

**Los Angeles Department of City Planning  
RECOMMENDATION REPORT**

**CULTURAL HERITAGE COMMISSION**

**CASE NO.: CHC-2014-500-HCM  
ENV-2014-501-CE**

**HEARING DATE:** October 16, 2014  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 5122 Tujunga Ave.  
Council District: 2  
Community Plan Area: North Hollywood  
Area Planning Commission: South Valley  
Neighborhood Council: Mid-Town North  
Hollywood  
Legal Description: Lot FR 10, BLK 1, TR 2170

**PROJECT:** Historic-Cultural Monument Application for the  
NORTH HOLLYWOOD MASONIC TEMPLE

**REQUEST:** Declare the property a Historic-Cultural Monument

**OWNER:** Renewed Arts and Housing Foundation, LLC  
PO Box 1813  
Los Angeles, CA 91614

**APPLICANT:** City of Los Angeles  
200 N. Spring Street  
Los Angeles, CA 90012

**RECOMMENDATION That the Cultural Heritage Commission:**

1. **Declare the exterior of the subject building on the property** a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.
2. **Adopt** the staff report and findings.

MICHAEL J. LOGRANDE  
Director of Planning

**[SIGNED ORIGINAL IN FILE]**

\_\_\_\_\_  
Ken Bernstein, AICP, Manager  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

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Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

\_\_\_\_\_  
Nels Youngborg, Preservation Planner  
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

## **FINDINGS**

- The building façade embodies “the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction” as an example of the Mayan Revival style architecture.
- The building façade is “a notable work of a master builder, designer or architect whose individual genius influenced his age” as a work by the master architect, Robert Stacy-Judd.

## **CRITERIA**

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

## **SUMMARY**

Built in 1949, the North Hollywood Masonic Temple, located at 5122 Tujunga Avenue, is a rectangular, two-story building designed in a Mayan Revival style. The application states that the Historic-Cultural Monument nomination is only for the exterior, as the interior has been irreversibly altered and no longer contributes to the historical significance of the building.

Significant and character-defining architectural features on the exterior of the building are:

- A large faux-corbeled arch over entrance;
- The entrance is centered and elevated from street level, and is accessed by a flight of stairs;
- Geometric balustrade at entrance stairs;
- Fluted columns;
- Glazed, blue tile with a repeating imprint of a Mayan hieroglyph;
- A parapet wall running the circumference of the structure, covered by fluted, blue metal around the street visible portions of the parapet;
- A stepped-pyramid tower, centered above the entrance to the building;
- Sans-serif lettering above the entrance that reads “MASONIC TEMPLE”.

The subject property was owned and occupied by the original inhabitants, the Freemasons, from the time of construction until 2014. It is one of the few remaining examples of Mayan Revival in Los Angeles and was designed by Robert Stacy-Judd and John Aleck Murrey, a local architect and lodge member. Judd was renowned for his use of Mayan and Indigenous architectural styles, and was known as the “most flamboyant publicist of the Mayan Revival style.”<sup>1</sup> Multiple properties designed by Judd have been listed on local, State and Federal lists for historical significance, and each one has named him a master architect. Notable examples of

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<sup>1</sup> Ingle, Marjorie I. *The Mayan Revival Style: Art Deco Mayan Fantasy*. University of New Mexico Press. 1989

his architecture are the Old Armory (1915) in Williston, North Dakota, NRHP# 85000787; Aztec Hotel (1923) in Monrovia, CA, NHRP# 78000691; First Baptist Church (1928-30) in Ventura, CA, NRHP# 09000466; Neil Monroe House (1934) in Lake Sherwood, CA; and the Philosophical Research Center (1936) in Los Angeles, CA, HCM# 592.

The property is also a grandly scaled example of a Masonic lodge in Los Angeles, compared to other lodges, and represents the prominence of the North Hollywood chapter from the immediate post-World War II era.

### **DISCUSSION**

The exterior of the North Hollywood Masonic Temple property successfully meets two of the specified Historic-Cultural Monument criteria: 1) "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" and 2) is "a notable work of a master builder, designer or architect whose individual genius influenced his age." The architectural features, such as the corbeled arch, fluted columns, Mayan hieroglyphs, raised entrance and stepped pyramid tower make the subject building an archetype of the Mayan Revival style. Robert Stacy-Judd is widely considered one of the most important Mayan Revival architects and is recognized as a master architect due to his contributions to the prominence of the style. The subject building represents an important period in the architect's career and a distillation of his design philosophy.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS**

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 "*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.*"

State of California CEQA Guidelines Article 19, Section 15331, Class 31 "*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.*"

The designation of the exterior of the North Hollywood Masonic Temple property as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic structures. The Secretary of the Interior's Standards of Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of Historic buildings in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving Rehabilitating, Restoring, and Reconstructing Historic Buildings.

**BACKGROUND**

On October 16<sup>th</sup>, 2014 the Cultural Heritage Commission took the property under consideration. On November 6<sup>th</sup>, Commissioners Barron and Irvine inspected the site with Lambert Giessinger of the Office of Historic Resources (OHR) staff. Separately, Commissioner Milofsky inspected the site. And later the same day, November 6<sup>th</sup>, 2014, Commissioners Scrafano and Kennard inspected the site with Nels Youngborg of the OHR staff.



# HISTORIC CULTURAL MONUMENT NOMINATION FORM

## 1. PROPERTY IDENTIFICATION

Proposed Monument Name: **North Hollywood Masonic Temple (ext. only)** Former name of property

Other Associated Names:

Street Address: **5122 Tujunga Ave.**

Zip: **91601**

Council District: **2**

Range of Addresses on Property:

Community Name: **North Hollywood**

Assessor Parcel Number: **2353002022**

Tract: **TR 2170**

Block: **BLK 1**

Lot: **FR 10**

Identification cont'd: **Map Sheet 171B173**

Proposed Monument Property Type:  Building  Structure  Object  Site/Open Space  Natural Feature

Describe any additional resources located on the property to be included in the nomination, here:

## 2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: **1949**  Factual  Estimated Threatened?  Private Development

Architect/Designer: **R. Stacy-Judd, J.A. Murrey**

Contractor: **Stanley F. Gotter**

Original Use: **Masonic Temple**

Present Use:

Is the Proposed Monument on its Original Site?  Yes  No (explain in section 7)  Unknown (explain in section 7)

## 3. STYLE & MATERIALS

Architectural Style: Select from menu or type style directly into box

Stories:

Plan Shape:

FEATURE	PRIMARY	SECONDARY
CONSTRUCTION	Type: Concrete block	Type: Select
CLADDING	Material: Stucco, textured	Material: Terra cotta
ROOF	Type: Flat	Type: Select
	Material: Rolled asphalt	Material: Select
WINDOWS	Type: Fixed	Type:
	Material: Steel	Material: Select
ENTRY	Style: Centered	Style:
DOOR	Type: Glass	Type: Select



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.

1950	added interior stairway, reconfigured two interior rooms. Same architect and contractor
1950	added two steel stairways at the rear of building

## 5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

Listed in the National Register of Historic Places

Listed in the California Register of Historical Resources

Formally determined eligible for the National and/or California Registers

Located in an Historic Preservation Overlay Zone (HPOZ)

Determined eligible for national, state, or local landmark status by an historic resources survey(s)

Contributing feature

Non-contributing feature

Survey Name(s): SurveyLA - Individual Resource

Other historical or cultural resource designations:

## 6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):

Reflects the broad cultural, economic, or social history of the nation, state, or community

Is identified with historic personages or with important events in the main currents of national, state, or local history

Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction

A notable work of a master builder, designer, or architect whose individual genius influenced his or her age



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 7. WRITTEN STATEMENTS

*This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.*

**A. Proposed Monument Description** - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

**B. Statement of Significance** - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

## 8. CONTACT INFORMATION

### Applicant

Name: Los Angeles City Council  
Company:  
Street Address: 200 N. Spring Street  
City: Los Angeles State: CA  
Zip: 90012 Phone Number: (213) 473-7002 Email: Councilmember.Krekorian@lacity.org

### Property Owner

Is the owner in support of the nomination?  Yes  No  Unknown

Name: RENEWED ARTS AND HOUSING FOUNDATION LLC  
Company:  
Street Address: PO BOX 1813  
City: STUDIO CITY State: CA  
Zip: 91614 Phone Number: Email:

### Nomination Preparer/Applicant's Representative

Name: Office of Historic Resources  
Company: City of Los Angeles  
Street Address: 200 N. Spring Street, Room 620  
City: Los Angeles State: CA  
Zip: 90012 Phone Number: 213-978-1200 Email: planning.ohr@lacity.org

# HISTORIC-CULTURAL MONUMENT

## NOMINATION FORM



### 9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

#### APPLICATION CHECKLIST

- |  |  |
|--|--|
| 1. ✓ Nomination Form   | 5. ✓ Copies of Primary/Secondary Documentation   |
| 2. ✓ Written Statements A and B  | 6. ✓ Copies of Building Permits for Major Alterations (include first construction permits) |
| 3. ✓ Bibliography  | 7. ✓ Additional, Contemporary Photos   |
| 4. ✓ Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digital copy of the main photo to: <a href="mailto:planning.ohr@lacity.org">planning.ohr@lacity.org</a> ) | 8. Historical Photos   |
|  | 9. ✓ Zimas Parcel Report for all Nominated Parcels (including map)                         |

### 10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.

- I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
- I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
- I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Name:

Date:

Signature:

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources  
 Department of City Planning  
 200 N. Spring Street, Room 620  
 Los Angeles, CA 90012

Phone: 213-978-1200  
 Website: [preservation.lacity.org](http://preservation.lacity.org)

## 7. WRITTEN STATEMENTS

### A) Proposed Monument Description:

The building is located within the community of North Hollywood on the East side of Tujunga Avenue between Ostego Street at the South and Magnolia Boulevard at the North. Opposite the Temple, North Hollywood Park takes up the entire block on the on the west side of the street. To the east of the property are multiple multi-family developments that front Bakman Avenue.

The building is composed of a rectangular plan with the longer sides being perpendicular to Tujunga Avenue. The primary entrance is located at the center point of the street facing façade of the building and has a series of stairs leading up to the entrance.

Significant and character-defining architectural features on the exterior of the building are:

1. A large faux-corbeled arch over entrance;
2. The entrance is centered and elevated from street level, and is accessed by a flight of stairs;
3. Geometric balustrade at entrance stairs;
4. Fluted columns;
5. Glazed, blue tile with a repeating imprint of a Mayan hieroglyph;
6. A parapet wall running the circumference of the structure, covered by fluted, blue metal around the street visible portions of the parapet;
7. A stepped-pyramid tower, centered above the entrance to the building.
8. Two colored friezes with repeating geometric designs above the corbeled arch;
9. San-serif lettering above the entrance that reads "MASONIC TEMPLE".

### B) Statement of Significance:

The Masonic Temple Building located at 5122 Tujunga Avenue in North Hollywood, built in 1949, is one of the few remaining examples of Exotic Revival architecture with elements of Mayan Revival and exhibits high quality of design. It is also a grandly scaled example of a Masonic lodge in Los Angeles, representing the prominence of the North Hollywood chapter from the immediate post-World War II era. The architect for the building was Robert Stacy-Judd, preeminent architect of the Mayan Revival style, in collaboration with Masonic lodge member John Aleck Murrey.

Due to the irreversible alterations that have occurred on the interior and the excellent integrity of the historically significant architectural features on the exterior, this application for Historic-Cultural Monument status only concerns the exterior of the building. The interior of the building should not be considered as part of this application and not flagged for future preservation.

## Architectural Style-

Architectural historian Cyril Harris states that, in its pure form, the Mayan architecture of Mesoamerica reached its height between 600-900 A.D. at sites such as Tikal in Guatemala, Copan in Honduras and Palenque and Uxmal in Mexico. The style was characterized by monumental temple pyramids, palaces with sculptured facades, ritual courts and interconnecting quadrangles. To achieve grandeur, buildings were erected on platforms; roofs were heightened by crests or open parapets formed by decorated wall extensions. Lower wall sections were unusually plain, while upper sections carried a continuous frieze of masks, human figures and geometric forms. Surfaces were lime-stucco, often painted in bright colors.

In its revival form, the Mayan style made use of the pyramid elevation, the podium base, the tower, and bas-reliefs consisting of applied hieroglyphs together with abstracted human, animal and divine forms such as heads or faces of deities. In the book *Mayan Revival Style*, historian Marjorie Ingle reports that Mayan Revival designers favored structural elements, such as attenuated moldings, feather-serpent columns, the corbeled arch, and stepped pyramid. Ingle relates the beginning of the style to the Pan-American Union building in Washington, D.C. Built in 1910, the structure's Aztec-Mayan style bas-relief, sculpture, garden pool and fountain were widely publicized. Two years later, the Cordova Hotel in Los Angeles also attracted public and professional attention. In 1919, the Southwest Museum commissioned a tunnel passageway whose Mayan interior and exterior ornament revived decorative elements of temples at Chichen Itza, Uxmal, Copan and Tikal. In 1926, Luther Bank Junior High School was built using stepped elements across the main facades and joined central pavilions. Los Angeles' best known Maya Revival building is the Mayan Theatre in downtown Los Angeles. Designed by Sitles O. Clements and constructed in 1927, the building has lavish decoration by Mexican artist Francisco Cornejo and a chandelier whose center was based on the Aztec calendar stone.

## Architect-

North Hollywood Masonic Temple architect, Robert Stacy-Judd, was born in England in 1883. He emigrated to Canada practicing in Edmonton, where he designed several churches and theatres, finally settling in Los Angeles in the early 1920's. After the construction of the Aztec Hotel in Monrovia in 1923, he became "the most flamboyant publicist of the Mayan Revival style," according to Marjorie Ingle, who reported that he was greatly influenced by John Lloyd Stephens' and Frederick Catherwood's volume, *Travels in the Yucatan*. Stacy-Judd worked in both the Egyptian and Mayan Revival styles; both were evident in his La Granada Hotel, Alhambra Residence and Ben Hanson Residence in Brentwood Heights. Stacy-Judd was untiring in his efforts to promote and publicize the Mayan Revival style. In 1933 and 1934, he published five articles in *Architect and Engineer* magazine which offered information about the earlier civilizations and their buildings. He also wrote three books about the Aztec and Mayan civilizations. The North Hollywood Masonic Temple was one of the last of his Mayan Revival designs and thought of to be his most successful building. He was responsible for the design of many buildings, notably the First Baptist Church, Ventura, 1928-1930, the Neil Monroe House in Lake Sherwood, 1934 and the Philosophical Research Society Building (HCM #592), 1936 (with additions designed by Stacy-Judd through 1958).

**Significance-**

The North Hollywood Masonic Temple meets the criteria for designation as a Historic-Cultural Monument in the City of Los Angeles as defined by section 22.171 of the Administrative Code. The subject property meets these criteria through its specimen-quality Mayan Revival architectural features on the exterior of the building and association with master architect, Robert Stacy-Judd.

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PLANNING & LAND USE MANAGEMENT

MOTION

Section 22.171.10 of the Administrative Code provides that the City Council, the Cultural Heritage Commission, or the Director of Planning, may initiate consideration of a proposed site, building, or structure as a Historical-Cultural Monument. The Cultural Heritage Commission, after reviewing and investigating any such Council-initiated designation, shall approve or disapprove in whole or in part the proposed inclusion and submit a report upon such action to the Council.

The Masonic Temple Building located at 5122 Tujunga Avenue, in North Hollywood, built in 1949 is one of the few remaining examples of Exotic Revival architecture with elements of Mayan Revival and exhibits high quality of design. It is also a grandly scaled example of a Masonic lodge in Los Angeles, representing the prominence of the North Hollywood chapter from the immediate post-World War II era.

The architect for the building was Robert Stacey-Judd, preeminent architect of the Mayan Revival style, in collaboration with Masonic lodge member John Aleck Murrey.

I THEREFORE MOVE that the Council initiate consideration of the Masonic Temple Building located at 5122 Tujunga Avenue, in North Hollywood as a City Historic-Cultural Monument under the procedures of Sec. 22.171.10 of the Administrative Code, and instruct the Planning Department to prepare and to submit the report and application to the Cultural Heritage Commission for review and consideration.

I FURTHER MOVE that after reviewing the application, the Cultural Heritage Commission submit its report and recommendation to the Council regarding the inclusion of the Masonic Temple Building in the City's list of Historic-Cultural Monuments.

PRESENTED BY:



PAUL KREKORIAN  
Councilmember, 2nd District

SECONDED BY:



0111111111

**CHC-2014-500-HCM**  
Declaration Letter Mailing List  
MAILING DATE: 12/04/2014

GIS/Fae Tsukamoto  
City Hall, Room 825  
**Mail Stop 395**

Council District 2  
City Hall, Room 435  
**Mail Stop 204**

Renewed Arts and Housing  
Foundation, LLC  
PO Box 1813  
Los Angeles, Ca 91614

Sarkis Balasanyan  
5122 Tujunga Avenue  
North Hollywood, Ca 91601

Thomas Bell  
5122 Tujunga Avenue  
North Hollywood, Ca 91601

## Los Angeles Department of City Planning RECOMMENDATION REPORT

**CULTURAL HERITAGE COMMISSION**

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