

Appendix G

Historical Resources Report



HISTORICAL RESOURCES TECHNICAL REPORT

1216-1224 Menlo Avenue, Los Angeles

December 2020

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HISTORIC RESOURCES GROUP

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1216-1224 Menlo Avenue, Los Angeles

HISTORIC RESOURCES GROUP

Cypress Equity Investments (the “Applicant”) is proposing to redevelop the property located at 1216-1224 Menlo Avenue in the City of Los Angeles (the “Project Site”) with a six-story multi-family residential building; the former single-family residence on the property will be rehabilitated and repurposed for community rooms and office space (the “Project”). The purpose of this report is to determine if historical resources as defined by the California Environmental Quality Act (CEQA)¹ are present on the Project Site and, if so, to identify potential impacts to historical resources by the proposed Project. This report is intended to inform environmental review of the proposed Project.

The Project Site most recently served as the *Kochu Gakubu* campus of the Japanese Language School Unified System and contains a Craftsman style former single-family residence; a classroom building; a Chateausque multi-family residence; and a surface parking lot. It is located within the Wilshire Community Plan Area (CPA) of the City of Los Angeles, which was surveyed by SurveyLA, the City of Los Angeles’ citywide survey of historic resources, between December 2013 and January 2015. The Project Site is located within the potential “Menlo Avenue-Westmoreland Avenue Multi-Family Residential Historic District,” identified by SurveyLA as meeting eligibility standards for listing in the National Register of Historic Places, the California Register of Historical Resources, and as a local Historic Preservation Overlay Zone (HPOZ).² Both the single-family residence and the Chateausque multi-family residence were identified as potential contributors to the district. In addition, the former single-family residence was found individually eligible as an example of early residential development in the Wilshire neighborhood, and as an excellent example of Craftsman residential architecture. Therefore, both the potential historic district and the single-family residence are considered historical resources as defined by CEQA and are not re-evaluated herein.

The classroom building on the Project Site was not evaluated by SurveyLA. It was constructed in 1966 as a classroom building for the Japanese language school on the site. It has been evaluated for potential historical significance based on an observation of existing conditions, primary and secondary source research related to the history of the building, a review of the relevant historic contexts, and an analysis under the eligibility criteria for listing in the National Register of Historic Places, the California Register of Historical Resources, and as a City of Los Angeles Historic-Cultural Monument. Based on this analysis, the classroom building does not appear eligible for designation at the federal, state, or local levels. Therefore, it is not considered a historical resource as defined by CEQA.

¹ California PRC, Section 21084.1.

² City of Los Angeles, Department of City Planning, *Historic Resources Survey Report: Wilshire Community Plan Area*, prepared by Architectural Resources Group, Inc., January 2015.

This report therefore considers potential impacts as a result of the proposed Project to the potential Menlo Avenue-Westmoreland Avenue Multi-Family Historic District and the individually eligible single-family residence on the Project Site. The Project proposes demolition of the Chateausque multi-family residence, the classroom building, and the surface parking on the Project Site. The potential historic district will retain sufficient historic integrity following implementation of the Project and will remain eligible for designation at the federal, state, and local levels. The single-family residence will remain in its current location and will be rehabilitated and adaptively re-used as part of the Project. It will retain the required aspects of integrity and will continue to convey its significance as an excellent example of early residential development and Craftsman residential architecture. This analysis of potential impacts to historical resources finds that the Project would not result in a substantial adverse change in the significance of a historical resource, and therefore would not have a significant effect on the environment as defined by CEQA.

Project Description

The Project would redevelop the property at 1216-1224 Menlo Avenue in the City of Los Angeles. The Project would retain the existing single-family residence; demolish the classroom building, the Chateausque multi-family residence, and the surface parking on the Project Site; and construct a new, six-story building consisting of 127 affordable housing units and one market-rate manager's unit with a mixture of studios, one-, two-, and three-bedroom units. The existing single-family residence would be retained in place. The rear service porch and kitchen would be demolished, and the building would be rehabilitated and adaptively re-used as community rooms and office space. There would be five parking stalls added to the front yard off of the existing driveway. Project information is included in Appendix F.

Project Location

The Project Site at 1216-1224 Menlo Avenue is located on the west side of Menlo Avenue, between 11th Street and Pico Boulevard in the Wilshire Community Plan Area ("CPA") of the City of Los Angeles. The parcel (APN 5076-019-027) is flat and developed with a three-story former single-family building (constructed 1911), a two-story classroom building (constructed 1967), a two-story multi-family residential building (constructed 1939), and a surface parking lot. The Project Site is located within the potential Menlo Avenue-Westmoreland Avenue Multi-Family Residential Historic District, identified by SurveyLA. It is located at the southeastern boundary of the district, adjacent to a new, five-story multi-family residence. A site map is included in Figure 1.

FIGURE 1: SITE MAP



SurveyLA identified the “Menlo Avenue-Westmoreland Avenue Multi-Family Residential Historic District,” and the former single-family residence on the Project Site as potential historical resources; they are not re-evaluated as part of this study. The 1966 classroom building on the Project Site is evaluated in this report using eligibility criteria and integrity thresholds for listing in the National Register of Historic Places, the California Register of Historical Resources, and as a City of Los Angeles Historic-Cultural Monument. Research, field inspection, and analysis are based upon guidance from the National Park Service, the California Office of Historic Preservation, and the City of Los Angeles Office of Historic Resources for evaluating potential historical resources. Site visits were conducted on November 11, 2018 and January 11, 2019 to view existing conditions on the Project Site and in the vicinity.

This report was prepared using sources related to the history and development of each building. The following sources were consulted:

- Building permits
- Sanborn Fire Insurance maps
- Historic newspaper articles
- Other primary and secondary sources relevant to the history of the site
- Observation of the Project Site and the vicinity
- Drawings of the proposed Project
- Documentation of the potential Menlo Avenue-Westmoreland Avenue Multi-Family Residential Historic District
- SurveyLA Historic Context Statement, Wilshire Survey Report, and survey findings

Research, field inspection, and analysis were performed by Christine Lazzaretto, Managing Principal; John LoCascio, AIA, Principal; and Molly Iker-Johnson, Associate Architectural Historian. All meet the Secretary of the Interior’s Professional Qualifications Standards in their respective fields.

Historical Resources under CEQA

CEQA requires that environmental protection be given significant consideration in the decision-making process. Historical resources are included under environmental protection. Thus, any project or action which constitutes a substantial adverse change on a historical resource also has a significant effect on the environment and shall comply with the State CEQA Guidelines.

When the California Register of Historical Resources was established in 1992, the Legislature amended CEQA to clarify which cultural resources are significant, as well as which project impacts are considered to be significantly adverse. A “substantial adverse change” means “demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired.”

CEQA defines a historic resource as a resource listed in, or determined eligible for listing, in the California Register of Historical Resources. All properties on the California Register are to be considered under CEQA. However, because a property does not appear on the California Register does not mean it is not significant and therefore exempt from CEQA consideration. All resources determined eligible for the California Register are also to be considered under CEQA.

The courts have interpreted CEQA to create three categories of historic resources:

- *Mandatory historical resources* are resources “listed in, or determined to be eligible for listing in, the California Register of Historical Resources.”
- *Presumptive historical resources* are resources “included in a local register of historical resources, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1” of the Public Resources Code, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant.
- *Discretionary historical resources* are those resources that are not listed but determined to be eligible under the criteria for the California Register of Historical Resources.³

To simplify the first three definitions provided in the CEQA statute, an historic resource is a resource that is:

- Listed in the California Register of Historical Resources (California Register);

³ *League for the Protection of Oakland's Architectural and Historic Resources vs. City of Oakland*, 52 Cal. App. 4th 896, 906-7 (1997)

- Determined eligible for the California Register by the State Historical Resources Commission; or
- Included in a local register of historic resources.

Section 15064.5 of the CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3) supplements the statute by providing two additional definitions of historical resources, which may be simplified in the following manner. An historic resource is a resource that is:

- Identified as significant in an historical resource survey meeting the requirements of Public Resources Code 5024.1 (g);
- Determined by a Lead Agency to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Generally, this category includes resources that meet the criteria for listing on the California Register (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).

The fact that a resource is not listed in, or determined eligible for listing in, the California Register, not included in a local register of historic resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, does not preclude a lead agency from determining that the resource may be an “historic resource” for purposes of CEQA.

Properties formally determined eligible for listing in the National Register of Historic Places are automatically listed in the California Register. Properties designated by local municipalities can also be considered historic resources. A review of properties that are potentially affected by a project for historic eligibility is also required under CEQA.

Historic Designations

Historic resources may be designated at the federal, state, and local levels. Properties located in the City of Los Angeles can be listed in the National Register of Historic Places, listed in the California Register of Historical Resources, and/or designated as City of Los Angeles Historic-Cultural Monuments or Historic Preservation Overlay Zones. In order for a property to qualify for historic listing or designation, it must meet one or more identified criteria for evaluation. The property must also retain sufficient historic integrity to evoke the sense of place and time with which it is historically associated.

National Register of Historic Places

The National Register of Historic Places was authorized by the National Historic Preservation Act of 1966 to serve as an authoritative guide to the nation’s historic places worthy of

preservation.⁴ The National Register Program is administered by the National Park Service, U.S. Department of the Interior.

To be eligible for listing and/or listed in the National Register, a resource must possess significance in American history and culture, architecture, or archaeology. Listing in the National Register is primarily honorary and does not in and of itself provide protection of a historic resource. The primary effect of listing in the National Register on private owners of historic buildings is the availability of financial and tax incentives. In addition, for projects that receive Federal funding, a clearance process must be completed in accordance with Section 106 of the National Historic Preservation Act. Furthermore, state and local regulations may apply to properties listed in the National Register.

The criteria for listing in the National Register follow established guidelines for determining the significance of properties. The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.⁵

Historic Significance

As defined by the National Park Service, *historic significance* is “the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, state, or the nation.”⁶ It is achieved in several ways:

- Association with important events, activities or patterns
- Association with important persons

⁴ 36CFR60, Section 60.2.

⁵ 36CFR60, Section 60.3. Criterion D addresses potential archaeological resources, which is outside the scope of this assessment.

⁶ U.S. Department of the Interior, *National Register Bulletin 16A: How to Complete the National Register Registration Form* (Washington D.C.: National Park Service, 1997), 3.

- Distinctive physical characteristics of design, construction, or form
- Potential to yield important information

A property may be significant individually or as part of a grouping of properties.

Integrity

In addition to meeting any or all of the designation criteria, eligible properties must also possess historic *integrity*. Historic integrity is the ability of a property to convey its significance and is defined as “the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period.”⁷

The National Register recognizes seven aspects or qualities that comprise integrity: location, design, setting, materials, workmanship, feeling, and association. These qualities are defined as follows:

- *Location* is the place where the historic property was constructed or the place where the historic event took place.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property’s expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.⁸

California Register of Historical Resources

The California Register of Historic Resources is an authoritative guide to the state’s significant historic resources. For a property to be considered eligible for listing in the California Register, it must be found to be significant under at least one of the following four criteria:

⁷ *National Register Bulletin 16A*, 4.

⁸ U.S. Department of the Interior, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington D.C.: National Park Service, 1995), 44-45.

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California or national history; or
3. It embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.⁹

For integrity purposes, a resource eligible for listing in the California Register must retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reason(s) for its significance. It is possible that a resource lacking sufficient integrity for listing in the National Register may still be eligible for the California Register.¹⁰

City of Los Angeles Historic-Cultural Monuments

The City of Los Angeles Cultural Heritage Ordinance, enacted in 1962 and amended in 2018, allows for the designation of buildings and sites as individual local landmarks in the City of Los Angeles, known as “Historic-Cultural Monuments” (HCMs).

Section 22.171.7 of Article 1, Chapter 9, Division 22 of the City of Los Angeles Administrative Code defines a Historic-Cultural Monument as “any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles.” A proposed Monument may be designated by the City Council upon the recommendation of the Cultural Heritage Commission if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or

⁹ Criterion 4 addresses potential archaeological resources, which is outside the scope of this assessment.

¹⁰ State of California Department of Parks and Recreation, “California Office of Historic Preservation Technical Assistance Series #6: California Register and National Register: A Comparison” (Sacramento, CA: Office of Historic Preservation, 2011).

3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.¹¹

Designation as a Historic-Cultural Monument is “reserved for those resources that have a special aesthetic, architectural, or engineering interest or value of a historic nature.”¹² For integrity purposes, a resource eligible for local designation should retain enough of its historic character or appearance to convey the reason(s) for its significance.

City of Los Angeles Historic Preservation Overlay Zones (HPOZ)

The City of Los Angeles Historic Preservation Overlay Zone Ordinance, enacted in 1979 and amended in 2018, allows for the designation of historic districts as “Historic Preservation Overlay Zones” (HPOZs). Section 12.20.3 of Article 2, Chapter 1, of the City of Los Angeles Municipal Code (LAMC) states that the purpose of establishing HPOZs 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. Ensure that all procedures comply with the California Environmental Quality Act (CEQA).¹³

¹¹ Los Angeles Administrative Code (LAAC) Article 1, Chapter 9, Division 22; Added by Ordinance No. 178,402, effective 4-2-07; Amended by Ordinance 185,472, effective 4-28-18.

¹² “Historic-Cultural Monuments: What Makes a Resource Historically Significant?” Los Angeles Department of City Planning, Office of Historic Resources, <https://preservation.lacity.org/commission/what-makes-resource-historically-significant> (accessed August 2018).

¹³ Los Angeles Municipal Code (LAMC) Article 2, Chapter 1; Amended by Ordinance 184,903, effective 6-17-17.

Wilshire Community Plan Area

The Project Site is located in the Wilshire neighborhood of the City of Los Angeles. In 1887, Henry Gaylord Wilshire, an entrepreneur from Ohio, purchased 35 acres west of present-day MacArthur Park in partnership with his brother, William.¹⁴ They subdivided the land in 1895, envisioning a luxurious subdivision anchored by a wide, graveled avenue (present-day Wilshire Boulevard) that would connect present-day MacArthur and Lafayette Parks, and arranged a deal to build an intersecting boulevard (present-day Lafayette Park Place) if the City donated the land. These streets became the heart of a subdivision with generous lots, palm trees, and views of MacArthur Park and downtown Los Angeles.¹⁵

The Wilshire neighborhood developed steadily throughout the 1910s and 1920s, with large apartment buildings, resort hotels, and commercial buildings rising throughout the district. The neighborhood became known as Los Angeles' playground: recreational facilities were established throughout the district, and local dining and dancing institutions like the Brown Derby lured people to the Wilshire neighborhood. Large parking lots, service stations, automobile dealerships, drive-up markets, and drive-up coffee shops soon sprang up throughout the district. Appropriately for a car-centric boulevard, Wilshire housed a number of extravagant automobile dealerships with eye-catching signs.

By the mid-1920s, Wilshire Boulevard was one of the most heavily traveled streets in Los Angeles, serving as the most direct east-west route through the city. Traffic was bad, and only got worse as the city came to depend more and more on the automobile over the streetcar. City officials were aware of the problems facing an increasingly car-dependent public, and it was partly thanks to the Wilshire traffic situation that Los Angeles adopted traffic control measures still in use today, like crosswalks, lane lines, and timed lights.

In the late 1920s, twenty-five blocks of Wilshire from MacArthur Park to Western Avenue were rezoned for commercial use, spurring a new era of rapid development in the eastern part of the Wilshire district. The neighborhood's commercial identity soon became one of affluence, newness, and convenience, in contrast to the older and more established downtown commercial district. The most potent symbol of the Wilshire district's glamour was the 1929 Bullock's Wilshire department store, one of the first businesses in Los Angeles designed to cater to customers arriving by car.

¹⁴ History of the Wilshire neighborhood adapted from City of Los Angeles, Department of City Planning, *Historic Resources Survey Report: Wilshire Community Plan Area*, prepared by Architectural Resources Group, January 2015.

¹⁵ In 1897, Wilshire Boulevard was extended to meet Vermont Avenue as it became Los Angeles' new western boundary; the road angled away from its original alignment with the downtown street grid to instead orient toward the cardinal directions. The final gap in the thoroughfare was eliminated in 1934, when Wilshire was pushed through MacArthur Park.

The Wilshire district saw little commercial development during World War II. In the postwar years, however, Wilshire Boulevard's luxurious department stores, clubs, and restaurants were joined by office buildings housing high-profile corporations, earning Wilshire a new reputation as a business center. The 1957 lifting of the city's 150-foot height limit restriction led to towering skyscrapers, bringing a fundamental change to the built environment in the area. The postwar period saw a shift in the area's architectural identity, with many commercial and institutional buildings exhibiting sleek Modern styles rather than the more extravagant styles of previous decades.

In the 1970s, this area of the city became known as Koreatown, when Korean Americans and Latino Americans purchased and re-used existing commercial buildings in the area around Olympic Boulevard and 8th Street.¹⁶ This influx of Korean commercial enterprise in the area transformed it into the center of a vibrant Korean American community.¹⁷ Present-day Koreatown is roughly bounded by Beverly Boulevard on the north, Wilton Place and Crenshaw Boulevard on the west, Olympic Boulevard on the south, and Virgil and Westmoreland Avenues on the east.

Westmoreland Place¹⁸

The Project Site is located in what was originally the Westmoreland Place subdivision. Clark and Bryan's Westmoreland tract was initially subdivided in 1904 by Wesley Clark and E.P. Bryan. They intended the development to be a private community of exclusively large single-family residences, known as Westmoreland Place. Although a few lots were sold, Westmoreland Place largely failed, and most of the parcels were left undeveloped. In the early 1930s, restrictions on the construction of multi-family properties were lifted in the district, resulting in the construction of a large number of multi-family residences during the period.

¹⁶ City of Los Angeles Department of City Planning, "Historic Districts, Planning Districts and Multi-Property Resources," *Historic Resources Survey Report: Wilshire Community Plan Area*, prepared by Architectural Resources Group, Inc., 6. This area was not known as Koreatown until the 1970s and 1980s. During its early development, the neighborhood was part of the Wilshire District. It should be noted that many of the smaller neighborhoods within the area now known widely as Koreatown do not identify themselves as "Koreatown."

¹⁷ City of Los Angeles Department of City Planning, "Historic Districts, Planning Districts and Multi-Property Resources," *Historic Resources Survey Report: Wilshire Community Plan Area*, prepared by Architectural Resources Group, Inc., 6.

¹⁸ Description of Westmoreland Place adapted from City of Los Angeles Department of City Planning, "Historic Districts, Planning Districts and Multi-Property Resources," *Historic Resources Survey Report: Wilshire Community Plan Area*, prepared by Architectural Resources Group, Inc., 359.

SurveyLA

SurveyLA is the City of Los Angeles' citywide survey of historic resources, conducted in accordance with the standards and guidelines set forth by the National Park Service and the California State Office of Historic Preservation, and overseen by the City's Office of Historic Resources. Properties surveyed as part of SurveyLA were evaluated for eligibility for listing in the National Register of Historic Places, the California Register of Historical Resources, and as City of Los Angeles Historic-Cultural Monuments and Historic Preservation Overlay Zones (HPOZs). The Project Site is located in the Wilshire Community Plan Area (CPA), completed in January 2015.

The Project Site is located within the boundary of the potential "Menlo Avenue-Westmoreland Avenue Multi-Family Residential Historic District," identified by SurveyLA as eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and as a City of Los Angeles HPOZ as a significant concentration of 1930s-1940s multi-family residences in the Wilshire area, with high quality of design and craftsmanship conveyed by individual properties.¹⁹ Both the Craftsman former single-family residence and the Chateausque multi-family residence on the Project Site were identified as contributors to the potential district. In addition, the former single-family residence at 1216 Menlo Avenue was identified as individually eligible for federal, state, and local designation as representing the earliest pattern of development in the area; a rare remaining example of an intact early 20th century residence in the Wilshire area; and as an excellent example of Craftsman residential architecture in the Wilshire area. The classroom building on the Project Site was not identified as a potential historical resource by SurveyLA.

Historical Resources Inventory

The California Office of Historic Preservation (OHP) maintains the California Historical Resources Inventory (HRI), a database of previously evaluated resources throughout the state. None of the buildings on the Project Site are listed in the HRI.²⁰

South Central Coastal Information Center

A records search was conducted on November 29, 2018 at the California Historical Resources Information System (CHRIS) South Central Coastal Information Center (SCCIC) housed at the California State University, Fullerton. The records search included a review of all previous

¹⁹ Information about the Menlo Avenue-Westmoreland Avenue Multi-Family Residential Historic District excerpted from City of Los Angeles Department of City Planning, "Historic Districts, Planning Districts and Multi-Property Resources," *Historic Resources Survey Report: Wilshire Community Plan Area*, prepared by Architectural Resources Group, Inc.

²⁰ California Historical Resources Inventory, August 15, 2011. This is the most recent version of the HRI currently available from the California Office of Historic Preservation.

cultural resource studies and previously documented historic or architectural resources on the Project Site. No information related to the Project Site was located as part of the records search. The formal response is included in Appendix E.

Current Setting

1216-1224 Menlo Avenue occupies a flat, rectangular parcel, slightly elevated above street level. The property is situated on the east side of Menlo Avenue, between W. 11th Street to the north and Pico Boulevard to the south. This area originally developed in the early 20th century as Clark and Bryan's Westmoreland Place, an upscale, private, single-family residential neighborhood. Development in the tract was slow, and by 1921, only 8 of the tract's 65 parcels had been developed. In the 1930s, restrictions on multi-family development in the tract were lifted, and the neighborhood was quickly built out with courtyard apartments and apartment houses.

The Project Site is flanked to the north and east by two-story multi-family residences, and to the south by a five-story multi-family residence. Directly across from the Project Site, on the west side of Menlo Avenue, are two-story multi-family residences.

1216 Menlo Avenue: Former Single-Family Residence

The former single-family residence at 1216 Menlo Avenue (formerly 156 Westmoreland Place) was constructed as a speculative venture in 1911 by Wesley Clark, one of the two subdividers of the Westmoreland Place tract. It is Craftsman in style and was designed by John C. Austin and W.C. Pennell.²¹ It is located at the north side of the Project Site and is set back from and slightly above the street by a low brick wall and stair, metal fence, and a Japanese-style garden with mature landscaping. There is a concrete driveway along the north edge of the parcel, accessed by a rolling metal security gate. A porte-cochere with battered brick columns and a terrace above extends across the driveway. The residence is three stories in height over a partial basement. It has an L-shaped plan, complex massing, and asymmetrical composition. There is a cross-gabled roof with exposed rafter tails, outriggers, and knee braces; composition shingle roofing. There is a service porch with a shed roof clad in composition shingles at the center of the rear (east) façade; and a shallow veranda extending the full width of the primary (west) façade, accessed by brick steps. Exterior walls are clad in expressed masonry at the first floor, smooth cement plaster with half-timbering at the upper floors, and wood clapboard at the rear. Fenestration consists primarily of wood sash fixed, casement, and double hung windows; there are oriel windows at the front-facing gables on the primary façade. The primary entrance consists of a single, paneled wood door with a security door at the west (primary) façade, accessed via a partial-width front porch with heavy masonry columns recessed off the veranda.

²¹ "New Show Place," *Los Angeles Times*, December 17, 1911.

Classroom Building

The classroom building was designed by Y. Tom Makino and constructed in 1966.²² It is located at the east side of the Project Site and is set back from the street by the former single-family residence and a courtyard paved in concrete. The building abuts the single-family residence at the north portion of the east (rear) façade. The building is Mid-century Modern in style and two stories in height. It has a roughly rectangular plan, complex massing, and asymmetrical composition. There is a flat roof with overhanging eaves, clad in built-up roofing. There are exterior corridors with arches at the west façade, extending the full width of the building, and there is an exterior stair at the north end of the west façade. Exterior walls are clad in smooth cement plaster. Fenestration consists primarily of metal sash side-sliding windows; there is a floor-to-ceiling, fixed, divided light wood sash window at the stairwell at the south side. Each classroom has its own entrance, consisting of a single wood door. In 1986, there was an addition of a new reading room and suite that abuts the former single-family residence and acts as a hyphen between the residence and the classroom building.²³

1224 Menlo Avenue: Multi-Family Residence

The multi-family residence was designed by Saul H. Brown and constructed in 1939. It is located at the south side of the Project Site and is set back from and slightly above the street by a low brick wall, metal fence, and mature landscaping. There is an asphaltic concrete driveway and surface parking lot to the south of the building, accessed by a rolling metal security gate and surrounded by a concrete block wall. The multi-family residence is Chateausque in style and two stories in height. It has a rectangular plan, complex massing, and asymmetrical composition. There is a hipped roof with tight eaves and composition shingle roofing. There are two chimneys at the center of the roof, clad in smooth cement plaster; four small hipped-roof dormers at the west and south façades; and a small decorative turret at the southwest corner. There is a flat roof with built-up roofing at the north façade. Exterior walls are clad in smooth cement plaster, with quoins at the primary (west) façade. Fenestration consists primarily of metal sash double hung windows; there are bay windows with metal roofs with flared eaves at the first floor of the south façade, and oriel windows at the second floor of the south façade. There is an arched cast plaster hood mold and a cast plaster spandrel detail at the north side of the west façade. Each apartment has its own primary entrance, consisting of a single paneled wood door with security door, accessed from the parking lot by concrete steps with wrought-iron railings (for first-floor apartments) or an interior stair (for second-floor apartments). First-floor entrances are sheltered beneath projecting metal roofs with flared eaves.

²² City of Los Angeles, Department of Building and Safety, Building Permit LA36272, November 16, 1966.

²³ City of Los Angeles, Department of Building and Safety, Building Permit 13100100211, April 8, 1986.

A summary of relevant building permits for each building on the Project Site is included in Appendix A; Sanborn maps showing development over time are in Appendix B.

Menlo Avenue-Westmoreland Avenue Multi-Family Residential Historic District²⁴

The Menlo Avenue-Westmoreland Avenue Multi-Family Residential Historic District is a historic district of almost exclusively two-story multi-family residences located in the Koreatown neighborhood of central Los Angeles. The district primarily consists of courtyard apartments and apartment houses along the east side of Menlo Avenue from 11th Street to just north of Pico Boulevard, and along both sides of Westmoreland Avenue, from just north of 11th Street to just north of Pico Boulevard. The topography of the district slopes upward slightly toward 11th Street, and streets adhere to a regular, rectilinear grid. Lot sizes are modest and have uniform setbacks with front lawns (some of which are slightly elevated and sloped) and concrete walkways/steps. Most properties have detached garages and driveways with curb cuts. Historically developed as a single tract, the district has original concrete sidewalks and mature extant street trees, including fan palms, date palms and jacarandas. Of the 47 properties within the district, 41 are contributors and six are non-contributors.

The dominant period of development for the district is 1936-1949, and most properties are in the Minimal Traditional, American Colonial Revival and Late Chateausque styles. The district primarily consists of two-story courtyard apartments and apartment houses; there is one single-family residence that has been converted into a Japanese language school (i.e. the single-family residence on the Project Site). Common architectural features include shallow roof pitches, stucco cladding and exterior staircases.

²⁴ Description and significance statements for the Menlo Avenue-Westmoreland Avenue Multi-Family Residential Historic District excerpted from City of Los Angeles Department of City Planning, "Historic Districts, Planning Districts and Multi-Property Resources," *Historic Resources Survey Report: Wilshire Community Plan Area*, prepared by Architectural Resources Group, Inc., 359.



Project Site, view facing southeast.



Japanese Language School Unified System/former single-family residence (1216 Menlo Avenue), view facing east.



Japanese Language School Unified System/former single-family residence, view facing northwest.



Japanese Language School Unified System/former single-family residence and abutting classroom building, view facing northeast.

HISTORICAL RESOURCES TECHNICAL REPORT

1216-1224 Menlo Avenue, Los Angeles

HISTORIC RESOURCES GROUP



Detail view where the former single-family residence abuts the classroom building.



Classroom building, view facing southeast.

HISTORICAL RESOURCES TECHNICAL REPORT

1216-1224 Menlo Avenue, Los Angeles

HISTORIC RESOURCES GROUP



Rear of classroom building, view facing southwest.



Classroom building and single-family residence, view facing north.

HISTORICAL RESOURCES TECHNICAL REPORT

1216-1224 Menlo Avenue, Los Angeles

HISTORIC RESOURCES GROUP



Multi-family residence (1224 Menlo Avenue), view facing northeast.



Contextual view of Menlo Avenue, facing northwest.

HISTORICAL RESOURCES TECHNICAL REPORT

1216-1224 Menlo Avenue, Los Angeles

HISTORIC RESOURCES GROUP



Contextual view of Menlo Avenue, facing southwest.



Contextual view of Menlo Avenue, facing northeast.

HISTORICAL RESOURCES TECHNICAL REPORT

1216-1224 Menlo Avenue, Los Angeles

HISTORIC RESOURCES GROUP



Contextual view of Menlo Avenue, facing southeast. New, five-story multi-family residence immediately adjacent to the Project Site and just outside the boundary for the potential historic district.



1200 Menlo Avenue (at right), directly north of Project Site, view facing northeast.

HISTORICAL RESOURCES TECHNICAL REPORT

1216-1224 Menlo Avenue, Los Angeles

HISTORIC RESOURCES GROUP



1211 - 1225 Westmoreland Avenue, directly east of Project Site, view facing southwest.



1209 and 1211 Westmoreland Avenue, directly east of Project Site, view facing west.

HISTORICAL RESOURCES TECHNICAL REPORT

1216-1224 Menlo Avenue, Los Angeles

HISTORIC RESOURCES GROUP

The single-family residence at 1216 Menlo Avenue (formerly 156 Westmoreland Place; parcel 156 of the Westmoreland Place tract) was constructed in 1911 by Wesley Clark, one of the two subdividers of the Westmoreland Place tract. The \$30,000 residence was described as being “Elizabethan style,” and was designed by architects John C. Austin and W.C. Pennell.²⁵ It is of brick and half-timber construction, with large porches and open terraces at the front and rear. The grounds were to be “entirely surrounded by a brick wall corresponding in color with the brick in the house.”²⁶ The first floor contained a living room, a large reception hall, a library, a dining room, a kitchen, and servants’ quarters. The living room, reception hall, dining room, and library were finished in mahogany with high wainscoting, beam ceilings with cornices, and “other enrichments.”²⁷ The dining room also contained a large sideboard and china cabinet, while the library had built-in bookcases. The second story housed six bedrooms, four bathrooms, and two sleeping porches, while the attic was reserved for storage. The upper hall was also finished in mahogany, while the bedrooms were finished in “white enamel with mahogany doors.”²⁸ Each bathroom had an Italian marble shower.

In 1935, the residence was converted for use as a chapter house and office for the American Red Cross.²⁹ The first floor housed reception rooms and offices for the executive secretary, clerical force, and board of directors; the second floor was dedicated to offices for case workers, the County Council of the Red Cross Chapters, the director of first aid and life-saving and home hygiene, nutrition, Junior Red Cross, and branch activities. The third floor was used as production rooms and storerooms.³⁰

In 1939, owner Mr. Barth constructed a two-story, eight-unit apartment building, designed by architect Saul H. Brown, and built by A.E. Cartwright at 1220 S. Menlo Avenue (parcel 158 of the Westmoreland Place tract).³¹ This coincides with the development of the tract with other two-story courtyard apartments and apartment houses in the 1930s.

In approximately 1956, the Japanese Arts and Culture Institute acquired the former American Red Cross chapter house and the adjacent multi-family residential property. The Institute began to use the former single-family residence as classroom and office space. In 1966, the Japanese Arts and Culture Institute commissioned architect Y. Tom Makino to design a new building for the site, located behind the former single-family residence.³² Though the Japanese Arts and

²⁵ “New Show Place,” *Los Angeles Times*, December 17, 1911.

²⁶ “New Show Place,” *Los Angeles Times*, December 17, 1911.

²⁷ “New Show Place,” *Los Angeles Times*, December 17, 1911.

²⁸ “New Show Place,” *Los Angeles Times*, December 17, 1911.

²⁹ City of Los Angeles, Department of Building and Safety, Building Permit 2179, February 17, 1935.

³⁰ “Red Cross Home Ready,” *Los Angeles Times*, June 2, 1935.

³¹ City of Los Angeles, Department of Building and Safety, Building Permit 5481, February 14, 1938.

³² City of Los Angeles, Department of Building and Safety, Building Permit LA36272, November 16, 1966.

Culture Institute owned both 1216 and 1220 Menlo Avenue since the mid-1950s, the two lots were not tied until September 1986.³³ That same year, the institute added a reading room and suite to the classroom building, which abuts the former single-family residence.

1216 Menlo Avenue: Former Single-Family Residence

The former single-family residence was constructed in 1911. In 1935, it was converted for use as a chapter house and office for the American Red Cross.³⁴ Beginning in 1956, the Japanese Arts and Culture Institute used the building as classroom and office space. Known alterations³⁵ include the addition of a fire escape to the south façade and the alteration of the roofline;³⁶ the removal of masonry chimneys; the demolition of the associated detached garage; and interior tenant improvements.

Classroom Building

The classroom building was constructed in 1966. In 1986, a new reading room and suite was added, abutting the former single-family residence and acting as a hyphen between the residence and the classroom building.³⁷

1220 Menlo Avenue: Multi-Family Residence

The multi-family residence was constructed in 1939. Known alterations include the replacement of all windows and the demolition of the associated detached garage.

A summary of relevant building permits is included in Appendix A; Sanborn maps are in Appendix B.

³³ City of Los Angeles, Department of Building and Safety, Affidavit 61668, September 17, 1986.

³⁴ City of Los Angeles, Department of Building and Safety, Building Permit 2179, February 17, 1935.

³⁵ Alterations noted based on visual inspection. Where possible, alterations are substantiated with building permits.

³⁶ City of Los Angeles, Department of Building and Safety, Building Permit 2799, February 20, 1935.

³⁷ City of Los Angeles, Department of Building and Safety, Building Permit 13100100211, April 8, 1986.

Related Architects/Builders

John C. Austin

John Corneley Wilson Austin (1870-1963) was born in Bodicote near Oxfordshire, England. In 1890, he relocated to San Francisco, and then he moved to Los Angeles in 1895. Austin became a member of the American Institute of Architects (AIA) in 1902 and an AIA Fellow in 1913. Over his long career, he came to be regarded as “among the most distinguished of California architects,”³⁸ leading and serving on numerous technical, civic, and professional committees, while also designing many of Los Angeles’ most notable buildings. Austin had various business partnerships over the years, practicing as Austin & Skilling (1896-1899); Austin & Brown (1906); Austin & Pennell (1910-1914); Austin & Ashley (1929-1935); and Austin, Field & Fry (1953-1958). He maintained a solo practice from 1902 to 1909 and again between 1920 and 1929.³⁹ For over twenty years, Austin was part of Allied Architects Association of Los Angeles (1921-1944), a consortium of the city’s best architects providing the highest design possible at reasonable cost for municipal, county, state, and national government projects.⁴⁰

Although Austin completed several residential projects early on, his career primarily focused on large-scale commercial, institutional, and civic commissions, including churches, libraries, hospitals, schools, and government buildings. A number of Austin’s projects have been listed in the National Register of Historic Places and/or designated locally. Among his major projects are the Fremont Hotel in Los Angeles (1902; demolished); Grace Methodist Episcopal Church in Boyle Heights (1906); Carnegie Library in Anaheim (1909; listed in the National Register); Hollywood Masonic Temple (1921; listed in the National Register; Historic-Cultural Monument 277); Guaranty Building in Hollywood (1923; listed in the National Register); County of Los Angeles Hall of Justice (1925); Shrine Auditorium in Los Angeles (1925-26; listed in the National Register; Historic-Cultural Monument 139); Los Angeles City Hall (1926-28, with John Parkinson and Albert C. Martin, Sr.; Historic-Cultural Monument 150); Memorial Branch of the Los Angeles Public Library (1930; listed in the National Register; Historic-Cultural Monument 81); Beverly Hills City Hall (1932; City of Beverly Hills Landmark); Griffith Observatory (1933-35; Historic-Cultural Monument 168); the UCLA Humanities Building (1953); and the County of Los Angeles Superior Court of California (1956-58).

In addition to his work as an architect, Austin was an engaged public citizen, serving in a leadership capacity on numerous boards and commissions. As President of the Los Angeles Chamber of Commerce, he initiated a city-wide public art campaign and advocated to expand

³⁸ “John C. Austin, Dean of Architects, Dies,” *Los Angeles Times*, September 5, 1963.

³⁹ “John Corneley Wilson Austin (Architect),” Pacific Coast Architecture Database, <http://pcad.lib.washington.edu/person/107/>, accessed December 2018.

⁴⁰ “Finding Aid for the Allied Architects Association of Los Angeles Records, 1921-1944,” Online Archive of California, <http://www.oac.cdlib.org/findaid/ark:/13030/kt5870193p/>, accessed December 2018.

the city's water system. He lobbied for increased Federal spending on construction as an economic stimulant during the Depression and coordinated the Federal government's unemployment relief efforts in ten Southern California counties. He was affiliated with the Public Works Committee of Southern California, Citizens Committee of the Metropolitan Water District, State Board of Architectural Examiners, San Francisco Dam Claims Committee, President Hoover's organization for Unemployment Relief, California State Planning Commission, Los Angeles Chamber of Commerce, Construction Industries Department of the Los Angeles Chamber of Commerce, President Roosevelt's Mediation Board, State Legislative Advisory Committee on Defense and Employment, Los Angeles County Art Institute, Board of Appeals of the County Board of Building and Safety, and the Economic Council of Southern California.⁴¹

John C. Austin died in 1963 at his home in Pasadena.

W.C. Pennell

Little is known about the life or career of architect Woodbury Clement Pennell (1883-1951). He worked in partnership with John C. Austin from 1910 to 1914, after which he maintained a solo practice. In 1920, he formed a partnership with Lewis Arthur Smith. During their partnership, Pennell and Austin designed a number of English-influenced single-family residences in Los Angeles, along with various commercial, institutional, and industrial commissions. Works include the Knickerbocker Building (1913), Anaheim Union High School (1913), Mason Company Block (1914), the Harry M. Belden Store Building (1920), Hoyt's Theatre in Long Beach (1921), and the Fairfax Theatre (1929).⁴² In 1935, Pennell developed a prototype of an affordable home as a demonstration home for Lakewood Village. By 1936, Pennell established his own practice, working in the popular styles of the day. Later commissions included several schools, theaters, and supermarkets.

Y. Tom Makino

Yoshimi Tom Makino, AIA (1907-1993) was born in Berkeley, California. He received his Bachelor of Architecture from the University of Southern California in 1935, graduating with an American Institute of Architects Award. After graduation, he worked as a Designer-Draftsman for Plummer, Wurdeman and Becket from 1935 to 1940, and opened his own practice in 1940. From 1942 to 1945, Makino worked as an architect for the War Relocation Authority in Arkansas, after which he joined the firm of W.F. McCaughey and Associates in Chicago from

⁴¹ *Biography of John C. Austin for American Institute of Architects*, 1947, John C. Austin Papers, 1890-1963, Department of Special Collections, Charles E. Young Research Library, University of California Los Angeles.

⁴² "William C. Pennell," Pacific Coast Architecture Database, <http://pcad.lib.washington.edu/person/864/> (accessed February 2019).

1945 to 1951.⁴³ Works include the West Los Angeles Buddhist Temple at 2003 Corinth Avenue (1955), the West Los Angeles United Methodist Church at 1913 Purdue Avenue (1956), the San Fernando Valley Hongwanji Buddhist Temple at 9450 Remick Avenue (1961), the Los Angeles Homba Hongwanji Buddhist temple at 815 E. 1st Street (1969), and alterations to Doris Duke's Falcon Lair house.⁴⁴

Saul H. Brown

Saul Harris Brown (1896-1956) was born in Cripple Creek, Colorado in August 1896. He was a member of the American Institute of Architects (AIA) from 1924 to 1927, designing primarily residential projects. By 1942, he was employed by the City of Los Angeles Department of Water and Power.⁴⁵ Works include the Herman Kranz Residence at 7854 Gainsborough Avenue in Los Feliz (1937), the Saul Harris Brown Residence at 2339 Silver Ridge Avenue in Silver Lake (1938), the Weissman Apartments at 4116 W. Los Feliz Boulevard in Los Feliz (1941), and the I.E. Phillips House at 1165 Coldwater Canyon Dr. in Beverly Hills (1948). Brown died in August 1956, at the age of 59.⁴⁶

Ownership/Occupant and Use Summary

City directories and building permits were consulted in order to compile a list of former owners and occupants of the former single-family residence on the Project Site.

FIGURE 2: SUMMARY OF OWNERS/OCCUPANTS

DATE	OWNER/OCCUPANT	USE
<i>Former Single-Family Residence (1216 Menlo Avenue)</i>		
1911	Wesley Clark	Single-family residence (speculative venture)
1913 – 1935	Ralph Evans Wells	Single-family residence
1935 – c. 1955	American Red Cross	Chapter house and office
c. 1956 – present	Japanese Arts and Culture Institute (now Kochu Gakubu campus of Japanese Language School Unified System)	Cultural and language education; headquarters for Kyodo System, Japanese Language School Unified System

⁴³ George S. Koyl, FAIA, ed., "Y. Tom Makino," *American Architects Directory*, 1st ed. (New York: R.R. Bowker Company, 1955), 361-362.

⁴⁴ City of Los Angeles, Department of City Planning, Office of Historic Resources, *Los Angeles Citywide Historic Context Statement: Context: Japanese Americans in Los Angeles, 1869-1970*, April 2018; "Makino, Y. Tom," *American Architects Directory*, ed. George S. Koyl, FAIA (New York: R.R. Bowker Company, 1956), 361; "New Buddhist Temple Blends Ancient, New," *Los Angeles Times*, April 27, 1969.

⁴⁵ "Saul Harris Brown," U.S. World War II Draft Registration Card, 1942.

⁴⁶ "Obituary: Saul H. Brown," *Los Angeles Times*, August 15, 1956.

Based on the available ownership information, research was conducted in primary and secondary sources to determine whether any owners or occupants of the former single-family residence on the Project Site may be historically significant. The owners/occupants of the Project Site for whom significant biographical information was available are discussed below.

Ralph Evans Wells

The former single-family residence on the Project Site was owned by Ralph Evans Wells from 1912-1935. Ralph Evans Wells (1866-1936) began his career in the railroad industry at the age of 17, as an office boy for the auditor of a branch of the Chicago, Burlington, and Quincy Railroad. He later became secretary to the superintendent of the branch line, and then rose to secretary of the vice president of the railroad. After working for the railroad for six years, he took a job as secretary to the vice president of the Santa Fe, Prescott, and Phoenix Railway, rising to assistant to the vice president after three years. He then served as assistant general manager of the Mexican Central Railway for a year, after which he was appointed manager of the Santa Fe, Prescott, and Phoenix Railway.⁴⁷ He served in that capacity until 1901, when he accepted a position as general manager of the San Pedro, Los Angeles and Salt Lake Railroad. He retired in 1912 and moved to the Westmoreland Place tract.⁴⁸ He and his wife donated their home at 1218 Menlo Avenue to the American Red Cross in 1935.

American Red Cross, Los Angeles Chapter

The Greater Los Angeles Chapter of the American Red Cross was founded in 1916 on South Broadway in downtown Los Angeles. Volunteers aided in World War I recovery and other relief efforts until the 1930s, when the chapter's growth began to slow. Volunteer efforts redoubled during World War II. After the war, the chapter concentrated on building the blood donation program established during the war, and during the 1950s, began to provide services such as first aid and continuing services for military families. The chapter has provided wartime aid since its inception and continues to assist in the aftermath of all sorts of disasters, including famine, flood, earthquake, wildfire, hurricane, drought, and tsunami relief and recovery efforts.⁴⁹ The American Red Cross had many locations in the City during the first half of the 20th century, including the American Red Cross Blood Center and associated chapter facilities at 1130 Vermont Avenue. The American Red Cross sold the chapterhouse at 1216 Menlo Avenue to the Japanese Language Unified School System in 1956.

⁴⁷ "Salt Lake Line's General Manager," *Los Angeles Times*, January 26, 1901.

⁴⁸ "Rail Officials Rites to Be Today," *Los Angeles Times*, September 21, 1936.

⁴⁹ "History," American Red Cross Los Angeles Region, <https://www.redcross.org/local/california/los-angeles/about-us.html> (accessed February 2019).

Japanese Language School Unified System

The *Rafu Nihonjinkai* (Japanese American Association of Los Angeles) founded the Japanese language school known as *Rafu Nihonjin Gakuen* in 1911 (318 N. Hewitt Street, demolished).⁵⁰ It operated continuously until the start of World War II. After the end of the war, Yaemitsu Sugimatchi re-opened the school as *Rafu Dai-ichi Gakuen* in 1948. It was one of the first Japanese-language schools established in the postwar period.⁵¹

Sugimatchi founded the Japanese Language School Unified System, commonly referred to as the Kyodo System, in 1951.⁵² The system's stated objective was to teach Japanese and Japanese culture to children of Japanese and Japanese American people. The Junior High School Department (*chuo gakubu*) was created in 1953, and the Senior High School Department (*koko gakubu*) was established in 1957, after the first students graduated from the junior high school department. The Kyodo System expanded to include nine schools in Los Angeles, Orange, and Riverside counties by 1967, consisting of elementary, junior, and senior high school-level language instruction, flower arrangement, calligraphy, tea ceremony, and doll making classes, along with junior college sections.⁵³ By 1989, the Kyodo System was one of the "most noteworthy networks of [Japanese language] schools on the mainland."⁵⁴ In recent years, the Kyodo System has expanded enrollment to include students not of Japanese descent.

There are presently five schools in the school system: Dai-ichi Gakuen Irvine (23802 Avenida De La Carlota, Laguna Hills), Valley Gakuen (8850 Lankershim Blvd, Sun Valley), Pasadena Gakuen (301 N. Orange Grove Avenue, Pasadena), Rafu Chuo Gakuen (204 N. Saratoga St., Los Angeles), and Kochu Gakubu (1218 Menlo Avenue, Los Angeles).

⁵⁰ Little Tokyo Historical Society, *Images of America: Los Angeles's Little Tokyo* (Charleston, SC: Arcadia Publishing, 2010).

⁵¹ Toyotomi Morimoto, *Japanese Americans and Cultural Continuity: Maintaining Language and Heritage* (New York: Garland Publishing, 1997), 118-121.

⁵² Morimoto, *Japanese Americans and Cultural Continuity*, 118-121.

⁵³ Morimoto, *Japanese Americans and Cultural Continuity*, 118-121.

⁵⁴ 1989 *Southern California Japanese Telephone Directory & Guide*, as quoted in Morimoto, *Japanese Americans and Cultural Continuity*, 121.

SurveyLA is the City of Los Angeles' citywide survey of historic resources, conducted in accordance with the standards and guidelines set forth by the National Park Service and the California State Office of Historic Preservation. Properties surveyed as part of SurveyLA were evaluated for eligibility for listing in the National Register of Historic Places, the California Register of Historical Resources, and for designation as a Los Angeles Historic-Cultural Monument.

Utilizing the contexts and themes developed by SurveyLA, this report evaluates the classroom building on the Project Site for potential individual significance within the following context/theme/property type combinations (CTPs):

Japanese Language School⁵⁵

Context: Japanese Americans in Los Angeles, 1869-1970
Property Types Associated with Education

Japanese Stabilization and Community Development, 1925-1940

In Japanese communities throughout Los Angeles and the region, the Nikkei were supported by Japanese social, religious, cultural, and political institutions. These institutions often served multiple functions within the community. Christian churches, Buddhist temples, Japanese language schools (gakuen), community service organizations, boys' and girls' clubs, and sports leagues all flourished during this period. The presence of so many Japanese language schools in the region necessitated the formation of the Southern California Japanese Language School Association in 1927. Several of the buildings housing Japanese language schools remain standing in neighborhoods around Los Angeles and include the Sawtelle Gakuen (1220 Corinth Ave.) and Soshi Jiku (464 N. Westmoreland Avenue).

⁵⁵ Japanese Language School CTP excerpted from City of Los Angeles, Department of City Planning, Office of Historic Resources, "Context: Japanese Americans in Los Angeles, 1869-1970," *Los Angeles Citywide Historic Context Statement*, August 2018, 42-55, 83-84.

The first Nikkei to return to Los Angeles were the few who retained sufficient financial resources to keep their homes and businesses during their incarceration. As described by scholar John-Paul deGuzman, “a group of Nikkei known as the ‘scouts’ then returned to the city to explore the racial climate, assess the possibility of finding homes and employment and report their findings back to those still in the concentration camps.” What they found was Japanese Americans returning to Los Angeles faced one of the worst housing crises in America, and few had homes from before the war to which they could return. The deficit was “unequalled in any other major city in the United States,” and in March of 1945, Mayor Fletcher Bowron announced Los Angeles needed 114,075 more housing units in the city. During this period, some Nisei moved into tract homes to be near South Bay aviation and aerospace plants. Many others moved out of the city of Los Angeles to Monterey Park and Gardena where restrictions were less prevalent. Despite this dispersal, Los Angeles’ Japanese American population grew 10 percent between 1940 and 1950. After the war, many Japanese returned to their old neighborhoods in Uptown, Hollywood, West Jefferson, and Sawtelle. Density rarely reached prewar levels in these communities.

Description

Properties associated with education may include colleges/universities, public high schools and grammar schools, and language schools. Parochial schools are included in the Religion and Spirituality property type. Schools may include stand-alone buildings or campuses of multiple buildings comprising historic districts. Size, massing, form, and architectural style of education-related resources vary over time. The majority of education-related resources identified are Japanese language schools dating from the pre- and postwar periods and located in various areas of settlement for Japanese Americans including Boyle Heights, Little Tokyo, Sawtelle, Venice, and the Harbor area. The earliest ones typically utilized existing buildings, whereas the postwar schools were often purpose built by Japanese Americans. Public high schools and grammar schools related to this property type are less common and typically served Asian populations in areas of Los Angeles with diverse ethnic populations. College and university-related resources date from the late 1960s and early 1970s. The most prominent is the Asian American Studies Center. Located on the campus of UCLA, it houses one of the first, and nationally recognized, academic program in Asian studies dating from 1969.

Summary Statement of Significance: Educational resources associated with Asian Americans in Los Angeles may be eligible for listing in the National Register under Criterion A at the local, state, or national level of significance. Associated areas of significance may vary over time and include Ethnic Heritage: Asian, Education, and Social History. Language schools are significant for the role they played in supporting and promoting Japanese American cultural traditions and practices. The later college/university facilities are significant for their strong association with the

Asian American Movement and the development of the nation's first Asian Studies academic programs. For the Japanese community, properties associated with education may have also played a role in providing assistance or temporary housing following their return after incarceration, and until about 1947.

Some individuals associated with education may have emerged as community leaders. Under Criterion B, a resource may be significant for its association with an individual. Some educational resources may be significant under Criterion C as excellent examples of the Asian Eclectic or other architectural styles of the period of construction. Historic districts may also be significant under Criterion C.

Registration Requirements:

- Represents an important association with the Asian American community in Los Angeles
- May be important for its association with numerous historic personages (who attended the school) for the cumulative importance of those individuals to the Asian American community
- May represent issues relating to civil rights
- May represent a significant event or movement associated with education and social history of Los Angeles
- Should retain integrity of location, design, feeling, and association

Mid-century Modern Architecture⁵⁶

Context: Architecture and Engineering
Sub-context: L.A. Modernism, 1919-1980
Theme: Post-War Modernism, 1946-1976
Sub-theme: Mid-Century Modernism, 1945-1970
Property type: Institutional

Summary Statement of Significance: A resource evaluated under this sub-theme is significant in the area of architecture as an excellent example of the Mid-century Modern style and exhibits quality of design through distinctive features.

Period of Significance: 1945-1970.

⁵⁶ Mid-century Modern Architecture CTP excerpted from City of Los Angeles, Department of City Planning, Office of Historic Resources, "Context: Architecture and Engineering; Sub-Context: L.A. Modernism, 1919-1980; Theme: Post-War Modernism, 1946-1976; Sub-theme: Mid-Century Modernism, 1945-1970," *Los Angeles Citywide Historic Context Statement*. The narrative for this sub-context has not yet been published.

Eligibility Standards:

- Exhibits quality of design through distinctive features
- Retains the essential character defining features of Mid-Century Modernism from the period of significance
- Was constructed during the period of significance

Character-Defining/Associative Features:

- Direct expression of the structural system, often wood or steel post and beam
- Flat roof, at times with wide overhanging eaves
- Floor-to-ceiling windows, often flush-mounted metal framed
- Horizontal massing
- Simple, geometric volumes
- Unornamented wall surfaces

Integrity Considerations:

- Original setting (surrounding buildings, landscape) may not be intact (this applies to individual resources only; buildings associated with corporate or institutional campuses must maintain integrity of setting)
- Original use may have changed
- Replacement of some windows and doors may be acceptable if the openings have not been resized and original fenestration patterns have not been disrupted
- The addition of decorative elements to originally sparse facades
- The addition of security features such as screen doors and bars at windows
- The painting of surfaces (wood) that might have originally been unpainted
- Original garage doors may have been replaced

The Project Site is located within the potential “Menlo Avenue-Westmoreland Avenue Multi-Family Residential Historic District,” identified by SurveyLA as meeting eligibility standards for listing in the National Register of Historic Places, the California Register of Historical Resources, and as a local Historic Preservation Overlay Zone (HPOZ).⁵⁷ Both the single-family residence and the Chateausque multi-family residence were identified as potential contributors to the district. In addition, the former single-family residence was found individually eligible as an example of early residential development in the Wilshire neighborhood, and as an excellent example of Craftsman residential architecture. These resources are not re-evaluated as part of this study and are being treated as historical resources as defined by CEQA.

The classroom building, constructed in 1966, was not evaluated by SurveyLA. It is evaluated in this report for potential eligibility for listing in the National Register of Historic Places, the California Register of Historical Resources, and as a City of Los Angeles Historic-Cultural Monument.

Criterion A/1/1 (association with events or patterns of development)

According to guidance from the National Park Service, in order to be considered eligible for designation for representing a pattern of development:

...A property must be associated with one or more events important in the defined historic context. The event or trends, however, must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city. Moreover, the property must have an important association with the event or historic trends, and it must retain historic integrity... Mere association with historic events or trends is not enough, in and of itself, to qualify under [this criterion]; the property's specific association must be considered important as well.⁵⁸

The classroom building was constructed in 1966 by the Kyodo System's Japanese Arts and Culture Institute. Per SurveyLA, language schools such as those run by the Kyodo System may be significant for the role they played in supporting and promoting Japanese American cultural traditions and practices, and represent an important association with the Asian American community in Los Angeles. However, no evidence was found to suggest that the campus had a measurable impact on the community or the perpetuation of Japanese American cultural traditions in Los Angeles.

⁵⁷ City of Los Angeles, Department of City Planning, *Historic Resources Survey Report: Wilshire Community Plan Area*, prepared by Architectural Resources Group, Inc., January 2015.

⁵⁸ *National Register Bulletin 15*.

Based on research conducted for the Japanese American context statement, Japanese language schools from the post-World War II era are not a rare type in Los Angeles. Numerous schools were established or re-established after the war to serve the community. In general, language schools were less influential as community centers after the war when the Japanese American population was more scattered throughout the city. The Uptown neighborhood was a Japanese enclave before the war, and though some Japanese Americans returned here after the war, the area no longer had anywhere near the prewar concentration of Japanese residents.

The language school established on the Project Site in the mid-1950s is located near the prewar boundaries of the Japanese community in Uptown, and it represents one of several satellite schools established in the postwar era to serve the increasingly disparate Japanese American community. It was not the school system's first location (*Rafu Nihonjin Gakuen*), nor was it the system's first postwar campus (*Rafu Dai-ichi Gakuen*, 1948). There are currently five satellite campuses of the Kyodo System in Southern California, including the Rafu Chuo Gakuen Japanese Language School at 204 N. Saratoga Street in Boyle Heights, which was originally established in the prewar period. In addition, there is the Rafu Daini Gakuen/Young Men's Meeting House at 1035 Fedora Street, which is a rare example of a language school in Uptown dating to the prewar period. Other identified resources associated with Japanese Americans in the Uptown area are a rooming house at 1130 Fedora Street, and St. Mary's Japanese Episcopal Church at 961 S. Mariposa Avenue (1931).

The classroom building does not meet the eligibility standards as identified by the Japanese American context statement for SurveyLA. The building was used as a Japanese language school starting in the mid-1950s and was one of many such schools established during that period. There are two other Japanese language schools in the area that were identified as significant for an association with the Japanese American community. As such, the classroom building on the Project Site is not a rare example of the type, and it does not represent an important association with the Japanese American community in Los Angeles. There is no evidence to suggest that the classroom building has an association with important historic personages, represents an issue related to civil rights, or represents a significant movement associated with education and social history in Los Angeles.

Therefore, the classroom building is not eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or as a City of Los Angeles Historic-Cultural Monument under Criterion A/1/1.

Criterion B/2/2 (association with important people)

No documentation was found to suggest that the sole former owner and occupant of the classroom building, the Japanese Arts and Culture Institute, rose to prominence in its group or made significant contributions to growth or development in Los Angeles while occupying the

building. Therefore, the classroom building is not eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or as a City of Los Angeles Historic-Cultural Monument under Criterion B/2/2.

Criterion C/3/3 (architectural merit)

According to guidance from the National Park Service, to be eligible under Criterion C/3/3, a building must clearly contain enough of the “distinctive characteristics” to be considered a true representative of the style or type. Buildings eligible for artistic merit must embody the distinctive characteristics or a type, period, or method of construction, and they must possess high artistic value. A building with some applied detailing is not eligible if the details are not fully integrated into the overall design.

The National Park Service defines a master architect as “a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality.”⁵⁹ A property is not eligible as the work of a master only because it was designed by a prominent architect. “The property must express a particular phase in the development of the master’s career, an aspect of his or her work, or a particular idea or theme in his or her craft.”⁶⁰

The classroom building is Mid-century Modern in style and was designed by Japanese American architect Y. Tom Makino in 1966. Makino completed numerous commissions for the Japanese American community in the postwar era; however, his work is not widely known, and he is not considered a master architect. The classroom building does not represent an excellent example of the style or type, and it does not reflect a characteristic style or quality associated with Makino’s work. The most prominent example of his work is the Los Angeles Homba Hongwanji Buddhist temple (1969). Other examples of Makino’s work, such as the San Fernando Valley Hongwanji Buddhist Temple (1961), are less noteworthy architecturally; while several examples, including the West Los Angeles Buddhist Temple (1955), are utilitarian buildings with little outward expression of their intended use.

The classroom building is largely utilitarian in nature, with minimal Mid-century Modern design details, including the horizontal massing, simple, geometric volume, flat roof with overhanging eaves, and floor-to-ceiling, fixed, divided light wood sash windows. It does not meet the eligibility standards developed by SurveyLA for evaluating Mid-century Modern architecture, as it does not exhibit quality of design through distinctive features. Therefore, the classroom building is not eligible for listing in the National Register of Historic Places, the California Register of

⁵⁹ *National Register Bulletin 15*, 20.

⁶⁰ *National Register Bulletin 15*, 20.

Historical Resources, or as a City of Los Angeles Historic-Cultural Monument for its architectural merit under Criterion C/3/3.

44

HISTORICAL RESOURCES TECHNICAL REPORT

1216-1224 Menlo Avenue, Los Angeles

HISTORIC RESOURCES GROUP

The State Legislature, in enacting the California Register, amended CEQA to clarify which properties are significant, as well as which project impacts are considered to be significantly adverse.

A project with an effect that may cause a substantial adverse change in the significance of a historic resource is a project that may have a significant effect on the environment.⁶¹ A substantial adverse change in the significance of a historic resource means demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.⁶²

The CEQA Guidelines further state that “[t]he significance of an historic resource is materially impaired when a project... [d]emolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources... local register of historic resources... or its identification in a historic resources survey.”⁶³

Summary of Historical Resources

The Project Site is located within the potential “Menlo Avenue-Westmoreland Avenue Multi-Family Residential Historic District,” identified by SurveyLA as meeting eligibility standards for listing in the National Register of Historic Places, the California Register of Historical Resources, and as a local Historic Preservation Overlay Zone (HPOZ).⁶⁴ Both the former single-family residence and the multi-family residence on the Project Site were identified as potential contributors to the district. In addition, the former single-family residence was found individually eligible as an example of early residential development in the Wilshire neighborhood, and as an excellent example of Craftsman residential architecture. Therefore, both the potential historic district and the single-family residence are considered historical resources as defined by CEQA. The classroom building has not been identified as a potential historical resource in any previous survey or evaluation, and there is no new evidence to suggest that it is historically significant. Therefore, it is not considered a historical resource per CEQA guidelines.

Potential Impacts from Demolition

The Project would demolish the multi-family residence and the classroom building on the Project Site. The classroom building is not considered a historical resource, and therefore its demolition does not represent a substantial adverse change such that the significance of a historical resource

⁶¹ CEQA Guidelines, section 15064.5(b).

⁶² CEQA Guidelines, section 15064.5(b)(1).

⁶³ CEQA Guidelines, section 15064.5(b)(2).

⁶⁴ City of Los Angeles, Department of City Planning, *Historic Resources Survey Report: Wilshire Community Plan Area*, prepared by Architectural Resources Group, Inc., January 2015.

would be materially impaired. The multi-family residence was identified as a contributor to the potential Menlo Avenue-Westmoreland Avenue Multi-Family Residential Historic District. Of the 47 residences within the identified district boundary, 41 (or 87%) were identified as contributors, and six as non-contributors. After the demolition of the multi-family residence, the district would retain 40 contributors, or 83% contributing properties. The multi-family residence is located at the southwestern edge of the district, and therefore its demolition will not interrupt the cohesiveness of the block. All other district contributors would remain intact in their current locations and would not be materially altered. Original tract features, including uniform setbacks, concrete sidewalks, mature street trees, detached garages, and driveways with curb cuts will be maintained. Despite the loss of one contributor, the district will retain historic integrity, all of its significant character-defining features, and a sense of time and place. It will continue to convey its significance as a collection of multi-family residences from the 1930s and 1940s, and will remain eligible for listing at the federal, state, and local levels as identified by SurveyLA. Therefore, there are no significant impacts to the potential Menlo Avenue-Westmoreland Avenue Multi-Family Residential Historic District as a result of the demolition of a contributor on the Project Site.

Potential Impacts from Rehabilitation

The Project would rehabilitate and adaptively re-use the former single-family residence on the Project Site as community rooms and office space. The Project would retain the single-family residence in its current location and would demolish the rear service wing. The service wing is not visible from the public right-of-way and does not contain significant character-defining features that convey the significance of the former single-family residence; these spaces are not integral to the understanding of the Craftsman style architecture or the residence's historic association with the early residential development of the Wilshire neighborhood.

The residence would remain visible from the public right-of-way, would maintain its existing relationship to the adjacent contributor to the north, and would retain the existing setback and relationship to the street and the district overall. Distinctive materials, features, spaces, and spatial relationships that characterize the single-family residence would be retained, including the English-influenced Craftsman style architecture; cross-gabled roof with exposed rafter tails, outriggers, and knee braces; porte-cochere with battered brick columns and terrace above;⁶⁵ exterior walls clad in expressed masonry at the first floor, smooth cement plaster with half-timbering at the upper floors, and wood clapboard at the rear; and landscaping at the front of the property. Following implementation of the Project, the former single-family residence would remain a contributor to the potential historic district and would retain individual eligibility for

⁶⁵ Pending further review for compliance with fire safety codes.

listing at the federal, state, and local levels as identified by SurveyLA. Therefore, there are no significant impacts to the residence as a result of rehabilitation and adaptive re-use.

Potential Impacts from New Construction

1216 Menlo Avenue: Former Single-Family Residence

The Project would construct a new six-story multi-family residence on the Project Site. The new construction would be in the place of the existing multi-family residence, the classroom building, and the surface parking on the Project Site. The existing single-family residence would be retained in place. During construction, the single-family residence will be protected by fencing and monthly survey monitoring to ensure no damage is caused due to construction activity.

The immediate environs of the single-family residence would be altered by the proposed new construction. The former single-family residence is significant for its association with early residential development in the Wilshire neighborhood, and for its Craftsman architecture, which is primarily expressed on the west (primary) façade, facing Menlo Avenue. The new multi-family housing would be separated from the existing residence by over eight feet at the east and south façades. There would be adequate separation between the old and new construction; the residence would retain its historic relationship to the street and to the immediately adjacent district contributors; and it would continue to convey its significance as an early 20th century Craftsman-style residence following implementation of the Project. The single-family residence would retain eligibility for listing at the federal, state, and local levels as identified by SurveyLA following construction of the new multi-family housing on the Project Site.

Menlo Avenue-Westmoreland Avenue Multi-Family Residential Historic District

Because the Project Site is located within the boundary of the potential Menlo Avenue-Westmoreland Avenue Multi-Family Residential Historic District, potential impacts to the district as a result of new construction are considered. The Project would construct a new six-story multi-family residence on the Project Site, introducing height and density within the potential historic district that did not exist historically. However, in order for the new construction to be considered a substantial adverse change, it must be shown that the Project would materially impair the integrity and/or significance of the potential historic district.

As noted in Section 4 of this report, integrity is the ability of a historical resource to convey its historic significance. Despite the introduction of new construction within the potential district boundary, all but one of the seven aspects of integrity would be unaffected by the Project. The Project would not affect the integrity of *location*, *design*, *materials*, or *workmanship* within the potential district or its component contributing buildings. With the exception of the one contributor on the Project Site that will be demolished as part of the Project, all other contributing buildings to the potential district will remain intact in their current locations and would not be materially altered by the new construction. The potential district comprises two-

story multi-family residences constructed in the 1930s and 1940s in Period Revival architectural styles. Other district characteristics include uniform setbacks with front lawns, concrete walkways and stairs, detached garages, and mature street trees. The construction of a new multi-story, multi-family residence on the Project Site would not impact the character of the potential district overall or its significant character-defining features, which would remain in place, unaltered, and unobscured following implementation of the Project. The potential district overall would retain a strong sense of time and place and its association with 1930s-1940s multi-family residential development in the Wilshire neighborhood would remain intact and evident. Therefore, integrity of *feeling* and *association* would also remain unaffected by the new construction, as all the important physical characteristics will remain.

The only aspect of integrity that could be affected by the new construction within the potential district is integrity of *setting*. As noted above, the introduction of additional height and mass will not impact the overall character of the district, as important features that contribute to the setting, including the uniform setbacks, consistent architectural vocabulary, and landscape and hardscape features, would remain intact. In addition, the Project Site is located at the southwestern edge of the identified historic district, immediately adjacent to a recently constructed five-story multi-family residence to the south and the former single-family residence to the north. The Project location at the periphery of the district allows for new construction without interrupting the existing street frontage of the contributing buildings, or the cohesion of the historic district along Menlo Avenue or Westmoreland Avenue to the east, where the Project Site is further separated by an alley from the adjacent district contributors. Due to its location, the new construction would not constitute a significant physical or visual intrusion to the potential historic district and would not substantially compromise integrity of *setting* within the district. Therefore, the Project would not materially impair the significance or integrity of the potential Menlo Avenue-Westmoreland Avenue Multi-Family Residential Historic District such that it would no longer convey its historic significance; and, following implementation of the Project, the potential district would remain eligible for listing at the federal, state, and local levels as identified by SurveyLA.

The proposed Project at 1216-1224 Menlo Avenue in Los Angeles was evaluated for potential impacts to the Menlo Avenue-Westmoreland Avenue Multi-Family Historic District, and the individually eligible single-family residence on the Project Site. The potential historic district would retain sufficient historic integrity following implementation of the Project and would remain eligible for designation at the federal, state, and local levels. The single-family residence would remain in its current location and would be rehabilitated and adaptively re-used as part of the Project. It will retain the required aspects of integrity and will continue to convey its significance as an example of an early, Craftsman-style residence in the Wilshire neighborhood. The Project would not result in a substantial adverse change in the significance of a historical resource, and therefore would not have a significant effect on the environment as defined by CEQA.

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APPENDIX A – BUILDING PERMIT CHRONOLOGY

DATE	PERMIT NUMBER	WORK PERFORMED	ARCHITECT/CONTRACTOR	OWNER
FORMER SINGLE-FAMILY RESIDENCE (1216 MENLO AVENUE)				
2/17/1935	2179	New flooring 2 nd and 3 rd floor; Celotex ceiling and walls 3 rd floor; redecoration; fire escape to be constructed; no structural changes	Sumner Spaulding/Owner	American Red Cross
2/20/1935	2799	Install fire escape; stair bay and dormer in attic (see permit 2179)	Owner	American Red Cross
8/22/1935	14725	3' x 4' incinerator building		LA Chapter American Red Cross
2/16/1937	4689	Replace fire damage. 15% damage. No structural changes. New rafters 2x6. New shingles. New attic floor. Plaster ceiling. 2 nd floor painting and redecorating.	Paul Pape/Willard-Brent Co. Inc.	American Red Cross
5/29/1942	7016	Enlarging kitchen facilities, no structural changes except removal of 1 nonbearing partition, no exterior changes	Sumner Spaulding/P.J. Rowell	American Red Cross L.A. Branch
2/23/1949	LA2124	28' x 22' garage	Allville Builders	American Red Cross
CLASSROOM BUILDING				
7/19/1966	LA36272	146' x 30', 2-story cultural institute building	Y. Tom Makino	Japanese Arts & Culture Institute
4/8/1986	13100100211	2 nd floor addition of a new reading room and a suite (connect 1966 cultural institute building to SFR)	Roy A. Takei/Takei Const.	Japanese Art & Culture Institute
MULTI-FAMILY RESIDENCE (1224 MENLO AVENUE)				
2/14/1939	5481	114' x 32', 2-story apartment building with stucco exterior walls	Saul Brown; A.E. Cartwright	Mr. Barth
2/14/1939	5482	18'x 30', 4-stall garage (private)	Saul Brown; A.E. Cartwright	Mr Barth
2/14/1939	5483	18'x 30', 4-stall garage (private)	Saul Brown; A.E. Cartwright	Mr Barth
3/28/1939	1643	Apartments	Langford Tile Co	Mrs. Katy Barth
7/24/1958	LA7372	Wet sandblasting	Tim Gilligan	T. Squire

795

796

WESTMORELAND PL. (PRIVATE DRIVE)

WESTMORELAND PL.

S. VERMONT AV.

860

861

862

863

W. PICO

821

Scale of Feet.

100

200

300

400

500

600

700

800

900

1000

1100

1200

1300

1400

1500

1600

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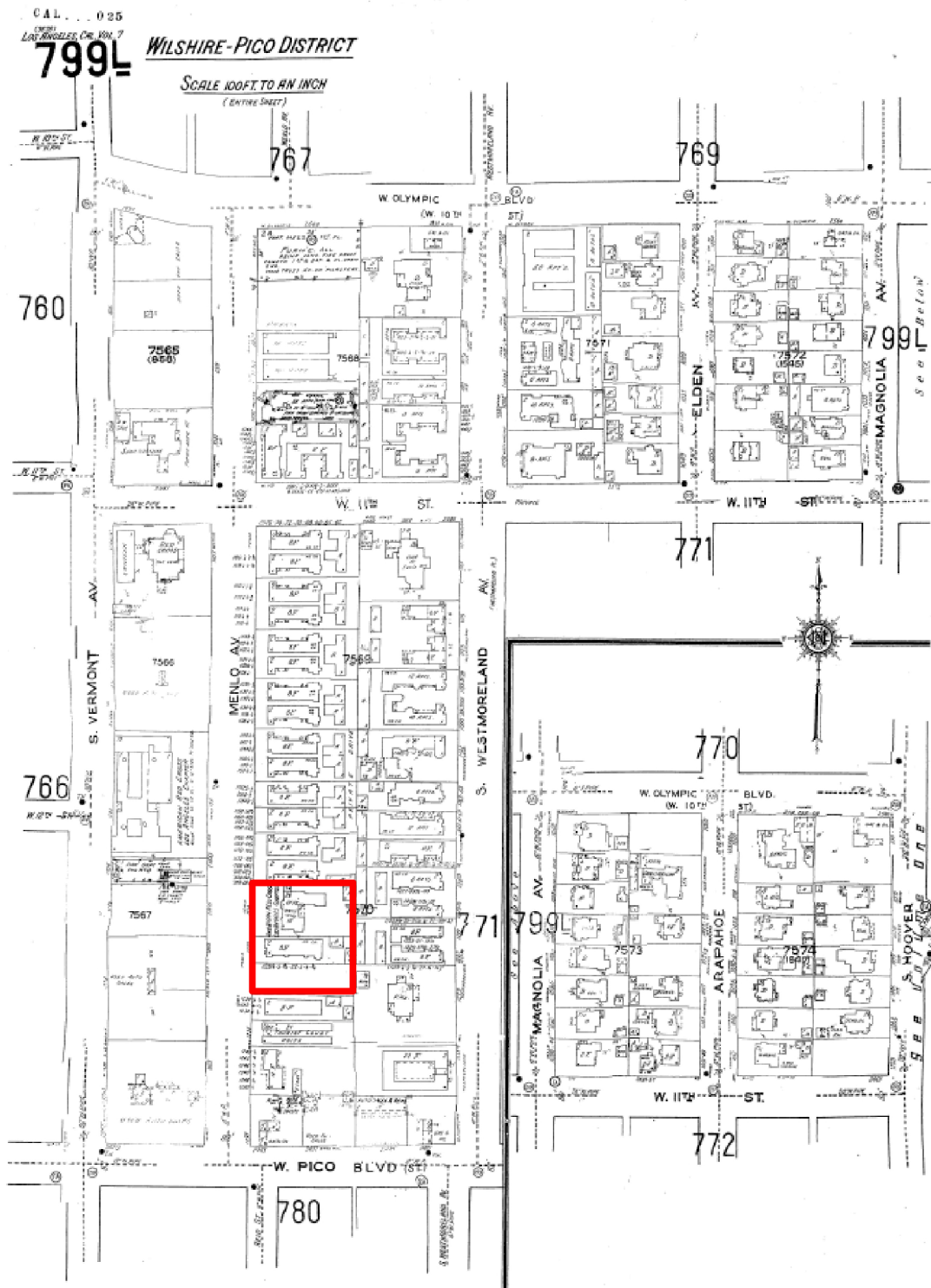
35500

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1907 Sanborn Fire Insurance map. Project Site outlined in red.

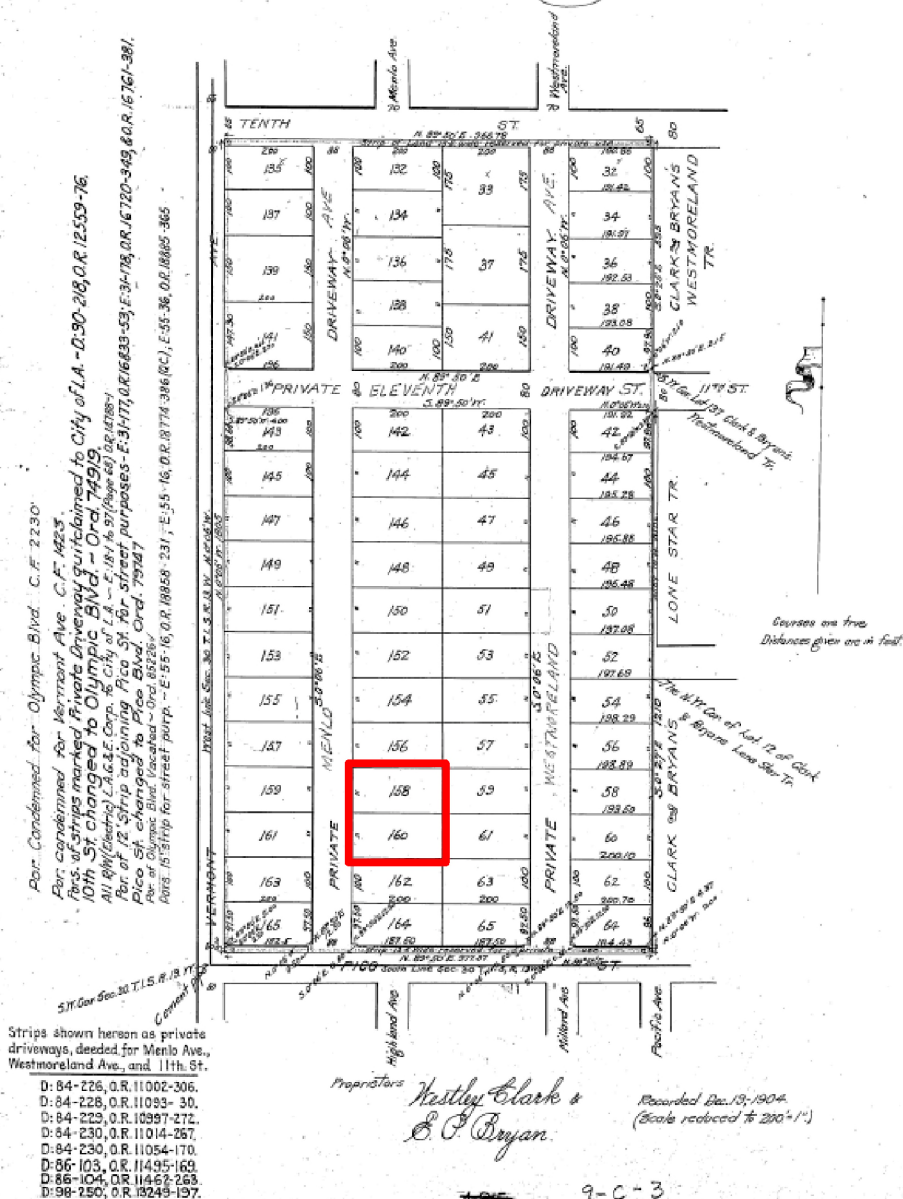
1921 Sanborn Fire Insurance Map. Project Site outlined in red.



1950 Sanborn Fire Insurance Map. Project Site outlined in red.

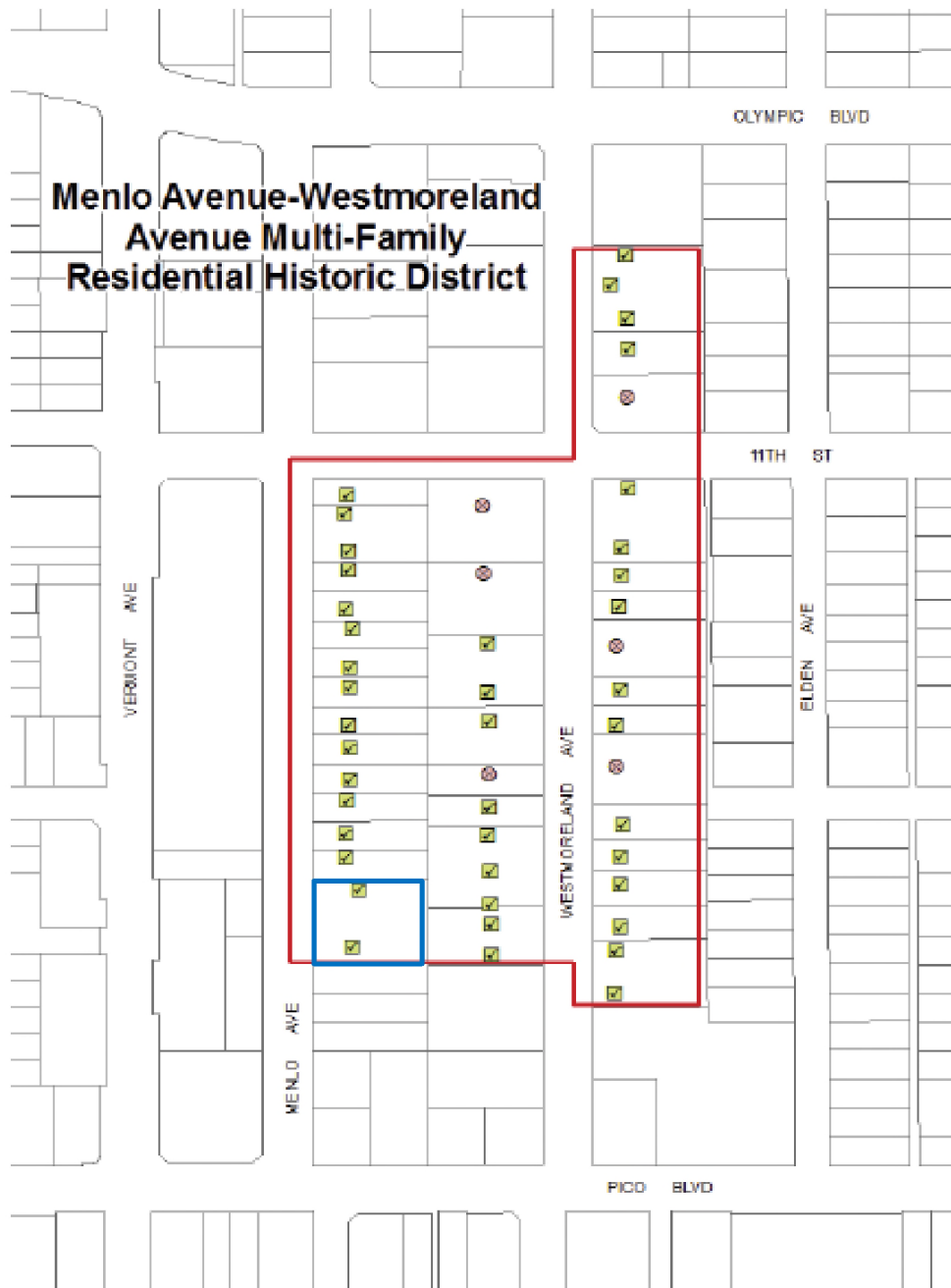
APPENDIX C - TRACT MAP

- Map of -
 CLARK & BRYAN'S WESTMORELAND PLACE
 Being a portion of Fractional Southwest quarter of
 Section 30 T.15S, R.13W.S.B.M.
 City of Los Angeles, Cal.
 E. T. Wright, Surveyor February 1904
 Scale 80 feet = 1 inch



Map of Clark and Bryan's Westmoreland Place tract. Project Site outlined in red.

APPENDIX D – MENLO AVENUE-WESTMORELAND AVENUE MULTI-FAMILY RESIDENTIAL HISTORIC DISTRICT MAP



Map of potential Menlo Avenue-Westmoreland Avenue Multi-Family Residential Historic District as identified by SurveyLA. Project Site outlined in blue. Source: City of Los Angeles Department of City Planning, "Historic Districts, Planning Districts and Multi-Property Resources," *Historic Resources Survey Report: Wilshire Community Plan Area*, prepared by Architectural Resources Group, Inc.

APPENDIX E – SOUTH CENTRAL COASTAL INFORMATION CENTER SEARCH RESULTS

South Central Coastal Information Center

California State University, Fullerton
Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
657.278.5395 / FAX 657.278.5542

sccic@fullerton.edu

California Historical Resources Information System
Orange, Los Angeles, and Ventura Counties

11/29/2018

Records Search File No.: 19672.5589

Molly Iker-Johnson
Historic Resources Group
12 S. Fair Oaks Ave, Suite 200
Pasadena, CA 91105

Re: Record Search Results for 1216-1224 Menlo Ave (#18-0235)

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Hollywood, CA USGS 7.5' quadrangle. The following reflects the results of the records search for the project area:

As indicated on the data request form, the locations of resources and reports are provided in the following format: ☐ custom GIS maps ☐ shape files ☐ hand-drawn maps ☒ no map

Resources within project area: 0	None
Resources listed in the OHP Historic Properties Directory within project area: 0	None
Reports within project area: 0	None

Resource Database Printout (list):

☐ enclosed ☒ not requested ☐ nothing listed

Resource Database Printout (details):

☐ enclosed ☐ not requested ☒ nothing listed

Resource Digital Database (spreadsheet):

☐ enclosed ☒ not requested ☐ nothing listed

Report Database Printout (list):

☐ enclosed ☒ not requested ☐ nothing listed

Report Database Printout (details):

☐ enclosed ☐ not requested ☒ nothing listed

Report Digital Database (spreadsheet):

☐ enclosed ☒ not requested ☐ nothing listed

Resource Record Copies:

☐ enclosed ☐ not requested ☒ nothing listed

Report Copies:

☐ enclosed ☒ not requested ☐ nothing listed

OHP Historic Properties Directory:

☐ enclosed ☐ not requested ☒ nothing listed

Archaeological Determinations of Eligibility:

☐ enclosed ☒ not requested ☐ nothing listed

Los Angeles Historic-Cultural Monuments

☐ enclosed ☐ not requested ☒ nothing listed

Historical Maps:

☐ enclosed ☒ not requested ☐ nothing listed

Ethnographic Information:

☒ not available at SCCIC

Historical Literature:

☒ not available at SCCIC

GLO and/or Rancho Plat Maps:

☒ not available at SCCIC

Caltrans Bridge Survey:

☒ not available at SCCIC; please go to

<http://www.dot.ca.gov/hq/structur/strmaint/historic.htm>

Shipwreck Inventory:

☒ not available at SCCIC; please go to

http://shipwrecks.slc.ca.gov/ShipwrecksDatabase/Shipwrecks_Database.asp

Soil Survey Maps: (see below)

☒ not available at SCCIC; please go to

<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the [California](#) [Historical](#) [Resources](#) [Information](#) [System](#),

Isabela Kott
GIS Technician/Staff Researcher

APPENDIX F – PROJECT INFORMATION

1216 MENLO AVENUE

FIRST FLOOR PLAN | 1/16" = 1'-0" | 02.04.2020



OTTINGER
ARCHITECTS

ALTA/NSPS LAND TITLE SURVEY

FD, SPK, ESTAB. BY RECORD
ANGLE PER FB 50109 PG 32

N89°47'10"E
(PUBLIC STREET)

488.10'

PORTION OF EXISTING
HOUSE TO REMAIN

PORTE COCHERE
TO BE REMOVED

REAR OF EXISTING
HOUSE TO BE
REMOVED

NON-HISTORIC STRUCTURE
TO BE REMOVED

JOHN LEE/ LINDA P LEE TRUST
1200 MENLO AVE
LOS ANGELES, CA 90006
APN: 5076-019-013

NADLAN 1175 WESTMORELAND LLC
1175 S. WESTMORELAND AVE.
LOS ANGELES, CA 90006
APN: 5076-019-003

CLARK & BRYAN'S
WESTMORELAND PLACE TRACT
MB. 6/100

LOT 156

LOT 158

MENLO FAMILY HOUSING LP
1230 MENLO AVE
LOS ANGELES, CA 90006
APN: 5076-019-031

LEGEND

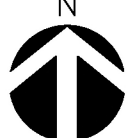
- AREA DRAIN (SQUARE)
- AREA DRAIN (CIRCLE)
- AREA LIGHT
- BOLLARD
- CURB DRAIN
- ELECTRIC MANHOLE
- ELECTRIC PULLBOX
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GROUND LIGHT
- GAS MANHOLE
- GAS VALVE
- GUY WIRE
- GREASE INTERCEPTOR
- HOSE BIB
- IRRIGATION CONTROL BOX
- IRRIGATION CONTROL VALVE
- PALM
- PARKING METER
- RISER
- ROOF DRAIN
- SEWER CLEAN OUT
- SEWER MANHOLE
- HANDICAP PARKING
- SIGN
- SPRINKLER
- STORM DRAIN MANHOLE
- STREET LIGHT
- STREET LIGHT PULLBOX
- TELEPHONE MANHOLE
- TREE
- UNIDENTIFIED PULLBOX
- UNIDENTIFIED CABINET
- UNIDENTIFIED CLEAN OUT
- UNIDENTIFIED MANHOLE
- UNIDENTIFIED CONTROL VALVE
- VENT
- WATER MANHOLE
- WATER METER
- WATER VALVE

ABBREVIATIONS

- AC ASPHALT CONCRETE
- AD AREA DRAIN
- BFP BACK FLOW PREVENTER
- C CENTERLINE
- CATV CABLE TV
- CB CATCH BASIN
- CBW CONCRETE BLOCK WALL
- CMP CORRUGATED METAL PIPE
- CMU CONCRETE MASONRY WALL
- COM COMMUNICATIONS
- CONC CONCRETE
- DI DROP INLET
- EG EDGE OF GUTTER
- ELP ELECTRICAL PANEL
- ELV ELECTRICAL VAULT
- EXMR ELECTRICAL TRANSFORMER
- FDC FIRE DEPARTMENT CONNECTION
- FF FINISHED FLOOR
- FL FLOW LINE
- FS FINISHED SURFACE (HARDSCAPE)
- GB GRADE BREAK
- GV GAS VALVE
- HCR HANDICAP RAMP
- INV INVERT OF PIPE
- CEFB LOS ANGELES CITY ENGINEER FIELD BOOK
- LACo LOS ANGELES COUNTY
- LA LANDSCAPE AREA
- R PROPERTY LINE
- PWFB PUBLIC WORKS FIELD BOOK (LA COUNTY)
- SCO SEWER CLEANOUT
- SDMH STORM DRAIN MANHOLE
- SLPB STREET LIGHT PULLBOX
- SS SANITARY SEWER
- SSMH SANITARY SEWER MANHOLE
- SSM STANDARD SURVEY MONUMENT WELL
- TC TOP OF CURB
- TG TOP OF GRATE
- TP TOP OF PIPE
- TS TRAFFIC SIGNAL
- TW TOP OF WALL
- TSCB TRAFFIC SIGNAL CABINET
- TPB TRAFFIC PULLBOX
- TYP. TYPICAL
- UNK UNKNOWN
- VG VALLEY GUTTER
- VCP VITRIFIED CLAY PIPE
- VLT VAULT
- WLT WATER VAULT
- WV WATER VALVE

LINETYPES

- BUILDING FOOTPRINT
- BUILDING OVERHANG LINE
- CENTERLINE
- CHAINLINK FENCE
- CURB
- EASEMENT LINE
- EDGE OF GUTTER
- FLOWLINE
- GRADE BREAK
- LOT LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- COMMUNICATIONS UTILITY LINE
- ELECTRIC UTILITY LINE
- GAS UTILITY LINE
- OVERHEAD UTILITY LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- TELEPHONE UTILITY LINE
- WATER UTILITY LINE
- WALL
- WOOD FENCE
- WROUGHT IRON FENCE



0 7.5' 15'
SCALE: 1"=15'

NO.	DATE	REVISIONS
6		
5		
4		
3		
2		
1		

PROJECT #	1900282
DATE PREPARED	10/07/2019
DRAWN BY	FC / BN
CHECKED BY	CJ

1216-1224 MENLO
PREPARED FOR: MR. TIM MASON CYPRESS EQUITY INVESTMENTS 12121 WILSHIRE BOULEVARD, SUITE 801 LOS ANGELES, CA 90025

kpff
700 FLOWER ST., Suite 2100
Los Angeles, CA 90017
O: 213.118.0261
F: 213.266.5294
www.kpff.com



MASSING CONTEXT

1216 MENLO AVENUE

MASSING STUDY | 03/03/20

OTTINGER
ARCHITECTS



Triwest Development
15740 Paramount Blvd.
Paramount CA 90723
(858) 245-9339

1216-1224 Menlo Ave
LA, CA 90006

Architect
Stockton Architects, Inc.
26500 W. Agoura Road #663
Calabasas, CA 91302
(818)-888-9443

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Project Status

Drawn By	R.Stockton
Checked By	Checker

Scale	As indicated
-------	--------------

Plan A	Studio Plan	46
Plan A Alt	Studio Plan	14
Plan B	1-Bedroom / 1-Bath	10
Plan C	2-Bedroom / 2-Bath	19
Plan D	1-Bedroom / 1-Bath	26
Plan E	1-Bedroom / 1-Bath	10
Plan E alt	1-Bedroom / 1-Bath	4
Plan F	2-Bedroom / 2-Bath	19
Plan G	2-Bedroom / 2-Bath	5
Plan H	1-Bedroom / 1-Bath	4
Plan I	1-Bedroom / 1-Bath	3
Plan J	2-Bedroom / 2-Bath	3
Plan K	Studio Plan	1
Plan L	1-Bedroom / 1-Bath	1
Plan M	1-Bedroom / 1-Bath	1
Plan N	Studio Plan	1
Plan O	Studio Plan	1
Plan P	1-Bedroom / 1-Bath	4

Plan A	404 SF
Plan A alt	414 SF
Plan B	644 SF
Plan C	805 SF
Plan D	602 SF
Plan E	586 SF
Plan E alt	550 SF
Plan F	784 SF
Plan G	799 SF
Plan H	615 SF
Plan I	727 SF
Plan J	1061 SF
Plan K	451 SF
Plan L	580 SF
Plan M	545 SF
Plan N	424 SF
Plan O	366 SF
Plan P	533 SF

Accessible (9'-0" x 18'-0") Shared Loading	3
Accessible (9'-0" x 18'-0") w/ 5' Van Loading	2
Accessible (9'-0" x 18'-0") w/ 8' Van Loading	1
Compact Direct (7'-6" x 15'-0")	55
Compact Tandem (8'-6" x 15'-0")	12
Standard (8'-6" x 18'-0")	73
Standard EV (9'-0" x 18'-0") w/ 8' EVCS access	1
Standard EV (9'-0" x 18'-0") w/ No Aisle	7
	154

Court Yard	4023 SF
Fitness Room	1007 SF
Game Room	680 SF
Lounge	765 SF
Rear Yard	3889 SF
Recreation Room	1135 SF
Roof Deck	4036 SF
	15536 SF

Provided Length of Built-up:
 North= N/A
 South= (60.67' + 58.33') 119.0'
 East= 184.0'
West= (37' + 3' + 3' + 33.33') 76.33'
 Total= 379.33'

CODES REFERENCED:
 2016 California Building Code
 2016 California Green Building Standards
 2016 California Mechanical Code
 2016 California Electrical Code
 2016 California Plumbing Code
 2016 California Energy Code
 ** All City of Los Angeles Amendments

DENSITY TABULATION:

Lot Area=	40,021 s.f.
Zone=	R4-1VL
Allowable Density=	1/400 s.f.
Base Density= (40,021/400)	100.05 units
(Round Up)	101 units
TOT Tier 3 Bonus= +70%	
Density Bonus= (101 x 1.7)	171.17 units
(Rounds-up)=	172 units

Buildable Area=	32,295 s.f.
F.A.R. =	X.XX

TOT Incentive Requests:

- 1) Height Increase (22'-0")
- 2) Open Space Reduction (25%)

1st Story	A-3	Yes	1074 SF
1st Story	B	Yes	132 SF
1st Story	R-2	Yes	2137 SF
1st Story	S-2	Yes	370 SF
			3713 SF
2nd Story	A-3	Yes	1135 SF
2nd Story	B	Yes	969 SF
2nd Story	R-2	Yes	22174 SF
2nd Story	S-2	Yes	123 SF
			24401 SF
3rd Story	R-2	Yes	23964 SF
3rd Story	S-2	Yes	123 SF
			24087 SF
4th Story	R-2	Yes	23964 SF
4th Story	S-2	Yes	123 SF
			24087 SF
5th Story	R-2	Yes	23964 SF
5th Story	S-2	Yes	123 SF
			24087 SF
6th Story	R-2	Yes	20721 SF
6th Story	S-2	Yes	123 SF
			20844 SF
			121219 SF

Not Placed	S-2	0 SF
Not Placed		0 SF
Basement	R-2	964 SF
Basement	S-2	32485 SF
Basement		33449 SF
1st Story	A-3	1074 SF
1st Story	B	132 SF
1st Story	R-2	2137 SF
1st Story	S-2	25226 SF
1st Story		28669 SF
2nd Story	A-3	5536 SF
2nd Story	B	969 SF
2nd Story	R-2	22917 SF
2nd Story	S-2	123 SF
2nd Story		29544 SF
3rd Story	R-2	25285 SF
3rd Story	S-2	123 SF
3rd Story		25408 SF
4th Story		25285 SF
4th Story	R-2	123 SF
4th Story		25408 SF
5th Story	R-2	25285 SF
5th Story	S-2	123 SF
5th Story		25408 SF
6th Story		22869 SF
6th Story	R-2	123 SF
6th Story		22991 SF
Grand Total		190777 SF

Area Tabulation (Zoning Code)			
Level	Occupancy Group	Zoning Code	Area



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LA, CA 90006

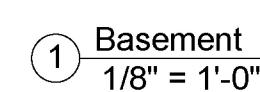
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Basement Floor Plan

A200

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Parking Tabulation	
Description	Count
Accessible (9'-0" x 18'-0") Shared Loading	3
Accessible (9'-0" x 18'-0") w/ 5' Van Loading	2
Accessible (9'-0" x 18'-0") w/ 8' Van Loading	1
Compact Direct (7'-6" x 15'-0")	55
Compact Tandem (8'-6" x 15'-0")	12
Standard (8'-6" x 18'-0")	73
Standard EV (9'-0" x 18'-0") w/ 8' EVCS access	1
Standard EV (9'-0" x 18'-0") w/ No Aisle	7
	154



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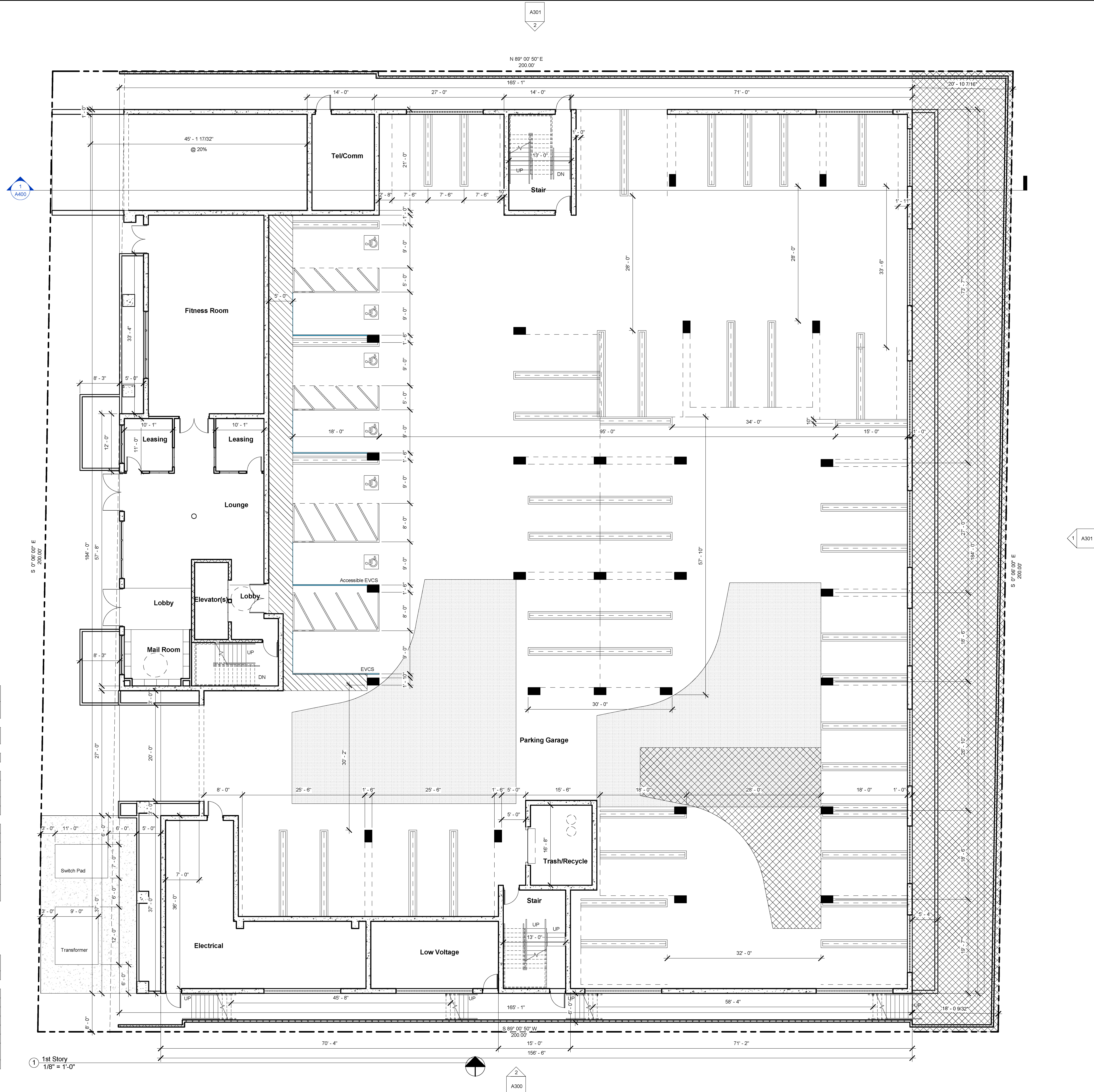
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1st Story Floor Plan

A201

Scale	1/8" = 1'-0"
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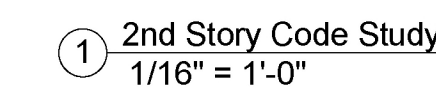
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Scale	1/8" = 1'-0"
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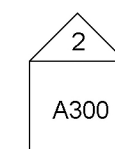
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Scale	$1/8" = 1'-0"$
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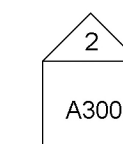
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4th Story Floor Plan

A204

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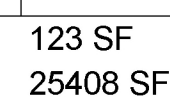
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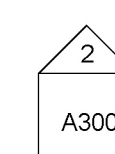
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Scale	$1/8" = 1'-0"$
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① 5th Story
1/8" = 1'-0"





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Paramount CA 90723
(858) 245-9339

Menlo 172

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Project Status

6th Story Floor Plan

A206

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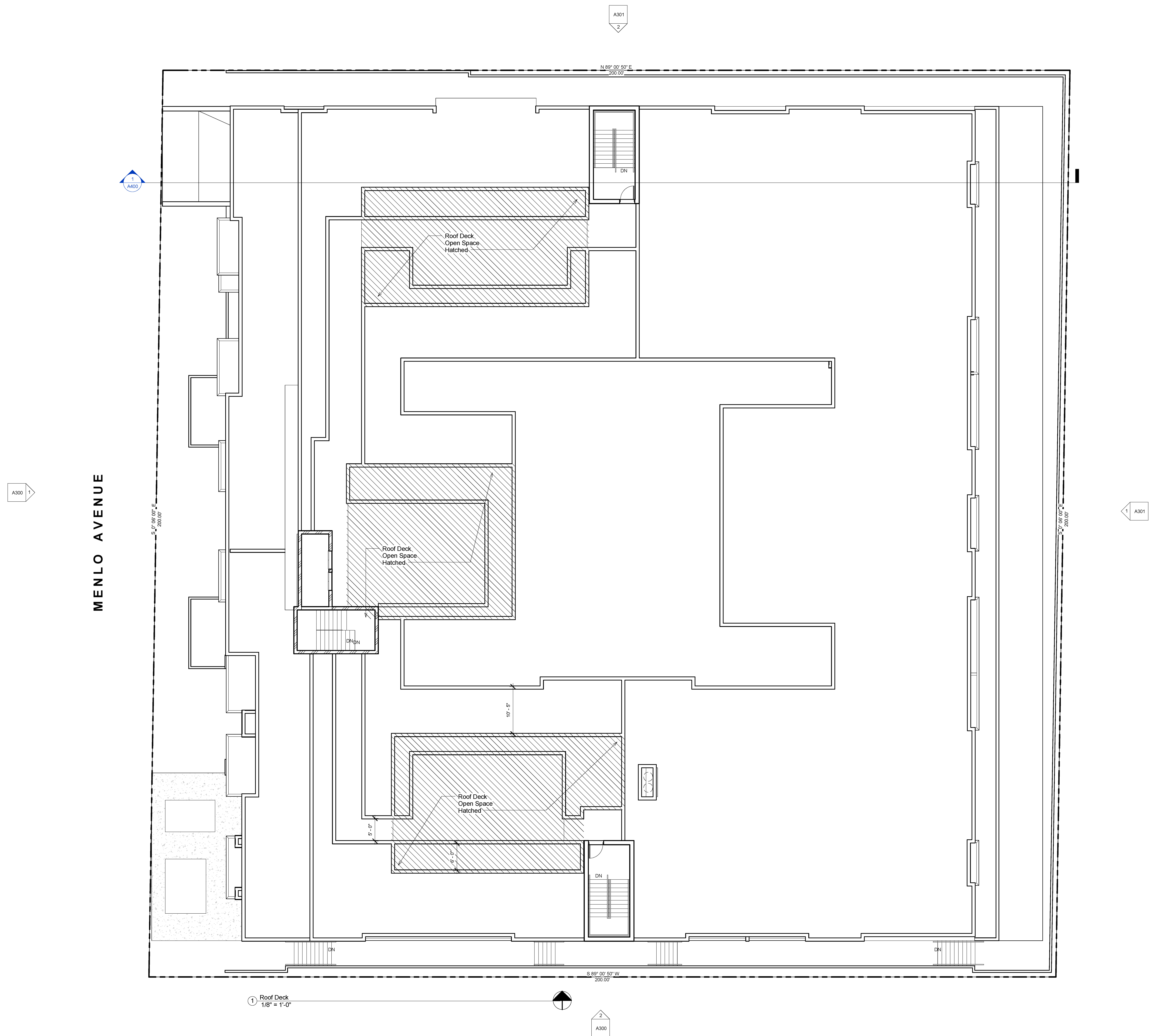
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Scale	1/8" = 1'-0"
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Client

Triwest Development
15740 Paramount Blvd.
Paramount CA 90723
(858) 245-9339

Project

Menlo 172
1216-1224 Menlo Ave
LA, CA 90006

Consultants

Architect
Stockton Architects, Inc.
26500 W. Agoura Road #663
Calabasas, CA 91302
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LICENSED REPRESENTATIVE

Project Status

Roof Plan

Date December 21, 2018

Drawn By Author

Checked By Checker

A208

Scale



Triwest Development
15740 Paramount Blvd.
Paramount CA 90723
(858) 245-9339

1216-1224 Menlo Ave
LA, CA 90006

Architect
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26500 W. Agoura Road #663
Calabasas, CA 91302
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Date	Description	Issued to
		
		
		

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LICENSED REPRESENTATIVE

Exterior Elevations

Checked By	Checker
------------	---------

A300

Scale	$1/8" = 1'-0"$
-------	----------------

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Paramount CA 90723
(858) 245-9339

Menlo 172

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LICENSED REPRESENTATIVE

Exterior Elevations

Checked By	Checker
------------	---------

A301

Scale	1/8" = 1'-0"
-------	--------------

1/14/2019 1:37:33 PM





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Paramount CA 90723
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Menlo 172

Consultants

① Section 1
1/8" = 1'-0"

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Project Status

Scale	1/8" = 1'-0"
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APPENDIX G – RESUMES OF AUTHORS/CONTRIBUTORS

HISTORIC RESOURCES GROUP

Years of Experience: 16

Education

Master of Heritage Conservation,
University of Southern California,
Los Angeles

Bachelor of Arts Degree with High
Distinction, Art History, The
Pennsylvania State University,
State College, PA, Phi Beta Kappa

Honors and Awards

Los Angeles Conservancy
Preservation Award

- SurveyLA

Speaking Engagements

California Preservation Foundation

- Topics: CEQA, Historic
Resource Surveys, Context
Statements

University of Southern California

- Lecturer, Heritage
Conservation Summer
Course

Professional Affiliations

Preservation Foundation

- Board of Trustees, 2016-
Present
- Education Committee Co-
Chair, 2015-Present

DOCOMOMO Southern
California

- Founding & Current Vice-
President

Los Angeles Conservancy

National Trust for Historic
Preservation

Society of Architectural Historians

CHRISTINE LAZZARETTO MANAGING PRINCIPAL



Experience Profile

Christine Lazzaretto is an Architectural Historian who has been working in historic preservation in Southern California since 2003 and at Historic Resources Group since 2008. At HRC, Christine works on environmental review, policy development, historic resources surveys, historic context statements, and federal tax credit projects. She has worked on numerous large-scale historic resources surveys, authored a wide range of historic context statements and successful National Register nominations. Her deep understanding of CEQA principles, significance, context and environmental impacts make her a leading expert in cultural resources analysis for environmental review and she is a frequent guest speaker at USC on CEQA. Christine also manages teams of professional colleagues on large-scale planning and mitigation efforts.

Prior to joining HRC, Christine worked at Pasadena Heritage as Preservation Director and Program Director, where her responsibilities included administering the Preservation Easement Program; assisting with advocacy efforts; attending local hearings and advising neighborhood groups on preservation issues; conceiving, organizing and implementing all of the organization's highly successful educational tours and programs; conducting historic research; producing written architectural descriptions and detailed histories.

Christine Lazzaretto meets the *Secretary of the Interior's Professional Qualifications Standards* in History and Architectural History.

Selected Projects

Archer School for Girls Master Plan, Los Angeles

CBS Columbia Square Adaptive Reuse

City of Goleta Comprehensive Preservation Planning

City of Long Beach Historic Preservation Element

Forum Rehabilitation and Historic Tax Credit Project, Los Angeles

Fulton Corridor & Downtown Neighborhoods Specific Plans, Fresno

Herald-Examiner Technical Report, Los Angeles

Hill & Fifth Technical Report, Los Angeles

Modernism in Riverside Survey

Paramount Pictures Master Plan, Los Angeles

SurveyLA, Los Angeles

University of Southern California Master Plan and Additional Services

Venice High School Modernization, Los Angeles

HISTORIC RESOURCES GROUP

Years of Experience: 18

Professional License

California Architect C24223

Education

Master's Degree, Historic
Preservation, University of
Southern California

Bachelor of Architecture,
University of Southern California

Honors and Awards

Los Angeles Conservancy
Preservation Award

- Glendale Central Air Terminal, 2017
- CBS Columbia Square, 2016
- 28th Street YMCA, 2013

California Preservation Foundation
Preservation Design Award

- CBS Columbia Square, 2017
- Glendale Central Air Terminal, 2016
- 28th Street YMCA, 2013

City of Pasadena Historic
Preservation Award, Constance
Hotel, 2015

AIA Institute Honor Award, 28th
Street YMCA, 2015

Professional Affiliations

American Institute of Architects
Glendale Historical Society

- President, 2008-2011

JOHN LOCASCIO, AIA PRINCIPAL



Experience Profile

A licensed, practicing architect since 1991, John has been involved with historic preservation since 2002 and working at HRG since 2011.

John's areas of focus at HRG include historic architecture and technology, building conservation, historic structure reports and federal historic rehabilitation tax credit projects. He provides technical assistance for construction documents, advises on compliance with the Secretary of the Interior's Standards and the use of the State Historic Building Code, provides construction monitoring, and paint and materials sampling and analysis services.

John has worked on a wide variety of projects involving historic buildings and structures in Southern California, including CBS Columbia Square, Grand Central Air Terminal in Glendale, the Academy of Motion Pictures Museum, Los Angeles International Airport, Hotel Constance, Los Angeles Forum, University of Southern California, numerous LAUSD campus modernization projects, and the 28th Street YMCA.

Prior to joining HRG, John served as Executive Director of Claremont Heritage, including reviewing environmental documents and advising the City of Claremont on planning and design issues. John also worked for 14 years as a project architect in private practice, specializing in custom residential projects.

John LoCascio meets the *Secretary of the Interior's Professional Qualifications Standards* in Architecture and Historic Architecture.

Selected Projects

28th Street YMCA, Los Angeles
Academy Museum of Motion Pictures, Hollywood
CBS Columbia Square, Hollywood
Constance Hotel, Pasadena
Grand Central Air Terminal, Glendale
Forum, Inglewood
Los Angeles International Airport
Painted Desert Visitors' Center, Arizona
University of Southern California
Venice High School Modernization, Los Angeles

HISTORIC RESOURCES GROUP

Years of Experience: 6

Education

Master of Arts, Historic
Preservation,
University of Delaware

Bachelor of Arts, History
Bachelor of Music, Instrumental
Performance,
Chapman University, Orange, CA
Certificate, Photography,
Glendale Community College

Professional Affiliations

Los Angeles Conservancy
National Trust for Historic
Preservation
Preserve Orange County
Vernacular Architecture Forum
U.S. Green Building Council
California Preservation
Foundation, Guest Speaker

MOLLY IKER-JOHNSON ASSOCIATE ARCHITECTURAL HISTORIAN STAFF PHOTOGRAPHER



Experience Profile

Molly Iker-Johnson joined Historic Resources Group in 2014. She holds a Master of Arts in Historic Preservation from the University of Delaware, a Bachelor of Arts in History and a Bachelor of Music in Instrumental Performance from Chapman University, and a Certificate in Photography from Glendale Community College.

At Historic Resources Group, Molly works on historic resources surveys, historic context statements, historic resource assessments, historic resources technical reports, National Register nominations, Historic American Building Survey documentation, and landmark photography.

Prior to joining HRG, Molly worked at the Center for Historic Architecture and Design, a historic preservation organization located at the University of Delaware, as a Graduate Research Assistant. Her responsibilities included assisting with large format re-photography of early 20th century glass plate photographs taken by Delaware seed analyst Roydon Hammond, aiding in the compilation of inventories of historically significant sites along Delaware's Byways, and creating photographic databases of historic sites along Delaware's Byways and Newark, Delaware's Main Street.

Molly Iker-Johnson meets the *Secretary of the Interior's Professional Qualifications Standards* in History and Architectural History.

Selected Projects

City of Goleta Historic Preservation Program
City of Santa Monica Citywide Survey Update
City of South Pasadena Citywide Survey Update
Chapman University VPOA Packing House Adaptive Reuse
Peter Drucker House National Register Nomination
Lydia D. Killefer School National Register Nomination
Frank Thomas House National Register Nomination
Hulett C. Merritt Mansion Pasadena Landmark Nomination
W. Parker Lyon House Pasadena Landmark Nomination