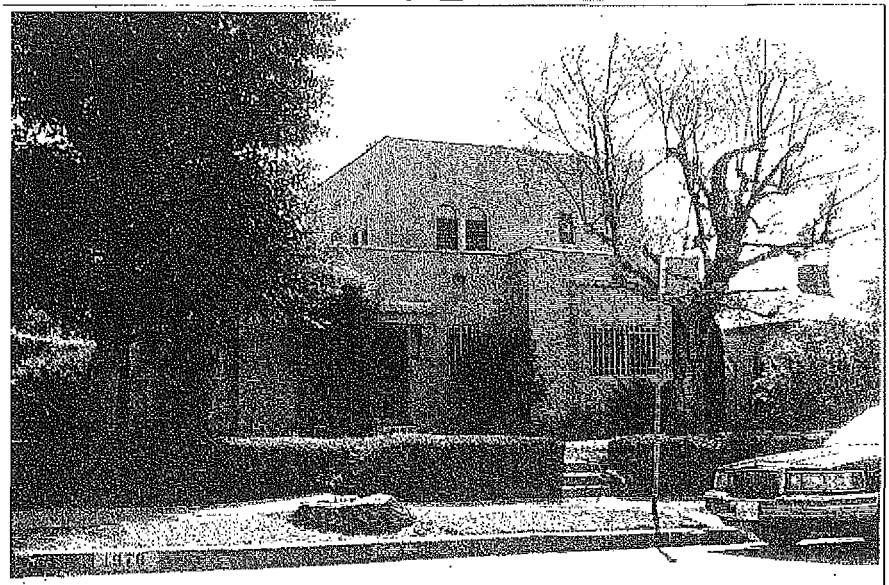
Features: PLAN: square, irregular CONSTRUCTION: wood frame and concrete WALLS: smooth stucco ROOF: flat with parapet, clad with clay time coping WINDOWS: wood frame fixed, casement and louvered OTHER: sanborns confirm that this is a two-story (not 1 1/2 story) dwelling.

Evaluation: The survey evaluated the resource on the property as falling under criterion AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: Visible alterations include a louvered window and security bars installed on all ground floor windows. Tile coping at parapet painted.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: [x] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
[ ] Prehistoric [x] Historic [ ] Both
1923 Tax Assessor

* P7. Owner and Address:
Mercedes L Manzanares
1978 N Van Ness Ave
Hollywood, CA 90068-3625

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

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

DPR 523A (1/95) * Required Information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1979 North Van Ness Avenue
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 1979 North Van Ness Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587016021; HARTFORD VILLA FOOTHILL TRACT Lot 32

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1 1/2 and a half-story single family residence. It was designed in the Craftsman style. Thos & Mulchrone is recorded as having built the resource.

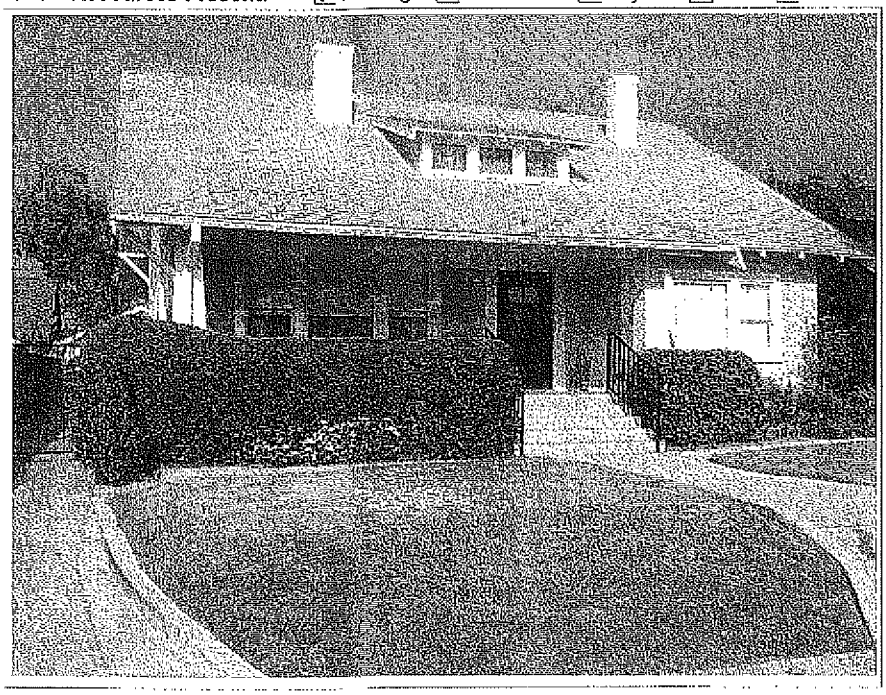
Features: CONSTRUCTION: wood frame WALLS: asbestos shingles ROOF: side gable, clad with composition shingles WINDOWS: wood frame fixed and double-hung sash and tripartite OTHER: four-light front door.

Evaluation: The survey evaluated the resource on the property as falling under criterion AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: Non-original asbestos shingles and non-original handrails.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, low retaining wall.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1912 Tax Assessor

* P7. Owner and Address:
Millie Maiolo
1979 N Van Ness Ave
Hollywood, CA 90068-3624

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95) * Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

Primary #
HR #
Trinomial
NRHP Status Code 5D1

PRIMARY RECORD

Other Listings
Review Code Reviewer Date

* Resource Name or #: 1985 North Van Ness Avenue
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1985 North Van Ness Avenue City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587016020; HARTFORD VILLA FOOTHILL TRACT E 15 FT OF LOT 27 AND E 15 FT OF S 52 FT OF LOT 28 AND S 112 FT MEASUR ED ON W LINE OF Lot 31

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1 1/2-story single family residence. It was designed in the Craftsman style.

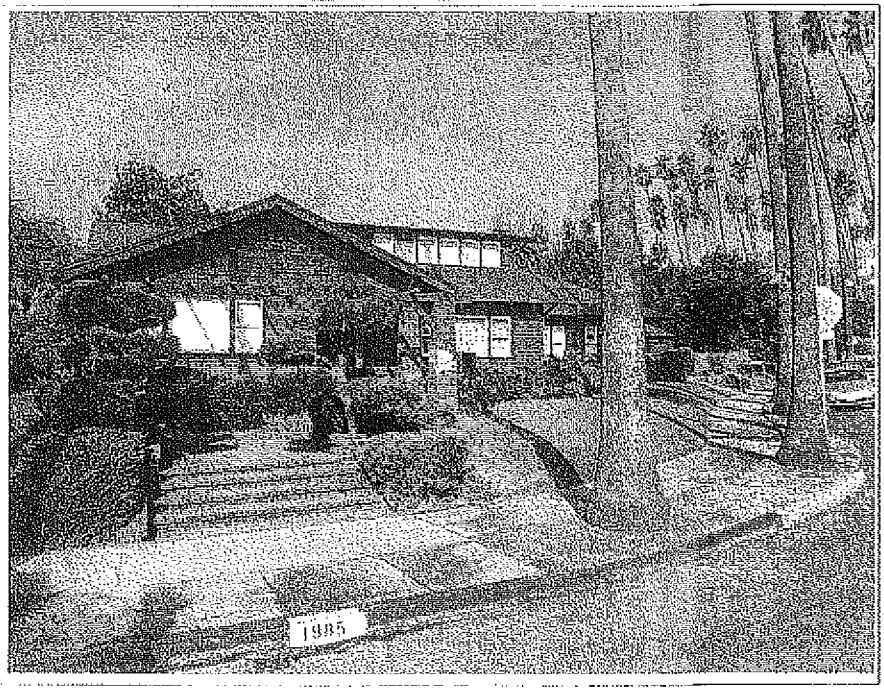
Features: PLAN: rectangular, irregular CONSTRUCTION: wood frame WALLS: wood clapboard ROOF: multi-gable, clad with composition shingles WINDOWS: wood frame fixed and double-hung sash and tripartite OTHER: original five light front door.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: No significant visible alterations have occurred.

Landscape Features: Notable landscape features on the property include: brick entry steps and path. grassy front lawn, shrubs, lipped hedges, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1910 Tax Assessor

* P7. Owner and Address:
Joe & Della Uchimiya
1985 N Van Ness Ave
Los Angeles, CA 90068-3624

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

DPR 523A (1/95) * Required Information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATIC

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1938 (approx.-lot) Wilton Place
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date ____ T____; R____; ____ 1/4 of ____ 1/4 of Sec ____; ____ B.M.
c. Address 1938 (approx.-lot) Wilton Place City Los Angeles Zip _____
d. UTM: (Give more than one for large and/or linear feature) Zone ____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587019015; EDGECLIFF TRACT S 4 FT OF N 25 FT MEASURED ON E AND W LINES OF Lot 17

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a vacant parcel.

Features: OTHER: the tax assessor map indicates that this sliver of a parcel is not officially associated with either 1936 or 1950 north wilton place.

Evaluation: The survey evaluated the resource on the property as falling under criterion 3) Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of an historic place or area of historic interest in the City.

Alterations:

Landscape Features: No notable landscape features were recorded.

* P3b. Resource Attributes: (List attributes and codes) HP39. Other
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both

* P7. Owner and Address:
Mark P & Barbara S Rasmussen
1939 N Gramercy Pl
Los Angeles, CA 90068-3614

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95)

* Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6L
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1907 North Wilton Place
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1907 North Wilton Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587018011; TRACT NO 2243 EX OF ST LOT 1 AND ALL OF Lot 2

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the American Foursquare-influenced style. Tyler Bennett is recorded as having built the resource. The architectural design is attributed to M. P. Wilkinson.

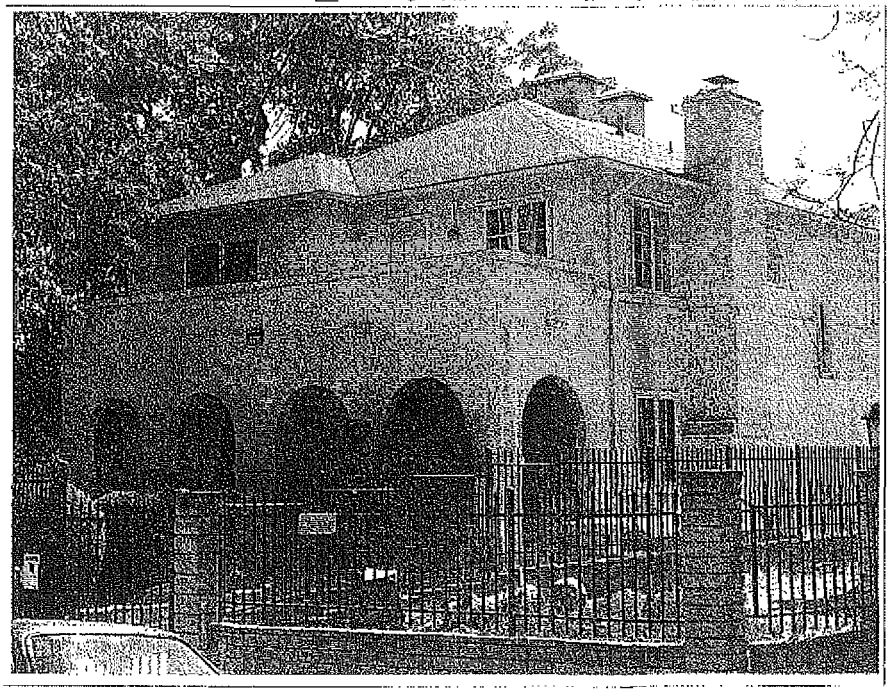
Features: PLAN: square CONSTRUCTION: wood frame WALLS: rough textured stucco ROOF: hip, clad with composition shingles WINDOWS: wood frame multi-pane casement OTHER: round arched entry porch with balcony above. note that this is a double parcel containing two duplexes located on the south end of the lot facing franklin that are

Evaluation: The survey evaluated the resource on the property as falling under criterion NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.

Alterations: Extensive alterations to the dwelling renders it almost impossible to discern original style. The full width front entry porch with round arched openings is not original, as confirmed by Sanborn maps. Neither are the second floor sliding glass doors, metal security gate, fence, or the building's rough textured stucco.

Landscape Features: Notable landscape features on the property include: mature trees in yard.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1919 Tax Assessor

* P7. Owner and Address:

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6L
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1913 North Wilton Place
P1. Other Identifier: _____
* P2. Location: [ ] Not for Publication [x] Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____ ; _____ B.M.
c. Address 1913 North Wilton Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587018012; TRACT NO 2243 Lot 3

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. W. D. Price is recorded as having built the resource.

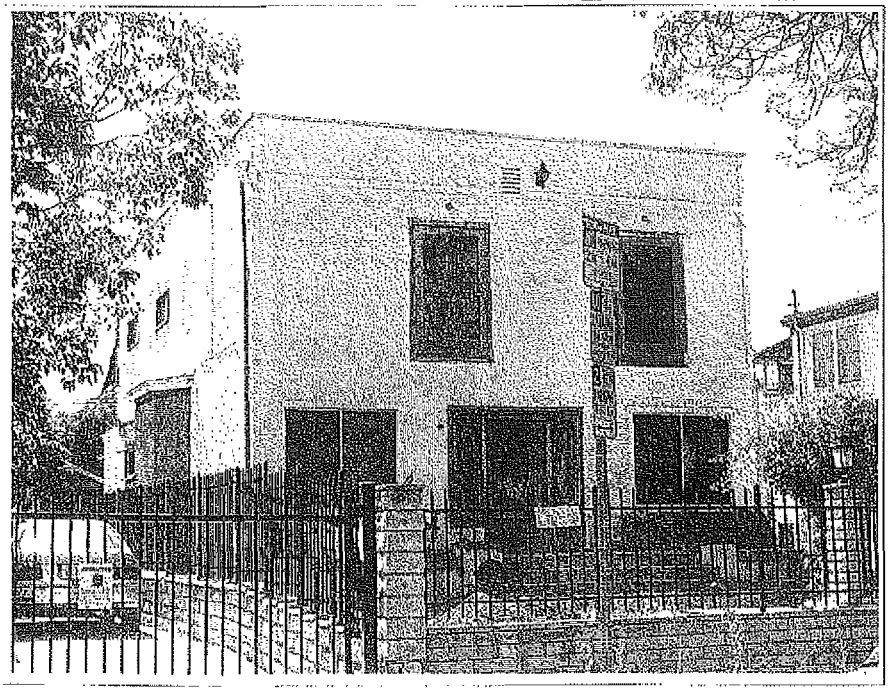
Features: PLAN: square CONSTRUCTION: wood frame WALLS: rough textured stucco ROOF: hip with parapet, clad with composition shingles WINDOWS: vinyl sliders

Evaluation: The survey evaluated the resource on the property as falling under criterion NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.

Alterations: This building has been completely altered. Remaining window openings have been resized and many other openings infilled. The hipped roof has been hidden by a parapet and none of the fenestration or entry elements are original.

Landscape Features: Notable landscape features on the property include:

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: [x] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
[ ] Prehistoric [x] Historic [ ] Both
1923 Tax Assessor

* P7. Owner and Address:
Sylvester A Bugajski
1913 N Wilton Pl
Los Angeles, CA 90068-3626

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

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

DPR 523A (1/95)

* Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1916 North Wilton Place
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ 1/4 of ____ 1/4 of Sec ____; _____ B.M.
c. Address 1916 North Wilton Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587019010; EDGECLIFF TRACT LOT 11 AND S 20 FT MEASURED ON E AND W LINES OF Lot 12

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Craftsman style.

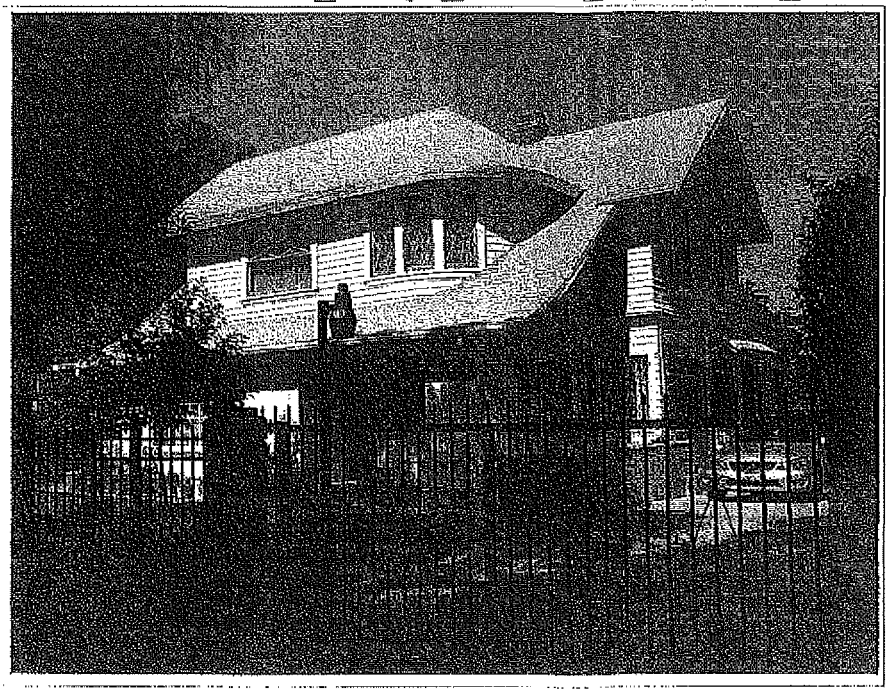
Features: PLAN: square CONSTRUCTION: wood frame WALLS: wide wood clapboard and rough textured stucco ROOF: side gable and hip, clad with composition shingles WINDOWS: wood frame double-hung sash, fixed, casement, tripartite, and vinyl OTHER: rounded-corner second floor; diamond-paned casement windows, upward sloping

Evaluation: The survey evaluated the resource on the property as falling under criterion AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: Visible alterations include non-original rough textured stucco applied to ground floor porch piers and railing; replacement of large fixed window on ground floor primary (west) elevation with multi-pane vinyl. Non-original concrete block and metal fence and entry gate.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1909 Tax Assessor

* P7. Owner and Address:
Sung N & Sn Chung
1916 N Wilton Pl
Los Angeles, CA 90068-3627

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95) * Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6L
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1917 North Wilton Place
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1917 North Wilton Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587018013; TRACT NO 2243 Lot 4

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Spanish Colonial Revival style. Marshall P. Wilkinson is recorded as having built the resource. The architectural design is attributed to Marshall P. Wilkinson.

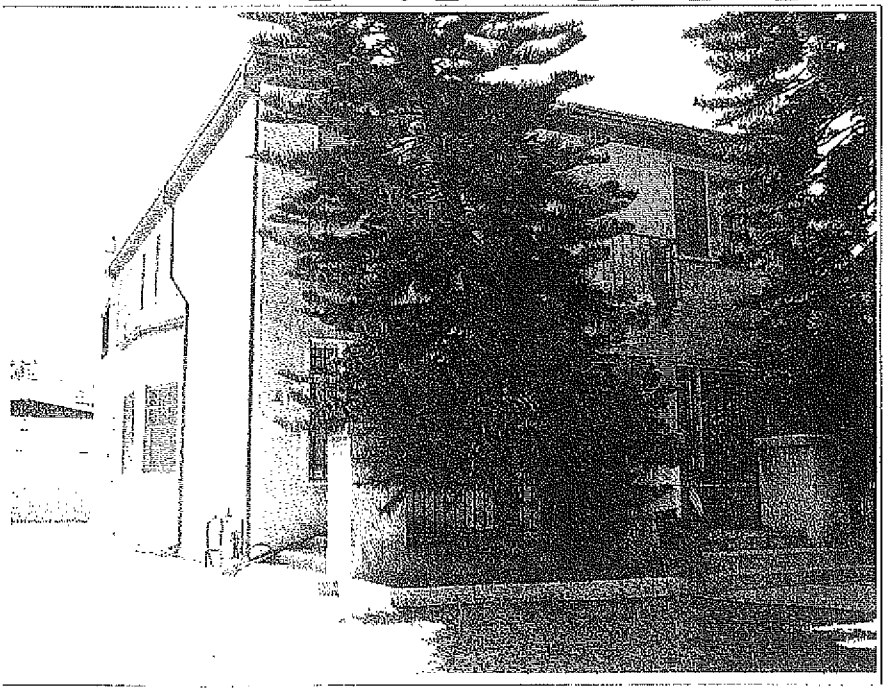
Features: PLAN: square CONSTRUCTION: wood frame WALLS: rough textured stucco ROOF: hip, clad with composition shingles WINDOWS: wood frame casement and double-hung sash and tripartite

Evaluation: The survey evaluated the resource on the property as falling under criterion NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.

Alterations: Sanborn maps show that this dwelling has been altered. Specifically, a projecting front entry porch with roof has been replaced with a metal hood. Not original are the porch piers, rough stucco finish, metal security bars, and balcony.

Landscape Features: Notable landscape features on the property include: mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920 Tax Assessor

* P7. Owner and Address:
Elise Ionescu
1917 N Wilton Pl
Los Angeles, CA 90068-3626

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

DPR 523A (1/95)

* Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREAT.

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1923 North Wilton Place
P1. Other Identifier: _____
* P2. Location: [ ] Not for Publication [x] Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ 1/4 of ____ 1/4 of Sec ____; _____ B.M.
c. Address 1923 North Wilton Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587018014; TRACT NO 2243 Lot 5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the Colonial Revival style.

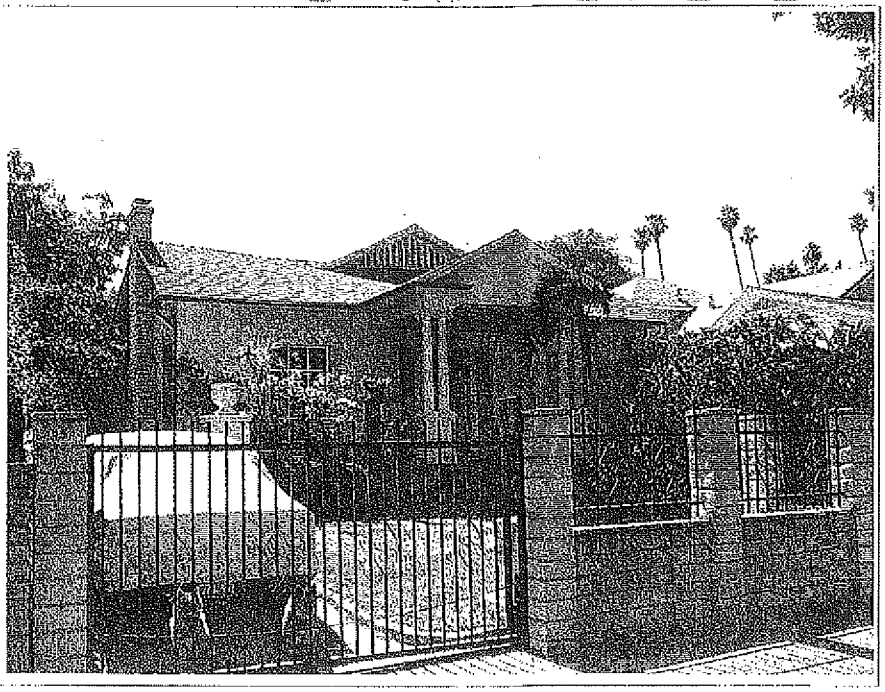
Features: PLAN: square CONSTRUCTION: wood frame WALLS: vinyl siding ROOF: side gable, clad with composition shingles WINDOWS: wood frame fixed and double-hung sash OTHER: prominent portico with triangular pediment, dentils, doric porch columns, and dormer vent.

Evaluation: The survey evaluated the resource on the property as falling under criterion AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: Visible alterations include wide vinyl siding, fixed glazing on either side of front door and new front door. Concrete block wall and metal fence and gate are not original.

Landscape Features: Notable landscape features on the property include: grassy front lawn and shrubs.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: [x] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
[ ] Prehistoric [x] Historic [ ] Both
1920 Tax Assessor

* P7. Owner and Address:
Chang I & Chung Chang
1923 N Wilton Pl
Los Angeles, CA 90068-3626

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

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

DPR 523A (1/95) * Required Information

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1924 North Wilton Place
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1924 North Wilton Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587019011; EDGECLIFF TRACT N 30 FT OF LOT 12 MEASURED ON E AND W LINES OF SD LOT AND S 35 FT MEASURED ON E AND W LINES OF Lot 13

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2 and a half-story single family residence. It was designed in the Craftsman style.

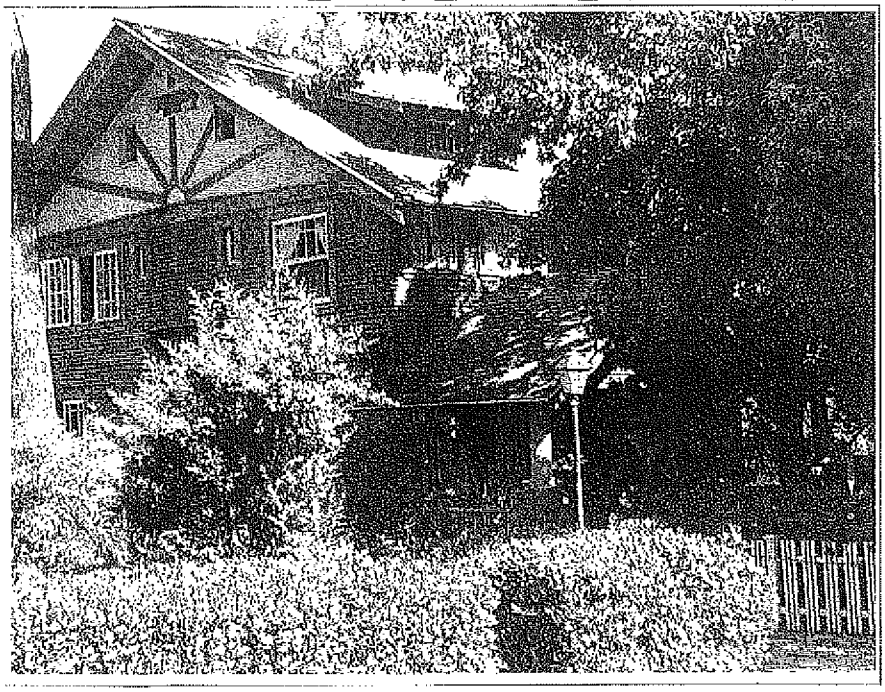
Features: PLAN: square CONSTRUCTION: wood frame WALLS: wood clapboard and rough textured stucco ROOF: side gable, clad with composition shingles WINDOWS: wood frame casement and double hung sash OTHER: this photo primarily captures the north (secondary) elevation with the one-story front entry porch facing west. shed roof

Evaluation: The survey evaluated the resource on the property as falling under criterion AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: The small windows punctuating the side gable wood picket fence with arbor.

Landscape Features: Notable landscape features on the property include: mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1909 Tax Assessor

* P7. Owner and Address:
Stephen & Dana G Tolkin
1924 N Wilton Pl
Los Angeles, CA 90068-3627

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

* Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREAT.

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1926 North Wilton Place
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____1/4 of Sec____; _____ B.M.
c. Address 1926 North Wilton Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587019012; EDGECLIFF TRACT N 15 FT MEASURED ON E AND W LINES OF LOT 13 AND ALL OF Lot 14

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1 1/2-story single family residence. It was designed in the Craftsman style.

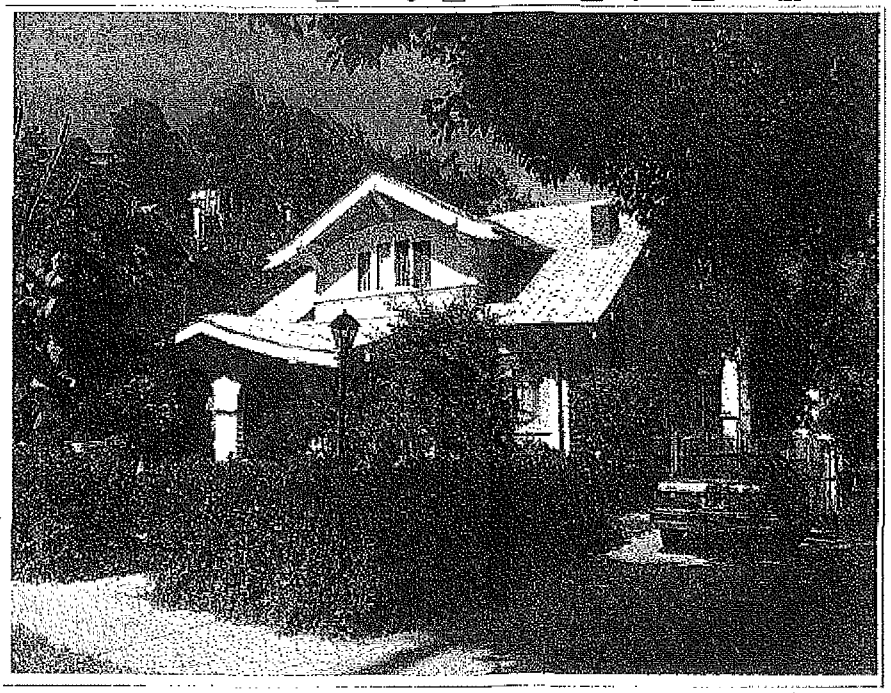
Features: PLAN: square CONSTRUCTION: wood frame WALLS: wood shingle ROOF: side gable, clad with composition shingles WINDOWS: wood frame fixed and casement and tripartite OTHER: diamond-patterned divided light windows; covered porch w/ arched openings; flared roof eaves

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Visible alterations include metal security bars on windows on either side of main entrance, non-original driveway fence.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.
grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1906 Tax Assessor

* P7. Owner and Address:
George B & Joyce M Simpson
1926 N Wilton Pl
Hollywood, CA 90068-3627

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6L
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1927 North Wilton Place
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.
c. Address 1927 North Wilton Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587018015; TRACT NO 2243 Lot 6

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the Colonial Revival style. Julius Kruger is recorded as having built the resource.

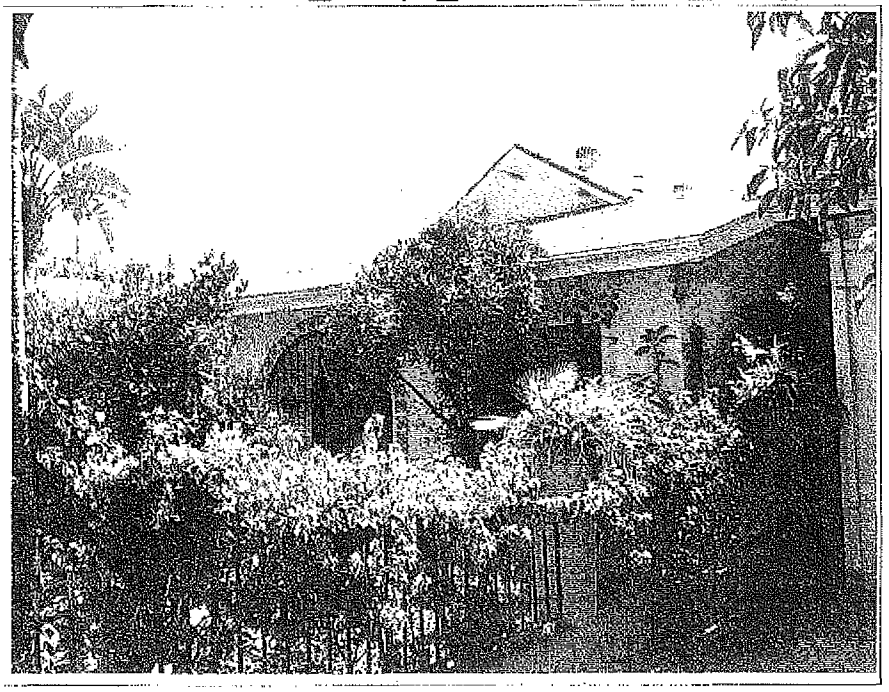
Features: PLAN: square CONSTRUCTION: wood frame WALLS: rough textured stucco ROOF: side gable, clad with composition shingles WINDOWS: wood frame windows

Evaluation: The survey evaluated the resource on the property as falling under criterion NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.

Alterations: Visible alterations include wall cladding replaced by rough textured stucco, push-out of primary (east) elevation flanking the former projecting entry porch, installation of round arched porch opening, new front doors. Non-original concrete block perimeter wall with metal fence.

Landscape Features: Notable landscape features on the property include: grassy front lawn and shrubs.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1917 Tax Assessor

* P7. Owner and Address:
Ryan Gussman
1925 N Wilton Pl
Los Angeles, CA 90068-3626

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95) * Required Information

State of California – The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1932 North Wilton Place
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.
c. Address 1932 North Wilton Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone ____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587019013; EDGECLIFF TRACT LOT 15 AND S 10 FT MEASURED ON E AND W LINES OF Lot 16

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1 1/2-story single family residence. It was designed in the Craftsman style.

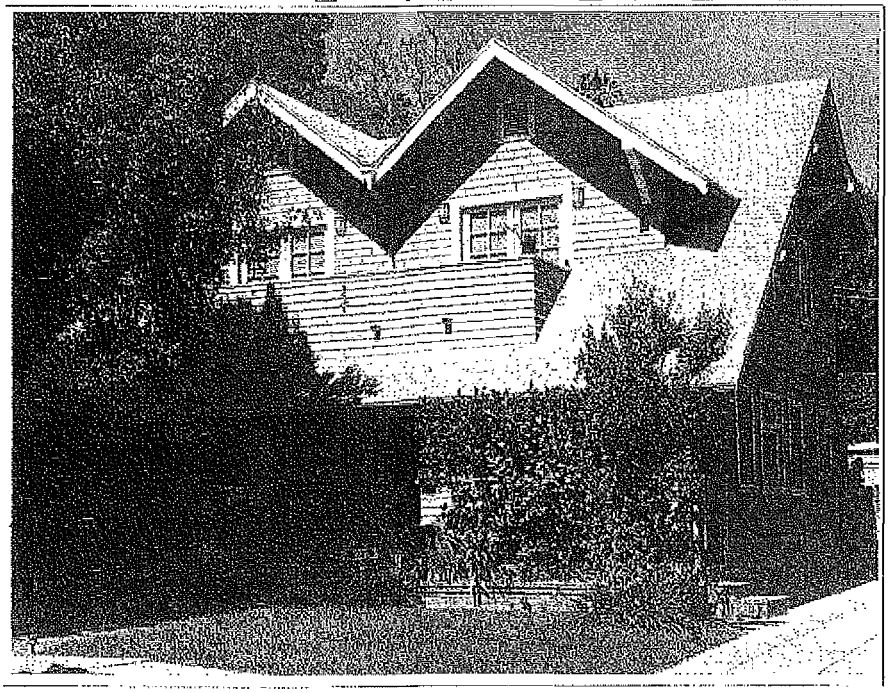
Features: PLAN: square CONSTRUCTION: wood frame WALLS: wood clapboard and wood shingles ROOF: side gable, clad with composition shingles WINDOWS: wood frame fixed and double-hung sash OTHER: prominent front gabled dormers with french doors opening onto a wide balcony; brick foundation.

Evaluation: The survey evaluated the resource on the property as falling under criterion AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: Visible alterations include red brick facing on concrete front porch and step decking. Driveway fence is not original.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1910 Tax Assessor

* P7. Owner and Address:
Cristiana Munteanu
1932 N Wilton Pl
Los Angeles, CA 90068-3627

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

DPR 523A (1/95) * Required Information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATIC

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1933 North Wilton Place
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.
c. Address 1933 North Wilton Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone ____, ____ mE/ ____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587018016; TRACT NO 2243 Lot 7

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Prairie style. F. Leiner is recorded as having built the resource.

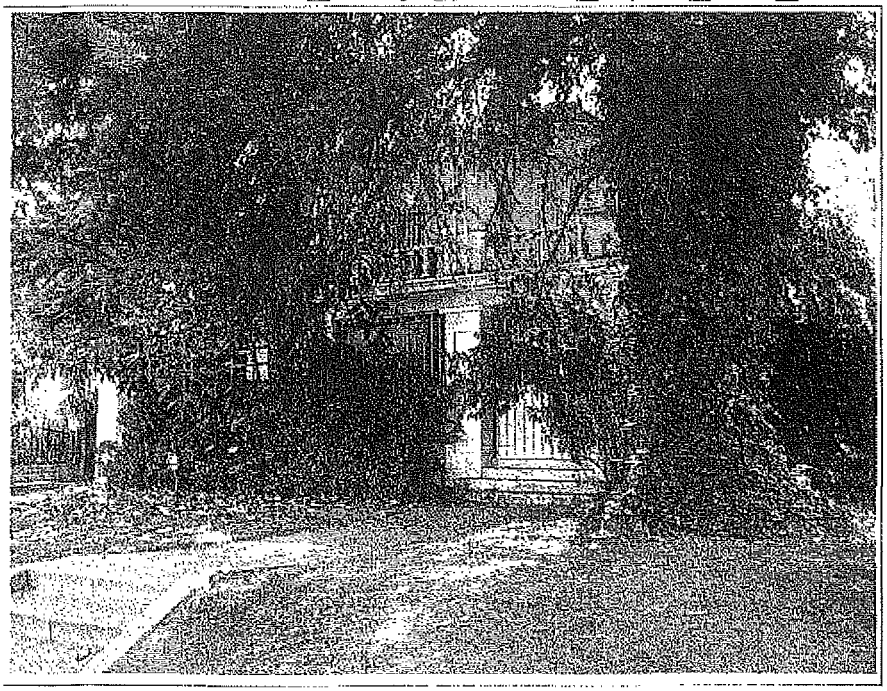
Features: PLAN: square CONSTRUCTION: wood frame WALLS: rough textured stucco ROOF: hip, clad with composition shingles WINDOWS: wood frame fixed and casement OTHER: second floor balcony extending south to become porte cochere.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Visible alterations include application of rough textured stucco, covering of all windows and entrances with metal security bars, closing of back end of porte cochere with wood gate, metal awnings to shelter second story balcony.

Landscape Features: Notable landscape features on the property include: deodar cedar tree.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1918 Tax Assessor

* P7. Owner and Address:
Catherine H & Marlene B Miles
1933 N Wilton Pl
Los Angeles, CA 90068-3626

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

DPR 523A (1/95)

* Required Information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1936 North Wilton Place
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.
c. Address 1936 North Wilton Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587019014; EDGECLIFF TRACT N 40 FT OF LOT 16 MEASURED ON E AND W LINES OF SD LOT AND S 25 FT MEASURED ON E AND W LINES OF Lot 17

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1 1/2-story single family residence. It was designed in the Craftsman style.

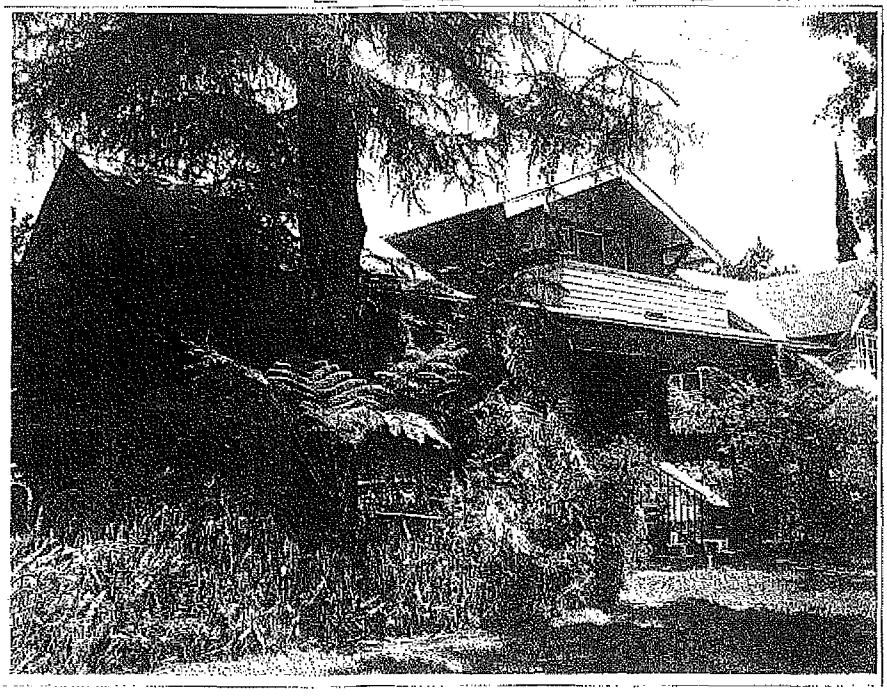
Features: PLAN: square CONSTRUCTION: wood frame WALLS: wood clapboard ROOF: side gable, clad with composition shingles WINDOWS: wood frame fixed and double-hung sash and diamond-pane casement OTHER: massive oak front door with leaded glass side lights. prominent front gabled dormer with carved brackets.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Metal handrails are not original.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and tall deodar cedar tree.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1908 Tax Assessor

* P7. Owner and Address:
Gabriela Stanescu
1936 Witton Pl
Los Angeles, CA 90068

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95)

* Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1937 North Wilton Place
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1937 North Wilton Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587018017; TRACT NO 2243 Lot 8

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Craftsman style. J. E. White & P. M. Baer is recorded as having built the resource. The architectural design is attributed to H. H. Haywood.

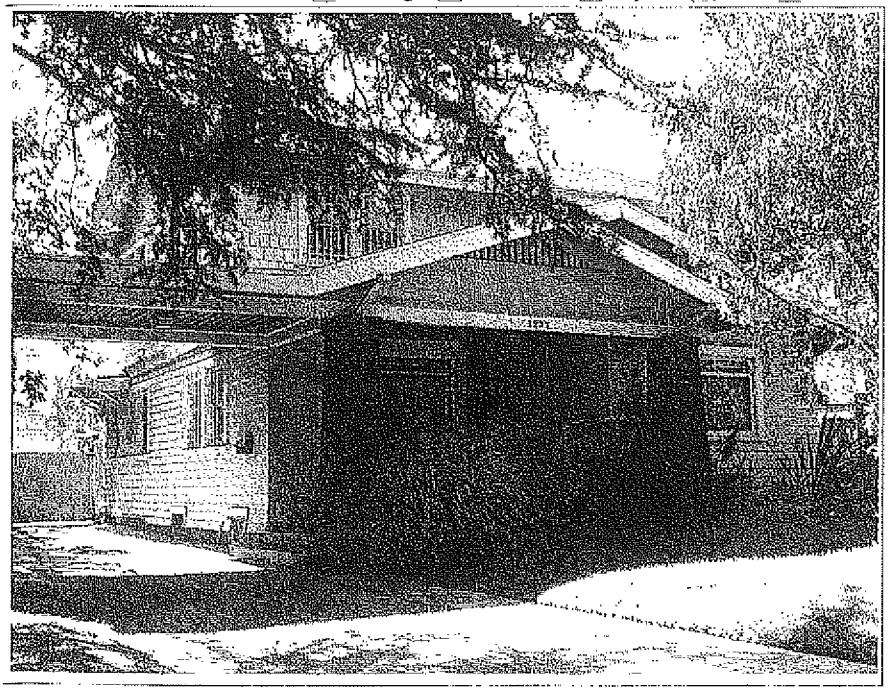
Features: PLAN: square CONSTRUCTION: wood frame WALLS: wood clapboard and wood shingles ROOF: side gable, clad with composition shingles WINDOWS: wood frame fixed and double-hung sash OTHER: battered porch piers, porch cochere, original four light wooden front door.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Visible alterations include metal security bars on some windows on both stories and extension of porch roof to become a porte cochere.

Landscape Features: Notable landscape features on the property include: pc-carport.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1917 Tax Assessor

* P7. Owner and Address:
Aleksander J & Consuelo A Siaglo
1937 N Wilton Pl
Los Angeles, CA 90068-3626

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6L
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1943 North Wilton Place
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.
c. Address 1943 North Wilton Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587018018; TRACT NO 2243 Lot 9

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the Colonial Revival style. Pasquale Caraner is recorded as having built the resource.

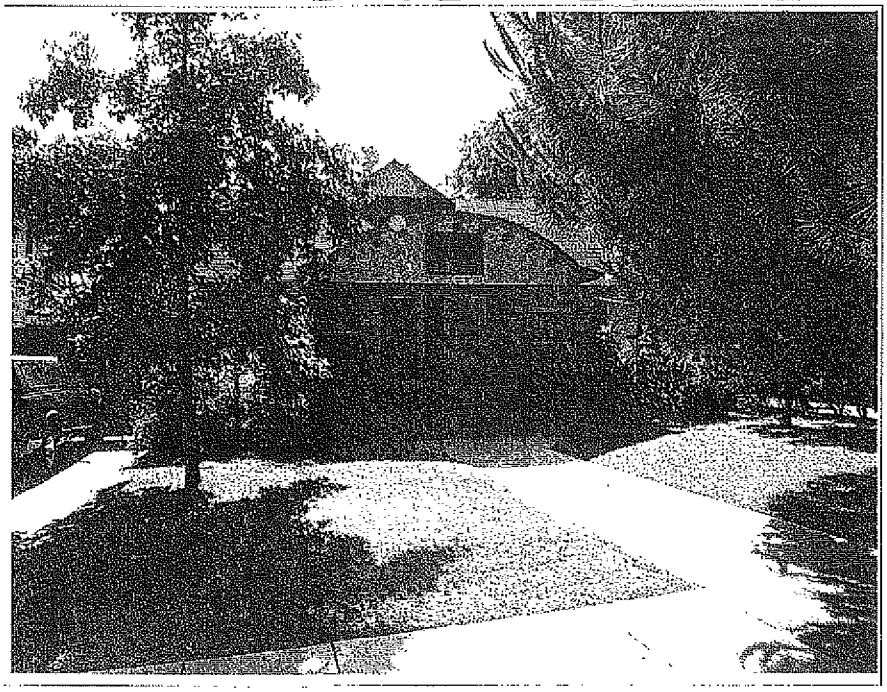
Features: PLAN: square CONSTRUCTION: wood frame WALLS: stucco ROOF: side gable, clad with composition shingles WINDOWS: wood frame fixed and double-hung sash

Evaluation: The survey evaluated the resource on the property as falling under criterion NC) Lacks Integrity: Structure lacks integrity as a result of irreversible alterations. It is a non-contributor even though it was built within the HPOZ's period of significance.

Alterations: Stucco finish and wood shutters are not original. Alterations include projecting segmental arched porch roof that was probably front gabled like the many others of this type and style in the area, plain wood posts supporting porch roof, metal security bars on south elevation.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1916 Tax Assessor

* P7. Owner and Address:
John & Rosamaria M Alkire
1943 N Wilton Pl
Los Angeles, CA 90068-3626

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95) * Required Information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATIC

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1949 North Wilton Place
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1949 North Wilton Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587018010; BEULAH VISTA TRACT Lot 22

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Craftsman style.

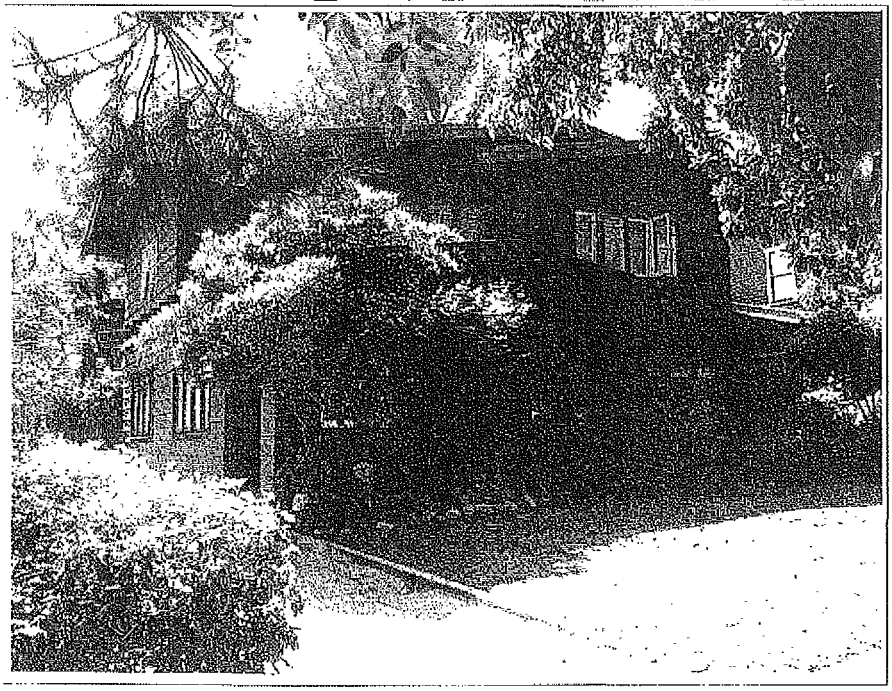
Features: PLAN: square CONSTRUCTION: wood frame WALLS: wood shingles ROOF: multi-gable, clad with composition shingles WINDOWS: wood frame casement and tripartite OTHER: window groupings in threes and fours, prominent front gabled entry porch containing original multi-light front door.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: No significant visible alterations have occurred.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1912 Tax Assessor

* P7. Owner and Address:
Kent & Nancy N Beyda
1949 N Wilton Pl
Los Angeles, CA 90068-3626

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

DPR 523A (1/95) * Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1950 North Wilton Place
P1. Other Identifier:
* P2. Location: [ ] Not for Publication [x] Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1950 North Wilton Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587019016; EDGECLIFF TRACT N 21 FT OF LOT 17 MEASURED ON E AND W LINES OF SD LOT AND S 45 FT MEASURED ON E AND W LINES OF Lot 18

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Craftsman style. Day Work is recorded as having built the resource.

Features: PLAN: square CONSTRUCTION: wood frame WALLS: wood clapboard, wood shingles, rough textured stucco ROOF: side gable, clad with composition shingles WINDOWS: wood frame double-hung sash and casement OTHER: original wooden front door with large oval light and multi-pane sidelights. upward curving eaves,

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: No significant visible alterations have occurred except the application of rough textured stucco to the porch piers and railings.

Landscape Features: Notable landscape features on the property include: mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: [x] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
[ ] Prehistoric [x] Historic [ ] Both
1908 Tax Assessor

* P7. Owner and Address:
Daniel Hodgdon
1950 N Wilton Pl
Los Angeles, CA 90068-3627

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

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

DPR 523A (1/95) * Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1955 North Wilton Place
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.
c. Address 1955 North Wilton Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone ____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587018009; BEULAH VISTA TRACT Lot 21

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Craftsman style. The architectural design is attributed to E. W. Druce.

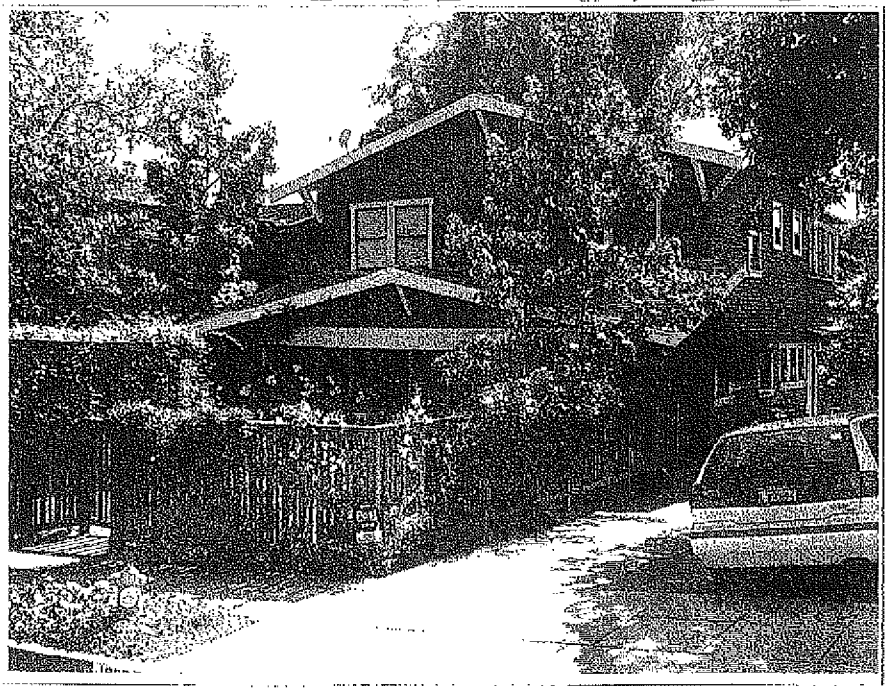
Features: PLAN: square CONSTRUCTION: wood frame WALLS: wood clapboard ROOF: front gable, clad with composition shingles WINDOWS: wood frame fixed and double-hung sash OTHER: prominent full width front gabled entry porch.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Non-original wood picket fence and entry gate.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and immature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1918 Tax Assessor

* P7. Owner and Address:
Kristy Murphy
1955 N Wilton Pl
Los Angeles, CA 90068-3626

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

State of California – The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1958 North Wilton Place
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____ 1/4 of Sec____; _____ B.M.
c. Address 1958 North Wilton Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587019017; EDGECLIFF TRACT LOT COM N 0 11'30" W 45 FT FROM SW COR OF LOT 18 TH N 0 11'30" W 83.93 FT TH S 56 52 '20" E 70.07 FT TH N 86 44'50" E 30.52 FT TH S 1 31'45" E 42.74 FT TH S 87 04' W TO BEG PART OF

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

The property contains a 1-story single family residence. It was designed in the Spanish Colonial Revival style. Green Brothers Construction Company is recorded as having built the resource.

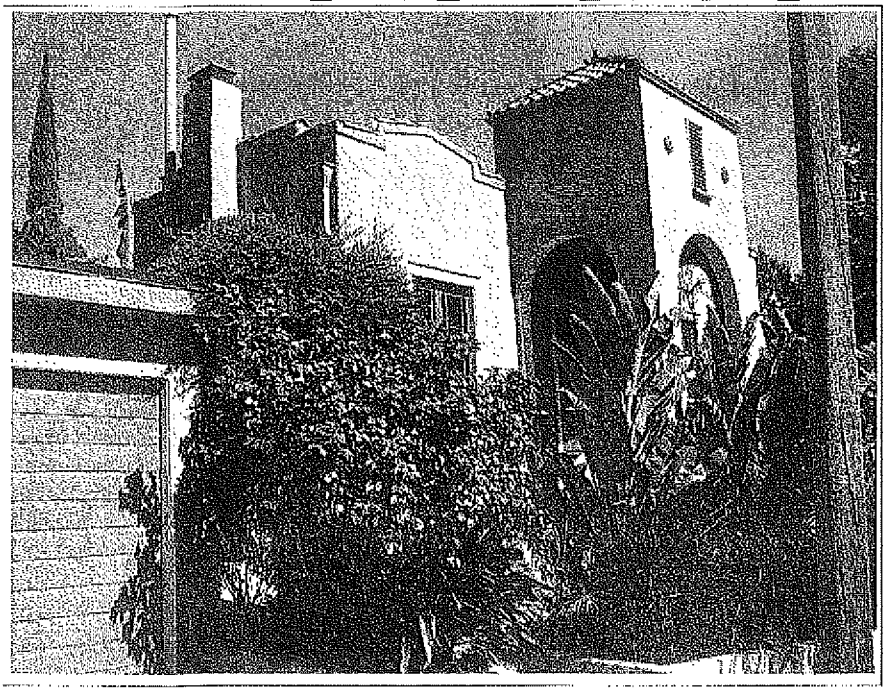
Features: PLAN: square CONSTRUCTION: wood frame WALLS: stucco ROOF: flat with stepped parapet, clad with clay tile coping WINDOWS: wood frame fixed and casement OTHER: prominent square tower with pyramidal clay-tiled cap, round arched porch openings.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Visible alterations include new garage door and non-original chimney.

Landscape Features: Notable landscape features on the property include: shrubs and bushes.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1922 Tax Assessor

* P7. Owner and Address:
Jose Y Dangcil
1958 N Wilton Pl
Los Angeles, CA 90068-3627

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95)

* Required Information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATIC

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1959 North Wilton Place
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____1/4 of Sec____; _____ B.M.
c. Address 1959 North Wilton Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____mE/ _____mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587018008; BEULAH VISTA TRACT Lot 20

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Craftsman style. Rand Construction Company is recorded as having built the resource.

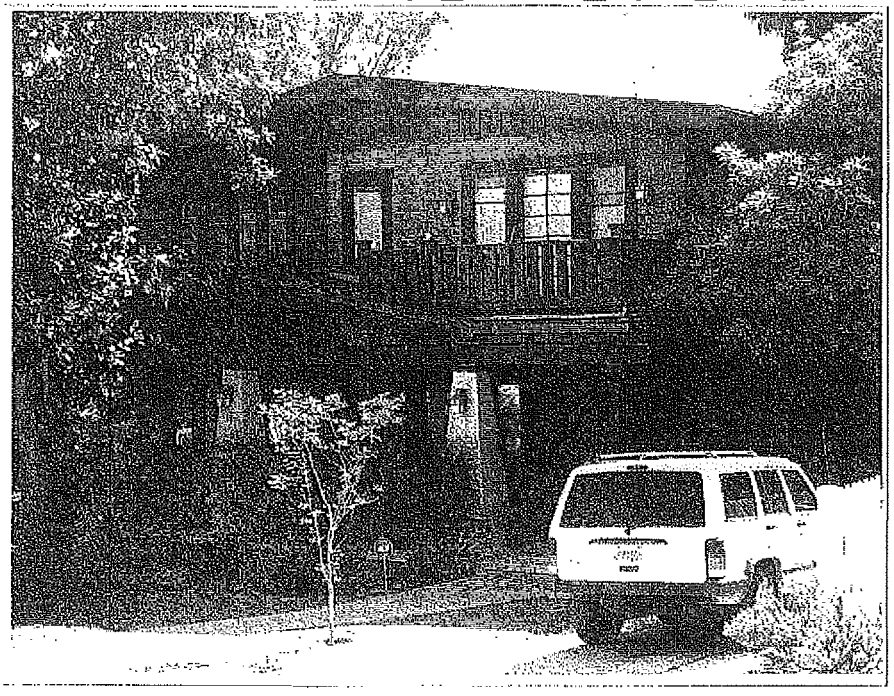
Features: PLAN: square CONSTRUCTION: wood frame WALLS: wood shingles ROOF: front gable, clad with composition shingles WINDOWS: wood frame fixed, casement and tripartite OTHER: second floor balcony.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Non-original battered concrete porch piers with river rock bases. Non-original wood slat railings.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1915 Tax Assessor

* P7. Owner and Address:
Lois A Porter
1959 N Wilton Pl
Los Angeles, CA 90068-3626

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95) * Required Information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1963 North Wilton Place
P1. Other Identifier: _____
* P2. Location: [ ] Not for Publication [x] Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____1/4 of Sec____; _____ B.M.
c. Address 1963 North Wilton Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587018007; BEULAH VISTA TRACT Lot 19

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the Colonial Revival style. William Black is recorded as having built the resource.

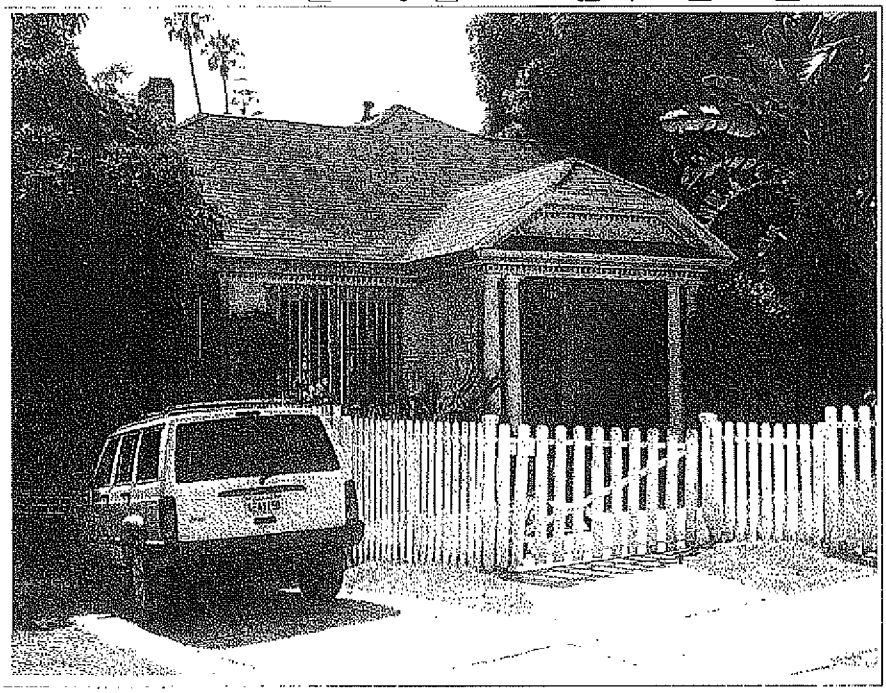
Features: PLAN: square CONSTRUCTION: wood frame WALLS: wood clapboard ROOF: clipped side gable, clad with composition shingles WINDOWS: wood frame double-hung sash OTHER: prominent clipped front gabled portico supported by two pairs of doric columns. dentil molding. multi-pane wooden front door.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Visible alterations include metal security bars on east and south side windows.

Landscape Features: Notable landscape features on the property include: grassy front lawn, shrubs, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: [x] Building [ ] Structure [ ] Object [ ] Site [ ] District [ ] Element of District [ ] Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/13/2008

* P6. Date Constructed/Age and Sources:
[ ] Prehistoric [x] Historic [ ] Both
1920

* P7. Owner and Address:
Erica K Martin
1963 N Wilton Pl
Los Angeles, CA 90068-3626

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

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

DPR 523A (1/95)

* Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

Primary #
HR #
Trinomial
NRHP Status Code 5D1

PRIMARY RECORD

Other Listings
Review Code Reviewer Date

* Resource Name or #: 1964 North Wilton Place
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1964 North Wilton Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587019020; EDGECLIFT TR*POR OF LOTS 18 AND Lot 19

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story residential duplex. It was designed in the Spanish Colonial Revival style. Roy W. Clark is recorded as having built the resource. The architectural design is attributed to Ed Goralsky.

Features: PLAN: irregular CONSTRUCTION: wood frame WALLS: smooth stucco ROOF: flat with shed roof elements, clad with clay tile WINDOWS: wood frame fixed and casement OTHER: prominent corner buttresses; decorative wall reliefs; long entry stairway.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: No significant visible alterations have occurred.

Landscape Features: Notable landscape features on the property include: shrubs, bushes, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP03 Multi Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/3/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1922 Tax Assessor

* P7. Owner and Address:
Ken D Newton
1964 N Wilton Pl
Los Angeles, CA 90068-3627

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

DPR 523A (1/95)

* Required Information

State of California -- The Resources Agenc
DEPARTMENT OF PARKS AND RECREATI

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 1967 North Wilton Place
P1. Other Identifier: _____
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T____ ; R____ ; ____ 1/4 of ____ 1/4 of Sec____ ; _____ B.M.
c. Address 1967 North Wilton Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone ____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587018006; BEULAH VISTA TRACT Lot 18

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 1-story single family residence. It was designed in the Spanish Colonial Revival style. Stanley Dross is recorded as having built the resource.

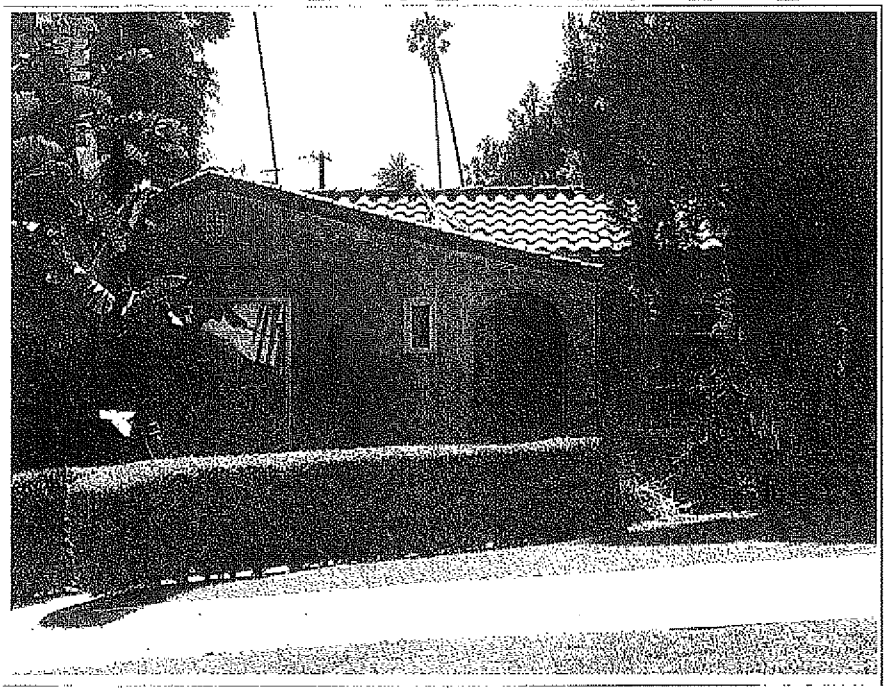
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: rough textured stucco ROOF: cross gable, clad with clay tile WINDOWS: wood frame fixed and casement

Evaluation: The survey evaluated the resource on the property as falling under criterion AS) Altered structure, but it is a contributor because it was built within the HPOZ's period of significance and the nature and extent of alterations are determined to be reversible by the Historic Resources Survey.

Alterations: Visible alterations include large picture window on primary (east) elevation replaced by single pane glazing and application of non-original rough textured stucco.

Landscape Features: Notable landscape features on the property include: grassy front lawn, clipped hedges, and mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/3/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1924 Tax Assessor

* P7. Owner and Address:
Rhonda J Casper
1967 N Wilton Pl
Hollywood, CA 90068-3626

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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) _____

DPR 523A (1/95) * Required Information

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 1968 North Wilton Place
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 1968 North Wilton Place City Los Angeles Zip 90068
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appro
APN(s): 5587015011; TR=8246 FOR DESC SEE ASSESSOR'S MAPS POR OF LOTS 5 AND 6 Lot 5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a 2-story single family residence. It was designed in the Mediterranean Revival style. J. Hitheiler & Co. is recorded as having built the resource. The architectural design is attributed to Robert T. Sather.

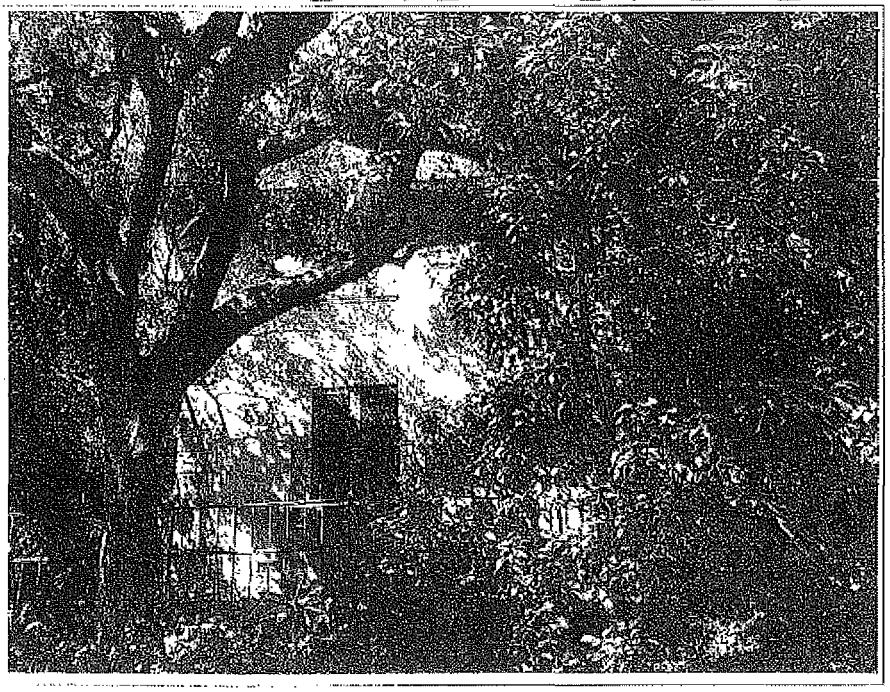
Features: PLAN: rectangular CONSTRUCTION: wood frame WALLS: rough textured stucco ROOF: hip, clad with clay tile WINDOWS: wood frame fixed and casement OTHER: leaded glass windows, french doors, balconets, carved brackets, quoins.

Evaluation: The survey evaluated the resource on the property as falling under criterion 1) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Alterations: Metal balcony and balconettes.

Landscape Features: Notable landscape features on the property include: dense landscaping including numerous mature trees.

* P3b. Resource Attributes: (List attributes and codes) HP02 Single Family Property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
9/3/2008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1933 Tax Assessor

* P7. Owner and Address:
Margaret M & Leonard A Ehrig
1968 N Wilton Pl
Hollywood, CA 90068-3627

* P8. Recorded by: (Name, affiliation, address)
Katy Lain
ICF Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 3/16/2009

* P10. Survey Type: (Describe)
Intensive-Level Survey

* P11. Report Citation: (Cite survey report/other sources or "none")
Hollywood Grove HPOZ Historic Resources Survey Report, 2009

* 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)

Hollywood Grove HPOZ



Draft Preservation Plan

City of Los Angeles
March 2011

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Chapter 1 Mission Statement

Facilitate the vitality of Hollywood Grove as a livable and sustainable neighborhood through the restoration, preservation and enhancement of structures, landscaping and natural features.

Chapter 2 Goals & Objectives

Goal 1 **Preserve The Historic Character Of The Community**

Objective 1.1 Safeguard the character of historic buildings and sites
Objective 1.2 Recognize and protect the historic streetscape and development patterns
Objective 1.3 Ensure rehabilitation and new construction within the district complements the historic fabric
Objective 1.4 Recognize that the preservation of the character of the district as a whole takes precedence over the treatment of individual structures or sites.

Goal 2 **Preserve The Historic Streetscape**

Objective 2.1 Encourage and maintain traditional front yards.
Objective 2.2 Promote retention of historic landscape features

Goal 3 **Preserve The Historic Appearance Of Residential Structures**

Objective 3.1 Encourage retention of significant architectural features

Goal 4 **Achieve Widespread Public Awareness And Involvement In Historic Preservation Throughout The HPOZ**

Objective 4.1 Keep local residents, the preservation community, the general public and decision makers informed about historic preservation issues and initiatives, and facilitate public access to this information

Objective 4.2 Promote public participation in the HPOZ review process

Objective 4.3 Inform the public and preservation community about effective preservation techniques and resources

Goal 5 **Assist In The Effective Implementation Of The HPOZ Ordinance**

Objective 5.1 Facilitate fair and impartial decisions regarding proposed projects with this Plan

Objective 5.2 Educate and inform the HPOZ community about the community benefits of historic preservation

Objective 5.3 Create a resource of information on architectural styles found within the neighborhood

Objective 5.4 Encourage citizen involvement and participation in the review process

Chapter 3 Function of the Plan

3.1 **Role of the Preservation Plan**

This Preservation Plan is a City Planning Commission approved document which governs the Hollywood Grove Historic Preservation Overlay Zone (HPOZ). The plan, through its design guidelines, as well as its goals and objectives, aims to create a clear and predictable set of expectations as to the design and review of proposed projects within the district. This plan has been prepared specifically for this HPOZ to clarify and elaborate upon the review criteria established under the HPOZ Ordinance.

The Hollywood Grove Preservation Plan serves as an implementation tool of the Northeast Los Angeles Community Plan (a part of the land use element of the City's General Plan). HPOZs are one of many types of overlay districts, policies, and programs that serve to advance the goals and objectives of the Community Plan.

The Hollywood Grove Preservation Plan outlines design guidelines for the rehabilitation and restoration of structures, natural features, landscape and the public realm including streets, parks, street trees, and other types of development within the HPOZ. The Preservation Plan also serves as an educational tool for both existing and potential property owners, residents, and investors and will be used by the general public to learn more about the HPOZ. The Preservation Plan is to be made available to property owners and residents within the HPOZ, and should be reviewed by the Board every two years.

The Hollywood Grove HPOZ Board will make recommendations and decisions based on this document. Similarly, the Department of City Planning will use this document as the basis for its determinations. The Preservation Plan articulates the community's vision and goals regarding the HPOZ by setting clear guidelines for the development of properties within the district. The Preservation Plan will serve as a resource for property owners planning repairs or alterations as an educational tool for both existing and potential property owners, residents, and investors, and will also be used by the general public to learn more about the City of Los Angeles and its unique neighborhoods.

3.2 **Role of the HPOZ Board**

All HPOZs in the City are administered by a local board comprised of five members appointed by the Mayor, the Councilmember, the Cultural Heritage Commission and the Board at-large. These members are appointed because they have expertise in historic preservation, architecture, real estate and construction. The HPOZ Ordinance requires that the HPOZ Board make all decisions related to maintenance, repair, restoration and minor alterations to a property (work defined as "Conforming Work") and that the HPOZ Board serve as an advisory body to the Department of City Planning related to new construction, large additions and major alterations or rehabilitation projects. In addition to their role as a decision making body, the HPOZ Board is

an educational resource with unique experience and expertise both in historic preservation practices and in the rich history of this culturally and architecturally significant neighborhood.

In an effort to encourage property owners to comply with the Preservation Plan guidelines and facilitate a streamlined review of simple maintenance, repair and restoration projects, review of many types of Conforming Work projects have been delegated by the HPOZ Board to the Director of Planning. For many types of work applicants can contact Planning staff and have their projects reviewed once the appropriate application materials have been received instead of being agendized for an HPOZ Board meeting. However, most types of work on a property that involve a discernable change to the structure or site will require HPOZ Board review. The list of projects that are delegated to the Director of Planning for decision is provided in Section 3.5 below.

3.3 Organization of the Preservation Plan

Each Preservation Plan is required to contain seven elements: The Mission Statement, Goals and Objectives, Function of the Plan, the Context Statement, the Historic Resources Survey, Design Guidelines, and the Preservation Incentives/Adaptive reuse policies located in the Appendix.

Chapter 1 - Mission Statement: Establishes the community's vision for the Preservation Plan.

Chapter 2 - Goals and Objectives: States the goals for this plan and offers specific programs or actions as the means to accomplish these goals.

Chapter 3 - Function of the Plan: Reviews the role, organization, and process of the Preservation Plan.

Chapter 4 - Context Statement: Outlines the history and significance of the community's development.

Chapter 5 - Historic Resources Survey: Identifies all Contributing and Non-Contributing structures and includes Contributing landscaping, natural features and sites, and vacant lots.

Chapter 6 - Architectural Styles: Provides an explanation of architectural styles and building types that are relevant to the neighborhood.

Chapter 7 - Residential Rehabilitation: Provides guidelines related to the maintenance, repair and minor rehabilitation of existing sites and structures.

Chapter 8: Residential Additions: Provides guidelines related to additions and secondary structures.

Chapter 9: Residential In-fill: Provides guidelines for building new residential structures in an HPOZ.

Chapter 10: Public Realm: Provides guidelines related to public spaces, parks and streets.

Chapter 11: Definitions: Provides definitions for the various technical and architectural terms used throughout this document.

An appendix of other useful information is found at the back of this Plan. This appendix includes a compilation of preservation incentives and adaptive reuse policies, process charts, and the HPOZ Ordinance.

3.4 HPOZ Process Overview

The Historic Preservation Overlay Zone has different review processes for different types of project review within the HPOZ. For more information on which review type is appropriate for a certain project, contact staff at the Department of City Planning.

Certificate of Appropriateness: A Certificate of Appropriateness (COA) is required when significant work is proposed for a Contributing element in the HPOZ. A COA requires that a formal application be filed with the Department of City Planning. The HPOZ Board will conduct a public hearing and submit a recommendation to the Director of Planning, who will also consider input from the Cultural Heritage Commission regarding the project.

Certificate of Compatibility: A Certificate of Compatibility (CCMP) is required for the review of new construction on vacant lots or on lots where a Non-contributor is proposed for demolition. A CCMP also requires that a formal application be filed with the Department of City Planning. The HPOZ Board will conduct a public hearing and submit a recommendation to the Director of Planning.

Conforming Work on Contributing Elements: Conforming Work on a Contributing Element (CWC) is a more expedient review process limited to restoration, demolition in response to a natural disaster, maintenance and repair, and minor alterations that do not result in a discernable change to the character-defining features on a structure. Some CWC projects may be simply reviewed by Planning staff while others will require review by the HPOZ Board; see Section 3.5 for more information.

Conforming Work on Non-Contributing Elements: Conforming Work on a Non-contributing Element (CWNC) is a review process for work on Non-contributing properties that does not involve demolition of a structure or construction of a new building on a vacant lot.

3.5 Exemptions

As instructed by the City Planning Commission, and City Council (notwithstanding LAMC 12.20.3 to the contrary), the following types of work are exempt from HPOZ review in the Hollywood Grove HPOZ (unless the work is located in the public right-of-way).

1. Interior alterations that do not result in a change to an exterior feature;

2. The correction of Emergency or Hazardous conditions where a City enforcement agency has determined that such conditions currently exist and they must be corrected in the interest of public health, safety and welfare. When feasible, the City agencies should consult with the Planning Department on how to correct the hazardous conditions consistent with the Preservation Plan; (exemption already provided under HPOZ Ordinance);

3. Department of Public Works improvements where the Director finds that a) The certified Historic Resources Survey for the Preservation Zone does not identify any Contributing Elements located within the Right-of-Way and/or where the Right-of-Way is not specifically addressed in the Preservation Plan; and b) Where the Department of Public Works has completed a CEQA review of the proposed improvement and the review has determined that the work is exempt from CEQA, or will have no potentially significant environmental impacts (the HPOZ Board shall be notified of such Projects, given a Project description and an opportunity to comment); (exemption already provided under HPOZ Ordinance);

4. Alterations to City Historic-Cultural Monuments and properties under an approved Historical Property (Mills Act) Contract; (exemption already provided under HPOZ Ordinance);

5. Work specifically authorized by a Historical Property Contract approved by the City Council;

6. Rear yard (non-corner lots only) landscape/hardscape work that is not visible from the street and that does not involve the removal of a mature tree or a feature identified in the historic resources survey;

7. Landscape work in front and side yards, not including: hardscape work; installation of artificial turf; installation of fences or hedges; removal of any mature tree or work on any feature identified in the historic resources survey. Additionally, landscapes where more than 40% of the front yard area is bereft of planting are not exempt;

8. Installation or repair of in-ground swimming pools located in the rear yard on non-corner lots;

9. Rear yard grading and earth work on Non-Hillside lots as determined by the LAMC;

10. Installation and expansion of rear patios or decks that are no higher than 5 feet above finish grade (including railings), not including balconies, roof structures, trellises, gazebos or other similar structures;

11. Installation, replacement or repair of mechanical equipment that is located within the rear yard area;

12. Installation of lighting devices on facades that are not visible from the street;

13. Exterior painting including new paint colors but not including paint applied to previously unpainted surfaces such as stone, masonry or stained wood ;

14. Maintenance and repair of existing foundations with no physical change to the exterior;

15. Removal of security grilles and/or gates that were installed outside of the Period of Significance;

16. Removal of fences that were installed outside of the Period of Significance.

17. Ordinary maintenance and repair to correct deterioration or decay that does not involve a change in the existing design or materials and that does not involve corrosive or destructive methods such as sandblasting;

18. Alterations to façade openings, such as new doors or windows, made to facades that are not visible from the street;

19. Installation or repair of fences, walls, and hedges in the rear and side yards that are not visible from the street (non corner-lots only) and that do not require a Zoning Administrator's approval for height or location;

20. Installation of window security bars or grills, located on facades that are not visible from the street;

21. Installation or repair of fences, walls, and hedges in the rear and side yards that are not visible from the street (non corner-lots only) and that do not require a Zoning Administrator's approval for height or location;

22. Installation of window security bars or grills, located on secondary facades;

23. Repair or replacement of gutters and downspouts.

3.6 **Delegated to the Director of Planning**

In the Hollywood Grove HPOZ, the review of the following types of work is delegated to the Director of Planning and therefore shall not require review by the HPOZ Board, but the HPOZ Board shall receive

a notice of the Director of Planning's action or decision. The Director of Planning shall utilize the Design Guidelines contained within this Preservation Plan to determine whether the proposed project may be found to be Conforming Work. Projects that do not comply with the Design Guidelines, or that involve an existing enforcement case with the Department of Building and Safety or the Housing Department, or otherwise involve a request for approval of work that was performed without appropriate approval, shall be brought before the HPOZ Board for review and consideration, either as Conforming Work or as requiring a Certificate of Appropriateness or Certificate of Compatibility.

1. The in-kind replacement of a mature tree with a minimum 24-inch box tree, when a report from an arborist, landscape architect or nursery-person indicates that the replacement is warranted to prevent significant property damage or to ensure personal safety;

2. In-kind repair or replacement of existing hardscape such as driveways and walkways where no expansion of hardscape is taking place and where materials, score patterns and other features are being replicated or preserved in-place;

3. In-kind replacement of asphalt roof shingles, or repairs to tile, slate or other similar roofs where existing roof materials are re-used and repairs are made to underlying roof structure, and where roof details such as fascia, eaves and brackets will not be affected.

4. Removal of non-historic stucco, asbestos shingles, vinyl siding or other similar materials, when underlying historic materials can be repaired or replaced in-kind. Where evidence of original materials is unclear, work shall be deferred to the HPOZ Board for review;

5. Installation of screen doors or windows that do not obscure the actual door or window;

6. Replacement of non-original windows with windows that match the originals, when examples of original windows still exist on the structure;

7. Construction or installation of ramps, railings, lifts, etc., on any non-visible elevation of a building intended to allow for accessibility;

8. Any alterations to a structure that is identified as Non-Contributing in the Historic Resources Survey, not including additions, new construction, relocation or demolition;

9. Additions of less than 250 square feet to any Contributing building or structure, where the addition does not break the side-planes or roofline of the existing structure, is contained completely within the rear yard and is not visible from the street;

10. Additions to Non-Contributing structures that increase the square footage by less than 30% of the existing square footage (as determined

by LADBS) when the addition does not affect the front façade of the structure or break the side and top planes of the structure;

11. Alterations to façade openings, such as new doors or windows, to portions of a structure that are not visible from the street;

12. Installation or repair of solar collectors, skylights, antennas, satellite dishes and broadband internet systems on rear-facing facades/roof surfaces or garage roofs that are not visible from the street;

All questions of visibility are to be determined by Department of City Planning staff. For the purposes of this Plan, visibility includes all portions of the front and side elevations that are visible from the adjacent street or sidewalk or that would be visible but are currently obscured by landscaping. It also includes undeveloped portions of a lot where new construction or additions would be visible from the adjacent street or sidewalk, such as the street-side side yard on a corner lot and the front yard. Finally, construction or additions to areas that are not currently visible but that will become visible following the construction or addition will be considered visible and reviewed accordingly.

A street visible façade excludes those portions of the side elevations that are not visible from the adjacent street or sidewalk and all rear elevations. A street visible façade may also include side and rear facades that are generally visible from a non-adjacent street due to steep topography, or second stories that are visible over adjacent one story structures, etc.

Projects requiring a Certificate of Appropriateness or Compatibility shall not have any part of their applications be exempt or delegated.

The Department of City Planning retains the authority to refer any delegated project to the Historic Preservation Overlay Zone (HPOZ) Board for a recommendation when compliance with the adopted design guidelines is unclear.

3.7 Accessory Structures

Any alteration of, addition of less than 250 square feet to, or demolition of an existing detached accessory structure, on a parcel that has been designated as a Contributor in the HPOZ, shall be reviewed as a Conforming Work by the HPOZ Board if it can be demonstrated that the accessory structure was built outside of the Period of Significance for the HPOZ. If it cannot be demonstrated that the accessory structure was built outside of the Period of Significance, the proposed work shall be addressed through a request for a Certificate of Appropriateness pursuant to 12.20.3 K.4, provided that the Director of Planning, having weighed recommendations from the HPOZ Board and the Cultural Heritage Commission, can find the following:

1. That the alteration, addition to, or demolition of the accessory structure will not degrade the primary structure's status as a Contributor in the HPOZ because the accessory structure is not visible to the general public; or is minimally visible to the general public; and

2. That the alteration, addition to, or demolition of the accessory structure will not degrade the primary structure's status as a Contributor in the HPOZ because the accessory structure does not possess physical or architectural qualities that are otherwise found on the primary structure or that constitute cultural or architectural significance in their own right; and

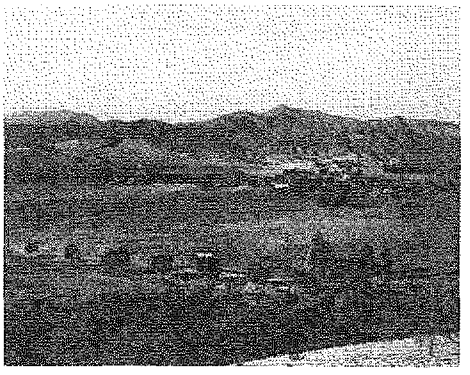
3. That the accessory structure's primary historical use has been for the storage of automobiles (i.e. a garage), or household items (i.e. a tool shed, garden shed, etc.).

All properties must comply with parking standards set forth in the Los Angeles Municipal Code.

Chapter 4 Context Statement

4.1 History of Hollywood Grove

In the historic neighborhood of Hollywood Grove sit 139 predominantly Craftsman, Colonial, and Mediterranean style homes dating back to the early 1900s. Originally planted with citrus and avocado groves, many of the early homes were built for the grove managers and their families. With the development of the motion picture industry and the presence of many early studios nearby, the Hollywood Grove area became a choice residential location for entertainers, motion picture celebrities, and others working in the early film industry. While change has come to many other neighborhoods of greater Hollywood, the Hollywood Grove neighborhood bounded by Canyon Drive and Western, Franklin to Foothill remains remarkably intact to this day.



Looking northward toward Los Feliz, with the Hollywood Grove area at upper left, 1896.

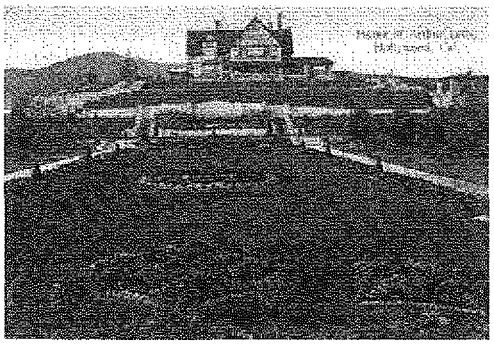
Early History

The Hollywood Grove and surrounding areas were originally inhabited by the Gabrielino Indians who lived in the canyon areas of present-day Griffith Park and at the base of the Hollywood Hills. Archaeological resources and place names such as "Cahuenga," meaning "little hills," are today the only evidence of habitation by Native Americans. During the Spanish and Mexican colonial periods, the "plains of Cahuenga" as Central Los Angeles and surrounding areas were once called, were open pasture land. A series of Spanish and Mexican land grants created four ranchos in the area that today is the central Los Angeles Basin. The first was to the north of the Pueblo de Los Angeles, in the area of present-day Los Feliz Boulevard and Vermont Avenue. Rancho Los Feliz, as it was called, comprised one and one half square leagues and was granted in 1802 to Vincente Felix. (Los Feliz was originally known as Los Felix.) After California came under American rule, the land went to Juan Diego, claimant of a U.S. patent, in 1871. Griffith J. Griffith purchased a majority of the rancho in 1882 from James Lick, who owned a great amount of land in the area. Griffith is remembered today for his original 1896 gift to the City of 3,015 acres, which became Griffith Park.

In the 1860s, 1870s, and early 1880s increasing numbers of Anglo settlers made their homes in the Los Angeles Area. Farming was their primary occupation and, while wheat and other crops predominated in the flat lands, sheep grazed on the hillsides above.

Agriculture was the primary industry of the area from the rancho period until the film industry and residential development consumed the last acreage of farmland after 1920. At about that time, the predominant crops in the vicinity of Hollywood and Los Feliz were beans, barley, and citrus groves. Some early Los Feliz landowners, such as Englishman Arthur Letts, owned citrus farms in Hollywood and later subdivided their own parcels for the purposes of real estate development.

In 1905 Arthur Letts, proprietor of the Broadway Department Store, purchased 100 acres from Griffith J. Griffith, located near Vermont and Franklin Avenues. Letts hired architects Robert F. Train and Robert E.



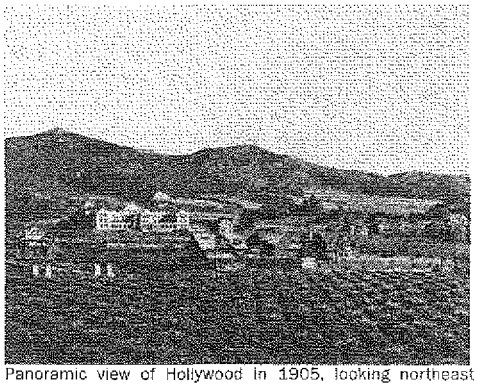
Holmby House, the Tudor Revival home of Arthur Letts, located east of Normandie and north of Franklin Avenue, 1905.

Williams to design a Tudor Revival Estate he called "Holmby House," after his native village in England. Postcards from the era depict the Hollywood estate, perched above Franklin Avenue, overlooking its renowned gardens.

Residential Development

The residential development of the region from the rancho period through the late 1950s was responsible for the initial organization and form of much of the area's built environment. Beginning with the adobe dwellings of the rancho period and continuing with everything from inexpensive bungalows to magnificent estates and apartments, construction in the area offered a wide range of housing types to its residents.

In the rancho period, residential buildings constructed of adobe were located at the heart of each rancho. The Los Feliz Rancho Adobe, now the Crystal Springs ranger station in Griffith Park, displays characteristics of this type, such as the thick adobe walls and tile roofs. Although altered over the years, the adobe retains its association with California's colonial period, the region's Hispanic heritage, and the early agricultural economy of western Los Angeles.



Panoramic view of Hollywood in 1905, looking northeast across citrus orchards near Franklin and Western Avenues. Immaculate Heart High School is at upper left.

As Anglo residents settled in the region, they built farm houses derived from the forms of New England and the American Midwest. In the early decades of the twentieth century, many sections of the region were subdivided for residential development, but others remained agricultural, so housing types serving agricultural areas were similar to those in subdivisions in scale and style. Many were transitional homes which contained both Victorian and Craftsman elements. The earliest extant buildings in Los Feliz were constructed after 1900. Examples of buildings constructed prior to 1910 are located in isolated pockets along Gramercy Place, Cummings Lane, Finley Avenue, Rowena Avenue, Commonwealth Avenue, St. George Street, Welch Place, Price Street, and Van Ness Avenue with the densest concentrations found along Wilton Place and Canyon Drive.

Residential developments, involving multiple investors, private financing of infrastructure improvements, and marketing by a professional town site developer, prefigured developments in the first half of the twentieth century. Neighborhoods laid out by single development companies in this way often demonstrated a consistency of architectural style, size, and scale. Other neighborhoods were developed over two or three decades and continued to change as newer structures were placed next to older ones. These neighborhoods evolved a variety of characteristics which today document changes in population and in the architectural conventions preferred by successive generations.

Annexation by Los Angeles

The Hollywood Grove area was annexed as part of the Hollywood Annex. The Hollywood Annex was 4.45 square miles and was annexed on February 7, 1910, the City's 11th from when the City was first established by the Spanish in 1781. Normandie Avenue essentially forms the boundary between the Hollywood and East Hollywood annexes. East Hollywood, located to the north of the original City's limits, was 11.11 square miles and was annexed on February 28, 1910, the City's 12th.

Hollywood Grove Tracts

Early tract maps in the Survey area reveal the Hollywood Grove's original identity as part of the City of Hollywood. Hollywood City Engineer, W. N. Lundstrom, surveyed the Edgecliff Tract in 1905. In 1906, Lundstrom surveyed the Hartford Villa Foothill Tract, on behalf of the Hollywood Investment Company. The Leibold & Bird Tract was platted in July 1907, and its historic boundaries extended west to Bronson Avenue, as did the Hartford Villa Foothill Tract's boundaries

Edgecliff Tract – between Wilton and Gramercy April 20, 1905 W.D. Jackson et al

Leibold & Bird Tract – between Canyon and Van Ness but runs south from the Hartford Villa Foothill Tract down to Franklin Avenue April 5, 1906 John Leibold, Sarah L. Bird

Hartford Villa Foothill Tract - between Canyon, Van Ness, Foothill May 31, 1906 Hollywood Investment Company, Maj. J. H. Toberman et al, proprietors

Beulah Vista Tract – between Van Ness and Wilton (north) April 27, 1911 A. F. Morgan, Henrietta A. Morgan, J. J. Morgan et al

Roseland Tract – between Van Ness and Wilton (south, west) 1906 Sanford Rich

Tract No. 2243 – between Van Ness and Wilton (south, east) March 22, 1913 Manuel Andrade, Frank J. Rich

Tract No. 3164 – between Gramercy and St. Andrew's 1916 Harriet M. Jackson

Architectural Styles

The single family residences in the Hollywood Grove neighborhood and the broader Los Feliz area are generally designed in one of the several Period Revival styles prevalent in the second and third decades of the twentieth century. The Tudor Revival, English Revival, "American" Colonial Revival, Spanish Colonial Revival, and Mediterranean Revival style were the most common for Los Feliz. While other examples of these styles are commonly found throughout Los Angeles



Some of the oldest residences in Los Feliz can be found in the Hollywood Grove. This house at 1926 N. Wilton Place was constructed in 1906.

in other neighborhoods primarily developed in the 1910s and 1920s, what sets Los Feliz apart is the quality of their architecture, materials, and craftsmanship, all executed on a grand scale. North of Los Feliz Boulevard, especially, these still retain an especially high quality of design and landscape and many have spectacular views.

The increasing personal wealth of prospective residents, the presence of the film industry, and the beauty of remote canyons in the Hollywood Hills, among many other factors, created a market for elaborate single family residences and tracts which appealed to middle class and upper income families. As a result, many of the homes in Los Feliz were designed by prominent local architects and are outstanding examples of Mission Revival, Craftsman, Spanish Colonial Revival, other Period Revival, and Modernist styles of architecture. In addition to elaborate single-family homes, residential tracts in the area included the cottages, bungalows, bungalow courts, and apartment buildings which served the area's less affluent residents.

The Hollywood Grove area contains one of the most significant concentrations of Craftsman-style single family residences in Los Feliz, particularly along Canyon Drive.

4.2 Hollywood Grove Periods of Significance

The period of significance for the Hollywood Grove is identified as 1905-1939, from the date when the first neighborhood tracts were platted and the construction of the current built environment began (the oldest extant home was built in 1905). The period of significance ends at the beginning of World War II, when construction in the neighborhood began to decline as a result of wartime restrictions. The Contributing buildings retain their historic design and features depicting the array of styles common during these decades, predominantly, Transitional Arts &Crafts, Craftsman, Colonial Revival, Tudor/English Revival, and Spanish Colonial Revival.

19TH CENTURY STYLES (1860's - 1900's)

American Foursquare

Classical Revival *(Also, Greek Revival)*

ARTS & CRAFTS TURN OF THE CENTURY STYLES (1890's - 1920's)

Colonial Revival

Craftsman
(Also, Transitional Arts & Crafts, Tudor Craftsman)

Prairie

ECLECTIC REVIVAL STYLES (1915 - 1940)

Dutch Colonial Revival

English Tudor Revival *(Also, English Cottage, English Revival)*

French Eclectic *(Also, French Norman)*

Italian Renaissance Revival

Mediterranean Revival

Monterey Revival

Spanish Colonial Revival

EARLY MODERN STYLES (1900 - 1950's)

Moderne *(including Streamline Moderne or Modernist)*

Minimal Traditional

Chapter 5 The Historic Resources Survey

5.1 Introduction

The historic resources survey is a document which identifies all Contributing and Non-contributing structures and all Contributing landscaping, natural features and sites, individually or collectively, including street features, furniture or fixtures, and which is certified as to its accuracy and completeness by the Cultural Heritage Commission.

The Hollywood Grove Historic Resources Survey was completed in May, 2009 by ICF Jones & Stokes and certified by the Cultural Heritage Commission on (DATE). The survey concludes that the Hollywood Grove area, which includes 135 homes, meets the criteria for HPOZ designation because the majority of the homes are the original structures from the development of this part of Los Angeles during the period of 1905 to 1939; this area contains a high concentration (77%) of historically significant "contributing" resources; these resources depict an array of styles common during the period of 1905 to 1939, predominately Transitional Arts & Crafts, Craftsman, Colonial Revival, Tudor/English Revival, and Spanish Colonial Revival; and the vast majority of the buildings in this area have retained a high degree of integrity of design and materials, resulting in a cohesive residential neighborhood of architectural distinction.

5.2 Contributing or Non-contributing?

To find out if a particular structure, landscape feature, natural features, or site is Contributing, consult the Historic Resource Survey. Depending on the Contributing/Non-contributing status of a structure, feature, or site, different elements of the design guidelines will be used in the planning and review of projects.

Contributing Structures

Contributing structures are those structures, landscape features, natural features, or sites identified as Contributing in the Historic Resources survey for the HPOZ. Generally, "Contributing" structures will have been built within the historic Period of Significance of the HPOZ, and will retain elements that identify it as belonging to that period. The historic period of significance of the HPOZ is usually the time period in which the majority of construction in the area occurred. In some instances, structures that are compatible with the architecture of that period or that are historic in their own right, but were built outside of the Period of Significance of the district, will also be "Contributing".

Contributing Altered

Contributing Altered structures are structures that date from the period of significance, built in the same time period as Contributing

structures that have retained their historic character in spite of subsequent alterations or additions and are deemed reversible.

Non-contributing Structures

Non-contributing structures are those structures, landscapes, natural features, or sites identified as not retaining their historic character as a result of un-reversable alterations, or as having been built outside of the HPOZ Period of Significance or because they are vacant lots.

The Hollywood Grove Historic Resources Survey can be reviewed at:

City Hall
City Planning Department, Office of Historic Resources
200 N Spring Street, Room 620
Los Angeles, CA 90021

Chapter 6 Architectural Styles

6.1 Overview of Architectural Styles in Los Angeles

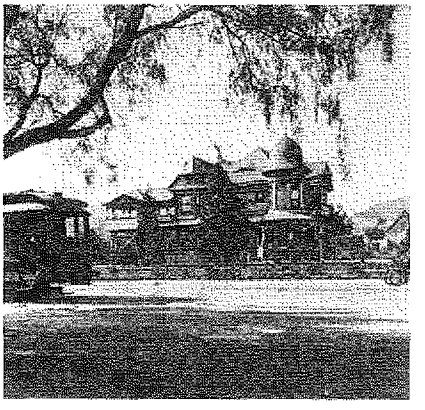
The following is a history of architectural styles found throughout the City of Los Angeles. The narrative of architectural styles is helpful in understanding how the architecture of the HPOZ relates to the larger region-wide context. The summary of styles and periods is intentionally broad and is intended to give the reader an understanding of major architectural themes in the City. However, it should be understood that individual structures may adhere rigorously to the themes and descriptions described below, or may defy them altogether based upon the preferences and tastes of individual architects, home-builders and developers.



A Japanese-American family sits for a photograph in front of their Queen Anne cottage in Garvanza.

Nineteenth Century Styles (1880's–1900's)

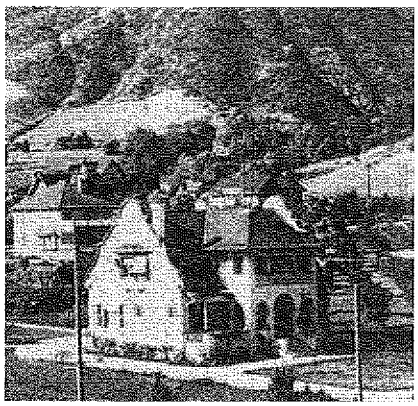
The 19th Century architectural styles popular in Los Angeles included the Italianate, Queen Anne, Folk Victorian, and Eastlake/Stick styles; styles that many lay-people might refer to simply as "Victorian." Most of these styles were transmitted to Los Angeles by means of pattern books or the experience of builders from the eastern United States. Later in the period builders began to embrace more simplified home plans and the Foursquare, Shingle and Victorian Vernacular styles began to emerge (Victorian Vernacular styles generally include the Hipped-roof Cottage and the Gabled-roof Cottage). Neo-classical styles were also popular during this period. While there are residential examples of Neo-classical architecture, the styles is most often attributed to commercial and institutional structures.



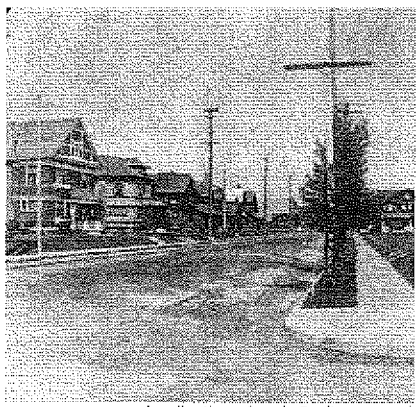
The E.C. Hurd residence, which stood at 6954 Hollywood Blvd is shown with ornate Queen Anne detailing.

These 19th Century styles were built most prolifically in the boom years of the 1880s, with consistent building continuing through the turn of the last century. These styles were concentrated in areas near today's downtown Los Angeles. Many examples of 19th century architectural styles have been lost through redevelopment or urban renewal projects. Surviving examples of 19th Century architectural styles within the City of Los Angeles are most commonly found in neighborhoods surrounding the Downtown area such as Angelino Heights, University Park, Boyle Heights, Lincoln Heights, and South Los Angeles. Surviving examples of the pure Italianate styles are rare in Los Angeles, although Italianate detail is often found mixed with the Eastlake or Queen Anne styles.

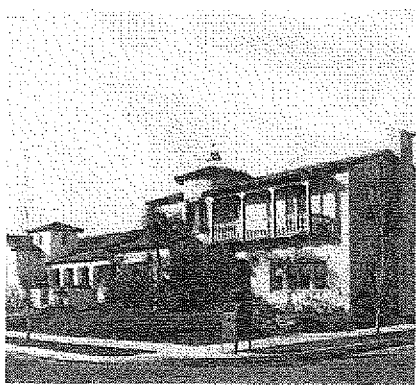
The prominent architects in Los Angeles in this period included Ezra Kysar, Morgan & Walls, Bradbeer & Ferris, Frederick Roehrig and Carroll Brown.



This Mission Revival home once stood where the present-day Hollywood/Highland development is currently located.



A collection of early Craftsman and Foursquare homes is shown in the Harvard Heights neighborhood.



Spanish Colonial Revival emerged as a popular style for many neighborhoods in the Mid-Wilshire area.

Arts & Crafts/Turn of the Century Styles (1890's–1910's)

The late 1800s and early 1900s saw a substantial change in design philosophy nation-wide. The Arts and Crafts Movement, born in Western Europe rejected the rigidity and formality of Victorian era design motifs and embraced styles that were more organic and that emphasized craftsmanship and function. During this time in Los Angeles, architectural styles that emerged in popularity include the Craftsman Style in its various iterations (Japanese, Swiss, Tudor, etc.); the Mission Revival Style, unique to the southwestern portion of the United States; and the Prairie Style, initially popularized in the Mid-west and Prairie states. Colonial Revival styles, including American Colonial Revival (inspired by architecture of the early American Colonies) and Spanish Colonial Revival (inspired by architecture of the early Spanish colonies) also emerged in popularity during this period, though there is a stronger preponderance of these styles later during the Eclectic Revival period of early to mid-century.

These styles were concentrated in areas spreading from downtown Los Angeles into some of the area's first streetcar suburbs. Although many examples of these styles have been lost through redevelopment, fire, and deterioration, many fine examples of these styles still exist in Los Angeles. These styles can be commonly found in the greater West Adams area, portions of South Los Angeles, Hollywood and throughout the Northeast Los Angeles environments.

In this period, Los Angeles was beginning to develop a broad base of prominent architects. Prominent architects in Los Angeles during this period included Henry and Charles Greene, the Heineman Brothers, Frank Tyler, Sumner Hunt, Frederick Roehrig, Milwaukee Building Co., Morgan & Walls, J. Martyn Haenke, Hunt & Burns, Charles Plummer, Theodore Eisen, Elmer Grey, Hudson & Munsell, Dennis & Farwell, Charles Whittlesby, and Thornton Fitzhugh. Only one surviving example of the work of architects Charles and Henry Greene survives in Los Angeles, in the Harvard Heights HPOZ.

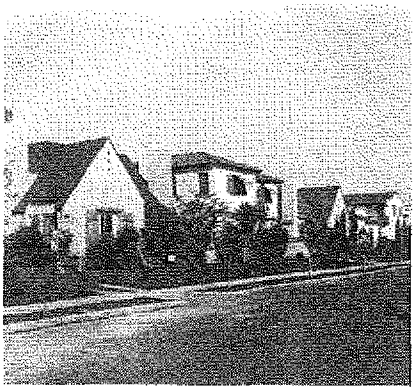
The Eclectic Revival Styles (1915–1940s)

The period between the World Wars was one of intense building activity in Los Angeles, and a wide range of revival styles emerged in popularity. The Eclectic Revival styles (alternately known as the Period Revival styles), which draw upon romanticized notions of European, Mediterranean and other ethnic architectural styles, include Colonial Revival; Dutch Colonial Revival; English and English Tudor Revival styles; French Eclectic styles; Italian Renaissance Revival; Mediterranean Revival; Monterey Revival; Spanish Colonial Revival; and to a lesser extent, highly stylized ethnic revival styles such as Egyptian Revival, and Hispano-Moorish styles. Use of the Craftsman Style continued through this period as well. Many of these styles were widely adapted to residential, commercial and institutional use. Styles

such as Egyptian Revival, Chateauesque (a French Eclectic style) Mediterranean Revival and Spanish Colonial Revival being particularly popular for use in small and large scale apartment buildings.

All of these styles were based on an exuberantly free adaptation of previous historic or "foreign" architectural styles. The Los Angeles area is home to the largest and most fully developed collection of these styles in the country, probably due to the combination of the building boom that occurred in this region in the 1920s and the influence of the creative spirit of the film industry.

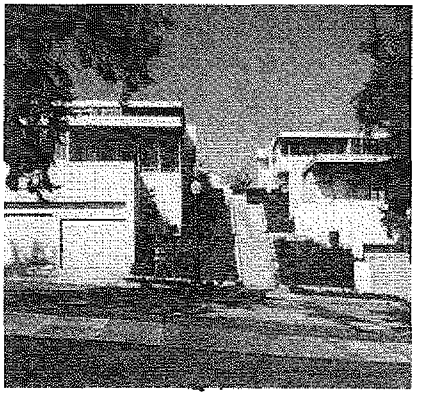
Prominent architects working in these styles included Paul Revere Williams, Walker & Eisen, Curlett & Beelman, Reginald Johnson, Gordon Kauffman, Roland Coates, Arthur R. Kelley, Carleton M. Winslow, and Wallace Neff. Many surviving examples of these styles exist in Los Angeles, particularly in the Mid-Wilshire, Mid City and Hollywood environments.



The Eclectic Revival (or Period Revival) movement presents a number of romantic building styles to this single streetscape.

The Early Modern Styles (1900s–1950s)

The period between the World Wars was also a fertile one for the development of architectural styles that were based on an aggressively modern aesthetic, with clean lines and new styles of geometric decoration, or none at all. The Modern styles: Art Deco, Art Moderne, and Streamline Moderne and the International Style, all took root and flourished in the Los Angeles area during this period. The influence of the clean lines of these styles also gave birth to another style, the Minimal Traditional style, that combined the sparseness and clean lines of the Moderne styles with a thin veneer of the historic revival styles. Early Modern styles were most readily adapted to commercial, institutional and in some cases, multi-family residential structures citywide, though there is certainly a preponderance of early modern single family residential structures in the Silver Lake and Echo Park areas, Hollywood, the Santa Monica Mountains, Mid-Wilshire and West Los Angeles areas.

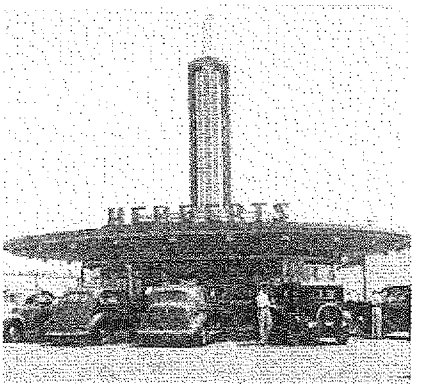


Richard J. Neutra's Strathmore Apartments in Westwood, built in 1937, are an example of the cutting-edge early International Style.

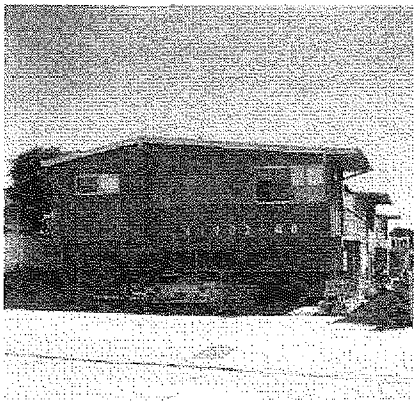
Prominent architects in the Los Angeles region working in these styles included Richard Neutra, Paul Revere Williams, R.M. Schindler, Stiles O. Clements, Robert Derrah, Milton Black, Lloyd Wright, and Irving Gill.

Post-World War II/Response to Early Modern (1945–1965)

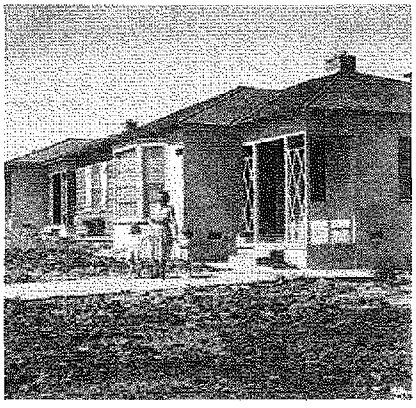
The period dating from 1945-1965 saw an enormous explosion in the development of single-family housing in the Los Angeles area. Much of this development took the architectural vocabulary of the pre-war years and combined it into simplified styles suitable for mass developments and small-scale apartments. Residential architectural styles popular in Los Angeles in this period included the Minimal Traditional, the various Ranch styles, Mid-Century Modern styles such as Post and Beam and



Los Angeles' love of the auto is often reflected in Art Deco and Streamline styles.



The Dingbat, a product of 1950s Los Angeles, combines a basic utilitarian form with fanciful design motifs.



The Post-War building boom brought inexpensive and plentiful housing to the San Fernando Valley.

Contemporary, and the Stucco Box (most popularly expressed in the Dingbat type). Though these styles may be found as in-fill development throughout the City, areas where complete districts of these styles may be found in Los Angeles include Westchester, West Los Angeles, the Santa Monica Mountains and the San Fernando Valley.

Prominent architects working in these styles in Los Angeles included Gregory Ain, A. Quincy Jones, J. R. Davidson, Cliff May, John Lautner, William Pereira, Rapahael Soriano, and H. Hamilton Harris, although many of these styles were builder-developed.

6.2 **Building Types**

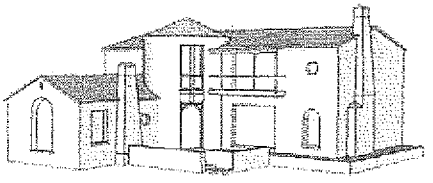
The diversity of building periods and architectural styles in Los Angeles is matched only by the diversity of building types. The Cityscape is marked by single family homes, big and small; multi-family structures of varying sizes and densities and a breadth of commercial and institutional buildings varying in scale and function. An understanding of building types can be especially helpful in planning and evaluating an in-fill project in a historical context. Some architectural styles in Los Angeles, such as the Spanish Colonial Revival style have been gracefully adapted to a wide range of residential, commercial and institutional building types. Other styles tend to only have been applied to particular building types; for example, the Art Deco style tends to be found most often on commercial and institutional building types, and the Craftsman style, a predominant residential style was rarely applied to commercial building types. While it is important to address issues of architectural style, it is equally important to ensure that new projects fit in their context with respect to function, layout and type.

Single Family Homes

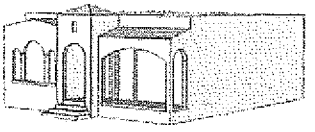
Though most single family homes may be similar by virtue of their use, there is a significant range of single family building types within Los Angeles. Some neighborhoods may be characterized by standard two-to-three story single family homes, and others may be characterized by cottages or bungalows—simple one-story to one-and-a-half-story homes. Idiosyncratic building types may also exist in particular neighborhoods. For example, the Villa, a two-story home oriented lengthwise along the street may be popularly found in affluent pre-war suburbs throughout the Mid-City and Mid-Wilshire areas. While there are always exceptions, attention should be paid to which architectural styles are applied to which single family home types. For example, the English Tudor Revival style has usually been applied to large single family homes, while the simpler English Revival style has usually been applied to bungalows and cottages. The various design guidelines in this document are intended to ensure that additions to single family homes, as well as in-fill projects do not defy established building types as well as architectural styles.

Multi-Family Homes

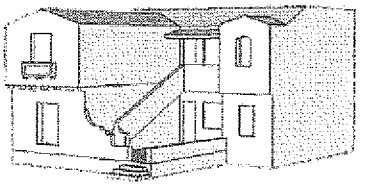
A wide range of multi-family building types were adapted in historic Los Angeles. Some, such as simple duplexes or garden style apartments were designed to blend with the surrounding single family context, and others, such as traditional four-plexes, one-over-one duplexes or large scale apartment buildings define neighborhoods in their own right. When planning a multi-family project, special attention should be paid to predominant building types, and to what styles are most



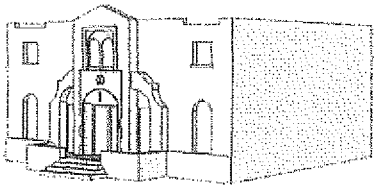
VILLA



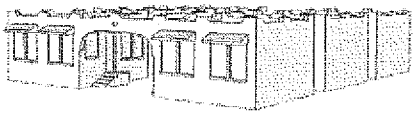
BUNGALOW



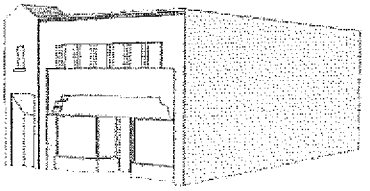
DUPLEX



FOUR-PLEX



BUNGALOW COURT



COMMERCIAL BUILDING

often applied to those types, to ensure that the project is compatible with the surrounding neighborhood. For example, there tend not to be Craftsman style large-scale apartment buildings, though the style is readily applied to duplexes and fourplexes. The Multi-Family In-Fill design guidelines in Chapter 9 provide a clear understanding of the specific Multi-Family building types.

Commercial and Institutional Uses

While the majority of parcels within Los Angeles HPOZs tend to be residential, there is a significant number of commercial buildings and commercial uses within HPOZ purview. Most commercial buildings in HPOZs tend to be simple one-story and two-story buildings built along the street frontage with traditional store-fronts and offices or apartments above. Institutional building types tend to be defined by their use: churches, schools, libraries, etc. Successful in-fill projects will adhere both to prevailing architectural styles and building types. The Commercial Rehabilitation and In-Fill chapters (Chapters 10 and 11) provide assistance in this area.

6.3 Introduction to Hollywood Grove Architectural Styles

The Architectural Styles Chapter of this Plan is intended to give an overview of the predominant styles that exist Hollywood Grove HPOZ. Each architectural style explanation has been divided into two sections, a textual overview of the style and its development, and a listing of some typical significant architectural features of that style. These descriptions are intended to assist property owners and the HPOZ board in determining the predominant architectural style of a structure, and in understanding the elements of that style. These descriptions are not intended as comprehensive lists of significant features of any style, and are not to be taken as an exhaustive list of what features should be preserved. Rather, they are intended as a starting point for discussion about what rehabilitation or restoration projects might be appropriate to a particular property.

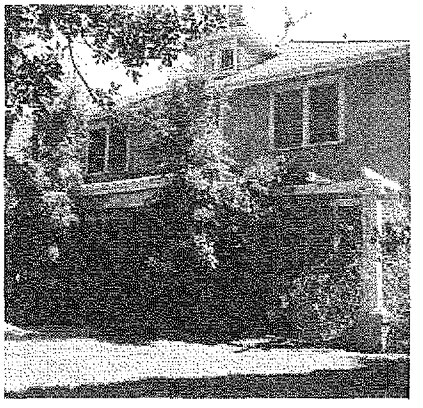
The reader may note that each architectural style description contains a note on what architectural styles can commonly be found mixed together. This note is included because architectural styles are not always found in a pure state. Individual owners and builders quite often customized or mixed the elements of different architectural styles together in designing a structure. This may be because cultural tastes were transitioning between two styles, with some styles falling out of favor and new styles being introduced, or simply due to the personal taste of the designer. It is important to realize that these mixed style structures are no less architecturally significant than the "purer" forms of a particular style, and that mixed style structures are not "improved" through remodeling with the goal of achieving a "pure" style. Los Angeles is particularly rich in inventive, "fantasy" structures that show a great deal of creativity on the part of the architect, owner, and builder, and this richness should be preserved.

The architectural style descriptions may contain some unfamiliar terms. Many of these terms are defined in the Definitions chapter located at the end of this Preservation Plan, or are illustrated within the Design Guidelines chapters.

19th Century Styles: **American Foursquare**

Background

The American Foursquare style is a residential style frequently used in Los Angeles from the turn of the last century through the 1910s. Popular in American suburban development, the style lent itself to low-cost design that maximized square footage on small lots while presenting a dignified appearance. A precursor to the Craftsman and Prairie styles, Foursquare houses tended to avoid the ornate detail associated with styles such as Queen Anne and Eastlake.



Common Components of the Foursquare Style

A Foursquare house is generally two stories, with a simple square or rectangular footprint, a low-pitched, usually hipped, roof, a front hipped-dormer, and a substantial, though often asymmetrical front porch. Columns suggestive of the classical orders, dentils, and traditional moldings are also commonly found on Foursquare houses. Windows are always rectangular and may be arranged singularly or in groups—often the first floor will have grouped windows and the upper-floor will have singular windows. Doorways are also rectangular and tend to be wide, often with large panes of glass in the door or as side lights. Cladding may be masonry, clapboard or to a lesser extent stucco.

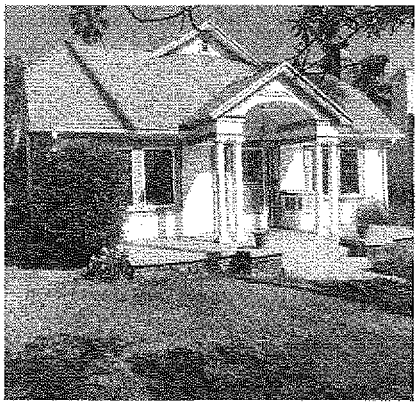


The simplicity of the basic Foursquare house lent itself to being decorated with the features of many other styles popular at the time, including Colonial, Prairie and Craftsman styles. The single Foursquare style house in the HPOZ boundaries, 1936 Van Ness Avenue, presents a centered front porch, offset by a pergola, single-pane double-hung windows and a restrained approach to decorative detail.

General Characteristics:

- Simple floor plan
- Boxy, cubic shape
- Full-width or off-set front porch with columnar supports and wide stairs
- Offset front entry in an otherwise symmetrical facade
- Two to two and a half stories
- Pyramidal, hipped roof, often with wide eaves
- Large central dormer
- Large single light windows in front, otherwise double hung
- Simple and restrained two-color and three-color paint schemes highlighting body, trim and accents









Arts & Crafts/Turn of the Century Styles: **Colonial Revival**

Background

Early use of the Colonial Revival style dates from 1890 and the style remained popular through the 1950s (consequently, the style may also be considered part of 19th Century Styles Period or the Eclectic Revival Period). Popularity of the style resulted from a rejection of the ornate European inspired styles such as Queen Anne, and a desire to return to a more "traditional" American building type. This popularity was reinforced by the City Beautiful movement which gave attention to Neo-classical building forms. The style took on added popularity with the restoration of Colonial Williamsburg in the 1920s. This style draws from the simple building forms typical of early American colonial structures, and elements of classical or Georgian architecture. It is closely related to the Neoclassical Revival and Georgian Revival styles.

Common Characteristics of the Colonial Revival Style

Colonial Revival residential structures in Hollywood Grove are typically one-story bungalows (though two story types exist too), with hipped, notched or gabled roofs (gables nearly always oriented to the sides of the structure) and symmetrical facades. Porches tend to comprise a central third of the front façade, often utilizing classical crowns or pediments and square or round columns. Doorways are generally single and are rectangular. Windows on older Arts and Crafts period structures may be arranged in pairs or threes, though later Eclectic Revival Colonial houses often have windows arranged singularly with shutters. More decorative versions of Colonial Revival, such as Adam Revival, Federal Revival or Georgian Revival may integrate Neo-classical design motifs such as quoins and dental brackets.

General Characteristics

- Symmetrical Facades, and occasional use of side-porch
- Basic rectangular shape
- Hipped or side-facing gable roof
- Multi-pane double-hung windows, often adorned with shutters
- Central entrance usually adorned with pediments and decorative crown
- Diminutive or no front porch
- High-style variants may use dormers, quoins, dentils and full-height classical columns
- Two or three-color paint schemes with house body often in light or white tones

Arts & Crafts/Turn of theCentury Styles: **Craftsman**

(Also Transitional Arts & Crafts, Tudor Craftsman)

Background

Quintessential to the Arts and Crafts design movement, Craftsman architecture stressed the importance of craftsmanship, simplicity, adapting form to function, and relating the building to the surrounding landscape through its ground-hugging massing and orientation. Many early Craftsman homes utilized design elements also found on English Tudor Revival homes such as exposed half-timbers, a steeply pitched roof and plaster façade surfaces. (Many architectural historians would identify these structures as "Transitional Arts and Crafts.") In the following years, the Craftsman style was simplified and often reduced to signature design elements such as an offset front gable roof, tapered porch piers, and extended lintels over door and window openings. In many cases, the Craftsman style incorporated distinctive elements from other architectural styles resulting in numerous variations (namely Asian and Swiss influences).

Comprising more than half of the homes in Hollywood Grove, the style is adapted to two-story homes, single-story bungalows and to a small extent the idiocyncratic Airplane Bungalow, a building type that is wholly unique to the Craftsman style and generally consists of a Bungalow with a small pop-up second story.

Common Characteristics of the Craftsman Style

Craftsman architecture is usually characterized by a rustic aesthetic of shallowly pitched deeply overhanging gable roofs; earth-colored wood siding; spacious, often L-shaped porches; windows, both casement and double-hung sash, grouped in threes and fours; extensive use of natural wood for the front doors and through-out the interior; and exposed structural elements such as beams, rafters, braces and joints. Cobblestone or brick was favored for chimneys, porch supports and foundations. Craftsman structures may also exhibit characteristics of Prairie and Mission Revival styles.

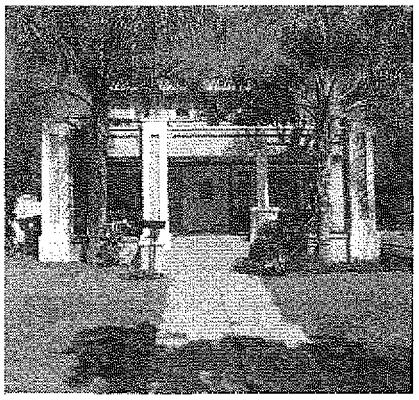
General Characteristics

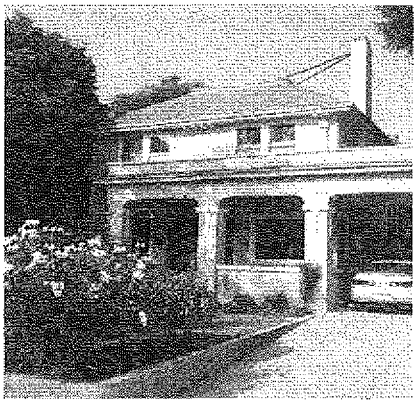
- Broad gabled roofs with deeply overhanging eaves
- Pronounced front porch, symmetrical or offset with massive battered or elephantine columns
- Exposed and decorative beams, rafters, vents
- Decorative brackets and braces
- Grouped rectangular multi-pane windows
- Massive stone or masonry chimneys
- Use of earth tone color pallet and natural finishes
- Three-color schemes for body, trim and accents













Arts & Crafts/Turn of the Century Styles: **Prairie**

Background

The first Prairie style houses were built in the United States in the late 1890s. The first Prairie style buildings in Los Angeles were built in the early 1900s, and the movement was most popular between 1900 and 1920. The Prairie style originated in Chicagoland area, growing from the work of Louis Sullivan and Frank Lloyd Wright, and was an intentional break from traditional Victorian Era styles. The style was an attempt at developing indigenous North American architecture that did not share design elements and esthetic vocabulary with earlier styles of European classical architecture. The style reflects the Midwestern prairie with an emphasis on horizontal lines, natural materials, and a subdued color palette.

Common Characteristics of the Prairie Style

The Prairie style structure is often box-shaped with an emphasis on horizontal lines and symmetry, wide over-hanging eaves, flat or hipped roofs, and windows with multi-paned leaded art glass. Features of the Prairie style can be found mixed into other turn-of-the-century styles such as Foursquare, Craftsman and Mission Revival, and later as the style evolved, Early Modern period styles such as Art Deco and Moderne. The handful of Prairie style homes in Hollywood Grove adapt a subtle west-coast appeal incorporating a Mediterranean and Spanish aesthetic.

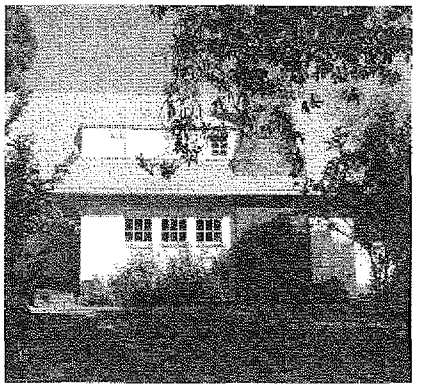
General Characteristics

- One or two-story
- One-story projections
- Low-pitched roof with broad, overhanging eaves
- Strong horizontal lines
- Ribbons of windows, often casements emphasize horizontality of overall design
- Prominent, central chimney
- Wide use of natural materials especially stone and wood
- Use of earth tone colors

Eclectic Revival Styles: **Dutch Colonial Revival**

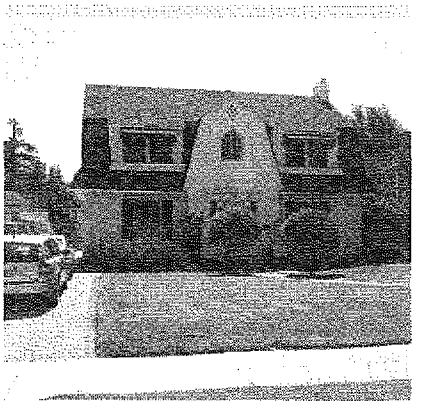
Background

Dutch Colonial Revival emerged as an architectural style in the United States in the early 1900s and structures in this style in Los Angeles generally date from the 1910s to the 1930s. The Dutch Colonial Revival style is imitative of early Dutch Colonial buildings in the Northeastern United States during the American Colonial period. One of the tenants of the style is a gambrel roof that houses a full second story (this originally emerged as a building type where second-story restrictions prevented a full second floor). The Dutch Colonial Revival style is part of the Revival or Romantic architectural movements that were popular in the United States during the early 20th Century.



Common Characteristics of the Dutch Colonial Style

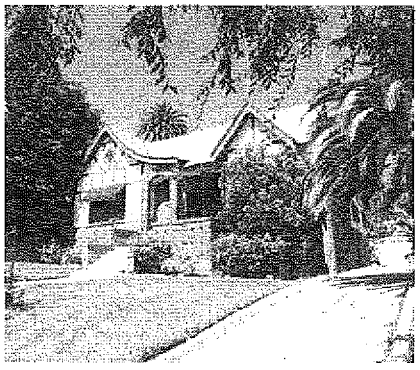
Dutch Colonial Revival structures are typically two-story, with a gambrel roof, shallow eaves, and sometimes sport Dutch doors or half-timbering. Windows are quite often arranged singularly, as are doors. Porches tend to be diminutive in size and use simple square or round columns. Some variants will incorporate Georgian entry features such as pilasters and crowns surrounding the front door. Roofs are nearly always gambrel, and side gables tend to be most widely used. Dutch Colonial Revival features are often mixed with Colonial Revival or Shingle styles. The single Dutch Colonial Revival style home in Hollywood Grove utilizes a modest shed-dormer, a side-facing gambrel roof, multi-pane windows and a substantial chimney at the front of the house.

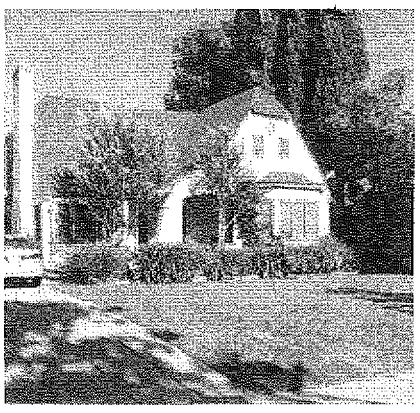


General Characteristics

- One-and-a-half to two stories
- Clapboard, shingle, stone or stucco siding
- Typically symmetrical façades, but also found with side entries
- Gable-end chimneys
- Round windows in gable end
- Porch under overhanging eaves with simple classical columns
- Multi-pane, double-hung windows
- Shed, hipped, or gable dormers









Eclectic Revival Styles: **English Tudor Revival**

(Also English Cottage, English Revival)

Background

A romanticized recreation of medieval English architecture, the English Tudor Revival style, and its subtle companion the English Cottage, found popularity in the United States in the 1890s through the 1930s. Often considered an Arts & Crafts Period style, the majority of Hollywood Grove homes in this style were built during the Eclectic Revival Period.

Common Characteristics of the English Tudor Revival Styles

English Tudor Revival structures are typically two or three stories, with steeply pitched roofs, cross gables, and often have shingle or slate roofs that attempt to replicate the look of medieval thatching. English cottage structures will replicate this pattern, though they are often found in single-story versions. English Tudor Revival structures nearly always use half-timbering, stucco and masonry (often arranged in a herring bone pattern or using clinker bricks) while English Cottage structures may simply be stucco. Windows tend to be arranged singularly, may be casement or use hung sashes, and often utilize artful leaded glass patterns. Chimneys tend to be massive and integral to the overall look of the house. Porches are minimal consisting of simple archways and recesses. Doors are usually singular and may be rectangular or arched.

The Tudor and English Revival styles features can be found mixed Victorian era styles such as Queen Anne, Arts and Crafts Period structures such as Craftsman, and with other Eclectic Revival period styles such as French Eclectic.

General Characteristics

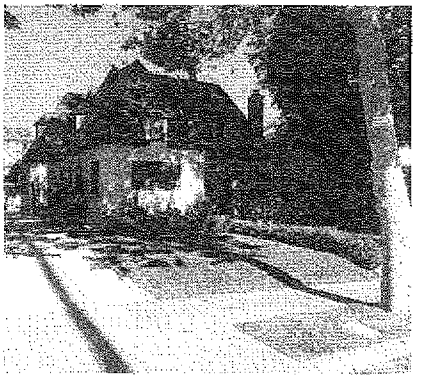
- One-and-one-half to two stories with asymmetrical and irregular plan
- Cross-gabled, medium to steeply pitched roof, sometimes with clipped gables
- Use of half-timbering, patterned masonry, stone and stucco
- Arrangements of tall, narrow windows in bands; small window panes either double-hung or casement
- Over scaled chimneys with decorative brickwork and chimney pots
- Rectangular or arched doorways, often recessed or found within tower features

Eclectic Revival Styles: **French Eclectic**

(Also French Norman)

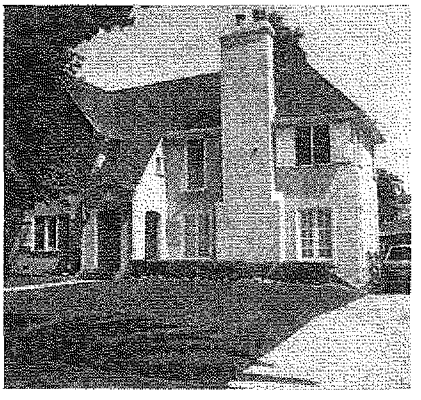
Background

A variety of architectural styles inspired by various periods of French architecture emerged in the United States during the 1910s through 1930s. The various French styles, popularly referred to as French Eclectic, French Norman, Chateaueseque and Second Empire Revival mimic various French building types, from country houses, to urban mansions. The styles found popularity in the United States and in Los Angeles during the Eclectic Revival period where designers and homebuilders embraced romanticized notions of early European architecture. The French styles, Norman and Eclectic in particular, also found popularity as many US Servicemen encountered the architectural styles in their native setting and were inspired to recreate their appearance at home.



Common Characteristics of the French Eclectic Style

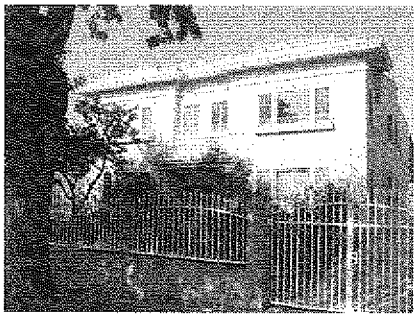
The French Eclectic or French Norman style is characterized by tall, steeply pitched, hipped or cross gabled roofs (gable ends are quite often notched), stucco or stone wall surfaces with minimal trim details, and often is elaborated with flared eaves and conical towers. The French Eclectic style can often be found mixed with the English Tudor Revival styles, though the English varieties tend to utilize more substantial ornamentation especially in comparison to the very rustic French Norman style. Furthermore, the French styles tend not to use dramatic front-facing gable ends. The single "French Revival" home in Hollywood Grove (which could also be considered French Norman) is adorned with a steeply pitched complex hipped roof, with decorative dormers on each roof-face, deeply-set, shuttered windows, and a staggered front-façade.



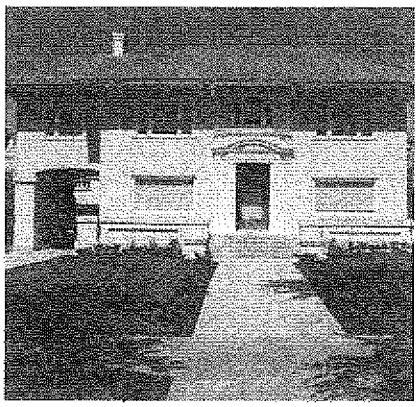
General Characteristics

- Tall, steeply pitched, hipped roof
- Eaves commonly flared upward
- Masonry wall cladding of stone or brick; often stuccoed
- Rounded Norman towers are common
- Massive chimneys
- Range of architectural detail including quoins, pediments, pilasters
- Windows may be casement or double hung and French doors are used









Eclectic Revival Styles: **Italian Renaissance Revival**

Background

Italian Renaissance Revival buildings were popular in the United States from the early 1900's and surged in popularity in Los Angeles in the 1910's. Along with the rest of the Period Revival movement, Italian Renaissance Revival draws upon romanticized notions of historic architectural motifs. The Italian Renaissance Revival style is loosely based on Italian palazzos of the sixteenth century. The style was usually used in particularly grand homes and public buildings where an imposing presence was desired. The style gained particular popularity in Los Angeles because it could easily be integrated with other popular styles both within the Arts and Crafts movement and the Eclectic Revival Movement. There are Italian Renaissance Revival homes in LA that exhibit characteristics of the Mission Revival and Craftsman styles as well as Mediterranean Revival and Spanish Colonial Revival styles.

Common Characteristics of the Italian Renaissance Revival Style

Italian Renaissance Revival homes usually have a low-pitched hipped roof adorned with clay pantile and decorative edge features, elaborate windows on the first floor with a more simplified window pattern on the second, wide roof overhangs with decorative brackets, an emphasis on arches, especially on the first floor and are most often symmetrical.

Italian Renaissance Revival structures bear a close resemblance to their Mediterranean Revival counterparts but can usually be distinguished by a higher level of decorative detail, a stronger adherence to order and symmetry and a full second floor. One must understand that while Italian Renaissance Revival homes are inspired by Italian palazzos, Mediterranean Revival homes are inspired by more rustic seaside villas found throughout Mediterranean region.

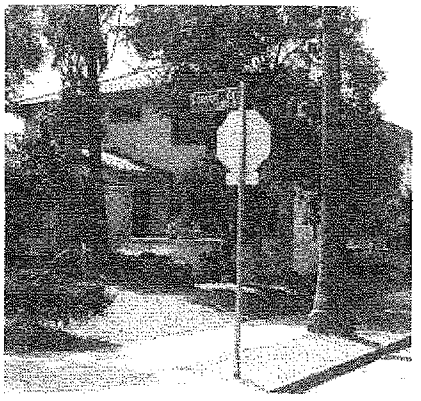
General Characteristics

- Low pitched, hipped tile roof
- Pantiles in reds, greens and blues
- Moderate to wide eaves with decorative bracket supports
- Recessed porches with arched openings
- Classical detailing in use of columns, quoins, pediments, arches, and pilasters
- Most often symmetrical
- Balanced wings
- Use of three-color pallet with subdued and formal tones

Eclectic Revival Styles: **Mediterranean Revival**

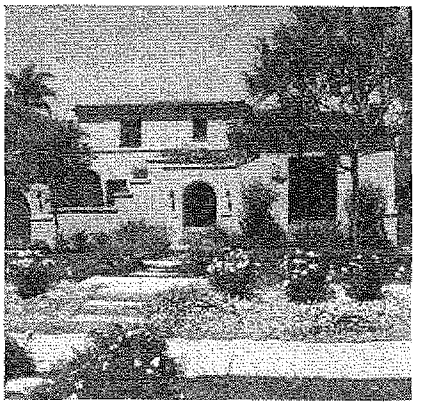
Background

The Mediterranean Revival style is loosely based on Italian seaside villas from the sixteenth century. The style was particularly prevalent in Southern California, because of a popular association of the California coast with Mediterranean resorts and because the original Mediterranean structures were adapted to a climate not unlike California's. Though often used in massive and imposing structures, style is somewhat free-flowing, bereft of many of the classical elements that adorn Italian Renaissance Revival counterparts. The first Mediterranean/Italian Renaissance Revival buildings were built in the United States starting in the early 1900s. These styles became popular in Los Angeles in the nineteen-teens.



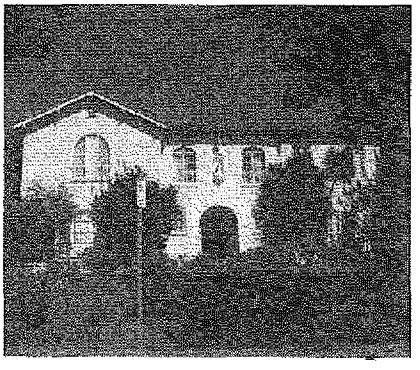
Common Characteristics of the Mediterranean Revival Style

Structures may be either symmetrical or asymmetrical, often incorporate courtyards and garden walls, archways, arcades and mosaic tile work. Roofs may be gabled or hipped, but are nearly always adorned with clay tile or pantile. Windows are often deeply recessed and may be grouped or singular and often use casements. Elements of the Mediterranean Revival style can often be found mixed with Italian Renaissance Revival, Beaux Arts and Spanish Colonial Revival styles.

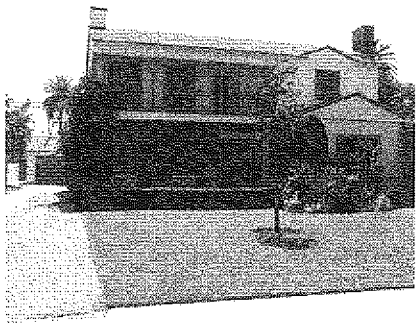


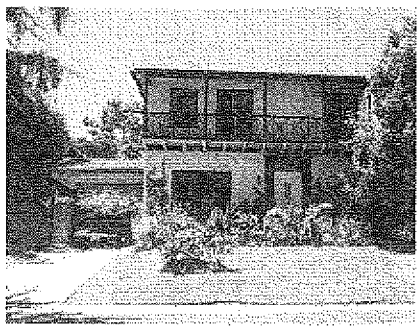
General Characteristics

- Rectangular or irregular plans
- Varied, irregular roofs with simple eaves
- Arched and rectangular windows and doors
- Windows may be grouped or singular
- Balconies, patios and courtyards integrated into plan
- Entry often accentuated with decorative columns
- Clay tile roofs
- Vibrant two and three-color schemes with walls in shades reminiscent of adobe









Eclectic Revival Styles: **Monterey Revival**

Background

The Monterey Revival style re-creation of the rustic American-influenced Spanish Colonial houses of the Central Coast region of California during the California colonial period of the 1840s. Monterey buildings are a blend of Spanish Adobe construction fused with American Colonial massing. The style emerged in popularity along with various other Spanish and Mediterranean inspired styles in the 1920s.

Common Characteristics of the Monterey Revival Style

Monterey Revival style structures are two stories with different cladding material for each floor, an 'L'-shaped plan, a low-pitched gabled roof and a cantilevered second floor balcony. Earlier versions exhibit more Spanish Colonial detailing, while later versions contain more colonial references such as shuttered windows and wood siding on the upper or both floors. The Monterey Revival style is often combined with Spanish Colonial Revival, Mediterranean Revival and Minimal Traditional styles.

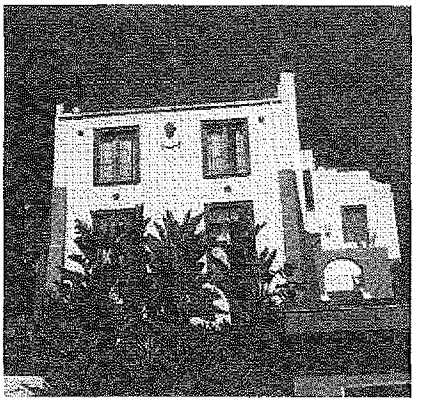
General Characteristics

- Cantilevered second-floor balcony at front elevation with simple posts and railings
- Always two-stories with disparate building materials between first and second floor
- Low pitched side-gabled roof with clay tile or wood shingle
- Entrance adorned with pediments or crown, no porch
- Windows often adorned with shutters
- Rustic natural colors used on body with vibrant accent colors

Eclectic Revival Styles: **Spanish Colonial Revival**

Background

The Spanish Colonial Revival style grew out of a renewed interest in the architecture the early Spanish colonies of North and South America. The architectural features of this style are intended to reflect the rustic traditional Spanish architecture with local building materials such as stucco, adobe, clay and tile. While the style can be closely tied to the Mission Revival style, Spanish Colonial Revival is generally inspired by the more formal buildings that were constructed during the colonial area, whereas Mission Revival tends to be more rustic and holds more closely to the design principles of the Arts and Crafts Movement. While the differences may be minor when the subject is a small single family house, larger Spanish Colonial Revival structures, such as churches, institutional buildings or grandiose mansions tend to reflect a higher level of ornamentation and order. Structures that hold less closely to the aesthetic of Spanish Colonial architecture may also be called Spanish Eclectic.





Common Characteristics of the Spanish Colonial Revival Style

Spanish Colonial structures are typically one or two stories and rectangular in floor plan. The buildings have low-pitched tile roofs, parapet roofs with tile coping, or some combination of the two; recessed openings, decorative ironwork and decorative plaster reliefs. In its simplest form, Spanish Colonial Revival structures are characterized by white stucco or plaster exteriors, red tile roofs and arched window or doorway openings. More elaborate examples incorporate jehas and grilles of wood, wrought iron or plaster. It is not uncommon to find extensive use of terra cotta and glazed tile; balconies and patios. Spanish Colonial buildings are often mixed with Mission Revival, Mediterranean Revival, Moorish Revival, Monterey Revival and Moderne styles.



General Characteristics

- Asymmetrical
- Low-pitched flat, gable, or hip roof, typically with no overhang
- Clay tile roof
- Half round arches, doors, and windows
- Stucco over adobe brick, or adobe brick exterior walls
- Ornate tile, wrought iron, and wood work
- Formal plan with decorative plaster work
- Later variants using more whimsical plans with diminished ornamentation







Early Modern Styles: **Moderne**

(Also Streamline Moderne or Modernist)

Background

Emerging first in Europe and eventually in the United States in the early 1900s, early Modern architects were driven by a desire to experiment with new materials and a more functional use of space. Among the Early Modern styles to find popularity in Southern California in the 1920s through 1940s, Art Deco and Streamline Moderne emerged as perhaps the first definitive architectural styles of the period.

Common Characteristics of the Streamline Moderne Style

The Modernist, or Streamline Moderne style emerged as an expression of the technological advancements of the day, particularly related to aviation, automotive and ballistics design. The style presents clean, aerodynamic lines, rounded corners and simple and functional openings. Hallmarks of the style include a strong horizontal orientation corner windows, use of glass block or porthole windows, smooth wall surfaces and flat roofs. Though there are few single family residences built in the Modernist and Streamline styles in Los Angeles (a single home exists in Hollywood Grove at 1933 N St Andrews St.), there are many apartment buildings and commercial structures that are indicative of the style.

General Characteristics

- Can be symmetrical or asymmetrical. Flat roof
- Cubic form with flat, un-textured walls in stucco or concrete
- Simple geometric shapes Little ornamentation on Streamline, high ornamentation on Art Deco. Rounded corners on Streamline
- Wrap-around windows, often using glass block, metal framed windows arranged in bands
- Metal trim around doors and windows
- Decorative elements in aluminum and steel often applied in horizontal banding as well as railings, and balusters

Early Modern Styles: **Minimal Traditional**

Background

The Minimal Traditional style began in the United States during the mid 1930s and lasted until the early 1950's. In Los Angeles, the style was most prevalent immediately following WWII. The Minimal Traditional style was a response to the economic Depression of the 1930s, conceived and developed by agencies and associations including the Federal Housing Administration (FHA) and the National Association of Real-estate Boards, and by manufacturers and modern community builders who promoted and financed the construction of efficient, mass-produced and affordable houses.



Common Characteristics of the Minimal Traditional Style

Minimal Traditional structures are boxy, with relatively flat wall surfaces, a central block with slightly recessed or stepped room wings, attached or detached one and two car garages, intermediate hipped, gabled or gabled on hipped roofs. The style may be perceived as a simplified version of the Colonial Revival styles of the 1920s and 30s, but with much less ornamentation and decorative detailing. Minimal Traditional structures are most often single family homes (often adapted to the Ranch type) or small-scale apartment buildings.



General Characteristics

- Shallow to medium pitched, gabled or hipped roof usually with no eaves
- Small entry porch with simple pillars or columns
- Simple floor plan, rectangular shape, often with small ells
- Garages often attached
- Minimal ornamentation, often inspired by Colonial styles



Chapter 7 Residential Rehabilitation

7.1 Introduction

Rehabilitation is the process of working on a historic structure or site in a way that adapts it to modern life while respecting and preserving the historic, character-defining elements that make the structure, site or district important.

These Residential Rehabilitation Guidelines are intended for the use of residential property owners and care-takers planning work on contributing structures or sites within the HPOZ. Contributing structures are those structures, landscapes, natural features, or sites identified as contributing to the overall integrity of the HPOZ by the Historic Resources Survey for the [Name of HPOZ] HPOZ. Generally, "Contributing" structures would have been built within the historic period of significance of the HPOZ, and will retain elements that identify it as belonging to that period. The historic period of significance of the HPOZ is usually the time period in which the majority of construction in the area occurred. In some instances, structures that are compatible with the architecture of that period or that are historic in their own right, but were built outside of the period of significance of the district, will also be "Contributing".

The Residential Rehabilitation of the guidelines should be used in planning, reviewing and executing projects for single-family structures and most multi-family structures in residential areas. They are also intended for use in the planning and review of projects or structures that were originally built as residential structures but have since been converted to commercial use. For instance, the Residential Rehabilitation Guidelines would be used to plan work on a historic structure built as a residence that is now used as a day-care facility.

Note that the Residential Rehabilitation Guidelines include some subjects that are not regulated under the Hollywood Grove HPOZ, such as guidelines concerning landscaping. Where this is the case, the Guidelines should be viewed as resource for property owners to voluntarily follow in order to further the preservation and and maintenance of the property's and neighborhood's historic character.

The Residential Rehabilitation Guidelines are divided into ten (10) sections, each of which discusses an element of the design of historic structures and sites. If you are thinking about planning a project that involves the area around your house, such as repaving your driveway or building a fence, the "Setting" would be a good place to start. If you are planning work on your roof, you might want to look back at Chapter 6, Architectural Styles to determine the style of the building and what type of roof and roof materials are appropriate, and then at the "Roofs" here in Chapter 7 of these guidelines. The Table of Contents details other sections that might pertain to your project.

While the Design Guidelines throughout this Preservation Plan are a helpful tool for most projects, some types of work may not specifically

be discussed here. With this in mind, it is always appropriate to remember that the Design Guidelines of this Preservation Plan have been developed in concert with the Secretary of Interior Standards for Rehabilitation, a set of standards used nationally for the review of projects at historic sites and districts. All projects should comply with the Secretary of Interior Standards, and where more specific guidelines have been set for by this Preservation Plan, the guidelines herein. The following principles are from the portions of the Secretary of the Interior's Standards that are applicable to HPOZ review, and are the basic principles on which these guidelines are based:

Principle 1:

The historic appearance of the HPOZ should be preserved. This appearance includes both the structures and their setting.

Principle 2:

The historic appearance of contributing structures within the HPOZ should be preserved. (The historic appearance of publicly visible facades of contributing structures within the HPOZ should be preserved.)

Principle 3:

The historic fabric of contributing structures should be preserved. Repair should be attempted before replacement.

Principle 4:

Replacement elements should match the original in materials, design, and finish as closely as possible.

Principle 5:

If historic design elements have been lost, conjectural elements should not be used. Every effort should be made to ascertain the original appearance of the structure, and to replicate that appearance.

Principle 6:

New additions should be designed to be compatible with the massing, size, scale, and architectural features of a historic structure or site, while clearly reflecting the modern origin of the addition. Additions should be designed to preserve the significant historic fabric of contributing structures or sites.

7.2 Setting - Landscaping, Fences, Walls, Walks, and Open Space

The site design of an historic structure is an essential part of its character. This design includes the streetscape in which the site is set, the planting strip along the street, setbacks, drives, walks, retaining walls, the way a structure sits on its lot in relation to other structures and the street, and other landscaping elements. While many of the historic structures in the HPOZ may have lost some of these characteristics over time, certain common characteristics remain which help to define the character of these historic areas and the structures within them.

Traditionally, residential structures were sited on their lots in a way that emphasized a progression of public to private spaces. Streetscapes led to planting strips, planting strips to sidewalks, sidewalks to yards and front walkways, which led to porches and the private spaces within a house. Residential structures were configured in such a way that living space was oriented toward the front of the house and utility spaces such as kitchens, service porches garages were most often oriented toward the rear yard. Rear yards were most commonly used as a utility space, keeping car parking, gardening, and household chores to the privacy of an enclosed and private space. Common setbacks in the front and side yards helped ensure these orderly progressions. Preservation of these progressions is essential to the preservation of the historic residential character of structures and neighborhoods. Preservation of these progressions is often essential to the maintenance of historic neighborhood streets as functioning resource around which a neighborhood interacts.

Guidelines

1. Mature trees and hedges, particularly street trees in the public planting strip, should be retained whenever possible, or alternately replaced with in-kind materials. Special attention should be paid to historic tree planting patterns and species and efforts should be made to re-introduce similar landscape elements on new plantings.

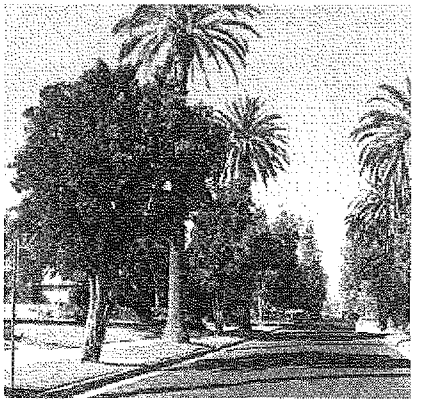
2. If historic plantings do exist, they should be preserved in their original locations. If these features cannot be preserved, they should be replaced in kind.

3. Historic topographic features should be preserved whenever possible. Leveling or terracing a lot that was traditionally characterized by a steep hillside or a terrace is not appropriate.

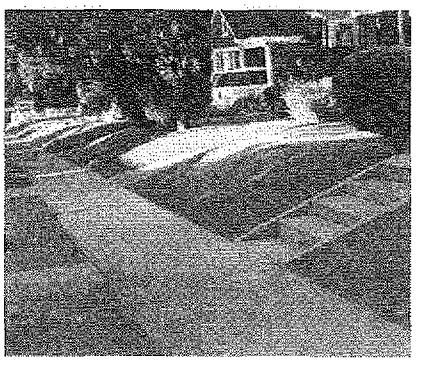
4. Historic sidewalks, walkways and other hardscape features should be preserved. If these elements are replaced, they should be replaced with materials similar to those historically present in the area. Special attention should be paid to replicating score patterns, pavement texture, swirl patterns and coloration.



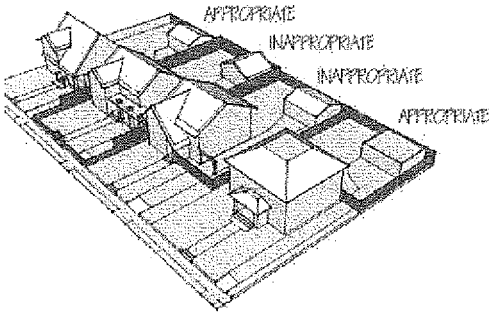
Historic and mature trees provide shade and establish an indelible part of the neighborhood's character.



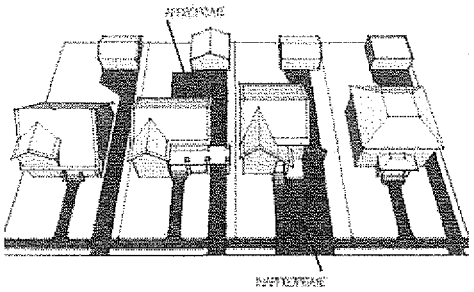
Historic subdivisions often included street tree plantings and patterns that should be preserved.



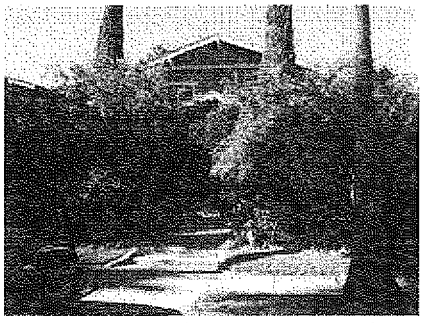
A consistant slope and presense of concrete walk steps characterize this streetscape.



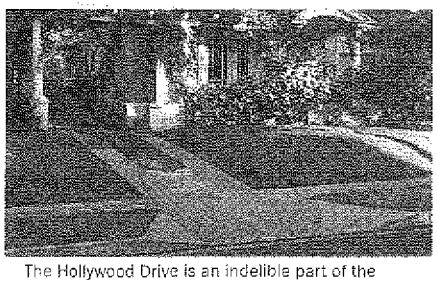
The fence arrangements in the middle two properties fortify the entire yard, obscure views of the building's features and are considered inappropriate.



Parking pads should always be located to the rear. Excessive front yard pavement is inappropriate.



Overly-dense landscaping can obscure views of both the house and the greater streescape.



The Hollywood Drive is an indelible part of the neighborhood setting and should be preserved.

5. If historic retaining walls, pathways, stairs or fences exist, they should be rehabilitated or preserved in place. If they must be removed, they should be replaced in kind. If reinforcement is necessary, finish materials should match the original in materials and design.

6. Painting unfinished concrete, stone or masonry historic retaining walls or garden walls is inappropriate.

7. When original site features have been lost and must be replaced, designs should be based on historic photographic evidence. If no such evidence exists, the design of replacement details should be based on a combination of physical evidence and evidence of similar elements found at similar properties in the HPOZ.

8. The traditional character of residential front and side yards should be preserved. These areas should be reserved for planting materials and lawn, and non-porous ground coverings should be minimized. Excessive pavement within the front yard area is inappropriate.

9. The traditional character of multi-family residential front yards, courtyards and other open areas should be preserved. These areas should be reserved for planting materials and lawn, and non-porous ground coverings should be minimized. Excessive pavement within the front yard or courtyard areas is inappropriate.

10. The use of front yard areas or courtyards for car parking, storage or other utility uses is generally inappropriate. Designated parking areas and driveways should be located within the rear yard area and should be screened from view of the general public by appropriate fencing or planting strips.

11. Fencing and walls, where appropriate, should be comprised of simple materials that are consistent with the Period of Significance. In most cases, front yard fencing is inappropriate, but low garden walls that do not obstruct views of the home or the streetscape may be appropriate in some locations. Rear yard fencing should be visually unobtrusive to the general public. Materials such as unfinished concrete block or overly ornate wrought iron are inappropriate.

12. Landscaping should not be so lush or massive that public views of the house or streetscape are significantly obstructed.

13. Gates and fences that enclose a rear yard should not completely block views of building architectural details nor should they completely enclose a porte-cochere or similar driveway feature.

14. Swimming pools should be confined to an enclosed rear yard. Above-ground pools are generally inappropriate, as are excessively massive pool accoutrements that would be visible to the general public such as fountains, slides and waterfalls.

15. New physical features within a front yard, such as ponds, fountains, gazebos, recreational equipment, sculptural elements, etc. are generally discouraged. When appropriate, such features should be diminutive in scale and style and visually deferential both to the residential structure onsite and to similar physical features that were constructed during the Period of Significance.

16. Drought tolerant alternatives to traditional front yard lawns may be found appropriate at some locations so long as such alternatives are consistent with the prevailing character and appearance of front yards in the neighborhood. In most cases front yards in historic neighborhoods are green and open and. A thoughtfully prepared landscape plan using alternative low-water plant species may replicate the desired greenness and openness. High-quality artificial turf that allows for surface permeability and closely resembles the look and texture of grass might also be found appropriate for some locations.

17. In addition to compliance with the City's sign regulations (LAMC 12.21 A 7), any signs used for a home-based business or church structure in a residential area should be designed with sensitivity for the historic context. Such signs should be minimal in size, should not conceal any significant architectural or landscape features, and should be constructed of materials and colors that are appropriate to the style of the house and the Period of Significance. Illuminated signs and digital signs are not permitted by the City in residential areas and would be inappropriate in an HPOZ

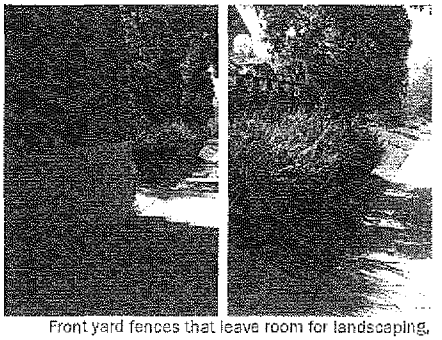
7.3 Windows

Windows are an integral part of a historic structure's design. The placement of window openings on a façade, also known as fenestration, the size of openings, and how openings are grouped, are all of great importance. Of equal importance are the construction, material and profile of individual windows. Important defining features of a window include the sill profile, the height of the rails, the pattern of the panes and muntins, the arrangement of the sashes, the depth of the jamb, and the width and design of casing and the head. In some cases, the color and texture of the glazing are also important.

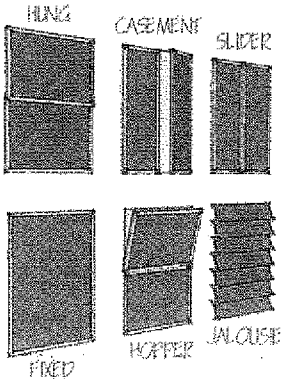
Most windows found in Los Angeles' Pre-WWII Historic Districts are wood-frame true divided light windows. True divided light windows have multiple panes of glass. These windows are usually double-hung, fixed, or casement style windows. Double-hung windows have operable sashes that slide vertically. Casement windows open either outwards or inwards away from the wall. In some areas, metal frame casement or fixed divided light windows are common. These windows range from simple one-over-one windows to windows with panes in specialty shapes or leaded and stained glass. In many Post-WWII Historic Districts



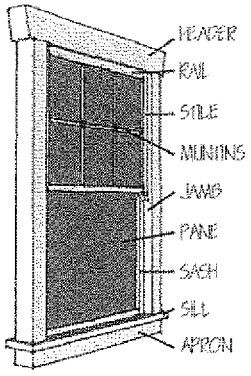
Native and drought-tollerant landscaping need not be arid and inappropriate. Low-water landscape plans can be appropriate, verdant and beautiful.



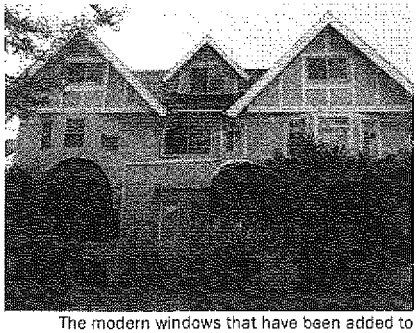
Front yard fences that leave room for landscaping, and do not fortify a front yard are preferred (at right). Enclosures over 42 inches are not permitted by Code and disrupt the streetscape (at left).



Window types typical to historic homes are shown.



The basic anatomy of a double-hung window is shown.



The modern windows that have been added to this home are poorly scaled and dramatically alter the home's original appearance.

windows may use simpler materials such as metal frames, however the placement of unique window features, such as floor-to-ceiling windows, or unique glazing surfaces can require substantial consideration.

Inappropriate replacement of windows can compromise the integrity of a building and have a serious negative effect on the character of a structure. Generally, historic windows should not be replaced unless they cannot be repaired or rebuilt. If windows must be replaced, the replacement windows should match the originals in dimension, material, configuration and detail. Because it is often difficult to find off-the-shelf windows that will match historic windows in these details, replacing historic windows appropriately often requires having windows custom built.

Maintaining historic windows makes good economic sense, as they will typically last much longer than modern replacement windows. Problems with peeling paint, draftiness, sticking sashes, and loose putty are all problems that are easy to repair. Changing a sash cord, re-puttying a window, or waxing a window track are repairs that most homeowners can accomplish on their own to extend the life of their windows.

Guidelines

1. Repair windows and window hardware whenever possible instead of replacing them. Special attention should be paid to materials, hardware, method of construction and profile.

2. When the replacement of windows is necessary, replacement windows should match the historic windows in size, shape, arrangement of panes, materials, hardware, method of construction and profile.

3. The historic pattern of windows on a façade, and the placement of individual windows should be maintained. Fenestration patterns on historic houses are generally most evident on front-facing facades, secondary and non-visible facades may have less defined fenestration patterns.

4. Adding new windows, filling-in historic windows, or altering the size of historic windows on a street-visible facade is inappropriate.

5. Conjectural elements such as new decorative windows or window ornamentation should be avoided if such features were not originally part of the structure.

6. When altering window sizes or placement on non-street-visible facades is of a minimal scope and can be found appropriate, care should be taken so that new windows on historic facades should match the rhythm and scale of the existing windows on the facade.

7. If a window is missing entirely, replace it with a new window in the same design as the original if the original design is known. If the design is not known, the design of the new window should be compatible with the size of the opening, and the style of the building.

8. Replacement windows on a non-street-visible facade may vary in materials and method of construction from the historic windows, although the arrangement of panes, size, and shape should be similar.

9. The installation of 'greenhouse' type kitchen windows extending beyond the plane of the facade is generally inappropriate.

10. Window screens should match the existing window trim in finish color.

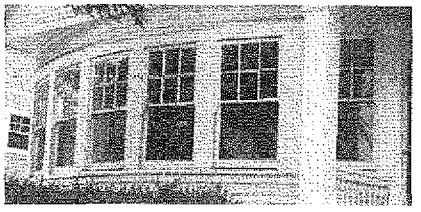
11. Awnings and shutters should be similar in materials, design, and operation to those used historically, and should not be used on architectural styles that do not normally use such features. When they can be appropriately used, awnings should always conform to the shape of the window on which they are installed.

12. Burglar or safety bars that are not original to the structure are discouraged. In cases where bars may be found appropriate, such as installation on a non-street-visible façade, bars should use minimal ornamentation and should match the muntin and mullion patterns of the window on which they are mounted as closely as possible, and should be painted to match the predominant window trim.

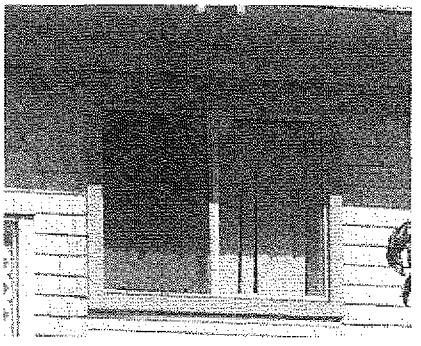
13. Bars or grillwork that is original to the structure should be retained.

14. In the interest of energy savings, alternative methods of weather-proofing should be considered prior to consideration of the removal of original windows. Methods such as wall, attic and roof insulation or weather-stripping existing windows or the restoration of existing windows may provide desired energy savings without the removal of important historic features.

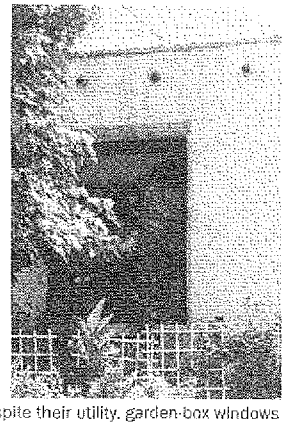
15. Dual pane windows may be found appropriate when their installation does not alter the existing frame and sill, and when the original window components (including styles, muntins, panes, etc.) can be substantially matched. When highly decorative features are found on the original window that cannot be adequately matched, alternate means of weather-proofing should be considered and the original window should be preserved.



A curved bay of doublehung windows is shown.



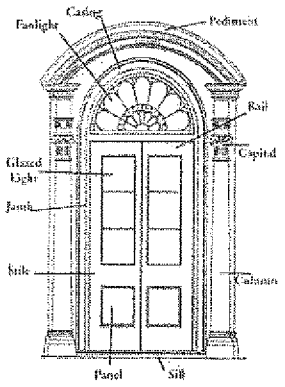
An inappropriately sized aluminum window diminishes the historic value of a house.



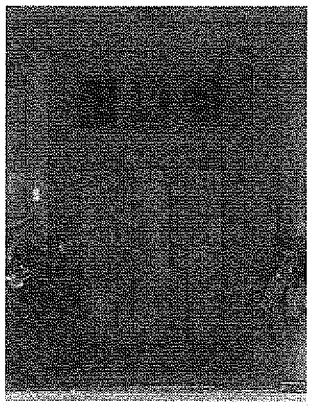
Despite their utility, garden-box windows such as this did not exist during this home's Period of Significance.

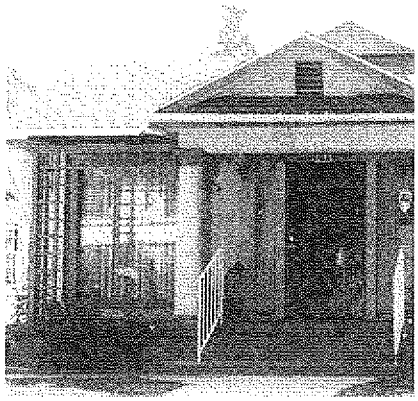
7.4 Doors

The pattern and design of doors are major defining features of a structure. Changing these elements in an inappropriate manner has a strong negative impact on the historic character of the structure and



The anatomy of a Colonial Revival style door is shown.


This Craftsman style door shows off a rustic wood finish, original hardware and a rectilinear design.


This doorway has been altered with a metal gate and plate glass sidelights.

the neighborhood. Doors define character through their shape, size, construction, glazing, embellishments, arrangement on the façade, hardware, detail and materials, and profile. In many cases doors were further distinguished by the placement of surrounding sidelights, fanlights, or other architectural detailing. Preservation of these features is also important to the preservation of a house's architectural character.

Replacing or obscuring doors can have a serious negative effect on the character of a structure. Generally, historic doors and their surrounds should not be replaced unless they cannot be repaired or rebuilt. If doors must be replaced, the replacement doors and their surrounds should match the originals in dimension, material, configuration and detail. Because it is often difficult to find standard doors that will match historic doors in these details, replacing historic doors appropriately often requires having doors custom built or requires searching for appropriate doors at architectural salvage specialty stores.

Maintaining historic doors makes good economic sense, as they will typically last much longer than modern replacement doors. Problems with peeling paint, draftiness, sticking, and loose glazing, are all problems that are often quite easy to repair. Applying weather stripping, re-puttying a window, or sanding down the bottom of a door are repairs that most homeowners can accomplish on their own.

Screened doors were often historically present on many houses, and appropriately designed screened doors can still be obtained. However, installing a metal security door which blocks your door from view is inappropriate, and should be avoided.

Guidelines

1. Existing doors should be repaired when possible, rather than replaced. Special attention should be paid to the materials and design of historic doors and their surrounds.
2. The size, scale, and proportions of historic doors on a façade should be maintained.
3. Filling in or altering the size of historic doors, especially on street-visible facades, is inappropriate.
4. Adding doors to street-visible historic facades is inappropriate.
5. When replacement of doors is necessary, replacement doors should match the historic doors in size, shape, scale, glazing, materials, method of construction, and profile.
6. When original doors have been lost and must be replaced, designs should be based on historic photographic evidence. If no such evidence exists, the design of replacement doors should be based on a combination of physical evidence (indications in the structure of the house itself) and evidence of similar doors on houses of the same architectural style in the neighborhood.

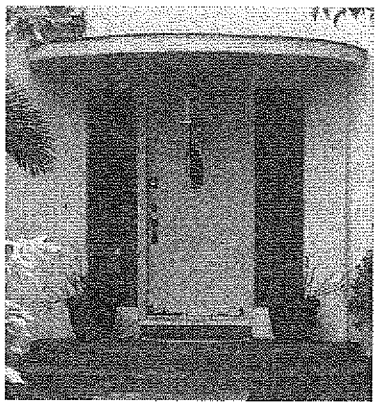
Design Guidelines

7. Painting historic doors that were originally varnished or stained and are not currently painted is not appropriate.

8. Original hardware, including visible hinges, doorknockers, and latches or locks should not be removed. Repairing original hardware is preferable; if replacing hardware is necessary, hardware that is similar in design, materials, and scale should be used.

9. Screen doors that are consistent with the architectural style and compatible with the door size may be appropriate. Metal security doors, especially on front doors are inappropriate.

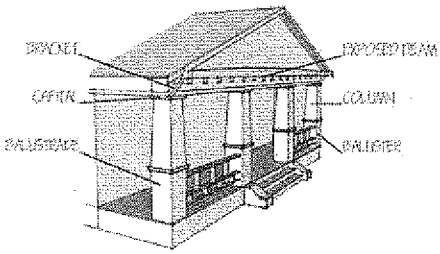
10. In the interest of energy savings, alternative methods of weather-proofing should be considered prior to consideration of the removal of an original door. Methods such as wall, attic and roof insulation or weather-stripping existing doors or lights within doors may provide desired energy savings without the removal of important historic features



This simple door with glassblock side-lights is appropriate for a Moderne house.

7.5 Porches

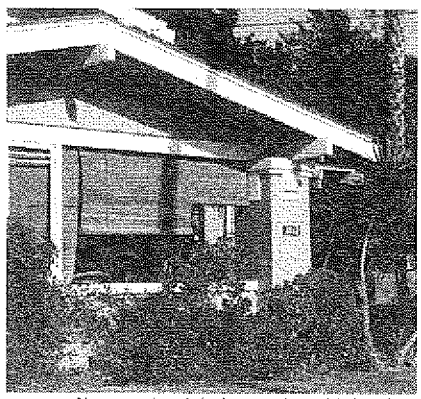
Historically, residential porches in their many forms—stoops, porticos, terraces, entrance courtyards, porte-cocheres, patios, or verandas—served a variety of functions. They provided a sheltered outdoor living space in the days before reliable climate controls, they defined a semi-public area to help mediate between the public street areas and the private area within the home, and they provided an architectural focus to help define entryways and allow for the development of architectural detail.



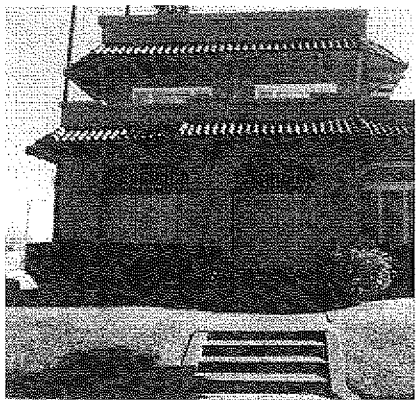
The components of a typical Craftsman style porch are shown.

Porch design, scale, and detail vary widely between architectural styles. To help determine what elements are particularly important on your porch, consult the architectural styles of these guidelines, or contact your HPOZ board for a consultation

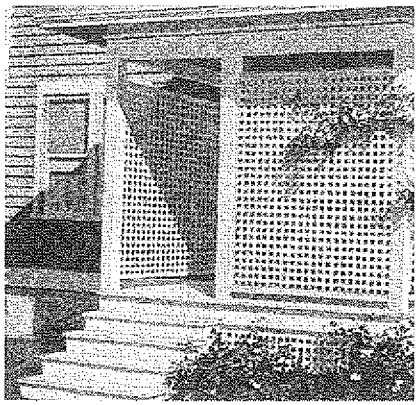
In addition to preservation benefits, retaining porches makes economic sense, because the shade provided by a porch may greatly reduce energy bills. Porch elements which have deteriorated due to moisture or insect damage should be carefully examined to determine if the entire element is unsalvageable. If only a part of the element is damaged, then piecing in or patching may be a better solution than removal and replacement. If replacement is necessary, the element to be removed should be carefully documented through photos and careful measurements before the element is discarded. Having these photos and measurements will assist you in finding or making a replica of the element you are replacing. When porch foundations fail, the underlying cause is often ground subsidence or a build-up of moisture around the foundation. In these cases, a careful analysis should be made to locate the causes of the failure, and eliminate them as a part of the project.



Non-permanent devices such as this bamboo screen may effectively screen a porch without altering the home and disrupting the streetscape.



Enclosing a front porch disrupts the porch's intended purpose as an outdoor room.



Back porches and services porches may beenclosed in sensitive and appropriate ways.



The porch, porte-cochere and balcony are a prominant feature on this Tudor-Craftsman house.

1. Preserve historic porches in place and maintain their use as an outdoor living space.

2. Preserve decorative details that help to define an historic porch. These may include balusters, balustrades, columns, and brackets.

3. If porch elements are damaged, they should be repaired in place wherever possible, instead of being removed and replaced.

4. If elements of the porch, such as decorative brackets or columns, must be replaced, replacement materials should exactly match the originals in design and materials.

5. When original details have been lost and must be replaced, designs should be based on historic photographic evidence. If no such evidence exists, the design of replacement details should be based on a combination of physical evidence (indications in the structure of the house itself) and evidence of similar elements on houses of the same architectural style in the neighborhood.

6. Additional porch elements should not be added if they did not exist historically. For instance, the addition of decorative "gingerbread" brackets to a Craftsman-style porch is inappropriate.

7. In many instances, historic porches did not include balustrades, and these should not be added unless there is evidence that a balustrade existed on a porch historically.

8. The addition of a porch that would not have existed on a house historically, such as an elaborate, highly detailed porch to the rear of an historic structure, is strongly discouraged.

9. Enclosure of part or all of an historic porch is inappropriate.

10. Enclosure of a porch at the side or rear of the house, for instance a sleeping porch, may be appropriate if the porch form is preserved and the porch openings are fitted with windows using reversible construction techniques.

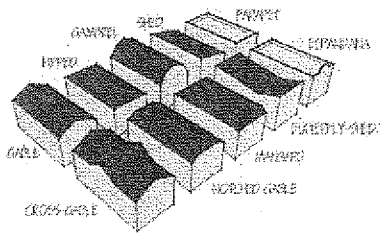
11. Alterations for handicapped access should be done at a side or rear entrance whenever feasible, and should be designed and built in the least intrusive manner possible using reversible construction techniques.

12. Addition of a handrail on the front steps of a house for safety or handicapped access reasons may be appropriate, if the handrail is very simple in design.

7.6 **Roofs**

The roof is a major character-defining feature for most historic structures. Similar roof forms repeated on a street help create a sense of visual continuity for the neighborhood. Roof pitch, materials, size, orientation, eave depth and configuration, and roof decoration are all distinct features that contribute to the overall integrity of an historic roof. The location and design of chimneys as well as decorative features such as dormers, vents and finials are also often character defining roof features.

Certain roof forms and materials are strongly associated with particular architectural styles; for instance, built-up faux thatch roofs are often found on English Tudor Revival cottages. Consult the architectural styles guide of these guidelines for more specific information about the roof of your house.



Basic roof forms are shown.

Guidelines

1. Preserve the historic roof form. For instance, a complex roof plan with many gables should not be simplified.

2. Preserve the historic eave depth and configuration.

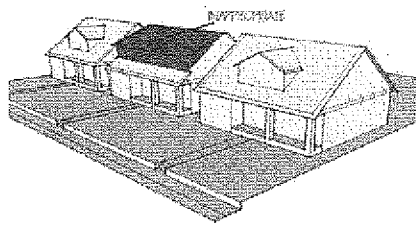
3. Roof and eave details, such as rafter tails, vents, corbels, built in gutters and other architectural features should be preserved. If these elements have deteriorated, they should be repaired in place if possible. If these elements cannot be repaired in place, match the originals in design, materials, and details.

4. When original details have been lost and must be replaced, designs should be based on historic photographic evidence. If no such evidence exists, the design of replacement details should be based on a combination of physical evidence (indications in the structure of the house itself) and evidence of similar elements on houses of the same architectural style in the neighborhood.

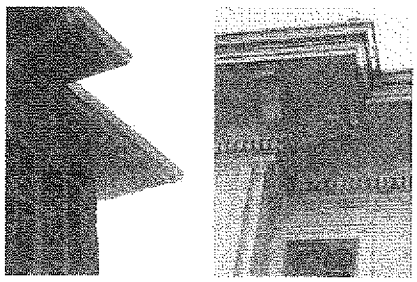
5. Historic specialty roofing materials, such as tile, slate, gravel or built-up shingles, should be preserved in place or replaced in kind. Wood roof shingles are no longer permissible in Los Angeles, and where possible, special care should be taken to make minimal repairs to wood shingle roofs rather than replace the roof outright.

6. Replacement roof materials, where in-kind replacement is not possible, should convey a scale, texture, and color similar to those used originally.

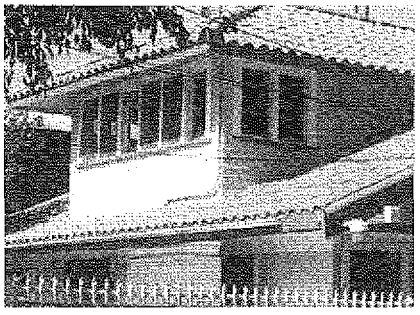
7. Light colored asphalt shingle is generally inappropriate. Earth tones, such as rusty reds, greens, and browns, are generally appropriate for asphalt shingle roofs.



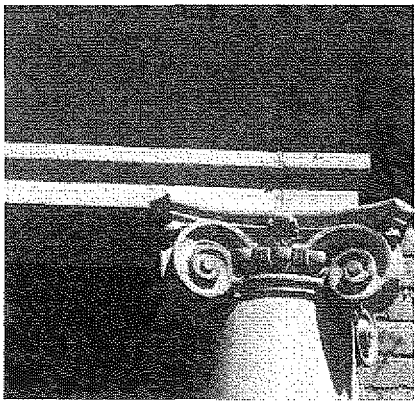
Altering the basic form of a visible roof is inappropriate.



Roof details may vary greatly depending upon the architectural style.



Clay tile is an inappropraite material for this Craftsman style home.



Ionic column details are shown on this Classical Revival building.

8. Skylights or solar panels should be designed and placed in such as way as to minimize their impact. Locations on the side and rear facades are preferred for skylights. Where skylights are found appropriate, the should be flat and relatively flush to the roof surface.

9. Existing chimney massing, details, and finishes should be retained. Modern spark-arrestors or other similar devices should be hidden within the chimney to the best extent feasible.

10. Existing roof dormers should not be removed on visible facades. New roof dormers should not be added to visible facades.

7.7 Architectural Details

Architectural details showcase superior craftsmanship and architectural design, add visual interest, and distinguish certain building styles and types. Features such as lintels, brackets, and columns were constructed with materials and finishes that are associated with particular styles, and are character-defining features as well. Determining the architectural style of your house can help you to understand the importance of the related architectural details of your house. The architectural styles of these guidelines, or your HPOZ board, can help you determine what architectural details existed historically on your house.

Decorative details should be maintained and repaired in a manner that enhances their inherent qualities and maintains as much as possible of their original character. A regular inspection and maintenance program involving cleaning, and painting will help to keep problems to a minimum. Repair of deteriorated architectural detail may involve selective replacement of portions in kind, or it may involve the application of an epoxy consolidant to stabilize the deteriorated portion in place. These options should be carefully considered before architectural detail is replaced, since matching architectural details often requires paying a finish carpenter or metalworker to replicate a particular element, which can be a major expense.

Guidelines

1. Preserve original architectural features. Deteriorated materials or features should be repaired in place, if possible. For instance, deteriorated wood details can be repaired with wood filler or epoxy in many cases.

2. When it is necessary to replace materials or features due to deterioration, replacement should be in kind, matching materials, texture and design.

3. When original details have been lost and must be replaced, designs should be based on historic photographic evidence. If no such evidence exists, the design of replacement details should be based on a combination of physical evidence (indications in the structure of the house itself) and evidence of similar elements on houses of the same architectural style in the neighborhood.

4. Materials, such as masonry, which were not originally painted or sealed, should remain unpainted.

5. Original building materials and details should not be covered with inappropriate materials such as stucco, vinyl siding, or other materials.

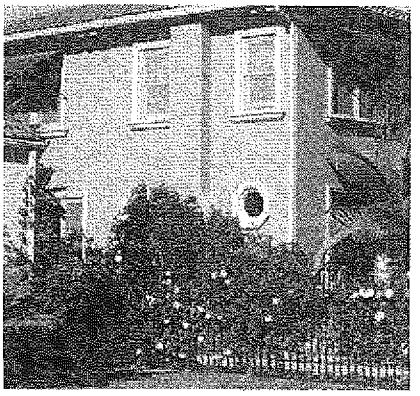
6. Architectural detail that did not originally appear on a structure should not be added to a structure. For example, decorative spindle work should not be added to a Craftsman-style balcony.

7. Decorative detail that is expressed through the pattern of materials used in the construction of the house, such as decorative shingles or masonry patterns, should be preserved or replaced in kind. Covering or painting these details in a manner that obscures these patterns is inappropriate.

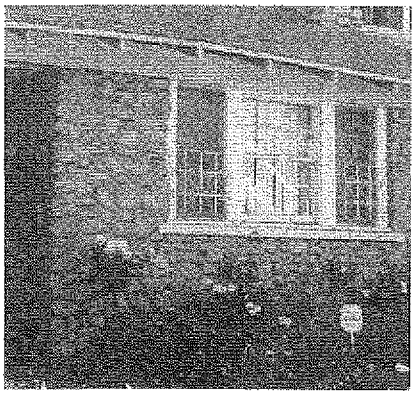
7.8 Building Materials and Finishes

The characteristics of primary building materials, including the scale of units that the materials are used and the texture and finish of the material, contribute to the historic character of a building. For example, the scale of wood shingle siding is so distinctive from the early Craftsman period, it plays an important role in establishing the scale and character of these historic buildings. In a similar way, the color and finish of historic stucco is an important feature of Mission Revival homes.

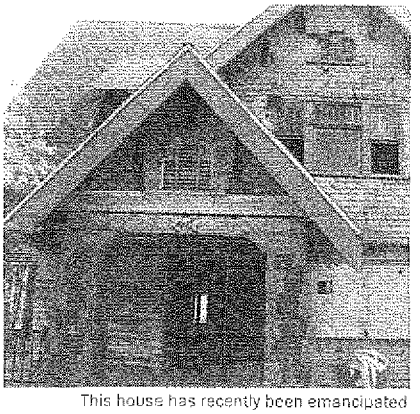
Before you replace exterior building materials, make sure that replacement is necessary. In many cases, patching in with repair materials is all that is needed. For instance, warped wooden clapboards or shingles can be removed, and new materials can be pieced in. Sometimes, epoxy or similar filler can be used to repair small areas of damage. Replacement of deteriorated building materials requires careful attention to the scale, texture, pattern, and detail of the original material. The three-dimensionality of wood moldings and trim, the distinctive texture of weatherboards, and the bonding pattern of masonry walls are all important to duplicate when replacement is necessary. When repairing or refreshing stucco finishes, it is important to understand the role the texture of the stucco finish plays in the design of the structure. Different architectural styles were characterized by different finishes, and care should be taken to replicate the original finish when stucco work is needed. Replacing or concealing exterior wall



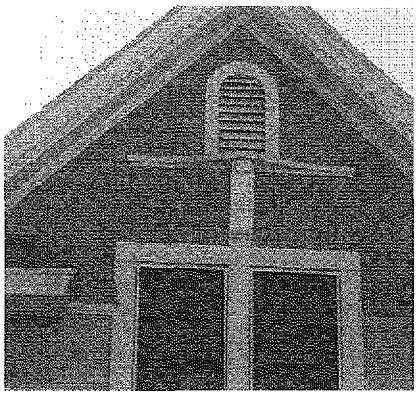
Foam plant-ons and pre-cast concrete are materials that would not have been originally used on this historic house.



Stone and masonry should always be left to exhibit their natural finish qualities. Painting over the Arroyo stone on this house has muted the stone's texture.



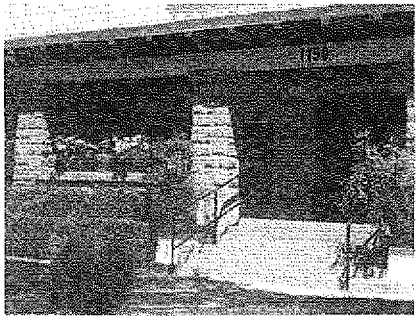
This house has recently been emancipated from a layer of stucc, exposing ornate and beautiful materials.



Wood siding comes in a variety of textures and types. One sized does not fit all.



Smooth, hand-trowled stucco is an approprate finish for this italian Renaissance Revival home.



The sandstone porch columns are left to display their natural finish quality.

materials with substitute materials is not appropriate. For example, placing synthetic siding or stucco over original materials results in a loss of original fabric, texture, and detail. In addition, such surfaces may conceal moisture or termite damage or other causes of structural deterioration from view.

Guidelines

1. Original building materials should be preserved whenever possible.
2. Repairs through consolidation or "patching in" are preferred to replacement.
3. If replacement is necessary, replacement materials should match the original in material, scale, finish, details, profile, and texture.
4. Building materials not originally painted should not be painted.
5. Original building materials should not be covered with vinyl, stucco, or other finishes.
6. If resurfacing of a stucco surface is necessary, the surface applied should match the original in texture and finish.
7. In choosing paint or stain colors, one should reference the Architectural Styles Chapter to learn more about appropriate paint colors and application. Stain or paint color choices should be selected appropriate to the architectural period or style and care should be take to address how various elements of the structure, for instance the body, trim and accents will be painted.
8. In most cases, exterior paint should have a matte finish, not glossy or semi-gloss.

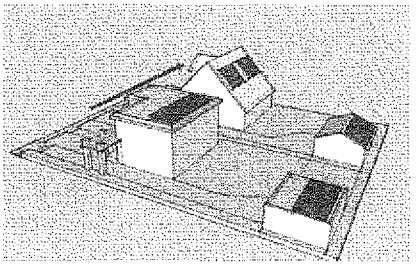
7.9 **Mechanicals**

The usefulness of historic structures in the modern world is often increased by updating these structures with modern heating and cooling systems, electrical systems, satellite television or broadband internet systems, solar panels, and other mechanical appurtenances that require the location of equipment outside of the historic structure itself. While the location of one of these elements may not seem to make a significant negative impact on a structure or neighborhood, the visible location of many of these elements along the streetscape can have a significant negative effect on the historic character of a neighborhood.

With careful planning, many mechanical appurtenances can be located where they cannot be seen from the public way. Air conditioning units can be placed in the rear yard or through rear windows. Attic vents can be placed on the rear elevations of a roof, or in a rear dormer.

Satellite television dishes can usually be placed in the rear yard or on a rear elevation of the roof. Junction boxes can be placed on rear facades. Wiring for cable or telephone equipment or electrical lines can be run through the interior walls of a structure instead of along visible facades.

Even when mechanical equipment must be placed in a visible location in the side or front yards, landscaping or paint treatments can help to conceal these incompatible elements.



Solar panels are best located outside of the line of sight

Guidelines

1. Satellite television dishes and other mechanical appurtenances should be located in the rear yard, in a location not visible from the public way, whenever possible. Small dishes or other appurtenances (under 2' in diameter) may be located on lower rear roof surfaces, on rear yard accessory structures, on rear facades, or in the rear yard.

2. Mechanical appurtenances that are physically mounted on an historic structure must be attached using the least invasive method, without damaging significant architectural features.

3. Mechanical apparatus not mounted on the structure should be located in rear or side yard areas not visible from the public way whenever possible. In addition, consider placing such apparatus out of sight and sound of neighboring homes, if at all possible.

4. Mechanical apparatus not mounted on the structure may be installed in areas visible from the public way if there is no other technically and economically feasible location for installation and if appropriate landscape screening is proposed and installed as a part of the project.

5. Mechanical apparatus that must be placed in a location potentially visible from the public way should be obscured from view where possible, including the use of landscape screening and the use of paint colors to match the surrounding environment.

6. Utilities should be placed underground where feasible.

7. Electrical masts, headers, and fuse boxes should be located at the rear of a structure where possible.

8. Solar panels should not be placed upon rooftops that are visible to the general public. Location upon detached garages in many instances will be appropriate, or upon rear-facing roofs that are minimally visible from a public street. Solar panels should be low in profile, and should not overhang or alter existing rooflines.

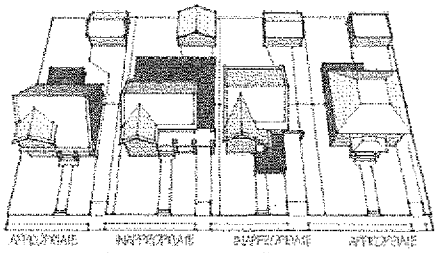
Chapter 8 Residential Additions

8.1 Introduction

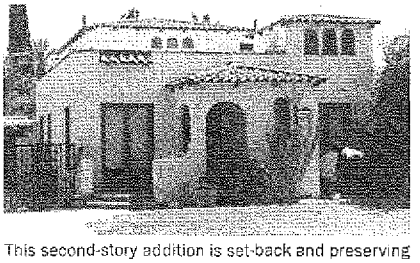
Few things can alter the appearance of a historic structure more quickly than an ill-planned addition. Additions can not only radically change the appearance of a structure to passersby, but can also result in the destruction of much of the significant historic material in the original structure. New additions within an HPOZ are appropriate, as long as they do not destroy significant historic features, or materials, and are compatible with both the neighborhood and the building to which they are attached.

Careful planning of additions will allow for the adaptation of historic structures to the demands of the current owner, while preserving their historic character and materials.

The purpose of this is to ensure that the scale, height, bulk and massing of attached additions on main and secondary structures is compatible with the existing context of the historic structure and compatible with the other "contributing structures in the neighborhood", as viewed from the street.



Appropriate locations for additions will generally not disrupt the front visible facades, or the overall mass and character of the original structure.



This second-story addition is set-back and preserving the look and scale of the original bungalow.



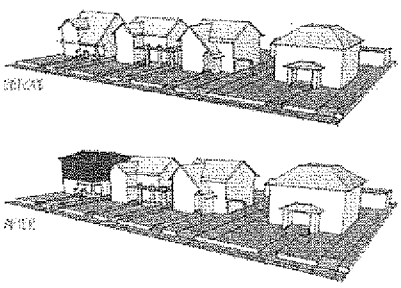
This second-story addition, with its noticable dormers, calls attention to itself, overwhelming the original cottage.

8.2 Additions to Primary Structures

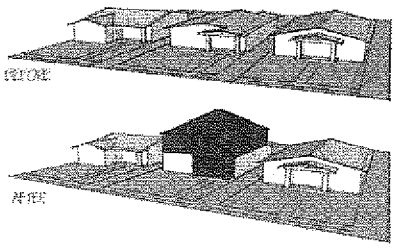
While additions to primary structures may be appropriate, special care should be taken to ensure that the addition does not disrupt the prevailing architectural character of the district or of the structure itself. Additions that are small in size, located to the rear of existing structures, and that replicate existing building patterns such as roof forms and fenestration, tend to be more successful than those that do not. Great care should be taken with additions so as not to communicate a false sense of history within the district with respect to the size and arrangement of structures. For example, a massive second-story addition that maximizes buildable floor area on a single story Craftsman bungalow in a district comprised of similarly sized single-story Craftsman bungalows would be inappropriate regardless of whether of not the addition is adorned with historic appearing architectural features.

Guidelines

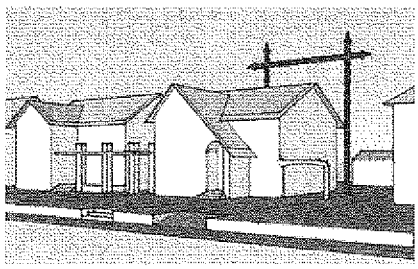
1. Additions should be located at the rear of the structure, away from the street-facing architectural façade.
2. Additions that break the plane established by the existing roofline or side facades of the house are discouraged.
3. Additions that comprise a new floor (for instance a new second floor on a single-story house) are discouraged. Where additions that comprise a new floor can be found appropriate, such additions should be located to the rear of the structure.



This addition disrupts the roof pattern and unique features of the home.



This addition looms over its neighbors and disrupts the charm of a single-story bungalow neighborhood.



Additions should avoid breaking the side-plane and roof-plane of the existing house.

4. Additions should use similar finish materials and fenestration patterns as the original structure. A stucco addition to a wood clapboard house, for example, would be inappropriate.

5. Additions should utilize roof forms that are consistent with the existing house to the greatest extent possible, but should be differentiated by virtue of scale and volume. Attention should be paid to eave depth and roof pitch replicating these to the greatest extent possible.

6. The original rooflines of the front facade of a structure should remain readable and not be obscured by an addition.

7. Additions should distinguish themselves from the original structure through the simplified use of architectural detail, or through building massing or subtle variations of exterior finishes to communicate that the addition is new construction.

8. The enclosure of rear porches, when found to be appropriate, should preserve the overall look of the porch to the greatest extent possible with respect to railings, balusters, openings and roofs.

9. Additions should utilize fenestration patterns that are consistent with the existing house to the greatest extent possible, though simplified window types may be an appropriate means to differentiate the addition from the original structure. For instance, if windows on the original structure are multi-pane 8-over-1 light windows, simple 1-over-1 light windows may be appropriate.

10. Additions should be subordinate in scale and volume to the existing house. Additions that involve more than a 50% increase in the ground floor plate are generally inappropriate.

11. Additions that extend the existing side facades rearward are discouraged. Additions should be stepped-in from the side facade.

12. Decorative architectural features established on the existing house should be repeated with less detail on the addition. Exact replicas of features such as corbels, pilasters, decorative windows etc. are inappropriate.

13. Additions that would necessitate the elimination of significant architectural features such as chimneys, decorative windows, architectural symmetry or other impacts to the existing house are not appropriate.

14. Additions that would involve the removal or diminishment of open areas on Multi-family properties, such as the infill of a courtyard to be used for floor area, are in appropriate.

15. Additions that would require the location of designated parking areas within the front yard area are inappropriate.

8.3 New Accessory Structures and Additions to Existing Secondary Structures

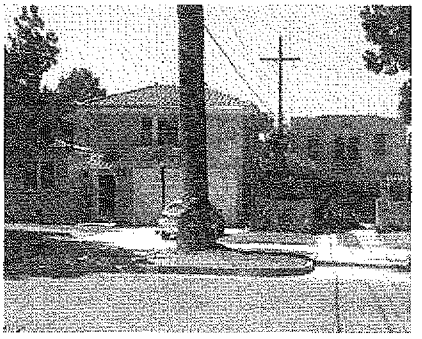
Garages and accessory structures can make an important contribution to the character of an historic neighborhood. Although high style "carriage houses" did exist historically, garages and other accessory structures were typically relatively simple structures architecturally, with little decorative detail. Quite often these structures reflected a simplified version of the architectural style of the house itself, and were finished in similar materials.

Unfortunately, many historic garages and accessory structures have not survived to the present day, perhaps because the structures were often built flush with the ground, without a raised foundation. Therefore, many homeowners in historic areas may need to confront the issue of designing a new secondary structure.

For the rehabilitation of existing garages and accessory structures, follow the same guidelines throughout this as you would for the rehabilitation of a residential structure. The guidelines in this are specifically targeted towards the addition or reconstruction of accessory structures on historic properties. It will also be useful to consult the Setting guidelines of this to determine the placement, dimensions, and massing of such structures on lots with existing historic buildings.

Guidelines

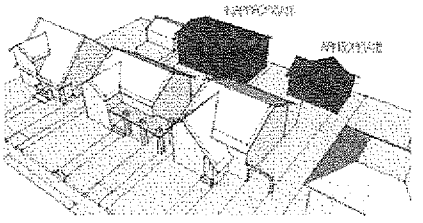
1. New accessory structures and garages should be similar in character to those which historically existed in the area.
2. Basic rectangular roof forms, such as hipped or gabled roofs, are appropriate for most garages.
3. New garages or accessory structures should be designed not to compete visually with the historic residence.
4. Detached garages are preferred. Attached garages, when found to be appropriate should be located to the rear of the house unless the HPOZ consists of homes that have a preponderance of street-facing garages.
5. New garages should be located behind the line of the rear wall of the house whenever possible.
6. New accessory structures, such as greenhouses or gazebos, should not take up more than 50% of the back yard area.
7. New accessory structures, such as greenhouses, porches or gazebos should not take up more than 50% of the available back yard area.
8. Single-bay garage doors are more appropriate than double-bay garage doors on most historic properties.



Many historic neighborhoods were built with accessory living quarters over garages. Attention should be paid to the historic precident on your street.



This in-fill accessory structure is diminutive to its primary structure".



In many cases second stories can more gracefully be accommodated as attics than full second stores."

9. Second floor additions to garages or carriage houses, when found to be appropriate, should not be larger than the length and width of a standard three-car garage.

10. Accessory structures should always be diminutive in height width and area in comparison to the existing primary structure.

11. Accessory structures should replicate the architectural style of the existing house with respect to materials, fenestration, roof patterns etc., though architectural details such as corbels, pilasters or molding should be replicated with less detail on accessory structures.

12. Modifications to existing garages, carriage houses or accessory structures that would involve a loss of significant architectural details pursuant to the Rehabilitation Guidelines should be avoided. Special attention should be paid to preserving existing historic garage doors where they exist.

Chapter 9 Residential Infill

9.1 Introduction

"Infill" is the process of building a new structure on a vacant site within an existing neighborhood. These Infill guidelines are also applicable to the review of alterations to structures or sites within the HPOZ that are "Non-Contributing" as identified in the Historic Resource Survey.

These Residential Infill Guidelines are intended for the use of residential property owners planning new structures on vacant sites or alterations to Non-Contributing structures or sites within the HPOZ. These guidelines help ensure that such new construction and alterations recognize and are sensitive to their historic context.

Non-Contributing structures are those structures, landscapes, natural features, or sites identified as Non-Contributing in the Historic Resources Survey for this HPOZ. Generally, Non-Contributing structures are those that have been built outside of the historic period of significance of the HPOZ, or are those that were built within that period but no longer retain the features (due to subsequent alterations) that identify them as belonging to that period. The historic period of significance of the HPOZ is usually the time period in which the majority of construction in the area occurred.

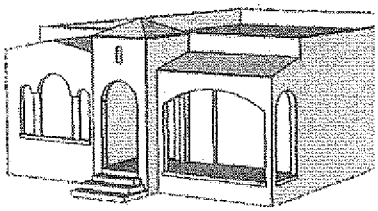
The Residential Infill Guidelines are divided into six (6) sections, each covering a building design element. Elements from all sections will be important when planning or evaluating proposed new construction or alterations to existing non-contributing structures or sites. The Residential Infill of the guidelines should be used in the planning and review of most projects involving new structures in residential areas. They are also intended for use in the planning and review of projects for structures in areas that were originally built as residential areas which have since been converted to commercial use.

9.2 The Design Approach

In addition to following these guidelines, successful new construction shall take cues from its context and surroundings. One of the first steps in designing a new building within an historic district is to look at other buildings on the block, and other similar buildings in the neighborhood. In general, new construction should not try to exactly replicate the style of the surrounding historic structures. However, it is important that the design of new construction in an historic district be consistent with the design of surrounding historic structures and sites. Design elements that are usually important in establishing this consistency include orientation on a site; massing and scale; roof form; materials and the patterns of doors and windows.

Most HPOZs have stood the test of time because they contain structures that are designed and constructed with a high level of design integrity and quality of workmanship. Consequentially, new structures within

the HPOZ should strive to integrate the highest and best design and construction practices while integrating such elements into a program that is well suited for the historic context.

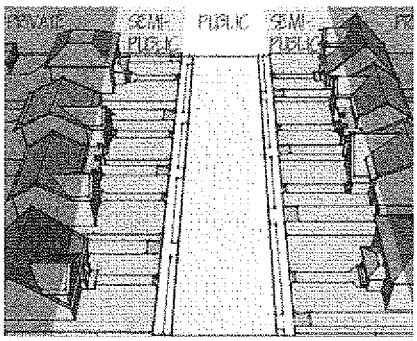


Single Family Housing

Different architectural styles or types generally exhibit common architectural design elements. Therefore, if you are considering a project that involves new construction on a vacant lot, the first step in designing a new building is to determine what style elements are present in other building on the block. If the existing buildings are all of the same or similar styles, common design themes should emerge. Do the majority of structures on your street have large front porches? Parapet roofs? Wood cladding? The Residential Infill Guidelines that follow point out various design elements that need special attention to insure that new construction is compatible with the historic streetscape.

Contemporary designs for new in-fill construction are not necessarily discouraged within the HPOZ. Most importantly, each project should respond to its surrounding context and help to create a seamless transition from architectural style to architectural style and from building type to building type.

9.3 **Setting, Location and Site Design**



The setting is characterized by a transition from public to private space.

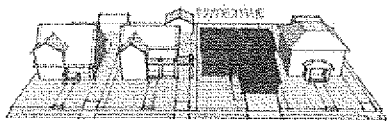
The site design of an historic structure is an essential part of its character. Further, the spacing and location of historic structures within an historic neighborhood usually establishes a rhythm that is essential to the character of the neighborhood. While each individual house within an HPOZ may not be architecturally significant in its own right, the grouping of houses, with uniform setbacks and street features, give the neighborhood a strong sense of place that is indeed significant. The early designers and builders of the HPOZ considered the streetscape, setbacks, drives, walks, retaining walls, and the way a structure itself sits on its lot in relation so others on the street. The purpose of this is to provide guidelines that ensure that new construction visible from the street respects and complements the existing historic streetscape.

Traditionally, residential structures were sited on their lots in a way that emphasized a progression of public to private spaces: public streets, planting strips (or parkways), sidewalks, front yard and front walks, porches and, finally, the private space of an individual home. Nearly all historic residential structures were designed to present their face to the street, and not to a side or rear yard. This paradigm dictated that spaces such as living rooms, dining rooms and parlors were generally found at the front of houses whereas spaces such as kitchens, service areas and detached garages were found at the rear. Common setbacks in the front and side yards and appropriate floor-planning helped ensure these orderly progressions. Preservation of these progressions

is essential to the preservation of the historic residential character of structures and neighborhoods.

Guidelines

1. New residential structures should be placed on their lots to harmonize with the existing historic setbacks of the block on which they are located. The depth of the front and side yards should be preserved, consistent with other structures on the same block face.
2. A progression of public to private spaces from the street to the residence should be maintained. One method of achieving this goal is to maintain the use of a porch to create a transitional space from public to private.
3. Historic topography and continuity of grade between properties should be maintained.
4. Attached garages are generally inappropriate; detached garages are preferred. Garages should be located to the rear of the property.
5. Parking areas should be located to rear of a structure. Designation of parking spaces within a front yard area is generally inappropriate
6. Front and side yard areas should be largely dedicated to planting areas. Large expanses of concrete and parking areas are inappropriate.
7. The lot coverage proposed for an in-fill project should be substantially consistent with the lot coverage of nearby Contributor properties.



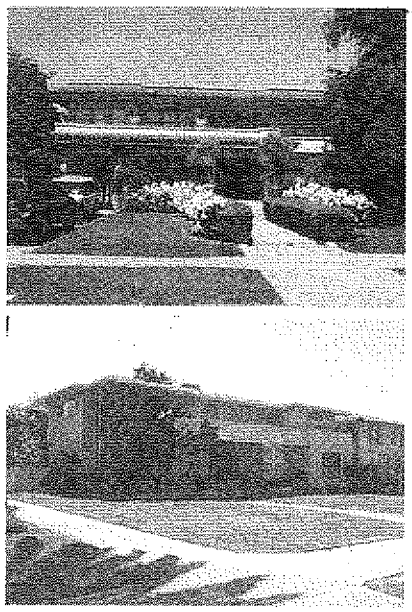
New houses should replicate the basic orientation and arrangement of uses on the lot. Garages located in the front are inappropriate.

9.4 **Massing and Orientation**

The height and massing of historic structures in an intact historic neighborhood is most often fairly uniform along a block face. Nearly all historic residential structures were designed to present their face to the street, and not to a side or rear yard. The purpose of this is to ensure that the scale, height, bulk, and massing of new construction visible from the street is compatible with the existing context of historic structures and the neighborhood as a whole.

Guidelines

1. New residential structures should harmonize in scale and massing with the existing historic structures in surrounding blocks. For instance, a 2.5 story structure should not be built in a block largely occupied by single-story bungalows.
2. When found to be appropriate, new structures that will be larger than their neighbors should be designed in modules, with the



Houses of varying styles and periods may co-exist harmoniously by virtue of their similar massing and orientation.

greater part of the mass located away from the main facade to minimize the perceived bulk of the structure.

3. New residential structures should present their front door and major architectural facades to the primary street and not to the side or rear yard.

4. In some cases on corner lots, a corner entryway between two defining architectural facades may be appropriate.

5. A progression of public to private spaces in the front yard is encouraged. One method of achieving this goal is through the use of a porch to define the primary entryway.

9.5 **Roof Forms**

It is often true that the structures on one block of an historic neighborhood share a common architectural style. This common style frequently is articulated by a common roof form, which helps establish a common character for the block. The purpose of this is to encourage traditional roof forms on infill houses in order to help maintain a common character for the area.



The in-fill example shown here ignores the complex gable patterns of its neighbors.



This street presents a consistent roof pattern that should be replicated on new construction.

Guidelines

1. New residential structures should echo the roof forms of the surrounding historic structures. For instance, if the majority of structures along a particular street utilize front-facing gable-ends, the in-fill structure should likewise utilize a gable-end. Where a diversity of roof forms exist on a street, a predominant form should be used. It would be inappropriate to introduce a new roof form that is not present on the street.

2. Roofing materials should appear similar to those used traditionally in surrounding historic residential structures. If modern materials are to be used, such materials should be simple and innocuous.

3. Dormers, and other roof features on new construction should echo the size and placement of such features on historic structures within the HPOZ.

4. In HPOZs where roof edge details, such as corbels, rafter tails, or decorative vergeboards are common, new construction should incorporate roof edge details which echo these traditional details in a simplified form.

9.6 **Openings**

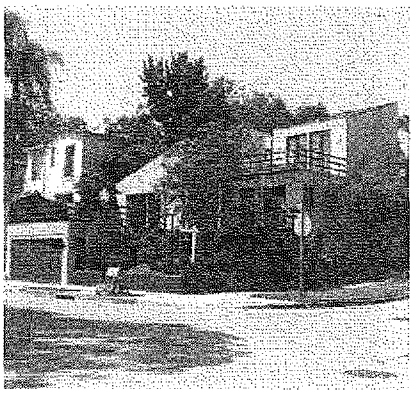
The pattern of windows, doors, and other openings on the facades of an historic structure strongly define the character of the structure's design. These openings define character through their shape, size, construction, façade arrangement, materials, and profile. Repetition of these patterns in the many historic structures of an historic district helps to define the distinctive historic character of the area. It is important, therefore, that new construction in these areas reflect these basic historic design patterns.

Guidelines

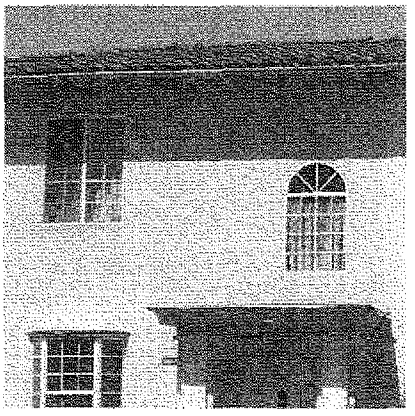
1. New construction should have a similar façade solid-to-void ratio to those found in surrounding historic structures.
2. New construction should use similar window groupings and alignments to those on surrounding historic structures.
3. Windows should be similar in shape and scale to those found in surrounding historic structures.
1. Windows should appear similar in materials and construction to those found in surrounding historic structures.
2. Dormers should be similar in scale to those found on existing historic structures in the area.
3. Main entryways should be configured and emphasized similarly to those on surrounding structures. Attention should be paid to design similarities such as symmetry, depth, and the use of architectural features such as pediments, crowns, porches, etc.
4. Entrance enclosures, such as porches, porte-cocheres and overhangs should be used when similar features are widely used within the neighborhood.

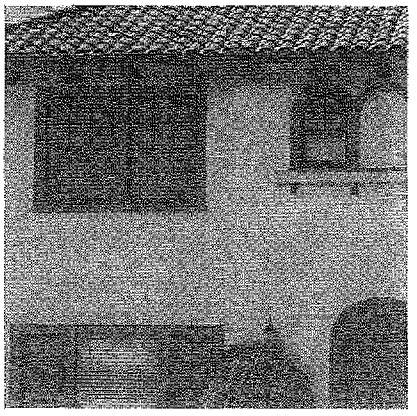
9.7 **Materials and Details**

Traditionally, the materials used to form the major facades of a residential structure were intended to work in harmony with the architectural detail of the building to present a unified architectural style. Often, this style is repeated with subtle variations on many structures within an historic district. It is essential that new construction within an historic area reflect the character of the area by reflecting the palette of materials and design details historically present in the neighborhood.

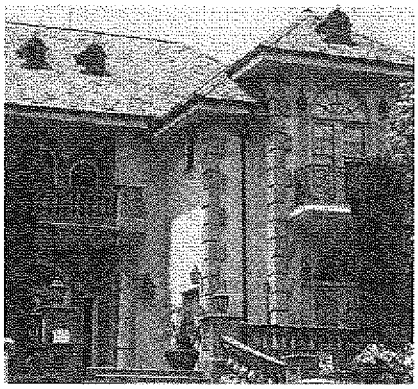


Though different in style, this house's deep, and vertical openings help it to blend with its neighbors.

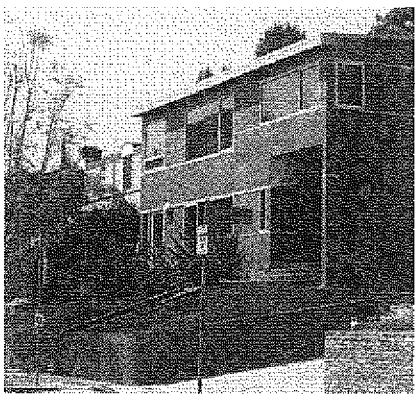




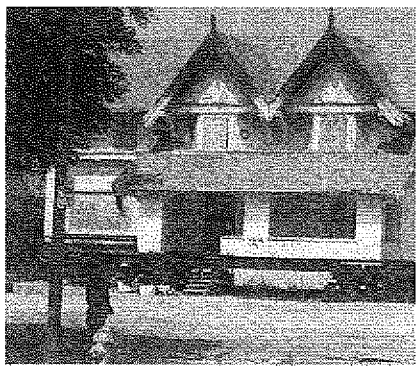
Flush, frameless, and oddly arranged windows may be inappropriate on a new house.



Gaudy and conjectural features can cause a house to stand out rather than find compatibilty with a historic neighborhood.



Though innovative and interesting, the materials on this home do not relate to those used in its surroundings.



This home is being relocated to an HPOZ in Pico-Union.

Guidelines

1. New construction should incorporate materials similar to those used traditionally in historic structures in the area. If most houses within a neighborhood are wood clapboard, an in-fill house that is entirely stucco is generally inappropriate.
2. Materials used in new construction should be in units similar in scale to those used historically. For instance, bricks or masonry units should be of the same size as those used historically.
3. Architectural details such a newel posts, porch columns, rafter tails, etc., should echo, but not exactly imitate, architectural details on surrounding historic structures. Special attention should be paid to scale and arrangement, and, to a lesser extent, detail.
4. Use of simplified versions of traditional architectural details is encouraged.
5. If the integration of modern building materials, not present during the Period of Significance, is found to be appropriate, such materials should be subtly used and appear visually innocuous in comparison to surrounding historic structures.

9.8 Relocating Historic Structures

In most cases, the proposed relocation of an historic structure to a location within an historic district should be evaluated in much the same way as a proposed new infill construction project. There are, however, several additional considerations that should be taken into account when evaluating this type of project to ensure that the historic importance of both the structure to be moved and the district in which it will be relocated are preserved.

Guidelines

1. If feasible, relocation of a structure within its original neighborhood is strongly preferred.
2. Relocation of the structure to a lot similar in size and topography to the original is strongly preferred.
3. Generally, the structure to be relocated should be similar in age, style, massing, and size to existing historic structures on the block front on which it will be placed.
4. The structure to be relocated should be placed on its new lot in the same orientation and with the same setbacks to the street as its placement on its original lot.
5. A relocation plan should be prepared prior to relocation that ensures that the least destructive method of relocation will be used.

6. Alterations to the historic structure proposed to further the relocation process should be evaluated in accordance with the Rehabilitation Guidelines.

7. The appearance, including materials and height of the new foundations for the relocated historic structure should match those original to the structure as closely as possible, taking into account applicable codes.

1. A relocation plan should be prepared prior to relocation that ensures that the least destructive method of relocation will be used.

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Chapter 10 Public Realm: Streetscapes, Alleyscapes, Parks, & Public Buildings

12.1 **Introduction**

Along with private residential and commercial buildings and spaces, public spaces and buildings also contribute to the unique historic character of a preservation zone. Public spaces include streetscapes, alleyscapes, and parks. Public buildings cover a broad variety of buildings such as police stations, libraries, post offices, and civic buildings.

Streetscapes add to the character of each HPOZ neighborhood through the maintenance and preservation of historic elements. Street trees in particular contribute to the experience of those driving or walking through an HPOZ area. Character defining elements of streetscapes may include historic street lights, signs, street furniture, curbs, sidewalks, walkways in the public right-of-way, public planting strips and street trees.

Alleys, the lowest category of streets, may not exist in all HPOZ areas, but if present they traditionally serve as the vehicular entry and exit to garages providing an important element of the neighborhood character.

Like alleys, parks are sometimes present in an HPOZ area and, as such, traditional elements should be preserved and maintained, and the addition of new elements should be compatible with the historic character of the neighborhood.

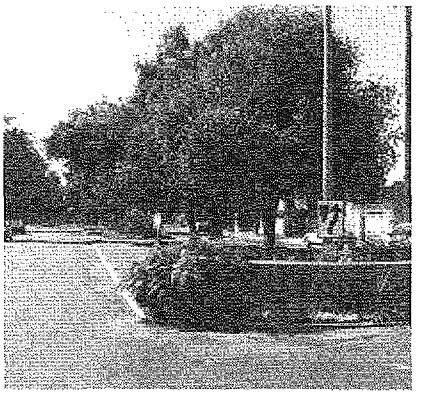
Additions to public buildings may require the installation of ramps, handrails and other entry elements that make a building entrance more accessible. These elements should be introduced carefully so that character-defining features are not obscured or harmed. Guidelines relating to public buildings covering Americans with Disabilities Act (ADA) requirements and location of parking lots are covered in this section. Guidelines for new and existing historic public buildings are the same as those in the commercial rehabilitation and infill sections excluding those on storefronts. Please refer to those sections when making changes, constructing additions or construction of new public buildings.

Guidelines

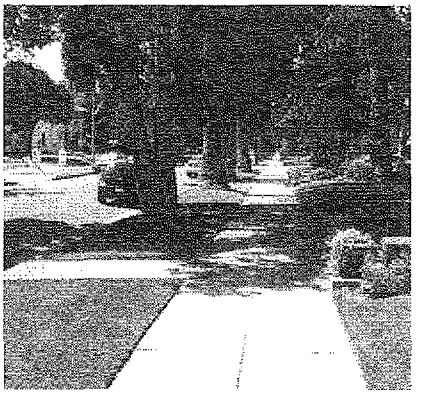
Consult with the Public Works Department regarding new and replacement work in the public right-of-way.

1. Protect and preserve street, sidewalk, alley and landscape elements, such as topography, patterns, features, and materials that contribute to the historic character of the preservation zone.

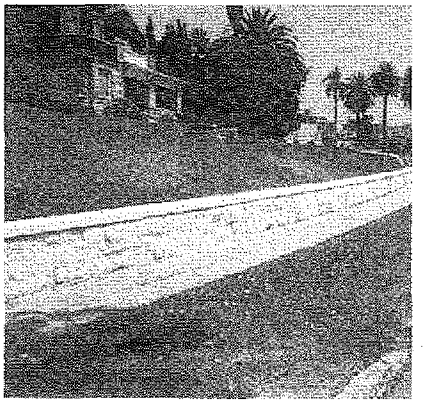
    a. Preserve and maintain mature street trees.
    b. Trim mature trees so that the existing canopies are preserved.
    c. Preserve and maintain historically significant landscaping in the public planting strips.



Many neighborhoods includelandscaped medians and parks.



Sidewalks# curbs# parkways and gutters areall under the purview of an HPOZ.



This retaining wall is a signi. cant part of the neighborhood's historic fabri.

d. Use landscaping to screen public parking lots from view of public streets.
e. New plantings in the public planting strip should be compatible with the historic character of the Preservation Zone.

Paving and Curbs

2. Maintain and preserve historic curb configuration, material and paving.

3. For repair or construction work in the Preservation Zone right-of-way, replace in-kind historic features such as granite curbs, etc.

4. Avoid conflicts between pedestrian and vehicular traffic by minimizing curb cuts that cross sidewalks.

Signage

5. Preserve and maintain historic street signs.

6. New street signage shall be placed so that historic features are least obstructed.

Street Furniture

7. New street furniture, such as benches, bike racks, drinking fountains, and trash containers, should be compatible in design, color and material with the historic character of the Preservation Zone. Use of traditional designs constructed of wood or cast iron is encouraged.

Utilities

8. New utility poles, etc. shall be placed in the least obtrusive location. Consider introducing new utility lines underground to reduce impacts to historic character of preservation zone

Street Lights

9. Preserve and maintain existing historic street lights.

10. New street lighting should be consistent with existing historic street lights. If there are no existing historic street lights, new lights should be compatible in design, materials, and scale with the historic character of the Preservation Zone.

Sidewalks

11. Preserve historic sidewalks.

12. Replace only those portions of sidewalks that have deteriorated. When portions of a sidewalk are replaced special attention should be paid to replicating score lines, texture, coloration and swirl-patterns.

13. New sidewalks should be compatible with the historic character of the streetscape.

14. Maintain public walkway connections between streets and between buildings.

Alley scapes

15. Preserve existing alleys as public rights-of-way.

16. Preserve traditional relationships between alleys and garages.

17. Preserve traditional fencing along alley right-of-ways.

18. The introduction of new fencing should be compatible with existing historic fencing.

Public Buildings

19. New public buildings should comply with the appropriate In-fill Design Guidelines.

20. Introduce accessible ramps and entry features so that character defining elements of the building's entryways are impacted to the least extent possible.

21. Construct new access ramps and entry features so that they are reversible.

22. Locate new parking lots and parking structures to the rear of public buildings to reduce impacts on neighborhood character.

23. Construction of parking areas for public buildings should be screened from view of adjacent residential structures.

Parks

24. Preserve and maintain any existing historic elements such as walkway materials, mature trees, plantings, park benches and lighting.

25. Replace in-kind elements that cannot be repaired.

26. New elements such as public benches, walkways, drinking fountains, and fencing should be compatible with the existing historic character of the Preservation Zone.

Chapter 11 Definitions

Arch: A curved structure for spanning an opening.

Architectural Façade: The façade distinguished by the primary architectural features or detail.

Asymmetrical: Having no balance or symmetry.

Awnings: A canopy made of canvas to shelter people or things from rain or sun.

Balcony: An elevated platform projecting from the wall of a building, usually enclosed by a parapet or railing.

Baluster: Any of a number of closely spaced supports for a railing.

Balustrade: A railing with supporting balusters.

Barge Boards (Verge Boards): A board, often carved, attached to the projecting end of a gable roof.

Battered: Sloping, as of the outer face of a wall that recedes from bottom to top.

Bay: A part of a building marked off by vertical or transverse details.

Bay window: A window or series of windows projecting outward from the main wall of a building and forming a bay or alcove in a room within.

Belfry: A bell tower.

Blockface: The architectural setting formed by the conjunction of all the buildings in a block.

Board and Batten: Siding application where the vertical joints are covered with narrow strips of wood.

Boxed Cornice: A slightly projecting, hollow cornice of boards and moldings, nailed to rafters.

Bracket: A support projecting horizontally diagonally from a wall to bear the weight of a cantilever or for decorative purposes.

Box Gutter (Built-in Gutter): A gutter built into the slope of the roof, above the cornice.

Cantilevered: Horizontal element of a structure supported by horizontal, not vertical, structural members.

Canopy: Projecting element, usually over a façade opening, as if to provide shelter.

Casement: A window sash opening on hinges generally attached to the upright side of the windows frame.

Clapboard: A long, thin board with one edge thicker than the other, laid horizontally as bevel siding.

Clerestory Window: Ribbon windows on the portion of an interior rising above adjacent rooftops.

Clinker Brick: A very hard burned brick whose shape is distorted, knobby or bloated.

Column: A rigid, relatively slender vertical structural member, freestanding or engaged.

Coping: The top layer or course of a masonry wall, usually having a slanting upper surface to shed water.

Corbels: A stepped projection from a wall, usually masonry.

Cornice: A continuous, molded projection that crowns a wall.

Crown: The highest portion of an arch, including the keystone.

Cupola: A domelike structure surmounting a roof or dome, often used as a lookout or to admit light and air.

Dentil: Simple, projecting, tooth-like molding.

Dormer: A projecting structure built out from a sloping roof, usually housing a vertical window or ventilating louver.

Double-hung Window: A window with two sashes, both of which are operable, usually arranged one above the other.

Dovecote: An architectural feature originally intended to house pigeons or doves. The feature has evolved to simply consist of attic vents or small protusions on a gable-end stylized to resemble small bird-house openings.

Eave: The overhanging lower edge of a roof.

Entablature: The upper section of a building, resting on the columns and constituting the architrave, frieze, and cornice.

Façade: The front or any side of a building.

Fascia: Any broad, flat horizontal surface, as the outer edge of a cornice or roof.

Fenestration: The design, proportioning, and location of windows and other exterior openings of a building.

Finial: A sculptured ornament, often in the shape of a leaf or flower, at the top of a gable, pinnacle, or similar structure

Frieze: A decorative horizontal band, as along the upper part of a wall.

Glazed: Filled with a pane of glass.

Gothic Arch: A pointed arch reminiscent of those found on Gothic Cathedrals

Grilles: A decorative screen, usually of wood, tile, or iron, covering or protecting an opening.

Half-timbering: Detail creating the appearance of exposed structural timbers on plaster.

Jalousie: a window which consists of parallel glass, acrylic, or wooden louvers set in a frame.

Keystone: The wedge shaped detail at the top of an arch.

Louver: Fixed or movable horizontal slats for admitting air and light.

Marquee: A tall projection above a theatre entrance, often containing a sign.

Massing: The unified composition of a structure's volume, affecting the perception of density and bulk.

Molding: A slender strip of ornamental material with a uniform cross section and a decorative profile.

Mullion: A structural feature that separates adjacent windows when windows are arranged in pairs or groups.

Muntin: A strip, usually comprised of wood or metal, that holds separate panes of glass in a window.

Newel post: A post supporting one end of a handrail at the top or bottom of a flight of stairs.

Ogee Arch: An arch formed by two S-shaped curves meeting at a point.

Oriel: A bay window supported from below by corbels or brackets.

Pantile: A roofing tile, usually with an S-shaped profile, laid so that the down curve of one tile overlaps the up curve of the next one.

Parapet: A low protective wall at the edge of a terrace, balcony, or above the roof line.

Patterned Shingles: Shingles, usually used as a sheathing material, which are cut and arranged so as to form decorative patterns such as fish scales, diamonds, scallops, etc.

Pediment: A wide, low-pitched gable surmounting a colonnade, portico, or major bay on a façade.

Pergola: An arbor or a passageway of columns supporting a roof of trelliswork on which climbing plants are trained to grow

Pier: Vertical structural members.

Pilaster: A shallow rectangular projecting feature architecturally treated as a column.

Pinnacle: A small turret or spire on a roof or buttress.

Porch: An exterior covered approach or vestibule to a doorway.

Porte-cochere: A roofed structure covering a driveway to provide shelter while entering or leaving a vehicle.

Portico: A vertically proportioned porch having a roof supported by columns.

Quatrefoil: Literally meaning "four leafs," a quatrefoil is any four-lobed shape used in decorative arts and architecture.

Quoin: An exterior angle of a masonry wall marked by stones or bricks differentiated in size and/or material from adjoining surfaces.

Rafter: Any of a series of small, parallel beams for supporting the sheathing and covering of a pitched roof.

Rafter Tail: Portion of a rafter which projects under the eave.

Scale: Proportionate size judged in relation to an external point of reference.

Showcase Windows: Large glazed openings designed to showcase merchandise.

Sidelights: Vertical windows along the outside of a door.

Sleeping Porch: A room usually comprised of large windows and screens that is used for sleeping during hot summer months.

Soffit: The underside of an architectural element, such as a beam or cornice.

Spandrel: The roughly triangular space between the left or right exterior curve of an arch and the rectangular framework surrounding it.

Spindles: Slender architectural ornaments made of wood turned on a lathe in simple or elaborate patterns.

Spire: Structure or formation, such as a steeple, that tapers to a point at the top.

Splay: An oblique angle or bevel given to the sides of an opening in a wall.

Stair Tower: A tower articulating the location of the stairway, usually of a residence.

Stoop: A raised platform, approached by steps and sometimes having a roof, at the entrance to a house.

Streetscape: The pattern and impression created by the combination of visible elements from all lots on a blockface.

String Courses: A horizontal course of brick or stone flush with or projecting beyond the face of a building, often molded to mark a division in the wall.

Surround: The trim, jamb, head, and other decorative elements surrounding an opening.

Symmetry: Correspondence of form on opposite sides of a dividing line or plane.

Terra-Cotta: Usually red fired clay.

Terrace: An open level area or group of areas adjoining a house or lawn.

Terrazzo: A poured flooring material usually comprised of small pieces of stone or glass in a binding medium.

Tower: A structure high in proportion to its lateral dimensions, usually forming part of a larger building.

Transom: A window, usually operable, above the head of a door.

Trusses: A rigid framework, as of wooden beams or metal bars, designed to support a structure, such as a roof.

Turret: A structure (frequently curved) high in proportion to its lateral dimensions, forming part of a larger building.

Tuscan Columns: Very simple columns with no fluting or other embellishment.

Veranda: A large, open porch, usually roofed, extending across the front and sides of a house.

Window Sash: One unit of an operable window, including the frame and glazing.

Wood Shingle Siding: A sheathing material composed of overlapping wood shingles.

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 615, CITY HALL EAST
LOS ANGELES, CALIFORNIA 90012

CITY CLERK'S USE

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(Article 19 of the California CEQA Guidelines)

Submission of this form is optional. The form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY:	COUNCIL DISTRICT
City of Los Angeles Department of City Planning	4

PROJECT TITLE:	LOG REFERENCE
Hollywood Grove Historic Preservation Overlay Zone, including the certification of the Hollywood Grove Historic Resources Survey and adoption of the Hollywood Grove Preservation Plan	ENV-2010-2735-CE CPC 2010-2722-HPOZ

PROJECT LOCATION:
Properties fronting both sides of Canyon Drive, Van Ness Avenue, Taft Avenue, Wilton Place, Gramercy Place and St. Andrews Place between Franklin Avenue to the south and Foothill Drive/Neindorff Drive to the north (excluding commercially zoned properties along Franklin Avenue).

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

Establishment of a historic district (HPOZ) in the Hollywood Grove community.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

CONTACT PERSON	AREA CODE | TELEPHONE NUMBER | EXT.
Craig Weber	213 978-1217

EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	STATE EIR GUIDELINE
☐ MINISTERIAL		Sec. 15268
☐ DECLARED EMERGENCY		Sec. 15269
☐ EMERGENCY PROJECT		Sec. 15269
☐ GENERAL EXEMPTION		Sec. 15061 (b) (3)
✓ CATEGORICAL EXEMPTION	Article 19 , Sec. 15308 & 15331	Sec. 15300 *et seq.*

Classes 8 & 31 Category_____ (California CEQA Guidelines)

☐ OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and city guideline provision.

JUSTIFICATION FOR PROJECT EXEMPTION: See attached narrative.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.			
SIGNATURE	TITLE City Planner		DATE February 24, 2011
FEE: N/A	RECEIPT NO. N/A	REC'D. BY N/A	DATE N/A

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Form Gen. 183 (Rev. 8-90) (Appendix A) (C.S. 4/98) (P.C. 5/02)

THE APPLICANT CERTIFIES THAT HE OR SHE UNDERSTANDS THE FOLLOWING:
Completion of this form by an employee of the City constitutes only a staff recommendation that an exemption from CEQA be granted. A Notice of Exemption is only effective if, after a public review and any required public hearings, it is adopted by the City agency having final jurisdiction (including any appeals) over the project application. If a CEQA exemption is found inappropriate, preparation of a Negative Declaration or Environmental Impact Report will be required. IF THE INFORMATION SUBMITTED BY THE APPLICANT IS INCORRECT OR INCOMPLETE SUCH ERROR OR OMISSION COULD INVALIDATE ANY CITY ACTIONS ON THE PROJECT, INCLUDING CEQA FINDINGS.

✖Craig Weber
NAME (PRINTED)

✖
SIGNATURE

DETERMINATION LETTER
CPC-2010-2722-HPOZ
MAILING DATE: 04/05/11

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