

1400 N. Vine Street

Los Angeles, California



1400 VINE
LOS ANGELES, CA
TGA # 2019-034



TOOLEY INTERESTS, LLC

ENTITLEMENT APPLICATION SUBMITTAL PLANS
DECEMBER 17, 2019

CONCEPT RENDERINGS
VIEW AT VINE & DELONGPRE

6

Historical Resource Technical Report

Prepared by:

CONSULTING

G P A

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EXECUTIVE SUMMARY

The purpose of this report is to analyze whether or not a proposed project (Project) would impact historical resources as defined by the California Environmental Quality Act (CEQA). The Project site is located in the Hollywood Community Plan Area (CPA) of the City of Los Angeles and is also within the boundaries of the Hollywood Redevelopment Project Area. The Project site is located on the east side of N. Vine Street between W. Leland Way and W. De Longpre Avenue and is comprised of a single parcel (APN 5546-023-051) with the addresses 1400-1440 N. Vine Street, 6263-6275 W. De Longpre Avenue, and 6262-6270 W. Leland Way. There are two buildings that occupy the Project site: a one-story commercial building constructed in 1979 (1400 N. Vine Street) on the southwest corner of the parcel; and a one-story commercial building constructed in 1947-1948 (1440 N. Vine Street) on the northwest corner. The proposed Project would involve the demolition of the two existing buildings and the construction of a new mid-rise, mixed-use commercial and residential building.

GPA Consulting (GPA) was retained to identify historical resources on and in the vicinity of the Project site, to assess any potential impacts the Project may have on identified historical resources, and to recommend mitigation measures as appropriate. Only one of the two buildings on the Project site is over 45 years of age and required further evaluation. Based upon the research and field inspection conducted for this report, GPA concluded that 1440 N. Vine Street is not individually eligible as a historical resource at the national, state, or local levels due to lack of significance and integrity. This conclusion is consistent with the fact that the building has never been identified in any previous surveys of the area, including the survey of the Hollywood Redevelopment Project Area in 2010 and 2019. As a result, the Project would not have a direct impact on historical resources because none of the buildings on the Project site slated for removal are historical resources.

As the Project would involve new construction, a study area (Study Area) was established to account for potential impacts on historical resources identified in the vicinity. The Study Area was defined as the Project site as well as all properties within a 500-foot radius from the center of the Project site.

The Study Area encompasses a portion of the Afton Square Historic District (Historic District), which is listed in the California Register of Historical Resources and is therefore a historical resource subject to CEQA. Although a portion of the Project site is located within the boundaries of the Historic District, the extant buildings on the Project site are not within the boundaries. Therefore, they are neither contributing nor non-contributing to the Historic District. Fifteen of the properties located within the Study Area contain buildings contributing to the Historic District. One property within the Study Area is individually designated as a Los Angeles Historic-Cultural Monument and three properties were identified by previous surveys as potential historical resources.

GPA analyzed the potential for the Project to cause direct, indirect, or cumulative impacts on the historical resources and concluded that the Project would have a less than significant impact. The new building would introduce a new visual element to the immediate surroundings of the Historic District; however, the Project would not result in a substantial adverse change to the integrity of the Historic District to the degree that it would no longer be eligible for listing as a historical resource defined by CEQA. The historical resource would not be materially impaired by the Project. The other historical resources within the Study Area are sufficiently buffered by surrounding development. No mitigation is required or recommended.

1. INTRODUCTION

1.1 Purpose

The purpose of this report is to analyze whether or not a proposed project (Project) would impact historical resources as defined by the California Environmental Quality Act (CEQA). The Project site is located in the Hollywood Community Plan Area of the City of Los Angeles and is also within the boundaries of the Hollywood Redevelopment Project Area. It is situated on the east side of N. Vine Street between W. Leland Way and W. De Longpre Avenue, comprising a single parcel (see **Figure 1**). The Assessor's Parcel Number (APN) for the property is 5546-023-051 and is associated with the addresses 1400-1440 N. Vine Street, 6270 W. Leland Way, and 6275 W. De Longpre Avenue. There are two buildings that occupy the Project site: a one-story commercial building constructed in 1979 (1400 N. Vine Street) on the southwest corner of the parcel; and a one-story commercial building constructed in 1947-1948 (1440 N. Vine Street) on the northwest corner.



Figure 1: Location of Project site

1.2 Study Area

GPA conducted a field inspection of the Project site and vicinity to determine the scope of the study. As the Project involves new construction, the study area (Study Area) was identified as the

Project site as well as all parcels within a 500-foot radius from the center of the Project site (see **Figure 2**). This Study Area was established to account for potential impacts on historical resources in the vicinity. Parcels beyond this Study Area were not included because the Project would have no potential to directly or indirectly impact the buildings on these distant parcels or their surrounding setting. The buildings and streets immediately surrounding the Project site create a geographic and visual separation between the parcels beyond the Study Area and the Project site. The Project site therefore cannot be reasonably considered part of the environmental setting of historical resources beyond the Study Area due to this intervening space.

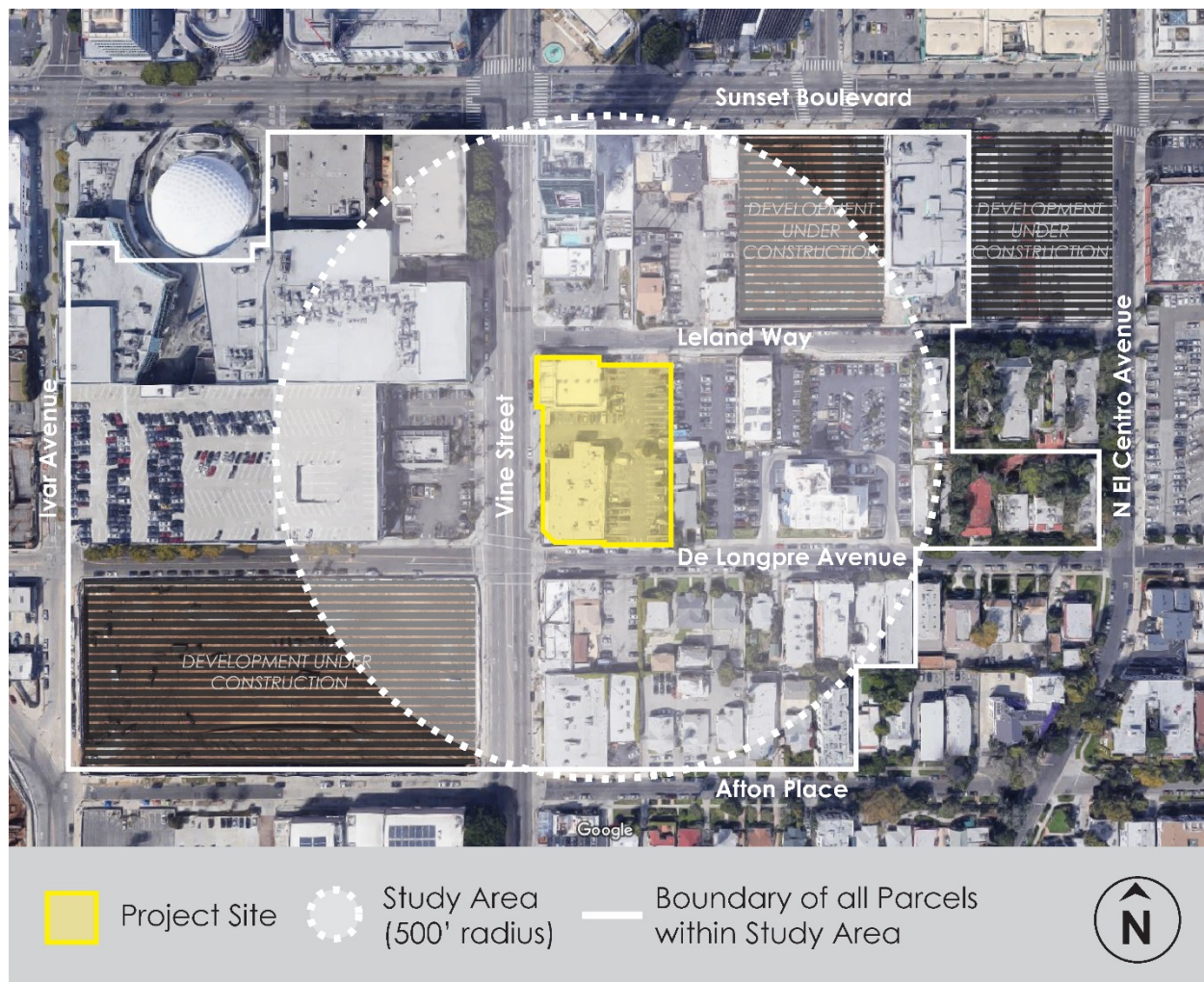


Figure 2: Project site and Study Area

1.3 Methodology

To identify historical resources in the Study Area and assess any potential impacts the Project may have on the identified historical resources, GPA performed the following tasks:

1. Reviewed existing information to determine if there are any listed or previously surveyed historical resources within the Study Area. The following sources were consulted:
 - a. Requested a records search from the South Central Coastal Information Center (SCCIC) to determine whether or not the Study Area contains any properties that are currently listed under national, state, or local landmark or historic district programs and whether or not it contains properties that have been previously identified or evaluated as potential historical resources. This involved a review of the California Historic Resources Inventory System (CHRIS), which includes data on properties listed and determined eligible for listing in the National Register of Historic Places, listed and determined eligible for listing in the California Register of Historical Resources, California Registered Historical Landmarks, Points of Historical Interest, as well as properties that have been evaluated in historic resources surveys and other planning activities. This also involved review of the Built Environment Resource Directory (BERD) files, which provide information regarding non-archaeological resources in the State Office of Historic Preservation's (SOHP) inventory. However, the SOHP inventory contains information only for cultural resources that have been processed through the office.
 - b. Consulted the Los Angeles Historic Resources Inventory website, HistoricPlacesLA.org, to determine if the Study Area contains any properties designated Los Angeles Historic-Cultural Monuments (HCM) or within a designated Historic Preservation Overlay Zone (HPOZ).
 - c. Consulted the findings for the 2010 and 2020 Hollywood Redevelopment Project Area historic resource surveys (also known as the Hollywood CRA surveys) to determine if the Study Area contains any properties identified as potential historical resources. Though conducted separately, these surveys are sometimes referred to as part of SurveyLA, citywide historic resources survey of Los Angeles. The 2020 Hollywood CRA survey used the same methodology and recordation technology as SurveyLA, though it was not conducted as part of SurveyLA.

The results of this research and descriptions of the historical resources within the Study Area can be found in **Section 3.2**.

2. Determined that only one of the two existing buildings on the Project site should be evaluated as a potential historical resource. Notwithstanding the fact that 1440 N. Vine Street was not identified by SurveyLA, the building is over 45 years of age, which is the industry standard for the evaluation of properties as potential historical resources. 1400 N. Vine Street was constructed in 1978 and does not require evaluation as it is not over 45 years of age and is not a presumptive historical resource as defined under CEQA.
3. Conducted an intensive field inspection of the Project site, during which GPA assessed the general condition and physical integrity of the building at 1440 N. Vine Street. Digital photographs of the building exterior were taken during the field inspection.



4. Conducted research into the history of 1440 N. Vine Street. Sources referenced included building permit records, city directories, historic aerial photographs, prior survey data, newspaper archives, Sanborn Fire Insurance maps, and the *Los Angeles Times* newspaper archives, available through the Los Angeles Public Library.
5. Consulted the Context/Theme/Property Type (CTP) eligibility standards formulated for the *Los Angeles Citywide Historic Context Statement (LACHCS)* to identify the appropriate CTPs under which to evaluate the building at 1440 N. Vine Street.
6. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to national, state, and local historic preservation designations, and assessment processes and programs to evaluate the significance and integrity of the building at 1440 N. Vine Street as a potential historical resource.
7. Reviewed and analyzed the conceptual plans and related documents to determine if the Project would have an impact on the identified historical resources as defined by CEQA (see Appendix D for the Entitlement Submittal).

1.4 Qualifications of Preparers

Audrey von Ahrens was responsible for the preparation of this report. She fulfills the qualifications for a historic preservation professional outlined in Title 36 of the Code of Federal Regulations, Part 61. Her résumé is included in **Appendix A**.

2. REGULATORY FRAMEWORK

Generally, a lead agency must consider a property a historical resource under CEQA if it is eligible for listing in the California Register of Historical Resources (California Register). The California Register is modeled after the National Register of Historic Places (National Register). Furthermore, a property is presumed to be historically significant if it is listed in a local register of historical resources or has been identified as historically significant in a historic resources survey (provided certain statutory criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant.¹ A lead agency may also treat a resource as historic if it meets statutory requirements and substantial evidence supports the conclusion. The National Register, California Register, and local designation programs are discussed below.

2.1 National Register of Historic Places

The National Register is "an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."²

Criteria

To be eligible for listing in the National Register, a property must be at least 50 years of age (unless the property is of "exceptional importance") and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of the following four established criteria:³

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Associated with the lives of persons significant in our past; or
- C. 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. Yield, or may be likely to yield, information important in prehistory or history.

Context

To be eligible for listing in the National Register, a property must be significant within a historic context. *National Register Bulletin 15* states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are "those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is made clear."⁴ A property must represent an important aspect of the area's history or prehistory and possess the requisite integrity to qualify for the National Register.

¹ Public Resources Code §5024.1 and 14 California Code of Regulations §4850 & §15064.5(a)(2).

² Title 36 Code of Federal Regulations Part 60.2.

³ Title 36 Code of Federal Regulations Part 60.4.

⁴ "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation," U.S. Department of the Interior, National Park Service, Cultural Resources, eds. Patrick Andrus and Rebecca Shrimpton,

Integrity

In addition to possessing significance within a historic context, to be eligible for listing in the National Register a property must have integrity. Integrity is defined in National Register Bulletin 15 as "the ability of a property to convey its significance."⁵ Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: feeling, association, workmanship, location, design, setting, and materials. Integrity is based on significance: why, where, and when a property is important. Thus, the significance of the property must be fully established before the integrity is analyzed.

Historic Districts

The National Register includes significant properties, which are classified as buildings, sites, districts, structures, or objects. A historic district "derives its importance from being a unified entity, even though it is often composed of a variety of resources. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties."⁶

A district is defined as a geographically definable area of land containing a significant concentration of buildings, sites, structures, or objects united by past events or aesthetically by plan or physical development.⁷

A district's significance and historic integrity should help determine the boundaries. Other factors include:

- Visual barriers that mark a change in the historic character of the area or that break the continuity of the district, such as new construction, highways, or development of a different character;
- Visual changes in the character of the area due to different architectural styles, types, or periods, or to a decline in the concentration of contributing resources;
- Boundaries at a specific time in history, such as the original city limits or the legally recorded boundaries of a housing subdivision, estate, or ranch; and
- Clearly differentiated patterns of historical development, such as commercial versus residential or industrial.⁸

Within historic districts, properties are identified as contributing and noncontributing. A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a district is significant because:

accessed August 21, 2019, https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf, 7-8.

⁵ "National Register Bulletin 15," 44-45.

⁶ Ibid, 5.

⁷ Title 36 Code of Federal Regulations Part 60.3(d).

⁸ "National Register Bulletin 21: Defining Boundaries for National Register Properties Form," Donna J. Seifert, U.S Department of the Interior, National Park Services, Cultural Resources, 1997, accessed January 29, 2020, <https://www.nps.gov/subjects/nationalregister/upload/Boundaries-Completed.pdf>, 12.

- It was present during the period of significance, relates to the significance of the district, and retains its physical integrity; or
- It independently meets the criterion for listing in the National Register.⁹

2.2 California Register of Historical Resources

In 1992, Governor Wilson signed Assembly Bill 2881 into law establishing the California Register. The California Register is an authoritative guide used by state and local agencies, private groups, and citizens to identify historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.¹⁰

The California Register consists of properties that are listed automatically as well as those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- State Historical Landmarks from No. 0770 onward; and
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (SOHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.¹¹

Criteria and Integrity

For those properties not automatically listed, the criteria for eligibility of listing in the California Register are based upon National Register criteria, but are identified as 1-4 instead of A-D. To be eligible for listing in the California Register, a property generally must be at least 50 years of age and must possess significance at the local, state, or national level, under one or more of the following four criteria:

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, 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 in the prehistory or history of the local area, California, or the nation.

Properties eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. A property less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand its historical importance. While the

⁹ "National Register Bulletin 16A: How to Complete the National Register Registration Form," U.S. Department of the Interior, National Park Service, Cultural Resources, 1997, accessed January 29, 2020, <https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf>, 16.

¹⁰ Public Resources Code §5024.1 (a).

¹¹ Public Resources Code §5024.1 (d).



enabling legislation for the California Register is less rigorous with regard to the issue of integrity, there is the expectation that properties reflect their appearance during their period of significance.¹²

The California Register may also include properties identified during historic resource surveys. However, the survey must meet all of the following criteria:¹³

1. The survey has been or will be included in the State Historic Resources Inventory;
2. The survey and the survey documentation were prepared in accordance with office [SOHP] procedures and requirements;
3. The resource is evaluated and determined by the office [SOHP] to have a significance rating of Category 1 to 5 on a DPR Form 523; and
4. If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources that have become eligible or ineligible due to changed circumstances or further documentation and those that have been demolished or altered in a manner that substantially diminishes the significance of the resource.

SOHP Survey Methodology

The evaluation instructions and classification system prescribed by the SOHP in its Instructions for Recording Historical Resources provide a Status Code for use in classifying potential historical resources. In 2003, the Status Codes were revised to address the California Register. These Status Codes are used statewide in the preparation of historical resource surveys and evaluation reports. The first code is a number that indicates the general category of evaluation. The second code is a letter that indicates whether the property is separately eligible (S), eligible as part of a district (D), or both (B). There is sometimes a third code that describes some of the circumstances or conditions of the evaluation. The general evaluation categories are as follows:

1. Listed in the National Register or the California Register.
2. Determined eligible for listing in the National Register or the California Register.
3. Appears eligible for listing in the National Register or the California Register through survey evaluation.
4. Appears eligible for listing in the National Register or the California Register through other evaluation.
5. Recognized as historically significant by local government.
6. Not eligible for listing or designation as specified.
7. Not evaluated or needs re-evaluation.

The specific Status Codes referred to in this report are as follows:

¹² Public Resources Code §4852.

¹³ Public Resources Code §5024.1.

- 2S2** Individual property determined eligible for the National Register by a consensus through Section 106 process and listed in the California Register.
- 2D2** Contributor to a district determined eligible for the National Register by a consensus through Section 106 process and listed in the California Register.
- 3S** Appears eligible for the National Register as an individual property through survey evaluation.
- 3CS** Appears eligible for the California Register as an individual property through survey evaluation.
- 5D2** Contributor to a multi-component resource that is eligible for local listing or designation.
- 5S1** Individual property that is listed or designated locally.
- 5S2** Individually eligible for local listing or designation.
- 5S3** Appears to be individually eligible for local listing or designation through survey evaluation.
- 6Z** Found ineligible for National Register, California Register, or local designation through survey evaluation.
- 7N** Needs to be reevaluated - formerly coded as may become National Register eligible with specific conditions.

2.3 Los Angeles Cultural Heritage Ordinance

The Los Angeles City Council adopted the Cultural Heritage Ordinance in 1962 and amended it in 2018 (Ordinance No. 185472). The Ordinance created a Cultural Heritage Commission and criteria for designating Historic-Cultural Monuments (HCM). The Commission comprises five citizens, appointed by the Mayor, who have exhibited knowledge of Los Angeles history, culture, and architecture. The three criteria for HCM designation are stated below:

1. The proposed HCM 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 or community; or
2. The proposed HCM is associated with the lives of historic personages important to national, state or local history; or
3. The proposed HCM 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.

Unlike the National and California Registers, the Ordinance makes no mention of concepts such as physical integrity or period of significance. Moreover, properties do not have to reach a minimum age requirement, such as 50 years, to be designated as HCMs.

2.4 Hollywood Redevelopment Plan

The Project site is also located within the Hollywood Redevelopment Project area. The Hollywood Redevelopment Project area was established in 1984 by the Community Redevelopment Agency of the City of Los Angeles (CRA/LA). The goals of the Hollywood Redevelopment Project include “the retention, restoration and appropriate reuse of existing buildings, groupings of buildings, and other physical features especially those having significant historical and/or architectural value and ensure that new development is sensitive to these features through land use and development criteria.”¹⁴

¹⁴ City of Los Angeles, Hollywood Redevelopment Plan, as first amended in May 2003 and effective July 2003, 3.

3. ENVIRONMENTAL SETTING

3.1 Brief History of the Area

The Project site is located in a highly urbanized area of Hollywood on the east side of N. Vine Street between W. De Longpre Avenue and W. Leland Way. Major arterials providing regional access to the vicinity include Sunset Boulevard, Fountain Avenue, and N. Vine Street. The topography of the Project site and immediate vicinity is relatively flat. Surrounding land uses include the ArcLight Cinemas to the northwest, multi-family residential uses to the east and hospital/medical uses to the east, commercial and single-family residential uses to the south, and the mixed-use Academy on N. Vine Street development under construction to the west. Within the vicinity, major arterials such as Sunset Boulevard and N. Vine Street are generally developed with taller residential and commercial buildings (see **Figure 3**), while lower mixed-use and residential buildings are located along the adjacent collector streets (see **Figure 4**).



Figure 3: Vine Street, looking southwest from Project site, 2020 (GPA)



Figure 4: De Longpre Avenue, looking east from Project site, 2020 (GPA)

The area that became Hollywood was part of Rancho La Brea and Rancho Los Feliz and was developed beginning in the 1860s by several individuals including Cornelius Cole, John T. Gower, Griffith J. Griffith, and Harvey Wilcox, whose Hollywood Tract gave the city its name. The community, which was originally devoted to agriculture, began to develop more quickly at the end of the twentieth century as increasing numbers of people moved to Southern California. The popularity of the area was reflected in rising land prices; while Harvey Wilcox purchased the Hollywood Tract for \$150 an acre in 1887, by 1900, land in the area was selling for more than \$350 an acre.

The City of Hollywood incorporated in 1903, and commercial and institutional buildings were constructed to accompany the area's newly-built residences. The city's first schools were constructed in 1904, including Hollywood Union High School. The new city experienced exponential growth during the first decade of the twentieth century, though residential development during the first decade of the twentieth century remained dispersed, often with stables or other ancillary buildings to the rear.¹⁵ Between 1903 and 1909, the population mushroomed from 700 to 4,000 people. The new city found it difficult to develop its infrastructure

¹⁵ Summarized from Chattel Architecture, Planning & Preservation, Inc. "Historic Resources Survey: Hollywood Redevelopment Project Area," February 2010, 16-18, 25.

quickly enough to provide adequate city services to its residents, and in 1910, Hollywood was consolidated with the neighboring City of Los Angeles.

By 1915, Hollywood was in the midst of a real estate boom, driven both by its proximity to Downtown Los Angeles and the burgeoning film and tourism industries. Development became denser as land values rose, and the large homes constructed at the end of the nineteenth century gave way to smaller single-family and multi-family residences. As the automobile became more widely available and affordable, residential development, previously concentrated along Prospect Avenue (now Hollywood Boulevard), spread to residential streets to the north and south.¹⁶ During the same period, Hollywood Boulevard transitioned from being a residential street to an important commercial thoroughfare in the community. High-rise commercial buildings, theaters and hotels were constructed in the community's commercial core during the period.

3.2 Previously Identified Historical Resources in the Study Area

There are two designated and three previously surveyed historical resources in the Study Area (Table 1 and **Figure 5**). The designated and previously surveyed historical resources described below were all identified as eligible for national, state, and/or local landmark designation through the 2010 and 2020 Surveys. In order to provide a conservative analysis of the Project's potential impacts, this report does not refute any recent findings regarding the eligibility of these properties.¹⁷ However, research results obtained from the BERD files revealed six additional properties that were previously identified as potential historical resources but were not included in the below findings due to the amount of time that has passed since the evaluations occurred.¹⁸ The area has since been re-surveyed multiple times, during none-of-which any of these properties were identified. The properties included are only those identified by the 2010 Survey or later and were not researched or reevaluated on an intensive-level by GPA to independently determine their eligibility as historical resources. See **Section 2.2** for the definitions of the Status Codes associated with each historical resource.

Table 1: Historical Resources in Study Area								
Map Ref. No.	APN	Address	Name	Year Built	LAHCM No.	CHRIS Status Code	2010 Survey	2020 Survey
A	5546-012-009	6300 W. Sunset Blvd.	Bank of America (historic)	1966	N/A	N/A	3CS; 5S3	3S; 3CS; 5S3
B	5546-022-030	1330 N. Vine St.	Jerry Fairbanks Productions (historic)	1930	N/A	7N	3CS	3CS; 5S3
C	5546-025-017	6260 W. Sunset Blvd.	Pete's Flowers/Morgan Camera (current)	1938	N/A	N/A	3S	3CS; 5S3

¹⁶ Chattel, 32.

¹⁷ CEQA Guidelines §15064.5.

¹⁸ The properties listed in the BERD with outdated Status Codes are as follows: Sunset Vine Tower, 5S2; 6200 block of Leland Way, 5S2; 6235 Leland Way, 7N; 6250 Leland Way, 5D2; 6257 Leland Way, 5D2; 6263 Leland Way, 5D2.

Table 1: Historical Resources in Study Area

Map Ref. No.	APN	Address	Name	Year Built	LAHCM No.	CHRIS Status Code	2010 Survey	2020 Survey
D	5546-025-002	6230 W. Sunset Blvd.	Earl Carroll Theatre (historic)/ Aquarius Theatre (current)	1938	1136	5S2	3S	designated resources were not re-surveyed
E	varies	See map below	Afton Square Historic District	-	N/A	5S1	2S2; 5S1	designated resources were not re-surveyed

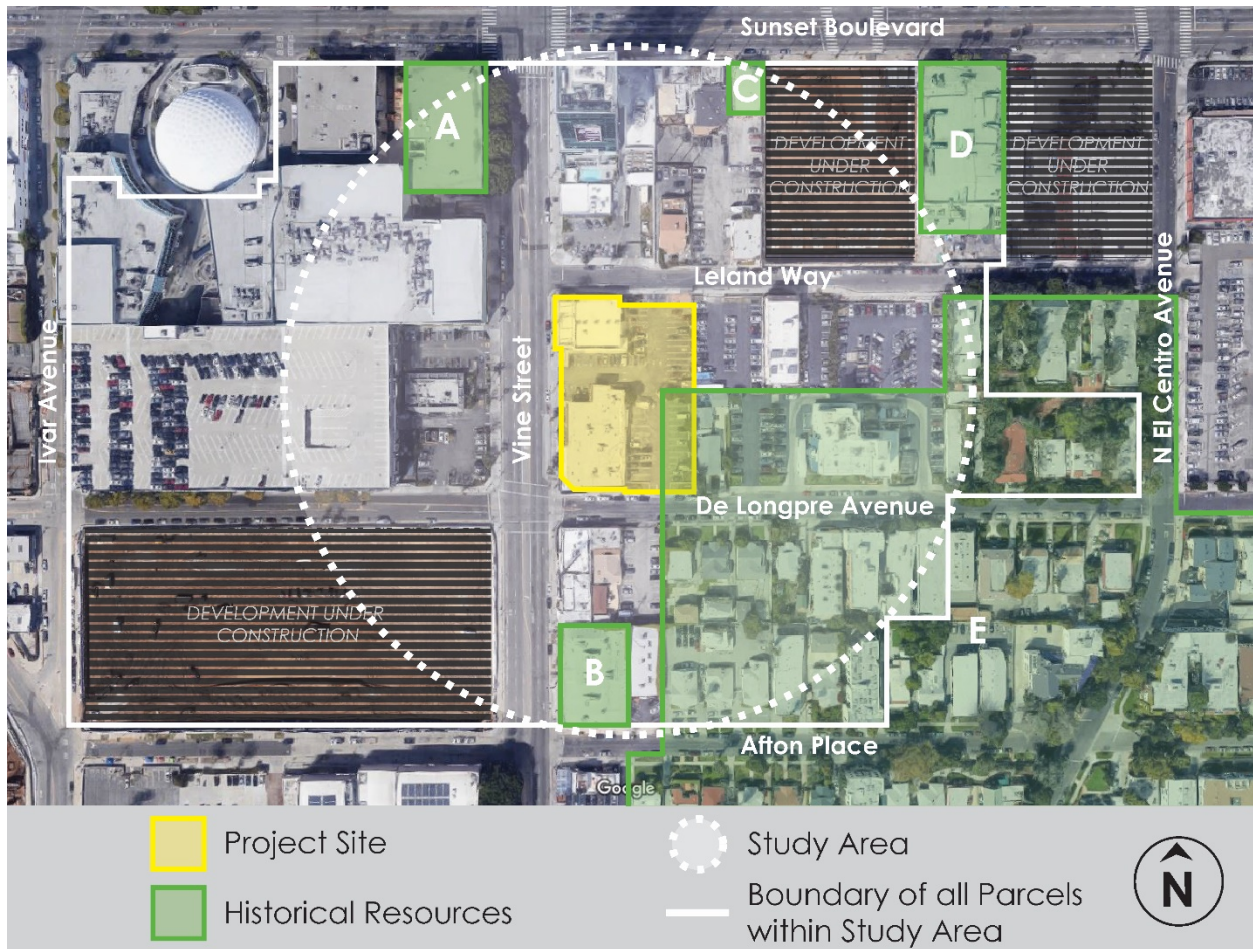


Figure 5: Historical Resources in the Study Area.

A. Bank of America, 6300 W. Sunset Boulevard



Figure 6: North and east elevations, view looking southwest, 2020 (GPA)

6300 W. Sunset Boulevard is located northwest of the Project site. This three-story bank and commercial office building was designed in the New Formalist style by the architectural firm Welton Becket & Associates and constructed in 1966. It was identified in the 2010 Survey as eligible for listing in the California Register and for local designation as an excellent example of Late Modern architecture as well as of the work of architect Welton Becket. It was identified in the 2020 Survey as eligible for listing in the National Register, California Register, and for local

designation as an excellent example of New Formalist commercial architecture in Hollywood as well as of the work of Welton Becket & Associates.

B. Jerry Fairbanks Productions, 1330 N. Vine Street



Figure 7: South and west elevations, view looking northeast, 2020 (GPA)

1330 N. Vine Street is located south of the Project site. This two-story commercial building was constructed in 1930 in the Art Deco style. It was identified in the 2020 Survey as individually eligible for listing in the California Register and for local designation as a significant example of an industrial property associated with the entertainment industry. Originally a market, the building was converted to a television, commercial, and theatrical film studio for Jerry Fairbanks Productions in 1955. Due to alterations, the building may not retain sufficient integrity for listing in the National Register.

C. Pete's Flowers/Morgan Camera, 6260 W. Sunset Boulevard



Figure 8: North and west elevations, view looking southeast, 2020 (GPA)

6260 W. Sunset Boulevard is located north of the Project site. This two-story commercial vernacular building was constructed in 1938 and designed by the architectural firm Honnald & Reibsamen & Rex. It was identified in the 2020 Survey as individually eligible for listing in the California Register and for local designation as a significant example of a property associated with the recording industry. In 1958, the building was converted into a recording studio for United Western

Recorders, an independent recording enterprise established by pioneering record producer Bill Putnam and has remained in continuous operation as a recording studio. Due to alterations, the building may not retain sufficient integrity for listing in the National Register.

D. Earl Carroll Theatre/Aquarius Theatre, 6230 W. Sunset Boulevard



Figure 9: North and west elevations, view looking southeast, 2020 (GPA)

6230 W. Sunset Boulevard is located north of the Project site. The three-story theater was constructed in 1938 by the Ford J. Twaits Company for Earl Carroll and designed in the Streamline Modern style by master architect Gordon B. Kaufmann. Earl Carroll was a theatrical producer, director and composer in Hollywood's entertainment industry during the 1930s and 1940s. It was identified in the 2010 Survey as individually eligible for listing in the National Register, California Register and for local designation. It was officially designated

Historic-Cultural Monument No. 1136 in 2016 for its association with Hollywood as a center for recreation and entertainment venues; for its association with entertainment entrepreneur, Earl Carroll, who was a key figure on Broadway in the 1920s and in the Hollywood entertainment industry in the 1930s and 1940s; as an excellent example of a commercial building in the Streamline Moderne style; and as a significant work of renowned architect Gordon B. Kaufmann.

E. Afton Square Historic District



Figure 10: Afton Street, view looking northeast, 2020 (GPA)

The search results for the Study Area (see **Table 2**) confirmed that 19 properties within the Study area are located within the Afton Square Historic District, which is listed in the California Register. However, three of these properties, 6228 W. Leland Way, 6244 W. De Longpre Avenue, and 6241 Afton Place, are non-contributing.

The Project site is partially located within the Historic District boundaries but is neither a contributor nor non-contributor because the building that once occupied the property has

been demolished.¹⁹ The property is now used for surface parking. None of the existing buildings on the Project site are listed or previously surveyed historical resources.

Hollywood has been surveyed for historical resources periodically. The first survey of Hollywood was completed in 1980 by a group called Hollywood Revitalization. The survey found a cluster of small potential districts around the Project site that were given a Status Code of 5D, meaning eligible for local listing.²⁰ The districts included the 6100-6200 blocks of W. De Longpre Avenue, the 6100-6200 blocks of Afton Place, the 6200 block of W. Leland Way, and the 1100-1400 blocks of N. El Centro Avenue. The area was re-surveyed in 1995²¹ and determined eligible for listing in the National Register (see state historic resources inventory forms in **Appendix B**). The survey found the Afton Square Historic District (Historic District) significant as one of the few remaining intact residential neighborhoods in Hollywood. Accordingly, the Status Code was changed to 2S2. The 2S2 Status Code applies to the Historic District as a whole, while 2D2 applies to properties that contributed to the significance of the Historic District.

Table 2: Study Area Properties within the Historic District²²

Address	Afton Square	Build Date	CRA 2010	HRI Status Code (2010)	Notes
6263 W. De Longpre Ave (part of Project site)	Demolished	N/A	None	2D2	Demolished
6261 W. De Longpre Ave	5546-023-030	1915	2D2	2D2	Contributor
6228 W. Leland Way ²³	5546-023-048	1962	6Z	None	Non-contributor

¹⁹ The contributing building that was once located at 6263 W. De Longpre Avenue was demolished in 2010 and has been replaced with a surface parking lot; City of Los Angeles Department of Building and Safety, Building Permit No. 06019-10000-02281, October 19, 2010.

²⁰ The Status Codes were subsequently revised. In current terms, 5D3 is used for properties that appear to contribute to a district that appears eligible for local listing through survey evaluation.

²¹ The Several buildings in the area suffered earthquake damage in 1994, and the owners applied for funds from FEMA to address repairs. These applications triggered a Section 106 review pursuant to the National Historic Preservation Act.

²² The Historical Resource Status Codes 2D2, 6Z, and others are explained in **Section 2.2** of this report.

²³ This non-contributing property is the Southern California Hospital at Hollywood that uses the address 6245 De Longpre Avenue.

Table 2: Study Area Properties within the Historic District²²

Address	Afton Square	Build Date	CRA 2010	HRI Status Code (2010)	Notes
6224 W. Leland Way	5546-023-052	1924	2D2	2D2	Contributor
6262 W. De Longpre Ave	5546-022-013	1941	6DQ	2D2	Contributor
6256 W. De Longpre Ave	5546-022-012	1953	2D2	2D2	Contributor
6254 W. De Longpre Ave	5546-022-011	1919	2D2	2D2	Contributor
6248 W. De Longpre Ave	5546-022-010	1921	2D2	2D2	Contributor
6244 W. De Longpre Ave	5546-022-009	1958	None	6Z	Non-contributor
6238 W. De Longpre Ave	5546-022-008	1927	2D2	2D2	Contributor
6234 W. De Longpre Ave	5546-022-007	1937	2D2	2D2	Contributor
6228 W. De Longpre Ave	5546-022-012	1925	2D2	2D2	Contributor
6255 Afton Pl	5546-022-019	1920	2D2	2D2	Contributor
6249 Afton Pl	5546-022-020	1939	2D2	2D2	Contributor
6245 Afton Pl	5546-022-021	1919	2D2	2D2	Contributor
6241 Afton Pl	5546-022-022	1959	6Z	None	Non-contributor
6237 Afton Pl	5546-022-023	1953	2D2	2D2	Contributor
6231 Afton Pl	5546-022-024	1929	2D2	2D2	Contributor
6225 Afton Pl	5546-022-025	1922	2D2	2D2	Contributor

The Afton Square Tract was recorded on July 5, 1912. The owners included Security Trust and Savings Bank, Citizens Trust and Savings Bank, Colegrove Water Company, J.L. Hancock, Lucretia Cole Waring, and George Townsend Cole. Block A, B, C, and D of Afton Square were subdivided into smaller lots and renamed Tract 1210 in 1913. Lucretia Cole Waring and George Townsend Cole were related to Cornelius Cole whose land holdings once include 500 acres in the area. Cole represented California in the U.S. Senate from 1867 to 1873. When the tract opened for sale in 1914, it was described in the *Los Angeles Times* as the northern edge of the Wilshire District rather than the southern edge of Hollywood.²⁴

The period of significance for the Historic District was established as 1916 to 1939. The 1919 Sanborn map indicates that the development of the area was rather slow (see **Figure 11**). By this time, the development included a string of one-story bungalows along the north side of W. De Longpre Avenue, west of N. El Centro Avenue, and a cluster of two-story apartment buildings along W. De Longpre Avenue, east of N. El Centro Avenue. By the late 1930s, the area was built out with a mix of single and multi-family residences in Arts and Crafts and Period Revival styles. Multi-family property types included one-story bungalow courts, two-story duplexes and fourplexes, and four-story apartment buildings.

²⁴ "Afton Square Opened," *Los Angeles Times*, March 29, 1914.

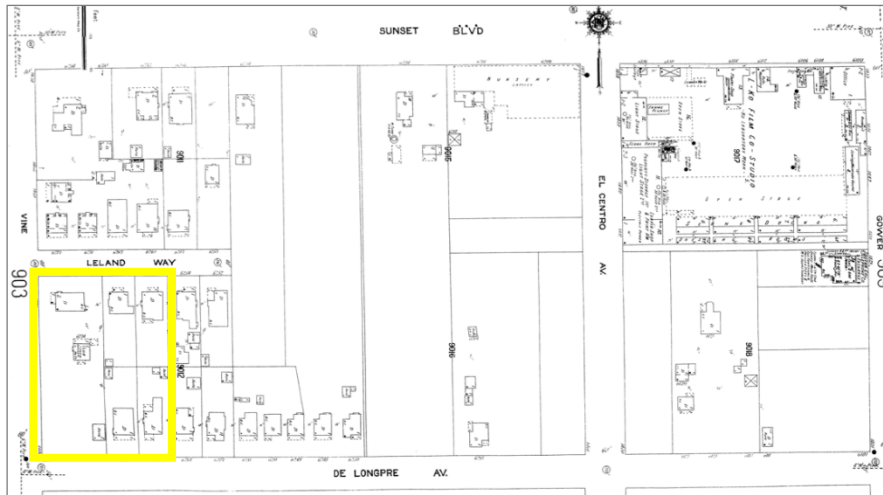


Figure 11: Sanborn Map, 1919, Vol. 9, Sheet 905, Project site outlined in yellow (ProQuest)

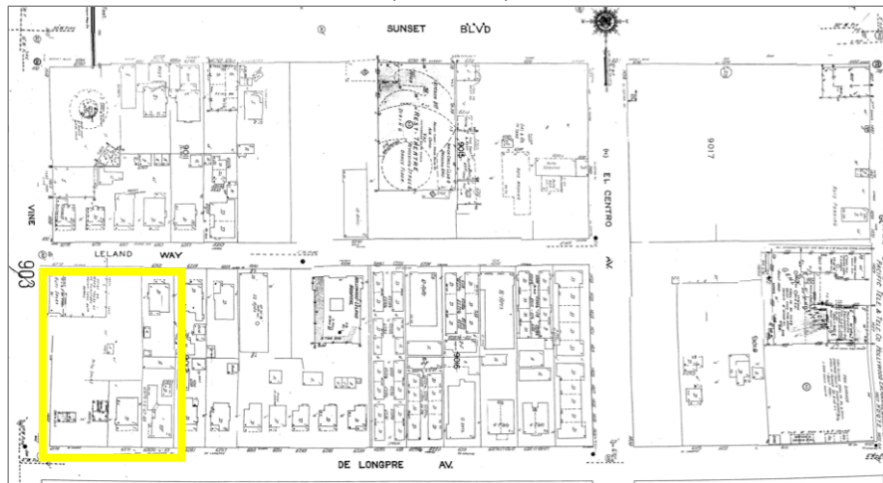


Figure 12: Sanborn Map, 1951, Vol. 9, Sheet 905, Project site outlined in yellow (ProQuest)

When the Historic District was determined eligible for listing in the National Register, there were 51 contributing and 12 non-contributing properties identified for a total of 63 properties (see state historic resources inventory forms in **Appendix B**). It is worth noting that properties, not buildings or structures, were listed on the inventory forms. However, the map included with the inventory forms identifies buildings as contributing and non-contributing (see **Figure 13**). In some but not all cases, ancillary buildings at the rear of the properties were identified as non-contributing.

The CRA re-surveyed the Hollywood Redevelopment Project Area in 2003 and 2010, which includes the Historic District. Although the Historic District experienced change during the 2000s, it continued to be evaluated as eligible. The change included the demolition of the multi-family residence at 6263 W. De Longpre Avenue in 2010, which is now a surface parking lot (and part of the Project site), and the multi-family residence at 6109 Afton Place, which is now the Resolve Recovery Center. These demolitions represent the loss of two contributing properties, reducing the total number of contributing properties to 49. The 2010 survey also noted negative alterations to a few contributing properties, however, they remained contributing.



Figure 13: Afton Square Historic District, 2020 (base image courtesy of Proquest)

3.3 History and Description of the Project Site

The Project site consists of an irregular rectangular parcel occupied by two one-story commercial buildings and surface parking (see **Figure 14**). The buildings are located at the northwest and southwest corners of the parcel, both oriented toward N. Vine Street and separated by a driveway that provides access from N. Vine Street to surface parking at the rear of the buildings on the east portion of the parcel.



Figure 14: Project site outlined in yellow, 2020 (base image courtesy of Google)

When first developed in the early 1900s, the Project site was comprised of multiple lots, primarily developed with single-family residences. The Sanborn map from 1919 shows the Project site comprised of five lots with five single-family residences (see **Figure 15**). Throughout the 1930s and 1940s, many of the single-family residences along N. Vine Street were demolished as N. Vine Street transitioned from a primarily residential street to a commercial corridor. By the 1950s, two of the five residences on the Project site were demolished and the lots fronting N. Vine Street were redeveloped with auto-oriented commercial uses, including a car showroom at 1440 N. Vine Street and a gas station at 1400 N. Vine Street (see **Figure 16**). The single-family residence at 6263-65 W. De Longpre Avenue was also replaced with a multi-family residence at this time. According to historic aerial photographs, the one remaining single-family residence facing Leland Way was demolished by 1964 and in 1978, 6271 W. De Longpre Avenue was demolished to make way for the existing building at 1400 N. Vine Street.²⁵ The last remaining residential building and only designated contributing building to the Afton Square Historic District, 6263 W. De Longpre Avenue, was demolished in 2010.

²⁵ Building Permit No. 1978LA67416, July 25, 1978.

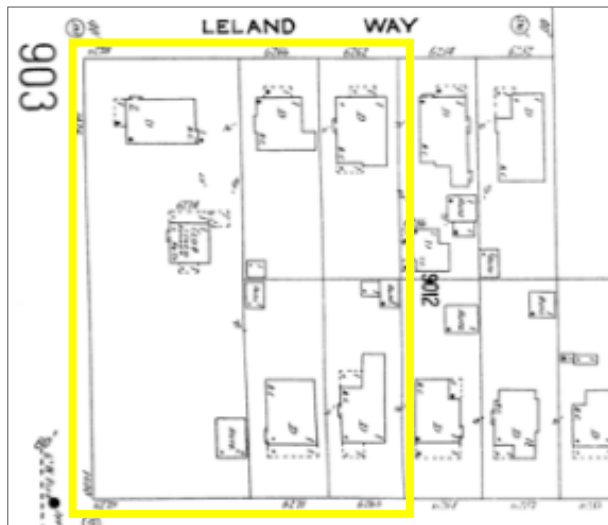


Figure 15: Sanborn Map, 1919, Vol. 9, Sheet 903, project site outlined in yellow (ProQuest)



Figure 16: Sanborn Map, 1951, Vol. 9, Sheet 903, project site outlined in yellow (ProQuest)

Today, the east portion of the Project site is comprised of a surface parking lot with landscaped curbs (see **Figure 17**). A low concrete block wall flanks the north and south driveway entrances to the parking lot along De Longpre Avenue and Leland Way. A tall concrete block wall and row of medium-sized trees are along the length of the east property line. The buildings that comprise the western portion of the Project site are each described in more detail below.



Figure 17: Parking lot on east portion of the Project site, view looking north, 2020 (GPA)



Figure 18: Parking lot on east portion of the Project site, view looking south, 2020 (GPA)

3.3.1 1400 N. Vine Street

Description

The building on the southwest corner of the Project site is associated with the address 1400 N. Vine Street (see **Figure 14**). It is a one-story commercial building with a flat, composition roof with a shallow parapet (see **Figure 19**). The exterior is clad in concrete block textured to look like stone. The primary (west) elevation consists of a floor-to-ceiling glass storefront located under a wide, cantilevered overhang. The stepped elevation has a deeper setback on the north. The main entrance is located near the center and is accessed from the sidewalk by a set of concrete steps.

A concrete walkway provides access to the entrance from the driveway to the north of the building. There are no window openings on the side and rear elevations.



Figure 19: Primary (west) elevation of 1400 N. Vine Street, 2020 (GPA)

Construction History

The building was constructed in 1978 by then owner Larry Worchell. According to the original building permit, the architect was Edward Fickett, the engineer was David Taubman, and contractor was Larry Worchell.²⁶ The building was constructed as a commercial building with four units (1400, 1401, 1408 and 1412 N. Vine Street). The building underwent various alterations primarily consisting of interior tenant improvement throughout the 1990s and 2000s. By 2006, the four retail units had been reconfigured into one large space, as it exists today.²⁷

Ownership and Tenant History

The building has been occupied by various commercial tenants since originally constructed in 1978. Tenants included: Fromex One Hour Photo (1412 N. Vine Street, 1981-1995)²⁸; a fast food restaurant, Numero Uno (1404 N. Vine Street, 1982-1987)²⁹; Fayva Shoe Store (1400 N. Vine Street, 1987)³⁰; and a retail store, Susie's Deals and Smarty Pants (1408 N. Vine Street, 1987-1988)³¹. Since 2006, the building has been occupied by K&L Wine Merchants.

²⁶ Building Permit No. 1978LA65755, June 28, 1978.

²⁷ Building Permit No. 06016-20000-19052, September 25, 2006.

²⁸ Building Permit No. 1981LA21127, April 1, 1981; Building Permit No. 1995LA41987, September 19, 1995.

²⁹ Building Permit No. 1982LA39696, March 3, 1982; Street Address Directory, Los Angeles, 1987.

³⁰ Street Address Directory, Los Angeles, 1987.

³¹ Building Permit No. 1988LA87488, January 27, 1988.

3.3.2 1440 N. Vine Street

Description

The building on the northwest corner of the Project site is associated with the address 1440 N. Vine Street (see **Figure 21**). It is a one-story commercial building, rectangular in plan with a small, half-height projection on its southeast corner. It has a flat roof with parapet and shallow, metal boxed awning that sits below the roofline on the west portion of the roof perimeter, sheltering the storefront on the primary (west) elevation. At the center of the west elevation, above the canopy, is a blade sign that extends up from the roof. A rectangular stringcourse extends the length of the north and south elevation below the scupper line.

Other than the large plate glass storefront windows on the primary elevation, the building is fully clad in stucco with no other window openings. The main entrance is located on the west end of the south elevation. It is accessed from the east parking lot by a long concrete wheelchair ramp, and from the west by a set of concrete steps and switchback concrete ramp flanking a concrete planter. There are two secondary entrances consisting of utilitarian metal slab doors. One is located on the north elevation overlooking W. Leland Way, and the other is on the rear (east) elevation, overlooking the surface parking lot.



Figure 20: Primary (west) elevation of 1440 N. Vine Street, 2020 (GPA)

Construction History

The building was originally constructed as a car showroom and office for Hillcrest Motor Company.³² The original building permit was not found. However, a building permit for signage from December 1947 indicates that the building was under construction between 1947 and 1948.

³² Building Permit No. 1947LA29395, December 23, 1947.

Additionally, a building permit from May 1948 for the construction of a small 8-foot-by-16-foot, used car sales office on the lot to the southeast of the showroom (demolished) indicates that the showroom had already been constructed.³³ Because the original building permit was not found, there is no record of the architect, if any. The reinforced brick and concrete building with wood truss roof was originally clad in smooth concrete on the front (west) portion, framing the storefront windows, and brick on the rear (east) portion (see **Figure 22**). The building has been so substantially altered since original construction such that it appears to be less than 45 years of age. Below is a list of alterations based on the building permit record, organized chronologically. Also included are observations made during the site visit, which are subsequently undated.

- June 1958 - erection of a roof sign fronting N. Vine Street.³⁴
- June 1959 - small, 9-foot-high addition constructed on the rear for bath and barroom.³⁵
- June 1979 - windows infilled and construction of interior partitions for change of use to music store.³⁶
- January 1976 - replacement of roof sign.³⁷
- May 1984 - interior partitions reconfigured and new acoustical ceiling installed.³⁸
- July 1995 - fire damage at southeast portion of building repaired with new roof structure.³⁹
- October 1995 - Steel beams added to strengthen roof.⁴⁰
- November 1995 - interior remodel of partition walls and suspended ceiling; new canopy at entrance and fascia added on south elevation; and addition of ramp at entrance.⁴¹
- August 1998 - "gut out" interior of building in preparation of non-structural tenant improvements and full interior remodel for new retail.⁴²
- August 2013 - re-roof with "cool roof."⁴³
- October 2013 - Interior remodel to office space and upgrade and remodel bathrooms.⁴⁴
- N.D. - relocation of primary entrance from north elevation to south elevation.
- N.D. - Infill of original entrance opening on south elevation.
- N.D. - replaced and resized storefront windows; removal of ornamentation on bulkheads.
- N.D. - removal of exterior light fixtures.

³³ There is no architect listed for the used car office. The engineer was E.O. Stephenson and the contractor was the firm Lee and Daniel; Building Permit No. 1948LA8343, May 4, 1948.

³⁴ Building Permit No. 1958LA3097, June 5, 1958.

³⁵ Building Permit No. 1959LA36058, June 29, 1959.

³⁶ Building Permit No. 1976LA19715, June 15, 1976.

³⁷ Building Permit No. 1976LA20466, January 29, 1976.

³⁸ Building Permit No. 1984LA88054, May 14, 1984.

³⁹ Building Permit No. 1995HO39736, July 25, 1995.

⁴⁰ Building Permit No. 1995LA43486, October 20, 1995.

⁴¹ Building Permit No. 1995LA44101, November 11, 1995; 1995LA44601, November 16, 1995; 1995LA44600, November 16, 1995.

⁴² Building Permit No. 98016-30000-17651, August 24, 1998; 98016-10000-12310, August 31, 1998; 11016-10000-19260.

⁴³ Building Permit No. 13016-10000-17561, August 27, 2013.

⁴⁴ Building Permit No. 13016-30000-19340, October 21, 2013.



Figure 21: Primary (west) and south elevation of 1440 N. Vine Street, 2020 (GPA)



Figure 22: 1440 N. Vine Street, 1958.
(<https://www.flickr.com/photos/autohistorian/5782519751/in/photostream/>)

Ownership and Tenant History

The building was originally constructed as a car showroom and office for the Hillcrest Motor Company, a Cadillac dealership.⁴⁵ In 1950, Clarence Dixon was appointed by the Los Angeles branch of the Cadillac Motor Car Division to ownership of the Hollywood dealership at 1440 N.

⁴⁵ Building Permit No. 1947LA29395, December 23, 1947; Building Permit No. 1948LA8343, May 4, 1948.



Vine Street, which became Clarence Dixon Cadillac, Inc.⁴⁶ The building operated as an automobile showroom for Clarence Dixon Cadillac until 1974 when the dealership moved to newly constructed facilities at 5678 Sunset Boulevard.⁴⁷ In 1976, the building was remodeled to accommodate a music store, Music Plus, which occupied the building until at least 1989. It was occupied by video rental shop, Blockbuster, circa 1995⁴⁸ before it became a shipping and mailing service retailer, Fedex Kinkos, which is still in operation at the time of this report.⁴⁹

⁴⁶ "Cadillac Appoints New Metropolitan Dealers," *Los Angeles Times*, November 19, 1950, F3.

⁴⁷ "Display Ad 58—No Title," *Los Angeles Times*, June 21, 1974, D23.

⁴⁸ Building Permit No. 1995LA41987, July 12, 1995.

⁴⁹ Building Permit No. 1976LA19715, January 14, 1979; "L.A. GUNS 1989, Cocked & Loaded, Appearance & Concert Flyer," Collectors.com, <https://www.collectors.com/entertainment-item/la-guns-1989-cocked-loaded-appearance-concert-flyer-8x10-or/6617343592320791928>.

5. PROPERTIES IDENTIFIED AND EVALUATED AS POTENTIAL HISTORICAL RESOURCES

Only one of the two buildings on the Project site, 1440 N. Vine Street, was constructed over 45 years ago and required evaluation as a potential historical resource subject to CEQA. Although it appears to be substantially altered and does not appear to be a historical resource, GPA took a conservative approach and evaluated the property using the criteria for listing in the National Register, California Register, and for designation as an HCM. As the property is located within the City of Los Angeles, the LACHCS was used as a framework for the evaluation.⁵⁰ The property is evaluated below.

Significance Evaluation

To be eligible under Criterion A/1/1, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history. The most applicable theme within the Commercial Development context for evaluating the building under Criterion A/1/1 is the Car and Car Services sub-theme within the Commercial Development and the Automobile theme (see **Table 3**). However, the building does not meet the eligibility requirements provided in the LACHCS for the Car Showroom, which states that the building must be an excellent example of the property type. Because the building has been so substantially altered, it no longer reflects the original design intent and lacks the character-defining features associated with the needs of selling and servicing the automobile. Thus, it cannot represent an excellent example of the property type and does not appear to be significant under Criterion A/1/1 (see analysis of integrity below).

Table 3: Car Showroom, 1920-1970 ⁵¹	
Context: Commercial Development, 1850-1980	
Theme: Commercial Development and the Automobile, 1910-1970	
Sub-theme: The Car and Car Services, 1920-1970	
Property Type: Car Showroom, 1920-1970	
Eligibility Standards	
- Originally constructed to sell, and often provide servicing for, the automobile - Demonstrates convenient automobile access from the street - Is an excellent example of the type - Contains design and site layout features that reflect the needs of selling and servicing the automobile - Was constructed during the period of significance	
Character-Defining/Associative Features	
- Retains most of the essential character-defining features of the type - Of a style or mixture of styles typical of the period of construction such as Spanish Colonial Revival, Streamline Moderne, and Mid-Century Modern styles - Typically, also significant within a theme under the Architecture and Engineering context	

⁵⁰ The LACHCS is organized into contexts and themes. The most applicable were identified.

⁵¹ Daniel Prosser, "Commercial Development, Commercial Development and the Automobile, The Car and Car Services, Car Showroom," *Los Angeles Citywide Historic Context Statement* (City of Los Angeles Office of Historic Resources, August 2016), 40-41.

Table 3: Car Showroom, 1920-1970⁵¹

Context: Commercial Development, 1850-1980
Theme: Commercial Development and the Automobile, 1910-1970
Sub-theme: The Car and Car Services, 1920-1970
- Of the design and layouts typical of adapting to the needs of selling and servicing the automobile during the period of significance (e.g. showroom close to the street with large expanses of glass, service bays accessible to the customers' cars, prominent signage) - Typically reflects corporate design associated with particular car companies and architects/designers
Integrity Considerations
- Should retain integrity of Design, Location, Feeling, Association and Materials - Should retain as much design integrity as possible, including overall massing, significant features (e.g. showroom with display windows), and identifying details such as trim and signage - Some original materials may have been altered, removed, or replaced - Should retain as much of original relationship to the street and to adjacent buildings as possible, so as to establish the importance of accommodating the structure to the spatial needs of the automobile (e.g. service door directly adjacent to street in 1920s structures, front showroom and rear service bays in 1930s-1960s structures) - If use has changed, adaptation to new use should allow for the maintenance of as much of the original design and site layout as possible - Site layout should retain original relationship to the street and adjacent structures

Criterion B/2/2 states that to be eligible, a property must be associated with the lives of persons significant in our past. The individual most closely associated with 1440 N. Vine Street was Clarence Dixon, the long-time owner of the designated Hollywood Cadillac dealership, Clarence Dixon Cadillac, Inc., established in 1950.⁵² Born in San Francisco in 1899, Dixon worked in the automobile industry at an early age. He was specifically involved in Cadillac sales since 1916 when he was first employed by Don Lee.⁵³ Dixon and his wife Edna moved to Los Angeles in the 1930s. He continued employment in the automobile industry. Dixon was general manager at Beverly Hills Cadillac immediately prior to his appointment to ownership of the Hollywood Cadillac dealership at 1440 N. Vine Street.⁵⁴ He maintained sole ownership of Clarence Dixon Cadillac until 1960 when he entered into partnership with Jack Goodman, son of vice president of General Motors Corp.⁵⁵ By 1974, the name Clarence Dixon Cadillac had been simplified to Dixon Cadillac, and moved to new facilities constructed at 5678 Sunset Boulevard. Although his name remained on the dealership, Dixon passed away in 1984.⁵⁶

While Dixon was successful in his career, research did not indicate that he was especially important or influential within the field of the automobile industry and car sales. While numerous

⁵² "Cadillac Appoints New Metropolitan Dealers," *Los Angeles Times*, November 19, 1950, F3.

⁵³ Ancestry.com. U.S., World War I Draft Registration Cards, 1917-1918, accessed online February 17, 2020, <http://search.ancestry.com/cgi-bin/sse.dll??indiv=1&db=WW1draft&h=28745674>.

⁵⁴ Ibid.

⁵⁵ "Autograms," *Los Angeles Times*, April 3, 1960, E19.

⁵⁶ Ancestry.com, *California, Death Index, 1940-1997*, accessed online February 17, 2020, https://search.ancestry.com/collections/5180/records/1892972/printer-friendly?tid=&pid=&usePUB=true&_phsrc=DXt833&_phstart=successSource.

other people worked at the dealership since its construction, collaborative efforts like these are better evaluated under Criterion A/1/1. No further information was found to suggest that any other individuals of historic significance were associated with the building. Therefore, the building does not appear to be significant under Criterion B/2/2.

To be significant under Criterion C/3/C, it would have to embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or lastly, represent a significant and distinguishable entity whose components may lack individual distinction. The building was constructed for the purposes of a Cadillac car showroom for Hillcrest Motor Company and possessed architectural features and design that may have been typical of other Cadillac dealerships at the time; however, the building does not meet the eligibility requirements provided in the *LACHCS* for this property type (see **Table 3**) due to the numerous alterations it has incurred over time. Due to the cumulative effects of these alterations, the building does not exhibit any quality of design through distinctive features that would make it significant as an example of any one particular style. Additionally, the building does not appear to be an important example of construction practices from the period and does not possess high artistic value.

The original building permit was not found. The original architect, if any is therefore unknown. Nonetheless, there is no reason to believe that the building was the work of a master builder, designer, or architect. Furthermore, it would not be considered significant as an example of their work due to its lack of integrity (see analysis of integrity below).

The last aspect of Criterion C/3/C, representing a significant and distinguishable entity whose components lack individual distinction, refers to historic districts. As previously mentioned, although the property on which the building is located is partially within the boundaries of the Afton Square Historic District, the building itself is not located within the boundaries and has not been identified as either contributing, or non-contributing. Since the building is not part of the Historic District and is being evaluated as an individual building, this aspect of Criterion C/3/C does not apply.

For all of the reasons outlined above, the building does not appear to be significant under Criterion C/3/C.

To be eligible for listing under Criterion D/4, a property's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This Criterion generally applies to archaeological resources but may apply to a built resource in instances where a resource may contain important information about such topics as construction techniques or human activity. In any case, the resource must be the principal source of information. This is unlikely to be true for a commercial building from this period lacking in integrity. Therefore, the building does not appear to be significant under Criterion D/4.

Conclusion

The building at 1440 N. Vine Street does not appear to be significant under national and state Criteria A/1, B/2, C/3, or D/4, or as an HCM with similar criteria.

Integrity

To be eligible for listing in the National Register, California Register and for designation as an HCM, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. As the building is not significant under any of the national, state, or local criteria, the integrity of the building does not require examination. It is worth noting; however, that the building lacks integrity as a result of substantial alterations that have occurred since 1976.

In terms of the seven aspects of integrity, the building no longer retains integrity of design, feeling, materials or association. These four aspects are listed in the *LACHCS* as the most important aspects of integrity for the Car Showroom Property Type within the Car and Car Services Sub-theme of the Commercial Development Context. There are no physical reminders of the building's original use as a car showroom. It currently retains only its original footprint, overall massing, and scale, but no remnants of its use. Even the display windows of the showroom that appear to be extant, have been replaced and resized. Identifying details such as trim and signage have been removed and replaced. The windows and entrance of the rear service bays have been infilled and the relationship of the building to the surrounding parking area is no longer intact. Therefore, immediate setting has been diminished. The only aspects of integrity remaining from the period in which the building functioned as a car showroom are setting and location. These alone are not sufficient for the building to be considered eligible. To be eligible, a property must possess most of the seven aspects of integrity.

6. PROJECT IMPACTS

6.1 Thresholds for Impacts on Historical Resources

The State CEQA Guidelines set the standard for determining the significance of impacts to historical resources in Title 14 California Code of Regulations Section 15064.5(b), which states:

A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

Title 14 California Code of Regulations Section 15064.5(b)(1) further clarifies “substantial adverse change” as follows:

Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

Title 14 California Code of Regulations Section 15064.5(b)(2) in turn explains that a historical resource is “materially impaired” when a project:

Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

As such, the test for determining whether or not a proposed project will have a significant impact on an identified historical resource is whether or not the project will alter in an adverse manner the physical integrity of the historical resource such that it would no longer be eligible for listing in the National or California Registers or other landmark programs such as the list of HCMs.

6.2 Project Description

The Applicant proposes to develop a new mixed-use project on the approximately 1.13-acre site. The Project will contain 198 apartment dwelling units, 21 of which will be restricted to Very Low-Income households, as well as approximately 16,000 square feet of ground-floor commercial retail/restaurant uses.

The Project will include over 20,000 square feet of open space, including courtyards, a sky deck, private balconies, and extensive residential amenities such as a rooftop terrace, swimming pool and pool deck courtyard, interior courtyard, indoor amenity areas, and private balconies. A minimum of 263 vehicular parking spaces are required for the Project, and approximately 278 vehicular parking spaces will be provided in a partially wrapped at-grade level as well as within three subterranean levels. The Project would contain eight stories above-grade and have a maximum building height of approximately 95 feet. Upon completion, the Project would contain approximately 197,243 square feet of floor area, for a total maximum FAR not to exceed approximately 4.47 to 1.

The Project site is currently occupied by two one-story commercial buildings, approximately 20 feet in height and with a total floor area of approximately 14,809 square feet, which are currently

occupied by a wine retailer and a shipping and mailing service retailer, as well as a surface parking lot, all of which would be removed to allow for development of the Project.

6.3 Analysis of Project Impacts

Potential Direct Impacts

The Project site is partially located within the Afton Square Historic District. The Historic District is a historical resource because it was formally determined eligible for listing in the National Register and is listed in the California Register. The proposed Project involves two activities that have the potential to impact the historical resource: demolition and new construction. The following discussion analyzes the potential for direct impacts of the Project. Demolition is addressed first, followed by new construction.

Demolition

The Project involves the demolition of the two commercial buildings outside the boundaries of the Historic District, including 1400 N. Vine Street and 1440 N. Vine Street. GPA determined that these buildings are not historical resources (see **Section 3.3**). The Project does not involve the demolition of any buildings within the boundaries of the Historic District. Within the Historic District, a surface parking lot would be removed. When the boundaries of the Historic District were determined in 1994, the surface parking lot was developed with a multi-family residence, 6263 W. De Longpre Avenue, which was identified as a contributing property. The building has since been demolished (2010) and replaced with the surface parking lot. Although located within the Historic District boundaries, it is no longer a contributor; therefore, the activity of removing the parking lot in and of itself would not result in a substantial adverse change in the Historic District and would have no impact on the historical resource.

New Construction

In determining the impacts of the Project on the Historic District as a whole, the central question is whether the new building would affect the physical integrity of the Historic District to the degree it would no longer qualify as a historical resource. Such an effect would only occur if the Historic District no longer retained sufficient integrity to convey its significance. According to *National Register Bulletin 15*, there are seven aspects of integrity: feeling, association, workmanship, location, design, setting, and materials. The only relevant aspects with respect to the impact of a new building on a historic building are setting and feeling. Setting refers to the character of the place in which the historical resource is situated; in this case within the boundaries of the Historic District as well as its broader surroundings. Feeling is the expression of the time and place the historical resource gained significance. While *National Register Bulletin 15* does not directly address the impact of new construction on the setting or feeling of a historic district, it provides direction in assessing the impact of non-contributing properties on the physical integrity of a listed historic district, as follows:

When evaluating the impact of intrusions upon the district's integrity, take into consideration the relative number, size, scale, design, and location of the components that do not contribute to the significance. A district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of historic environment.

As a result, this analysis of direct impacts on the Historic District considers how the new construction might affect the Historic District's integrity of feeling and setting in terms of its location, relative number, and size, scale, and design of visual intrusions.

Location

The Project site is appropriately located along the northwestern boundary of the Historic District. The vast majority of the new building would be outside the boundary of the Historic District, while only a small portion would be located within the boundary on the lot previously identified as 6263 W. De Longpre Avenue. Since the contributing building that was located on this property has been demolished, best practices in urban planning and historic preservation would allow the boundary to be redrawn to eliminate the lot, which would contain the new building, rather than creating additional structures, "buffer zones" or acreage not directly contributing to the significance of the Historic District.⁵⁷ However, such a boundary change would not be required by ordinance or statute. Furthermore, the integrity of setting in terms of immediate setting of the far northwest portion of the Historic District has already been substantially altered (see **Figure 23** and **Figure 24**). The contributing property on this portion of the block (6261 W. De Longpre Avenue) has since become isolated through demolition and would not be included within the boundaries if they were drawn today.⁵⁸



Figure 23: View of northwest corner of Historic District showing substantially altered north block face of De Longpre Avenue and lone contributing bungalow at 6261 W. De Longpre Avenue (red arrow). 2020 (GPA)

⁵⁷ National Register Bulletin 16, 56.

⁵⁸ National Register Bulletin 15, 6.



Figure 24: View of northwest corner of Historic District showing substantially altered north block face of De Longpre Avenue and lone contributing bungalow 6261 W. De Longpre Avenue. 2020 (GPA)

Relative Number

As parking lots are typically not counted as contributing or non-contributing, the activity of removing the non-contributing parking lot in and of itself would not result in a substantial adverse change in the Historic District. However, the proposed new construction on the parking lot would increase the relative number of intrusions (i.e. non-contributing properties) within the Historic District. As it would result in the introduction of a new visual element within the Historic District's boundaries, the size, scale, design, and location of the Project are discussed below.

Size, Scale, and Design

Size, scale, and design are often important factors in historic districts. For example, the vast majority of the buildings in the Carroll Avenue Historic District in Angelino Heights are two-story, late Victorian era houses. In contrast, the Afton Square Historic District includes a mix of single and multi-family residences in Arts and Crafts and Period Revival styles constructed between 1916 and 1939. Multi-family property types included one-story bungalow courts, two-story duplexes and fourplexes, and four-story apartment buildings. The contributing property immediately adjacent the Project site is a one-story bungalow at 6261 W. De Longpre Avenue (see **Figure 25**). It is the only remaining bungalow north of De Longpre Avenue that is within view of the Project site. To the east of the bungalow is the Southern California Hospital at Hollywood and associated surface parking lots. Constructed in 1962, this non-contributing property at 6245 W. De Longpre Avenue is a five-story International Style building. Across De Longpre Avenue, south of the Project site, there are more one-story bungalows, mostly Colonial Revival in style (see **Figure 26**).



Figure 25: 6261 W. De Longpre Avenue (center) and Project site in distance, 2020 (GPA)



Figure 26: Contributing bungalows along De Longpre Avenue, looking southwest, 2020 (GPA)

As a whole, the new building is not compatible in size, scale or design with the contributing properties within the Historic District. The new building would be significantly taller and much larger in massing than any of the contributing properties and specifically the adjacent bungalow as well as the bungalows opposite De Longpre Avenue. However, the new building is oriented toward Vine Street, which is consistent with the historical development pattern along Vine Street and other commercial corridors in the vicinity. As early as the 1930s, residential properties along major thoroughfares such as Vine Street and Sunset Boulevard were redeveloped with commercial uses that encroached further into the adjacent residential neighborhoods over time. Historically, commercial development in these areas was not integrated with the residential neighborhoods, rather, they were intentionally oriented toward the traffic along the commercial corridor. Furthermore, the north side of De Longpre Avenue is lacking in residential character as a result of the hospital building that has been present since 1962.



Figure 27: Proposed project, showing adjacent contributing property (red arrow), view looking northeast from intersection of Vine Street and De Longpre Avenue (TCA Architects, Entitlement Application Submittal Plans, December 17, 2019)

The new building is designed to have a larger front yard setback on the east end of the south elevation, fronting De Longpre Avenue. This design provides a small degree of separation between the adjacent contributing property and allows for views into the Historic District. Additionally, there are modern buildings of comparable height to the new building that are already visible from within the boundaries of the Historic District. Thus, while the new building would diminish the Historic District's integrity of setting in terms of its broader setting, it would not affect the integrity of the immediate setting to the degree that it would no longer be eligible for listing in the National Register.

Summary

The proposed Project would not diminish the integrity of the Historic District as a whole because no contributing properties would be demolished. The new building would affect the setting of the Historic District by introducing a new visual element to the skyline. However, the vicinity is already characterized by taller buildings that are visible from within the boundaries of the Historic District. The new building is appropriately located on the western boundary of the Historic District, oriented toward the commercial corridor along Vine Street. Furthermore, the Project is consistent with the Regional Commercial General Plan and Redevelopment Plan land use designations – which contemplates the greatest amount of development intensity in the Hollywood area. Therefore, the Project would have a less than significant impact on the Historic District and its contributing properties.

Potential Indirect Impacts

This report also analyzes the potential for the Project to result in indirect impacts on historical resources in the vicinity. Indirect impacts or secondary effects are reasonably foreseeable and

caused by a project, but occur at a different time or place.⁵⁹ In analyzing the potential indirect impacts of the new building on the historical resources in the Study Area, the central question is whether the proposed Project would cause a “material impairment” to the significance of the nearby historical resources.⁶⁰ Material impairment occurs where a project demolishes or alters the physical characteristics that convey the significance of a historical resource and that justify its inclusion in or eligibility for inclusion in national, state, or local landmark or historic district programs pursuant to the requirements of CEQA. Such an effect would only occur if the historical resources in the Study Area no longer retained sufficient integrity to convey their significance as a result of the Project.

The Project would have no impact on the identified historical resources’ physical characteristics that convey their historic significance and justify their inclusion in, or eligibility for, applicable landmark designation programs. Because the Project would not alter physical characteristics of the historical resources, the only relevant aspect of integrity with respect to the impact of the Project on these historical resources is setting. Setting refers to the character of the place in which the historical resource is situated within the boundaries of the property or historic district as well as the resource’s broader surroundings. This analysis considers whether the integrity of setting of the historical resources in the Study Area would be so diminished by the Project that they would no longer qualify as historical resources under national, state, or local landmark or historic district programs.

As described in **Section 3.2** above and illustrated in **Figure 5**, the Study Area for the report included the Project site and a 500-foot radius. There are one listed and three previously surveyed historical resources in addition to the Historic District that were identified within the Study Area. These include: Bank of America (6300 W. Sunset Boulevard, 1966); Jerry Fairbanks Productions (1330 N. Vine Street, 1930); Pete’s Flowers/Morgan Camera (6260 W. Sunset Boulevard, 1938); and the Earl Carroll Theatre (6230 W. Sunset Boulevard, 1938).

None of these historical resources are within the same block as the Project site. They are separated from the Project site by a street. Views of the historical resources would not be obscured as a result of the Project. The most important views of these historical resources are of their primary, street-facing elevations. None of the street-facing elevations of the historical resources would be obscured by the Project.

Because the Project site is located outside the parcel boundaries of the four individual historical resources in the Study Area, the Project would not impact their integrity of immediate setting. All are separated from the Project site by intervening buildings. The historical resources would not be affected by the Project due to the significant physical and visual separation between these historical resources and the Project site.

In the increasingly dense urban setting of Hollywood, the construction of new buildings across the street from historic buildings is not uncommon, and new development has already occurred adjacent to Pete’s Flowers/Morgan Camera and the Earl Carroll Theatre, and in close proximity to the other historical resources in the Study Area. The broader surroundings of the identified historical resources have already been altered by demolition and new construction. The parcels within the Study Area are developed with a variety of mixed-use, commercial, and residential buildings as

⁵⁹ 14 California Code of Regulations §15358 (a)(2)

⁶⁰ Pub. Res. Code § 21084.1; 14 CCR §15064.5(b).



well as surface parking lots. Development does not reflect a single era or type of construction. The Study Area, especially along Vine Street and Sunset Boulevard, is largely characterized by development that occurred after 1980 (see Figures above). Interspersed between these buildings are surface parking lots and a handful of commercial and residential buildings from earlier decades of the twentieth century.

As such, the changes to the broader surroundings of the historical resources presented by the Project would not cause an indirect impact to the setting of any of the surrounding historical resources. They would continue to convey their significance and remain eligible as historical resources.

Potential Cumulative Impacts

In addition to the potential for direct and indirect impacts discussed above, CEQA requires that the potential for cumulative impacts also be considered. Cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.⁶¹ Direct and indirect impacts to historical resources, if any, tend to be site specific. However, cumulative impacts would occur if the Project and related projects cumulatively affect historical resources in the immediate vicinity, contribute to changes within the same historic district, or involve resources that are examples of the same property type as those within the Project site.

⁶¹ 14 California Code of Regulations § 15355

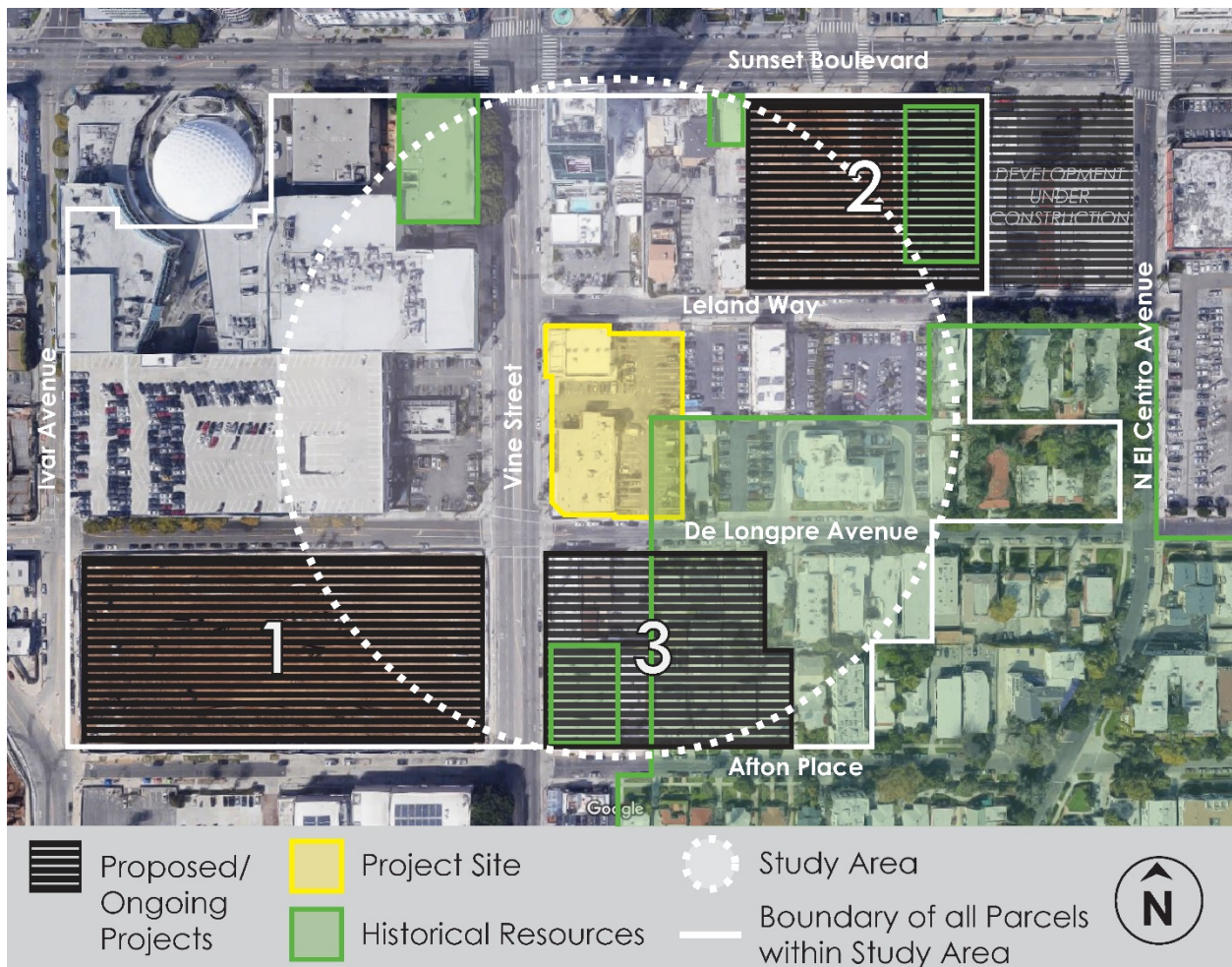


Figure 28: Other proposed/ongoing projects within the Study Area.

As discussed above, the Project would have no direct or indirect impacts on historical resources on the Project site or within the Study Area. There are three proposed and ongoing projects located within the Study Area (see **Figure 28**). The three projects include: Academy Square at 1341 N. Vine Street (map reference no. 1); 6250 Sunset Project at 6250 W. Sunset Boulevard (map reference no. 2); and 1360 N. Vine Street Project (map reference no. 3).

No historical resources are being demolished, destroyed, relocated as a result of the 6250 Sunset Project. One historical resource; the Earl Carroll Theatre, will be restored as part of the project. Thus, there is no potential for cumulative impacts.

According to the Academy Square Project Final EIR, published in 2016, one historical resource was demolished as a result of the Academy Square Project. The historical resource was a one-story supermarket originally constructed in 1962 at 1341 N. Vine Street. The historical resource was located outside the boundaries of the Afton Square Historic District and would not have been considered significant within the same context. Therefore, there is no potential for cumulative impacts.

The proposed project at 1360 N. Vine Street would require the removal of the existing commercial buildings on N. Vine Street between De Longpre Avenue and Afton Place. 1330 N. Vine Street was



identified as a potential historical Resource by the 2019 Survey. However, it is located outside the boundaries of the Afton Square Historic District and was not considered significant within the same context. Therefore, there is no potential for cumulative impacts from the demolition of the building.

Cumulative impacts to historical resources must consider changes within the same historic district. Both proposed projects straddle the western boundary of the Historic District. In the case of the 1360 N. Vine Street project, the portion of the new building within the boundary of the Historic District is the subterranean parking structure. Above the parking structure would be situated six contributing bungalows. Although the two projects would each introduce new visual elements along the western boundary of the Historic District, they are both oriented toward the commercial corridor along Vine Street and are not intended to be integrated with the residential neighborhood. Together, the new buildings would actually create an even stronger visual boundary line than the existing, sparsely developed lots with isolated, one-story commercial buildings and surface parking lots that have resulted from demolition along N. Vine Street. Thus, the projects would not collectively diminish the integrity of setting of the Historic District to the degree it would no longer qualify for listing under national, state, or local historic district programs. The Historic District would continue to convey its significance and remain eligible as a historical resource.

These two projects would continue an established pattern of development in Hollywood and there is no potential for cumulative impacts to the setting of historical resources in the immediate vicinity as a result of this development pattern. Today, the total number of contributing properties in the Afton Square Historic District is 49. The 2010 survey also noted negative alterations to a few contributing properties, however, they remained contributing. Research indicated that, other than the 1360 N. Vine Street project, there are no other proposed developments within the Historic District boundaries within the Study Area. Therefore, there would be no potential for cumulative impacts to historical resources in the immediate vicinity and there would be no potential to contribute cumulative impacts to the Historic District.

7. CONCLUSIONS

The two commercial buildings proposed for demolition are not historical resources. The changes to the broader surroundings of the historical resources presented by the Project would not cause an adverse indirect impact to the setting of any of the surrounding historical resources. They would continue to convey their significance and remain eligible as historical resources as defined by CEQA. The construction of the new building would have a less than significant impact on the Afton Square Historic District. Although the new building would diminish the Historic District's integrity of setting and feeling, not to the degree the integrity of setting and feeling would be lost. Furthermore, the Project would not affect the other five aspects of integrity. The new building would introduce a new visual element that is not compatible with the size, scale, or design of the contributing properties. However, in the dense urban setting of Hollywood there are already modern buildings of comparable height to the new building that are located on Sunset Boulevard and Vine Street and visible from within the boundaries of the Historic District. After Project completion, the Historic District would remain eligible for listing in the National Register and listed in the California Register. For these reasons, the Project would not result in a significant adverse impact on the identified historical resources. Additionally, there is no potential for cumulative impacts to the setting of historical resources in the immediate vicinity as a result of this and other projects in the Study Area.

8. REFERENCES

Ancestry, various searches for the people named in this report.

California Code of Regulations, California Office of Administrative Law, State of California Government.

Chattel Architecture, Planning & Preservation, Inc. "Historic Resources Survey: Hollywood Redevelopment Project Area," February 2010.

City of Los Angeles. *Hollywood Redevelopment Plan, as first amended in May 2003 and effective July 2003.*

Code of Federal Regulations, Title 36: Parks, Forests, and Public Property. Office of the Federal Register, National Archives and Records Administration, United States Government.

Collectors.com. "L.A. GUNS 1989, Cocked & Loaded, Appearance & Concert Flyer." Accessed February 2020. <https://www.collectors.com/entertainment-item/la-guns-1989-cocked-loaded-appearance-concert-flyer-8x10-or/6617343592320791928>.

Los Angeles City Directories, all available years from 1924 through 1980.

Los Angeles Department of Building and Safety (LADBS) permit records.

Los Angeles Office of Historic Resources. *Los Angeles Citywide Historic Context Statement, Outline and Summary Tables*, May 2, 2014.

Los Angeles Times, various dates.

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National Register Bulletin 16: How to Complete the National Register Registration Form. Washington D.C.: National Park Service, 1997.

National Register Bulletin 21: Defining Boundaries for National Register Properties Form. Washington D.C.: U.S. Department of the Interior, 1997.

Prosser, Daniel. "Commercial Development, Commercial Development and the Automobile, The Car and Car Services, Car Showroom." *Los Angeles Citywide Historic Context Statement.* City of Los Angeles Office of Historic Resources, August 2016.

Sanborn Fire Insurance Maps, Vol. 9, various dates.



Appendix A – Résumé



AUDREY VON AHRENS is an Architectural Historian II at GPA. She has been involved in the field of historic preservation since 2013. Audrey graduated from the University of Pennsylvania with a Master of Science in Historic Preservation and City Planning where she focused on preservation planning and community economic development. She has since worked in private historic preservation consulting in California. Audrey joined GPA in 2017 and her experience has included the preparation of environmental compliance documents in accordance with the California Environmental Quality Act and Section 106 of the National Historic Preservation Act; historic context

statements; Secretary of the Interior's Standards analysis; large-scale historic resource surveys; and evaluations of eligibility for a wide variety of projects and property types throughout Southern California. Audrey is also experienced in coordinating with property owners and local governments in the preparation and review of Mills Act applications and the inspection and reporting of properties applying for or with existing Mills Act contracts.

Educational Background:

- M.S., Historic Preservation, University of Pennsylvania, 2016
- Master of City Planning, University of Pennsylvania, 2016
- B.A., Architectural Studies, University of Pittsburgh, 2013
- B.A., Urban Studies, University of Pittsburgh, 2013

Professional Experience:

- GPA Consulting, Architectural Historian II, 2017-Present
- Heritage Consulting, Inc., Intern, 2015-2016
- Tacony Community Development Corp., Intern, 2014
- Pittsburgh History & Landmarks Foundation, Intern, 2013
- University of Pittsburgh, Teaching Assistant, 2012-2013
- City of Pittsburgh Planning Department, Intern, 2012
- Pittsburgh Downtown Partnership, Intern, 2011

Qualifications:

- Meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

Selected Projects:

- 1360 N. Vine Street, Los Angeles CEQA Historical Resource Technical Report, 2019
- CF Braun & Company Plant, Alhambra, CEQA Historical Resource Technical Report, 2018
- Westlake 619, Los Angeles, CEQA Historical Resource Technical Report, 2018
- Broadway Federal, Midtown Branch, CEQA Historical Resource Technical Report, 2018
- High Speed Rail, Burbank to Los Angeles Project Section, CEQA/NEPA Historical Resource Technical Report, 2017-2018
- Golden Avenue Bridge Replacement, Section 106 Historical Resource Evaluation Report, 2017
- Los Angeles Mills Act Program, Inspection Reports, 2017
- Laguna Beach Mills Act Program, Application Reports, 2017
- 91/605, Los Angeles County, Section 106 Historical Resource Evaluation Report, 2017
- Sunset & Western, Los Angeles, CEQA Historical Resource Technical Report, 2017
- Vermont Corridor, Los Angeles, CEQA Historical Resource Technical Report, 2017
- Hollywood Roosevelt, Los Angeles, Preservation Plan, 2017
- Farmers & Merchants Bank Building, Los Angeles, Preservation Plan, 2017
- African American History, Los Angeles Citywide Historic Context Statement, 2017
- Hughes Industrial Historic District Interpretive Program, 2017



Appendix B – State Historic Resources Inventory Forms (DPR Forms)

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Review Code Other Listings Date
Reviewer

Page 1 of 5 *Resource Name or #: (Assigned by recorder) Clarence Dixon Cadillac

P1. Other Identifier: 1440 N. Vine Street

*P2. Location: ☐ Not for Publication ☐ Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

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

c. Address 1440 N. Vine Street City Los Angeles Zip 90028

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

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

APN: 5546-023-051

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

The building on the northwest corner of its parcel. It is a one-story commercial building, rectangular in plan with a small, half-height projection on its southeast corner. It has a flat roof with parapet and shallow, metal boxed awning that sits below the roofline on the west portion of the roof perimeter, sheltering the storefront on the primary (west) elevation. At the center of the west elevation, above the canopy, is a blade sign that extends up from the roof. A rectangular stringcourse extends the length of the north and south elevation below the scupper line. See Continuation Sheet on page 3.

*P3b. Resource Attributes: (List attributes and codes) (HP6) 1-3 story commercial building

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

P5b. Description of Photo: (view, date, accession #) View looking northeast, 02/13/2020

P5a.
object



*P6. Date Constructed/Age and

Source: ☐ Historic ☐ Prehistoric
☐ Both

1947-1948; Source: LADBS

*P7. Owner and Address:

GRT Portfolio Properties Beverly

501 Santa Monica Blvd #701

Santa Monica, CA 90401

*P8. Recorded by: (Name, affiliation, and address) Audrey von Ahrens

GPA Consulting

617 S. Olive Street, Suite 910

Los Angeles, CA 90014

*P9. Date Recorded: 02/10/2020

*P10. Survey Type: (Describe)

Intensive

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

GPA Consulting. *Historical Resources*

Technical Report: 1400 Vine Street, Los

Angeles, California. Los Angeles:

March 2020.

*Attachments: ☐ NONE ☐ Location Map ☐ Continuation Sheet

☐ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record

☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

State of California - The Resources Agency Primary # _____ DEPARTMENT
 OF PARKS AND RECREATION HRI# _____ **BUILDING,
 STRUCTURE, AND OBJECT RECORD**

*Resource Name or # (Assigned by recorder) Clarence Dixon Cadillac *NRHP Status Code 6Z
 Page 2 of 5

B1. Historic Name: Clarence Dixon Cadillac
 B2. Common Name: None B3. Original
 Use: Car Showroom B4. Present Use: Commercial *B5.
 Architectural Style: None *B6.
 Construction History: (Construction date, alterations, and date of alterations)

Constructed in 1947-48; windows infilled and construction of interior partitions for change of use to music store in 1979; interior partitions reconfigured and new acoustical ceiling installed in 1984; fire damage at southeast portion of building repaired with new roof structure, interior remodel of partition walls and suspended ceiling, new canopy at entrance and fascia added on south elevation, and addition of ramp at entrance in 1995; "gut out" interior of building in preparation of non-structural tenant improvements and full interior remodel for new retail in 1998; re-roof with "cool roof," and interior remodel to office space and upgrade and remodel bathrooms in 2013. Relocation of primary entrance from north elevation to south elevation, infill of original entrance opening on south elevation, replaced and resized storefront windows and removal of ornamentation on bulkheads, and removal of exterior light fixtures occurred at unknown dates.

*B7. Moved? ☐ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
 *B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown
 *B10. Significance: Theme Commercial Development and the Automobile Area Los Angeles
 Period of Significance 1920-1970 Property Type Car Showroom Applicable Criteria None (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheet, page 3.

B11. Additional Resource Attributes: (List attributes and codes) (HP6)--1-3 story commercial building
 *B12. References:
 See report for full bibliography.

B13. Remarks:
 None

*B14. Evaluator: Audrey von Ahrens *Date
 of Evaluation: March 2020

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: Clarence Dixon Cadillac

Page 3 of 5

P3a. Description (continued from page 1)

Other than the large plate glass storefront windows on the primary elevation, the building is fully clad in stucco with no other window openings. The main entrance is located on the west end of the south elevation. It is accessed from the east parking lot by a long concrete wheelchair ramp, and from the west by a set of concrete steps and switchback concrete ramp flanking a concrete planter. There are two secondary entrances consisting of utilitarian metal slab doors. One is located on the north elevation overlooking W. Leland Way, and the other is on the rear (east) elevation, overlooking the surface parking lot.

B10. Significance (continued from page 2)

As the building is located within the City of Los Angeles, the *Los Angeles Citywide Historic Context Statement (LACHCS)* was used as a framework for the evaluation. The building is evaluated using the criteria for listing in the National Register, California Register, and for designation as a Los Angeles Historic-Cultural Monument (HCM), below.

To be eligible under Criterion A/1/1, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history. The most applicable theme within the Commercial Development context for evaluating the building under Criterion A/1/1 is the Car and Car Services sub-theme within the Commercial Development and the Automobile theme. However; the building does not meet the eligibility requirements provided in the LACHCS for the Car Showroom, which states that the building must be an excellent example of the property type. Because the building has been so substantially altered, it no longer reflects the original design intent and lacks the character-defining features associated with the needs of selling and servicing the automobile. Thus, it cannot represent an excellent example of the property type and does not appear to be significant under Criterion A/1/1 (see analysis of integrity below).

Criterion B/2/2 states that to be eligible, a property must be associated with the lives of persons significant in our past. The individual most closely associated with 1440 N. Vine Street was Clarence Dixon, the long-time owner of the designated Hollywood Cadillac dealership, Clarence Dixon Cadillac, Inc., established in 1950. Born in San Francisco in 1899, Dixon worked in the automobile industry at an early age. He was specifically involved in Cadillac sales since 1916 when he was first employed by Don Lee. Dixon and his wife Edna moved to Los Angeles in the 1930s. He continued employment in the automobile industry. Dixon was general manager at Beverly Hills Cadillac immediately prior to his appointment to ownership of the Hollywood Cadillac dealership at 1440 N. Vine Street. He maintained sole ownership of Clarence Dixon Cadillac until 1960 when he entered into partnership with Jack Goodman, son of vice president of General Motors Corp. By 1974, the name Clarence Dixon Cadillac had been simplified to Dixon Cadillac, and moved to new facilities constructed at 5678 Sunset Boulevard. Although his name remained on the dealership, Dixon passed away in 1984.

While Dixon was successful in his career, research did not indicate that he was especially important or influential within the field of the automobile industry and car sales. While numerous other people worked at the dealership since its construction, collaborative efforts like these are better evaluated under Criterion A/1/1. No further information was found to suggest that any other individuals of historic significance were associated with the building. Therefore, the building does not appear to be significant under Criterion B/2/2.

To be significant under Criterion C/3/C, it would have to embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or lastly, represent a significant and distinguishable entity whose components may lack individual distinction. The building was constructed for the purposes of a Cadillac car showroom for Hillcrest Motor Company and possessed architectural features and design that may have been typical of other Cadillac dealerships at the time; however,

CONTINUATION SHEET

Property Name: Clarence Dixon Cadillac

Page 4 of 5

the building does not meet the eligibility requirements provided in the LACHCS for this property type due to the numerous alterations it has incurred over time. Due to the cumulative effects of these alterations, the building does not exhibit any quality of design through distinctive features that would make it significant as an example of any one particular style. Additionally, the building does not appear to be an important example of construction practices from the period and does not possess high artistic value.

The original building permit was not found. The original architect, if any is therefore unknown. Nonetheless, there is no reason to believe that the building was the work of a master builder, designer, or architect. Furthermore, it would not be considered significant as an example of their work due to its lack of integrity (see analysis of integrity below).

The last aspect of Criterion C/3/C, representing a significant and distinguishable entity whose components lack individual distinction, refers to historic districts. As previously mentioned, although the property on which the building is located is partially within the boundaries of the Afton Square Historic District, the building itself is not located within the boundaries and has not been identified as either contributing, or non-contributing. Since the building is not part of the Historic District and is being evaluated as an individual building, this aspect of Criterion C/3/C does not apply.

For all of the reasons outlined above, the building does not appear to be significant under Criterion C/3/C.

To be eligible for listing under Criterion D/4, a property's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This Criterion generally applies to archaeological resources but may apply to a built resource in instances where a resource may contain important information about such topics as construction techniques or human activity. In any case, the resource must be the principal source of information. This is unlikely to be true for a commercial building from this period lacking in integrity. Therefore, the building does not appear to be significant under Criterion D/4.

Conclusion

The building at 1440 N. Vine Street does not appear to be significant under national and state Criteria A/1, B/2, C/3, or D/4, or as an HCM with similar criteria.

Integrity

To be eligible for listing in the National Register, California Register and for designation as an HCM, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. As the building is not significant under any of the national, state, or local criteria, the integrity of the building does not require examination. It is worth noting; however, that the building lacks integrity as a result of substantial alterations that have occurred since 1976.

In terms of the seven aspects of integrity, the building no longer retains integrity of design, feeling, materials or association. These four aspects are listed in the LACHCS as the most important aspects of integrity for the Car Showroom Property Type within the Car and Car Services Sub-theme of the Commercial Development Context. There are no physical reminders of the building's original use as a car showroom. It currently retains only its original footprint, overall massing, and scale, but no remnants of its use. Even the display windows of the showroom that appear to be extant, have been replaced and resized. Identifying details such as trim and signage have been removed and replaced. The windows and entrance of the rear service bays have been infilled and the relationship of the building to the surrounding parking area is no longer intact. Therefore, immediate

CONTINUATION SHEET

Property Name: Clarence Dixon Cadillac

Page 5 of 5

setting has been diminished. The only aspects of integrity remaining from the period in which the building functioned as a car showroom are setting and location. These alone are not sufficient for the building to be considered eligible. To be eligible, a property must possess most of the seven aspects of integrity.

HISTORIC RESOURCES INVENTORY

Ser. No. 703
HABS _____ HAER _____ NR 5D SHL _____ Loc _____
UTM: A 11/377740 B 378080
C 3773400 D 3773460

IDENTIFICATION

1. Common name: 6100-6200 Blocks of Delongpre Avenue
2. Historic name: _____
3. Street or rural address: 6100-6200 Blocks of Delongpre Avenue
City Hollywood Zip 90028 County Los Angeles
4. Parcel number: _____
5. Present Owner: Multiple Address: _____
City _____ Zip _____ Ownership is: Public _____ Private _____
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Multiple
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The 6100 Block of Delongpre Avenue consists of several late teens and early twenties apartment buildings on the south side of the street only. Some of these apartment buildings are quite ornate and are Italian Revival in design. The north side of the street is primarily parking for Pacific Telephone. There is one major apartment intrusion on the south side of the street.

The 6200 Block also has a series of apartment buildings but they are a mixture of styles, including Modern, Spanish, Italian Revival, Regency-Georgian, and Mediterranean. At the west end of the block are several Colonial Revival bungalows. In the middle of the block is a large multi-story early sixties hospital. This building has destroyed the scale, setbacks and landscaping of the entire neighborhood. Furthermore, a belt of parking around the building has created a large, black asphalt empty dead zone. A fine example of city planning by variance (or not planning, as the case may be).

Attach Photo(s) Here

8. Construction date: Multiple
Estimated _____ Factual _____
9. Architect Multiple
10. Builder _____
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
5/80

13. Condition: Excellent ___ Good XX Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
Residential XX Industrial ___ Commercial ___ Other: _____
16. Threats to site: None known ___ Private development XX Zoning XX Vandalism ___
Public Works project ___ Other: _____
17. Is the structure: On its original site? XX Moved? ___ Unknown? ___
18. Related features: _____

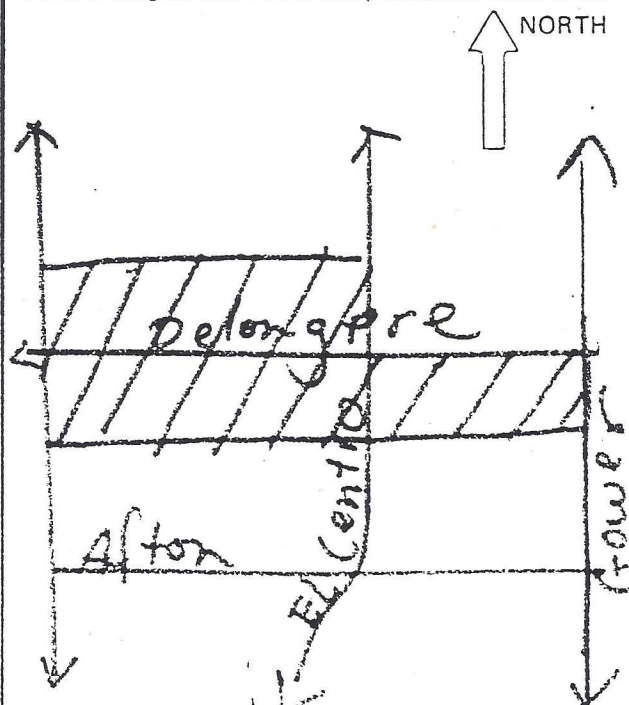
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

These blocks of Edlongpre exhibit some of the finest early apartment design in the Hollywood area. Such buildings as 6100, with its lush Sullivanesque ornament, are unusual designs for the stucco apartment building. Most of the ornate apartment buildings are Italian Revival in design and quite attractive. 6122 rivals many of the houses found in Hancock Park just south of the area. The 6200 block has a fine example of the Moderne at 6234. This building was designed with underground parking far ahead of its time. Such designs were not common until the sixties. Several large Spanish buildings contribute to the overall character of the neighborhood. 6263 is a modest moderne apartment building with just a touch of the moderne. If it wasn't for the hospital, this would be an even more attractive block indeed.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture XX Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___
21. Sources (List books, documents, surveys, personal interviews and their dates).
Building Permit, City of Los Angeles,
Department of Building and Safety.
Los Angeles County Assessor, Los Angeles
Archives.
22. Date form prepared 5/80
By (name) D. Miller, C. Johnson
Organization Hollywood Revitalization
Address: 1313 Vine Street
City Hollywood Zip 90028
Phone: 462-0901

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



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

Primary # _____
HRI #/Trinomial _____

Page 1 of 4

☐ Continuation ☒ Update

Resource Identifier: Afton Square District

The Afton Square District is significant as one of the few remaining intact residential neighborhoods of Hollywood. Built from 1916 to 1939, the district is comprised of a mixture of single and multifamily dwellings. Previously surveyed in 1980, the district was interpreted as a group of smaller districts which were given National Register Status Codes of 5d and included: the 6100-6200 Blocks of Delongpre Avenue; the 6100-6200 Blocks of Afton Place, the 6200 Block of Leland Way and the 1100-1400 Blocks of North El Centro Avenue. 6141 Afton Place, an apartment building designed by Leland Bryant, was noted for its individual distinction and evaluated as a 3s. In 1984, a portion of the 1978 Hollywood survey was reviewed and updated. At that time, twelve potentially significant residential neighborhoods, ranging in size from one to four square blocks were identified. Since that time, development has severely eroded or eradicated four of these areas. Therefore, the Afton Square District assumes greater significance as an intact grouping of residential architecture representative of the Golden Era of Hollywood. It was re-evaluated in November of 1995 as a 2D2 using identification and evaluation procedures for consensus determination outlined in the *Programmatic Agreement among the Federal Emergency Management Agency, the California State Historic Preservation Officer, the California Office of Emergency Services, and the Advisory Council on Historic Preservation Regarding the 1994 Northridge Earthquake*.

Subsequent research by the Historic Preservation Partners for Earthquake Response reveals that the neighborhood was intimately connected with the development of central Hollywood.

The [Los Angeles County Tax] Assessment Roll Books for the period 1905 through 1935 show that the subdivision, originally known as Afton Square was...platted by none other than Lucretia Cole Waring, a member of the illustrious Cole Family (Cornelius and George P. Cole, etc.) who were prominent in the early history of Hollywood. Waring, who held title to all the property in the tract (which stretched from Gower to Vine) in her own name, transferred title in the mid-1910s to Cora A. Lane. According to the Los Angeles City Directory (1914-19), Lane was "manager" of the Architectural Designing Company, Architects, with Frank L. Beddell, associate. Lane in turn sold all of the properties within the tract to the subsequent owners after building a number of the original buildings. It thus seems that Cora Lane had a noteworthy role in shaping the design character and development of the neighborhood.

Five buildings on Delongpre Avenue contributing to the district were severely impacted by the Northridge earthquake on January 17, 1994, 6100, 6112, 6118, 6122, and 6220. Three of these buildings were demolished, 6100, 6112, and 6122. As only two original buildings remained on the block, it was excluded from the new district boundaries. 6100, 6112, 6125, and 6244 Afton Place have been remodeled and are no longer contributing. 6138 Afton Place, previously identified as contributing was demolished for reasons unrelated to the earthquake and has been replaced by an apartment building.

Contributing Buildings

101 Afton Place
108 Afton Place
109 Afton Place
115 Afton Place
116 Afton Place
119 Afton Place
120 Afton Place
131 Afton Place
141 Afton Place
148 Afton Place

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

Primary # _____

HRI #/Trinomial _____

Page 2 of 4

☐ Continuation ☒ Update

Resource Identifier: Afton Square District

Contributing Buildings

201 Afton Place (aka 1345 El Centro)
202 Afton Place
216 Afton Place
220 Afton Place
221 Afton Place
224 Afton Place
225 Afton Place
230 Afton Place
231 Afton Place
234 Afton Place
235 Afton Place
240 Afton Place
245 Afton Place
250 Afton Place
251 Afton Place
254 Afton Place
255 Afton Place
260 Afton Place
300 Delongpre Avenue
305 Delongpre Avenue (aka 6211 Delongpre J)
307 Delongpre Avenue (aka 6211 Delongpre A)
312 Delongpre Avenue (aka 6210)
314 Delongpre Avenue
315 Delongpre Avenue (aka 6211 Delongpre B)
319 Delongpre Avenue (aka 6211 Delongpre C)
320 Delongpre Avenue
321 Delongpre Avenue (aka 6211 Delongpre D)
324 Delongpre Avenue
328 Delongpre Avenue
334 Delongpre Avenue
338 Delongpre Avenue
348 Delongpre Avenue
354 Delongpre Avenue
358 Delongpre Avenue
361 Delongpre Avenue
363 Delongpre Avenue
364 Delongpre Avenue (aka 1351 El Centro)
306 Leland Way (aka 6211 Delongpre I & H)
314 Leland Way (aka 6211 Delongpre G)
318 Leland Way (aka 6211 Delongpre F)
324 Leland Way (aka 6211 Delongpre E)

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

Primary # _____
HRI #/Trinomial _____

Page 3 of 4

☐ Continuation ☒ Update

Resource Identifier: Afton Square District

Noncontributing Buildings

6100 Afton Place
6112 Afton Place
6123 Afton Place
6130 Afton Place
6138 Afton Place
6142 Afton Place
6211 Afton Place
6217 Afton Place
6241 Afton Place
6244 Afton Place
6244 DeLongpre Avenue
6245 DeLongpre Avenue

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

MAP SHEET

Page 4 of 4

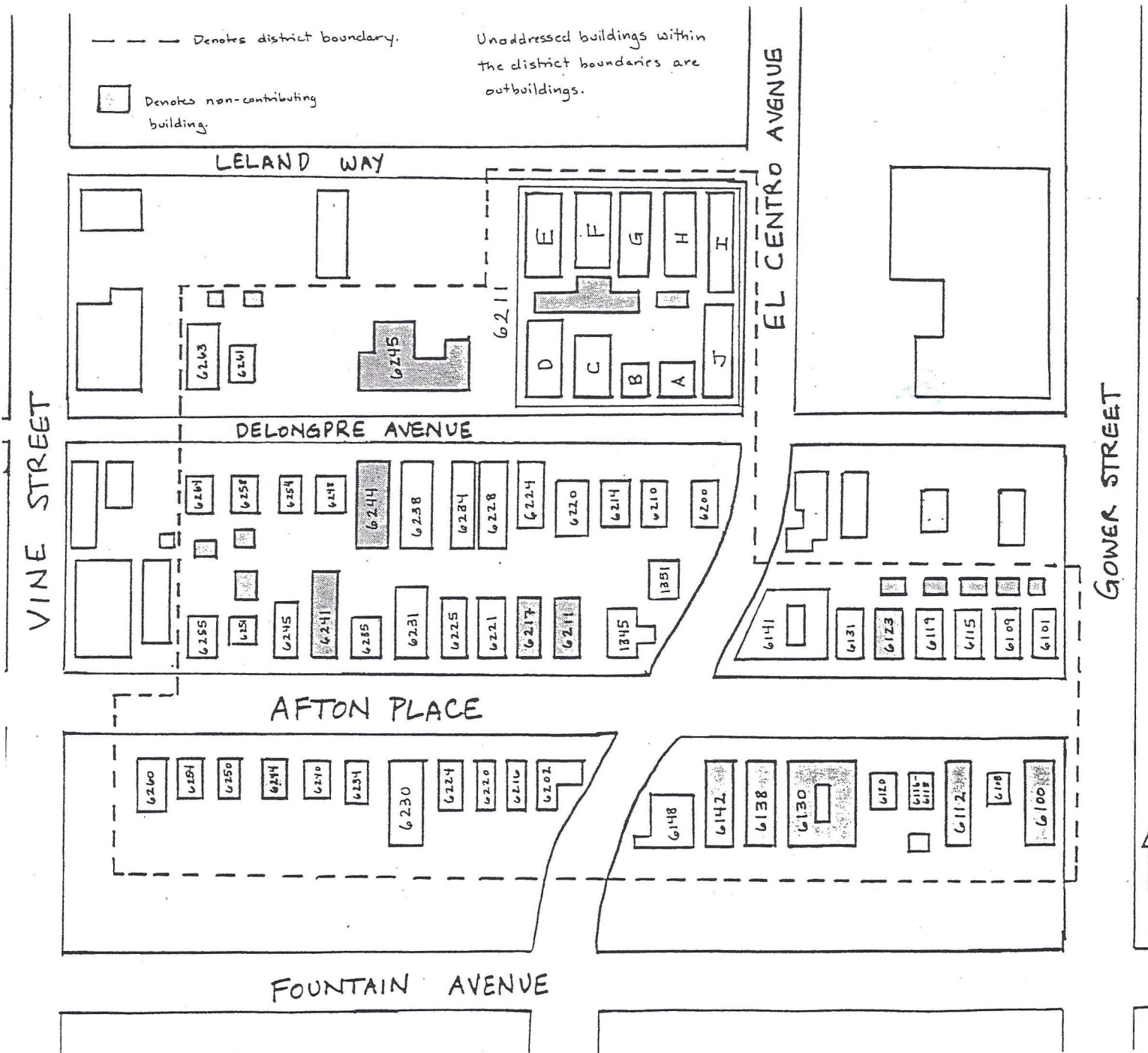
Resource Identifier: Afton Square District

Map Name: Boundaries & Contributing Buildings Scale: _____ Date: 9/30/94

Primary # _____

HRI#/Trinomial _____

Note: Include bar scale and north arrow on map.





Appendix C – Entitlement Submittal



LELAND WAY

SITE

DELONGPRE AVE.

VINE STREET

1400 VINE

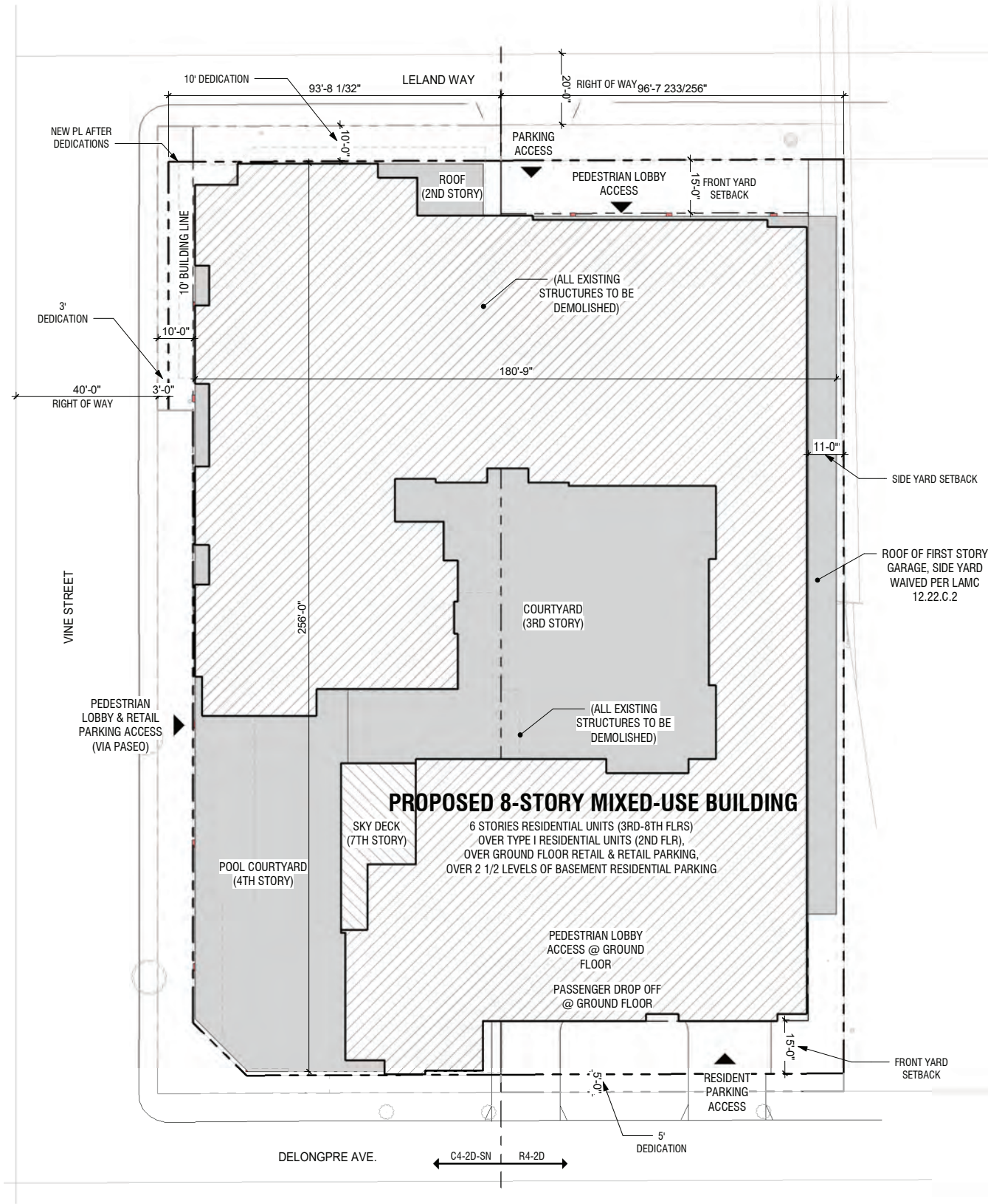
LOS ANGELES, CA

ENTITLEMENT APPLICATION
SUBMITTAL PLANS

DECEMBER 17, 2019

TOOLEY INTERESTS, LLC





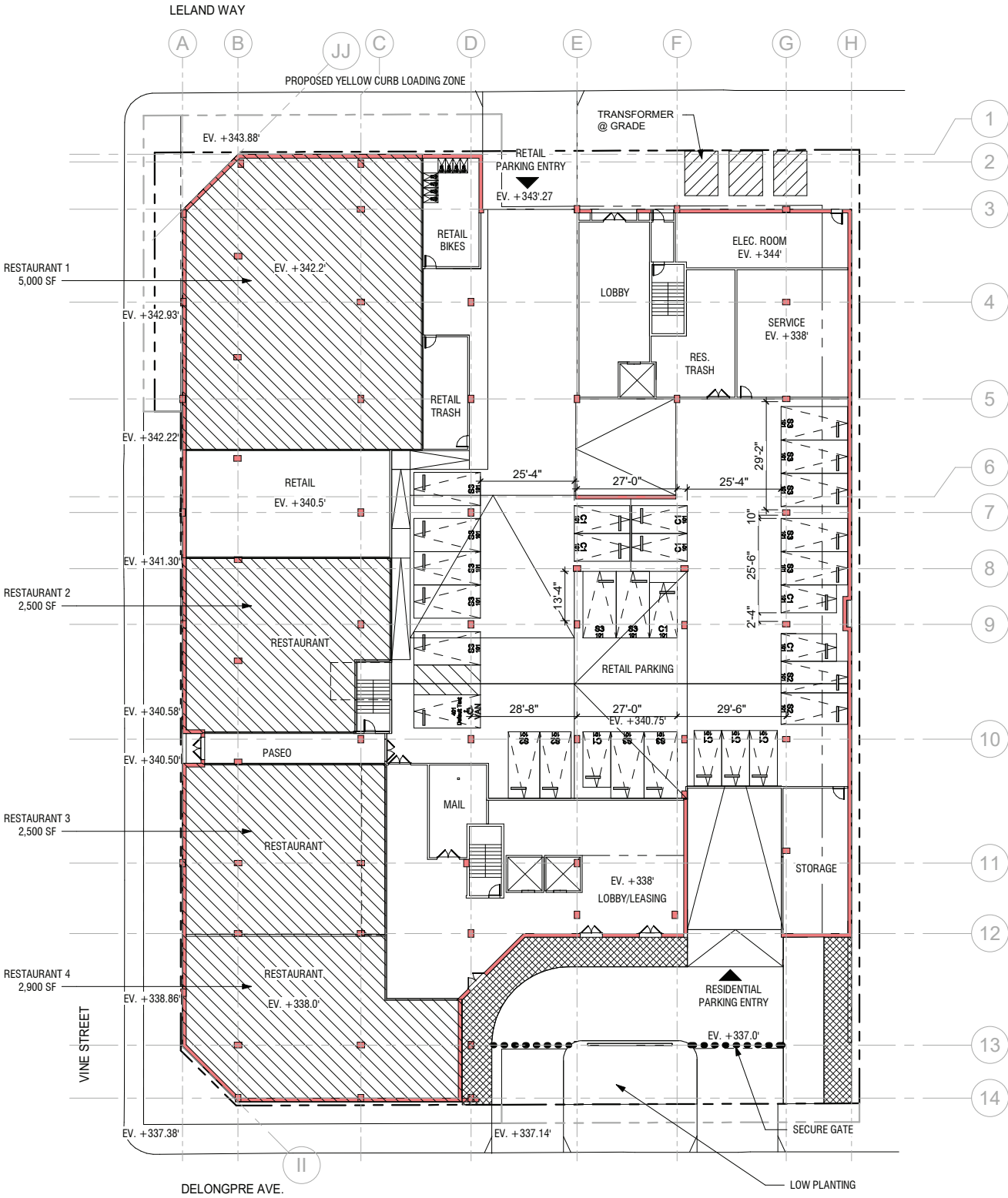
SITE INFORMATION				
ADDRESS	1400 Vine Street, Los Angeles, CA 90028			
ASSESSOR NO.	5546-023-051			
ZONE	C4-2D-SN / R4-2D			
GENERAL PLAN	Regional Center Commercial			
EXISTING USE	Commercial & Surface Parking			
PROPOSED USE	Mixed-Use			
LOT/BUILDABLE AREA				
Parcel 1	C4-2D-SN	Net Area	Buildable Area	
		23,885 SF	23,096 SF	
Parcel 2	R4-2D	0.55 AC	0.53 AC	
		25,388 SF	21,030 SF	
		0.58 AC	0.48 AC	
	Total	49,273 SF	44,126 SF	
		1.13 AC	1.01 AC	
GROSS SITE AREA		74,118 SF	1.70 AC	
DEDICATIONS		C4-2D-SN 3' along Vine; 10' along Leland R4-2D 10' along Leland; 5' along DeLongpre		
DENSITY				
PERMITTED	Base	Lot Size	Units/SF	Units
	C4-2D-SN	23,885 SF	200	120
	R4-2D	25,388 SF	400	64
	Total	49,273 SF		184
	Density Bonus	(with 35% Density Bonus)		249
	PROPOSED	Unit Type	# of Units	
Studio		54		
1-Bed		111		
2-Bed		33		
Total		198		
FLOOR AREA				
PERMITTED	Base	FAR	Total SF	
	Density Bonus	4.50	198,567 SF	
PROPOSED	Base	FAR	Total SF	
	Density Bonus	4.47	197,243 SF	
BUILDING HEIGHT				
PERMITTED	Unlimited			
	PROPOSED	95'-0"		
STORIES	8			

OPEN SPACE				
REQUIRED		Units	SF/Unit	Total
	> 3 Habitable Rooms	0	175	0 SF
	= 3 Habitable Rooms	33	125	4,125 SF
	< 3 Habitable Rooms	165	100	16,500 SF
	Total	198		20,625 SF
PROPOSED				
	Courtyard/Amenities	14,990 SF		
	Sky Deck	600 SF		
	Balconies	5,050 SF		
	Total	20,640 SF		
VEHICULAR PARKING				
REQUIRED				
Parking Option 1	Unit Type	# of Units	Stalls/Unit	Total
	Residential Studio	54	1.00	54
	1-Bed	111	1.00	111
	2-Bed	33	2.00	66
	Total	198		231
	Retail	16,000	2 : 1,000 SF per Enterprise Zone	32
	Total			263
PROPOSED	Standard		232	
	Compact		11	
	Tandem		35	
	Total		278 stalls	
BICYCLE PARKING				
REQUIRED		Short Term	Long Term	Total
	Residential	13	124	137
	Retail	8	8	16
	Total	21	132	153
PROPOSED	Short Term		21	
	Long Term		132	
	Total		153	

LANDSCAPED AREA	
REQUIRED	25% of Common Open Space
PROPOSED	3,898 SF
TREES	
REQUIRED	50 Trees
PROPOSED	50 Trees

PROGRAM		
PROPOSED		
	Restaurant 1	5,000 SF
	Restaurant 2	2,500 SF
	Restaurant 3	2,500 SF
	Restaurant 4	2,900 SF
Total	12,900 SF	

SUMMARY



GROUND FLOOR PLAN



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION:

PARCEL 1:

LOTS 10, 11, 12, 13, 19, 20 AND 21 OF LELAND TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9 PAGE 161 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM THE SOUTH 100 FEET OF SAID LOTS 20 AND 21, ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBONS AND OTHER MINERALS, WHETHER SIMILAR TO THOSE HEREIN SPECIFIED OR NOT, LYING BELOW 500 FEET FROM THE SURFACE OF SAID LAND WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED BY STANDARD OIL COMPANY OF CALIFORNIA, IN DEED RECORDED SEPTEMBER 28, 1959 AS INSTRUMENT NO. 1530 IN BOOK D-615 PAGE 686, OFFICIAL RECORDS.

PARCEL 2:

LOT 18 OF LELAND TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9 PAGE 161 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN 5546-023-051

COMMITMENT OF TITLE INSURANCE PREPARED BY:

FIRST AMERICAN TITLE INSURANCE COMPANY,
777 SOUTH FIGUEROA STREET, SUITE 400, LOS ANGELES, CALIFORNIA 90071
TITLE OFFICER: ANTHONY RIVERA TEL: (213) 271-1733

ITEMS PER SCHEDULE B OF C.T.I. NO. NCS-785794-LA2, DATED APRIL 25, 2016, LAST AMENDED JUNE 27, 2016

NOTE: THIS CONTINUATION OF SCHEDULE B DISCLOSES ITEMS IN THE C.T.I. IS PREPARED FOR THE CONVICTION OF THOSE PERSONS USING THIS SURVEY. FOR FULL DETAILS OF TITLE ITEMS, REFER TO THE COMPLETE REPORT AND TO THOSE DOCUMENTS REFERRED TO THEREIN.

ITEM NO.	FOR	PURPOSE	RECORDED DATA
1.	GENERAL & SPECIAL TAXES		
2.	THE LIEN OF SUPPLEMENTAL TAXES		
3.	EASEMENT	POLES, CONDUITS & INCIDENTAL	BOOK 25111, PAGE 436, O.R.
4.	EASEMENT	PUBLIC STREET & INCIDENTAL	06-02-1960, INST. NO. 3856, O.R.
5.	IRREVOCABLE OFFER OF DEDICATION FOR ROAD, HIGHWAY & INCIDENTAL	ACCEPTED BY RESOLUTION	06-05-1978, INST. NO. 1978-604398, O.R. 11-24-1978, INST. NO. 1978-131826, O.R.
6.	COVENANT & AGREEMENT		06-19-1978, INST. NO. 1978-661162, O.R.
7.	AGREEMENT OR COVENANT TO HOLD PROPERTY AS ONE PARCEL		06-19-1978, INST. NO. 1978-661163, O.R.
8.	INTENTIONALLY DELETED		
9.	THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF HOLLYWOOD REDEVELOPMENT PROJECT AREA		05-09-1986, INST. NO. 1986-581562, O.R.
10.	SURVEY PREPARED BY BETZ CIVIL AND LAND SURVEYORS, DATED OCT. 04, 1998, UNDER JOB NO. 971097, SHOWS THE FOLLOWING:		
11.	MEMORANDUM SUMMARIZING NON-CONFIDENTIAL PROVISIONS OF NOTICE TO RENTAL USE		04-18-2007, INST. NO. 2007-0931032, O.R.
12.	NOTICE OF CONSTRAINTS TO LANDLORDS AND SUCCESSORS IN INTEREST		08-27-2007, INST. NO. 2007-1992666, O.R.
13.	MASTER COVENANT AND AGREEMENT		06-27-2012, INST. NO. 2012-0954566, O.R.
14.	AGREEMENT OR COVENANT TO HOLD PROPERTY AS ONE PARCEL		07-13-2012, INST. NO. 2012-1043392, O.R.
15.	MASTER COVENANT AND AGREEMENT REGARDING ON-SITE STORM WATER TREATMENT		08-02-2012, INST. NO. 2012-1145596, O.R.
16.	COVENANT & AGREEMENT TO PROVIDE PARKING ATTENDANT		11-27-2012, INST. NO. 2012-1801178, O.R.
17.	DEED OF TRUST ASSIGNMENT OF RENTS		02-13-2014, INST. NO. 2014-157872, O.R. 02-13-2014, INST. NO. 2014-157873, O.R.
18.	FINANCING STATEMENT		02-13-2014, INST. NO. 2014-0157874, O.R.
19.	RIGHTS OF PARTIES IN POSSESSION.		
20.	INDICATES PLOTTED ITEMS		
21.	SEE DOCUMENT FOR PARTICULARS		

SURVEYOR'S NOTE:

CHRIS NELSON & ASSOCIATES HAS RELIED SOLELY ON THE ABOVE-MENTIONED TITLE REPORT NO NCS-785794-LA2, DATED APRIL 25, 2016, LAST AMENDED JUNE 27, 2016 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY TO LOCATE TITLE MATTERS SHOWN HEREON. HOWEVER, CHRIS NELSON & ASSOCIATES MAKES NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE HEREON REFERENCED TITLED REPORT.

FURTHER ALL INTERESTED PARTIES ARE ADVISED THAT LIENS, TAXES, C.C. & R'S, TRUST DEEDS, COUNTY CONDITIONS, ORDINANCES, REGULATIONS, STANDARDS OR POLICIES HAVE NOT BEEN ADDRESSED BY THIS SURVEY OTHER THAN AS NOTED HEREON, AND THEN ONLY TO THE EXTENT ADDRESSED HEREON.

NOTES OF SPECIFIC INTEREST

- MINOR IRRIGATION DEVICES, I.E. SPRINKLERS, PIPING, CONTROLLERS, LANDSCAPE, LOCAL AREA DRAINS AND TIMERS, VALVE BOXES, ETC. EXIST ABOUT THE PROPERTY, SUCH ITEMS MAY OR MAY NOT HAVE BEEN SURVEYED AND NO REPRESENTATIONS ARE MADE TO THEIR LOCATION OR RELATION TO PROPERTY LINES.
- THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE IS NO EVIDENCE OF FIELD DELINEATION OF WETLANDS.
- THERE IS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY.

SURVEYOR'S STATEMENT:

TO TOOLEY INVESTMENT COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY; TOOLEY INTERESTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY AND GRT PORTFOLIO PROPERTIES BEVERLY HILLS, LLC, A DELAWARE LIMITED LIABILITY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 10(a), 11, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 26, 2016.

CHRIS NELSON & ASSOCIATES, INC.

CHRIS NELSON



SITE AREA:

GROSS AREA = 52,711 SQ. FT. OR 1.21 ACRES
NET AREA = 49,273 SQ. FT. OR 1.13 ACRES

BENCHMARK:

B.M. NO. 12-13691

NAVD 1988

CITY OF LOS ANGELES DATUM

ELEVATION = 338.595 FEET

(2000 ADJUSTMENT)

ABBREVIATIONS:

AC	ASPHALT
AD	AREA DRAIN
BS	BOTTOM OF RAMP
BW	BOTTOM OF STEPS
EC	EDGE OF CONCRETE
EG	EDGE OF GLITTER
EL	EDGE OF LANDING
EP	EDGE OF PAVEMENT
ER	EDGE OF RAMP
FL	EDGE OF STEPS
FS	FINISH SURFACE
NG	NATURAL GROUND
TC	TOP OF CURB
TL	TOP OF LANDING
TS	TOP OF RAMP
TS	TOP OF STEPS
TW	TOP OF WALL

FLOOD ZONE:

FLOOD ZONE X-AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FIRM COMMUNITY PANEL NO 06037C1605F DATED 09-26-2008

PARKING COUNT:

3 - HANDICAP SPACES
18 REGULAR PARKING SPACES
36 TANDEN PARKING SPACES

BASIS OF BEARINGS:

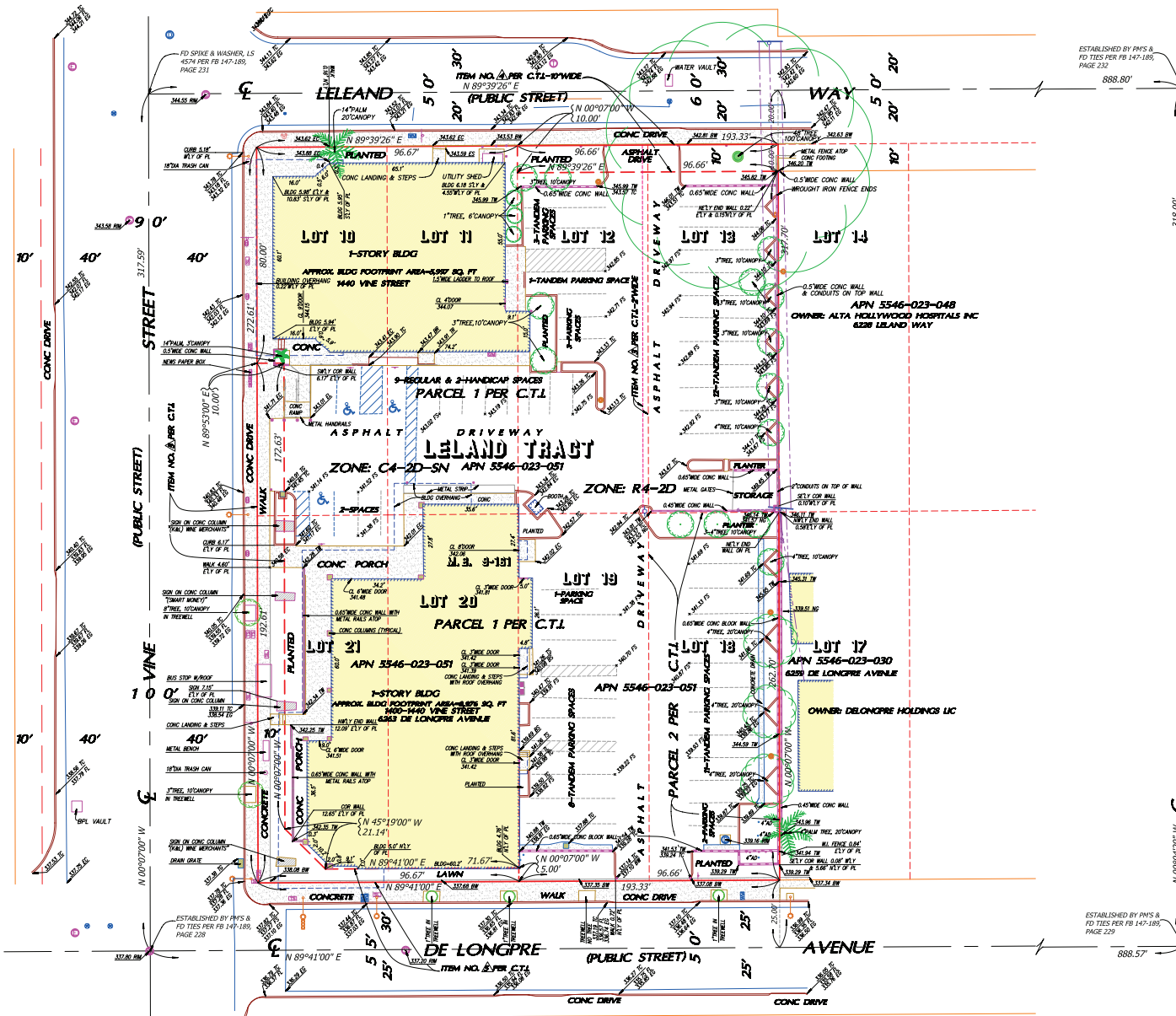
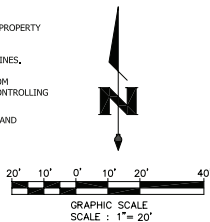
BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF VINE STREET AS SHOWN ON THE MAP OF LELAND TRACT, M.B. 9-161 AS N 00°07'00" W.

ENCROACHMENTS:

- BUILDING OVERHANG ON LOT 10, ENCROACHES 0.22' WLY OF PROPERTY LINE.
- CONCRETE SIDE WALK, BUS STOP, METAL BENCH, STREET LIGHT PULLBOX, TRASH CAN, ON THE WESTERLY PROPERTY ENCROACHES ELY INTO PROPERTY.
- BUILDING OVERHANG AT 2ND FLOOR ENCROACHES SLY OF PROPERTY LINE AND CONCRETE SIDE WALK ON SLY PROPERTY LINE ENCROACHES NLY INTO PROPERTY.
- ADDITIONAL ITEMS, IF ANY, SHOWN ON THIS SURVEY.

NOTE:

- BOUNDARIES SHOWN HEREON ARE PER LELAND TRACT, M.B. 09-161.
- LANDSCAPING AND LANDSCAPE IRRIGATION DEVICES EXIST WITHIN THE PROPERTY AND ARE NOT SHOWN.
- TREELINE CANOPIES ARE PICTORIAL, AND MAY NOT REFLECT TRUE DRIPLINES.
- IF RETAINING WALLS OR SIMILAR STRUCTURES ARE TO BE DESIGNED FROM TOPOGRAPHY SHOWN HEREON, THE ELEVATIONS OF CRITICAL POINTS CONTROLLING THE DESIGN MUST BE VERIFIED PRIOR TO ADOPTION OF FINAL DESIGN.
- THIS ALTA SURVEY SHOWN HEREON REFLECTS EXISTING IMPROVEMENTS AND THE BUILDING AS SHOWN ON GROUND LEVEL AND DOES NOT REFLECT ANY BELOW SURFACE.



LOTS 10, 11, 20 & 21

PROPERTY ZONE: C4-2D-SN (COMMERCIAL)

SETBACK:

FRONT YARD (VINE STREET): NONE REQUIRED

SIDE & REAR YARDS (NORTH/SOUTH/ EAST): NONE REQUIRED

NO MAXIMUM BUILDING HEIGHT LIMITATION

PARKING REQUIREMENTS:

30 TOTAL PARKING SPACES REQUIRED
(FORMULA)= RETAIL: 2 SPACES PER 1,000 SQUARE FEET OF GROSS AREA (14,973/1,000= 15 x 2=30 SPACES)

THIS INFORMATION SUPPLIED BY THE PLANNING AND ZONING RESOURCE COMPANY, OF SITE NUMBER 93866-1, FROM DATA PUBLISHED BY THE PLANNING AND ZONING RESOURCE COMPANY, AS PROVIDED BY THE CLIENT.

LOTS 12, 13, 18 & 19

PROPERTY ZONE: R4-2D (RESIDENTIAL WITHIN THE HEIGHT DISTRICT 2) PARKING LOT

SETBACK:

FRONT YARD: NOT LESS THAN 15 FEET, PROVIDED, HOWEVER, THAT ON KEY LOTS THE MINIMUM FRONT YARD SHALL BE 10 FEET.

SIDE YARDS: FOR MAIN BUILDING NOT MORE THAN 2 STORIES IN HEIGHT, THERE SHALL BE A SIDE YARD ON EACH SIDE OF SAID BUILDING OF NOT LESS THAN 5 FEET, EXCEPT WHERE THE LOT IS LESS THAN 50 FEET IN WIDTH, THE SIDE YARD MAYBE REDUCED TO 10% OF THE WIDTH OF THE LOT FOR BUILDING MORE THAN 2 STORIES IN HEIGHT, 1 FOOT SHALL BE ADDED TO THE WIDTH OF SUCH SIDE YARD FOR EACH ADDITIONAL STORY AND SHALL NOT EXCEED 16 FEET IN WIDTH.

REAR YARD: NOT LESS THAN 15 FEET IN DEPTH, FOR BUILDING MORE THAN 3 STORIES IN HEIGHT, 1 FOOT SHALL BE ADDED TO THE DEPTH OF SUCH REAR YARD FOR EACH ADDITIONAL STORY ABOVE 3RD STORY AND NOT TO EXCEED 20 FEET.

THIS INFORMATION WAS DERIVED FROM NAVIGATE LA ON LINE.

REVISION NOTES

DATE	DESCRIPTION	BY
06-09-16	REVISED SURVEY PER CLIENTS REQUEST	SDN
06-09-16	REVISED SURVEY PER AMENDED TITLE REPORT (06-27-2016)	SDN
10-24-16	ADDED ELEVATIONS ON THE SURVEY	SDN

PREPARED BY:
chris nelson
& Associates, inc.
PROFESSIONAL LAND SURVEYORS
5725 WILSON AVE
VANUYS, CA 91411
PHONE: 818.981.1140 FAX: 818.981.1814

PREPARED FOR:
TOOLEY INTERESTS, LLC
501 SANTA MONICA BOULEVARD, # 701,
SANTA MONICA, CA. 90401

ALTA/NSPS LAND TITLE SURVEY
LOTS 10-13 & 18-21, LELAND TRACT,
M.B. 9-161
1400-1440 VINE STREET AND 6263 DE LONGPRE AVENUE
CITY OF LOS ANGELES, COUNTY OF LOS ANGELES

JOB NO. 16-3797

SCALE: 1" = 20'

DATE: APR. 26, 2016

DRAFTED: SDN

SHEET NO.

1

OF 1 SHEET

1400 VINE
LOS ANGELES, CA
TCA # 2018-034

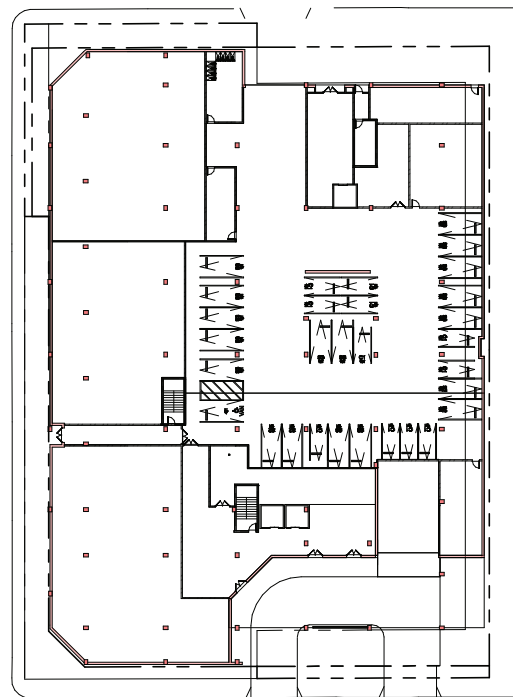


TOOLEY INTERESTS, LLC

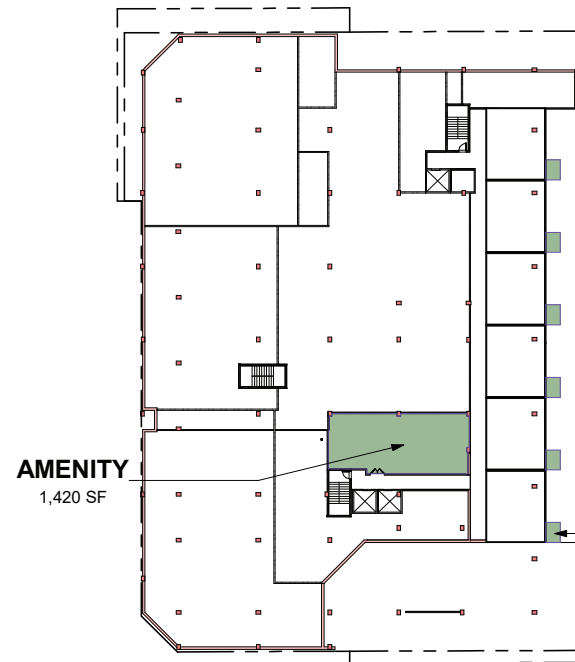
ENTITLEMENT APPLICATION SUBMITTAL PLANS
DECEMBER 17, 2019



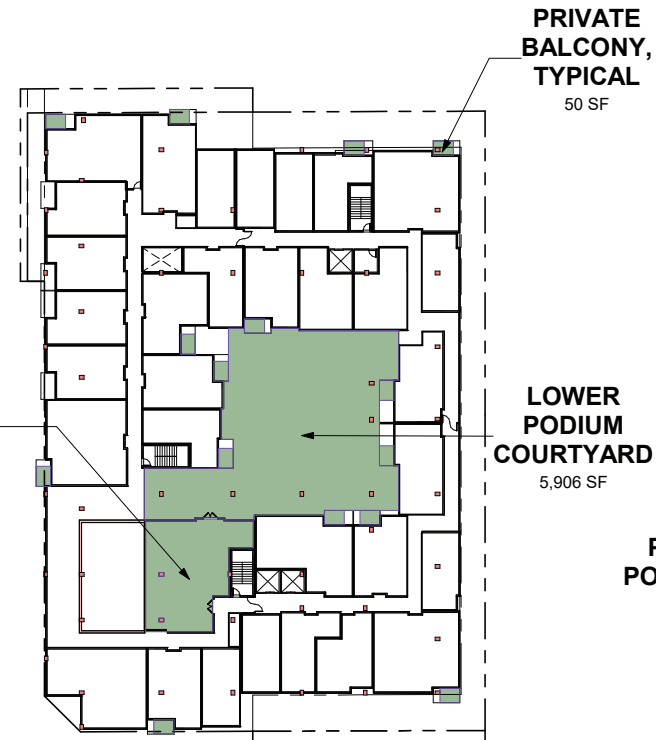
ALTA LAND SURVEY



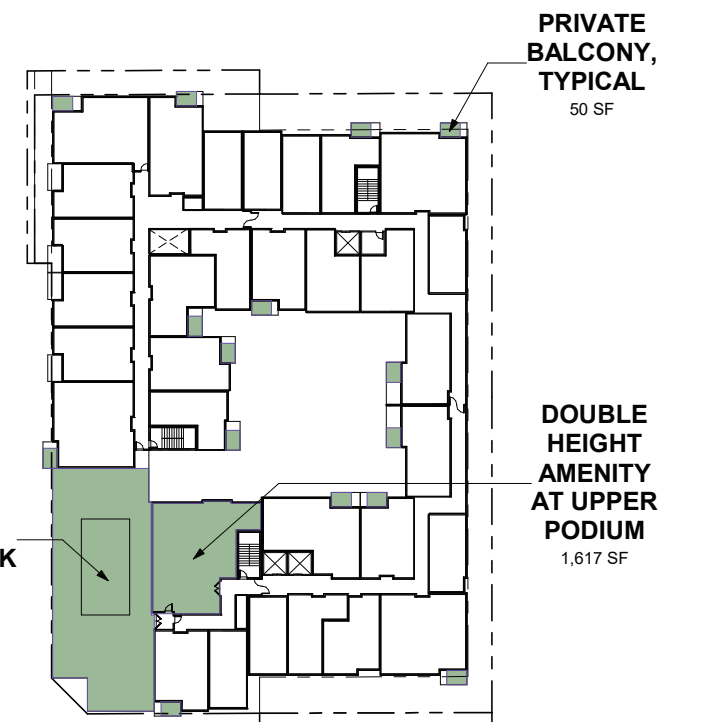
1 1ST STORY



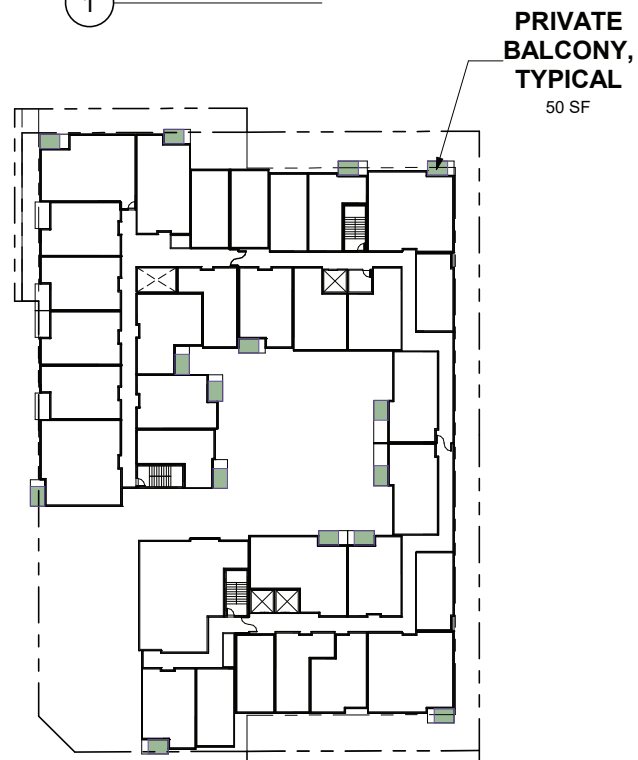
2 2ND STORY



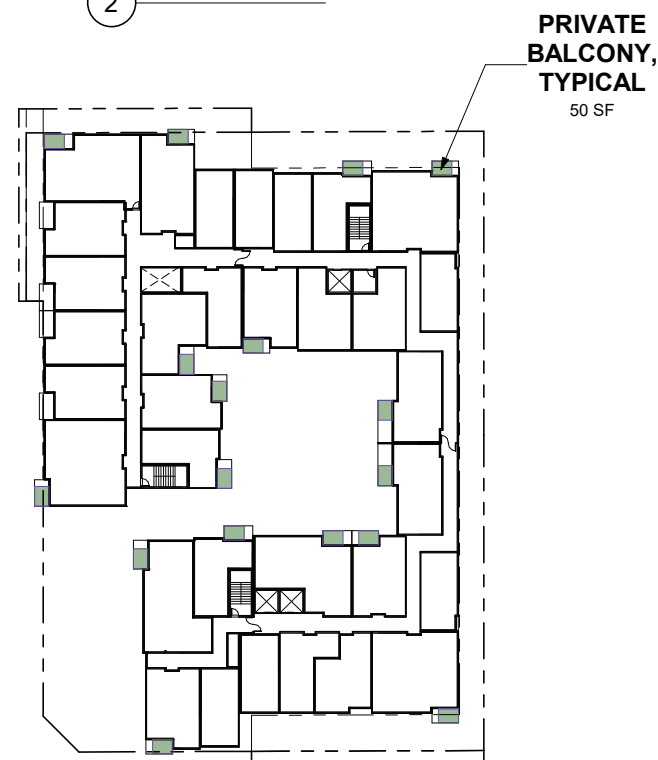
3 3RD STORY



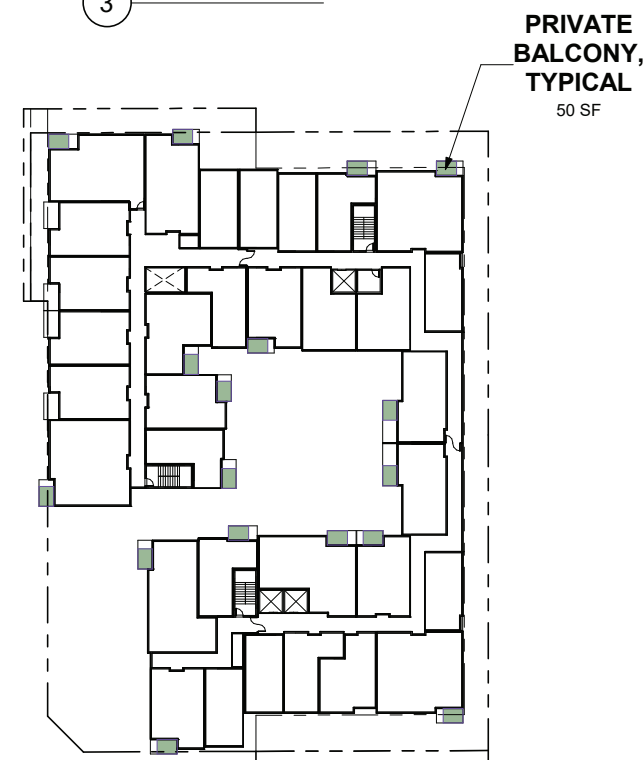
4 4TH STORY



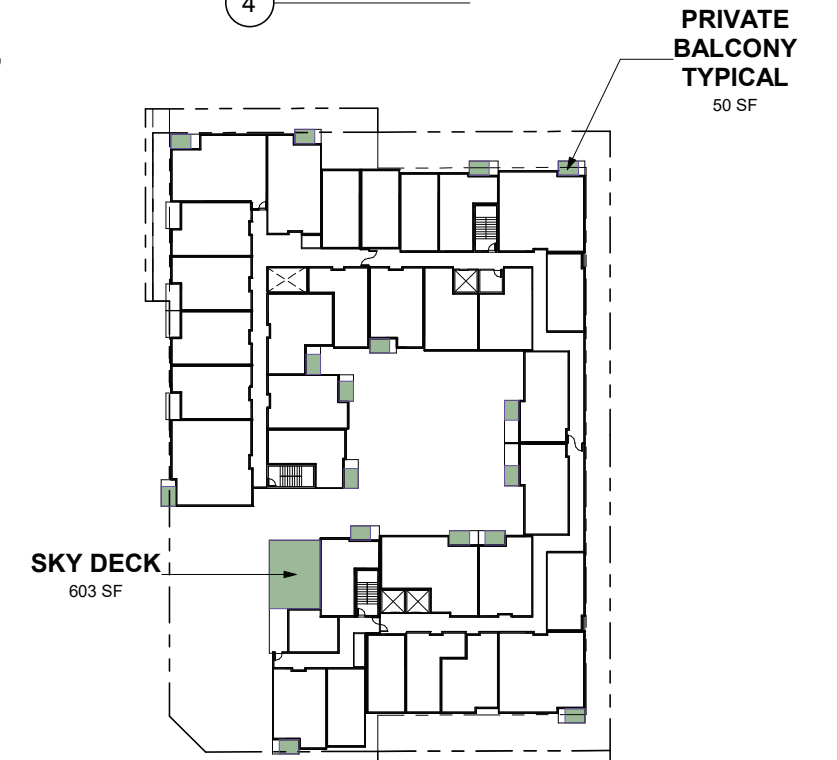
5 5TH STORY



6 6TH STORY



7 7TH STORY



8 8TH STORY



1400 VINE
LOS ANGELES, CA
TCA # 2018-034



TOOLEY INTERESTS, LLC

ENTITLEMENT APPLICATION SUBMITTAL PLANS
DECEMBER 17, 2019

CONCEPT RENDERINGS
VIEW AT VINE & DELONGPRE



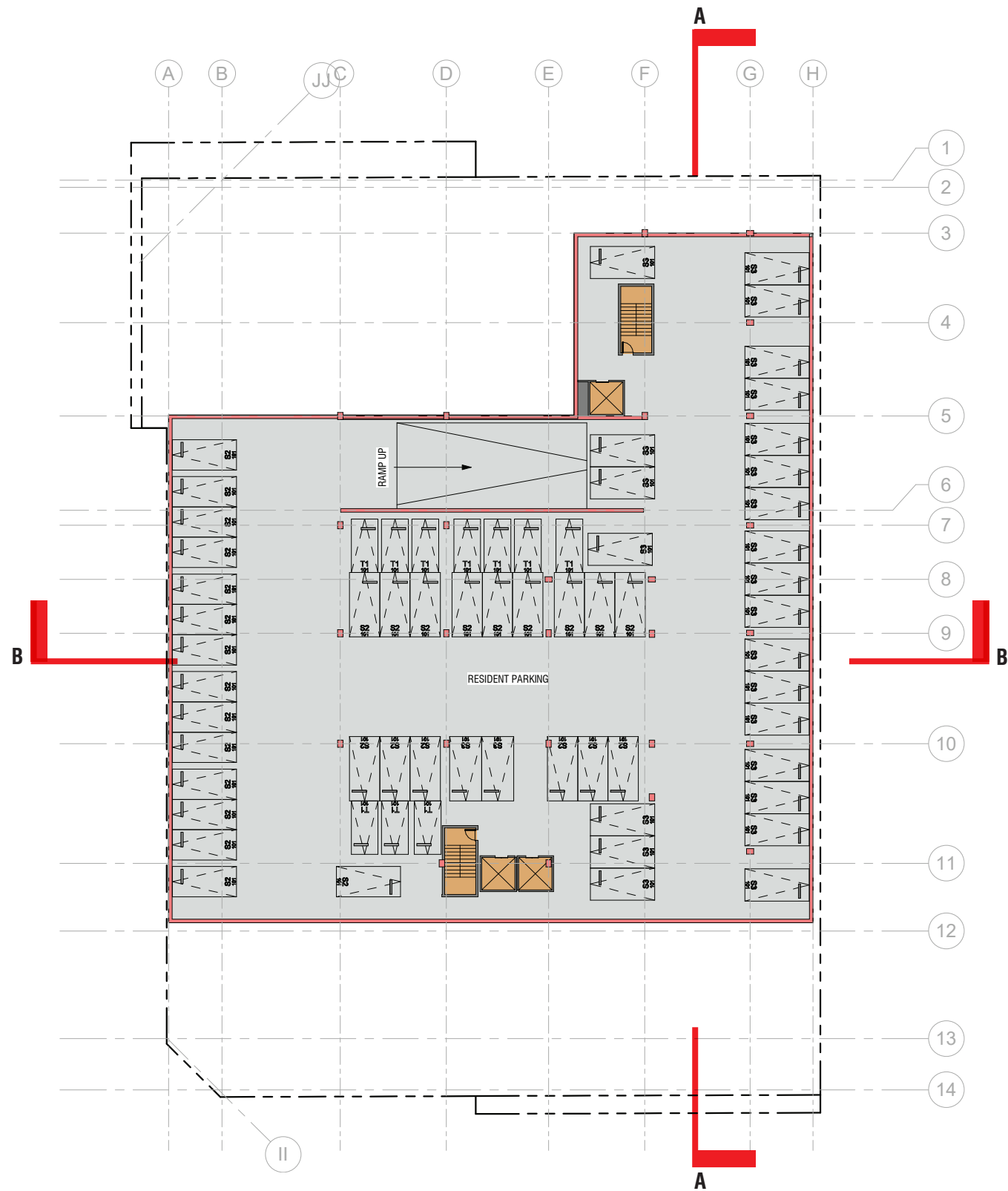
1400 VINE
LOS ANGELES, CA
TCA # 2018-034



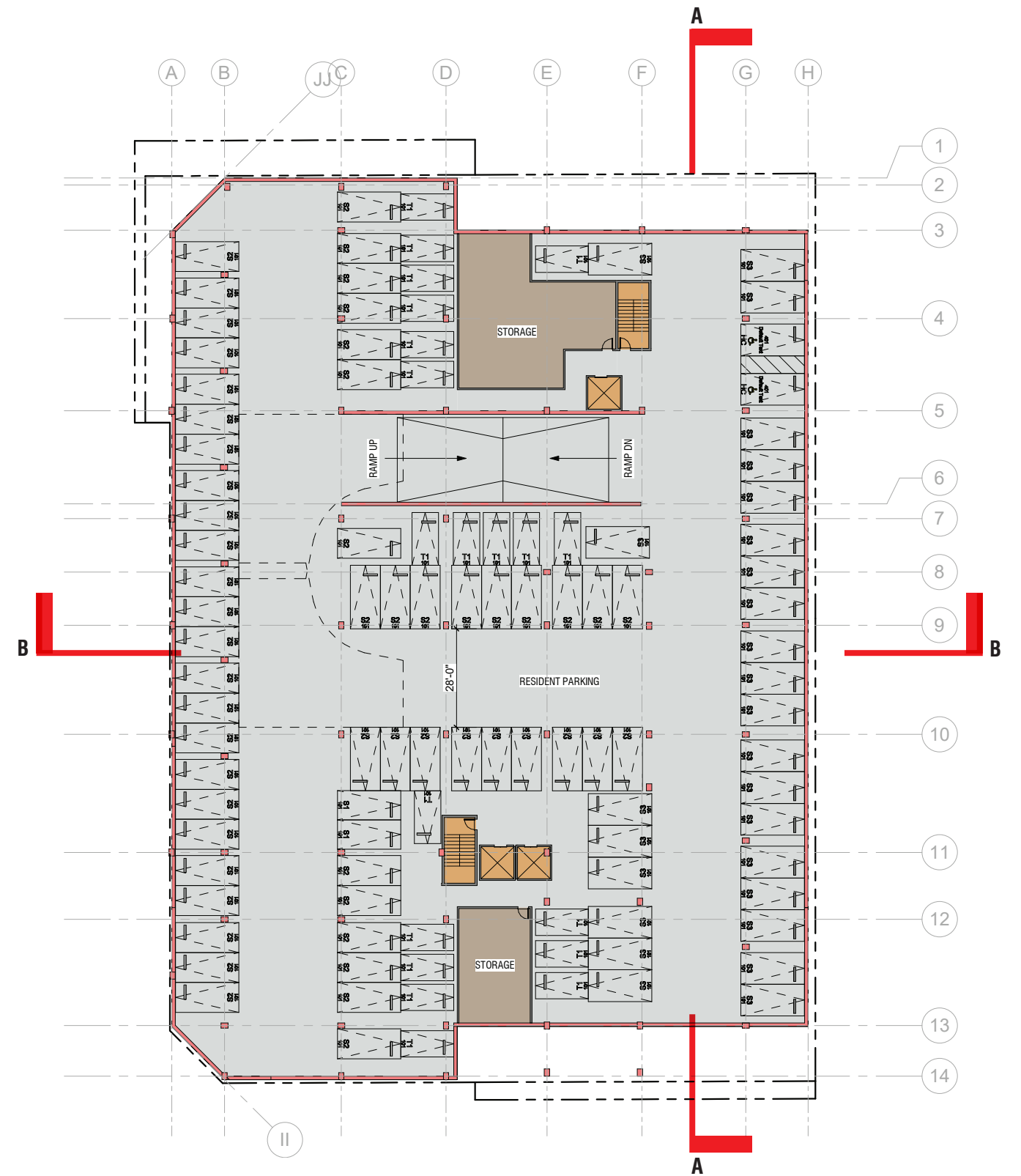
TOOLEY INTERESTS, LLC

ENTITLEMENT APPLICATION SUBMITTAL PLANS
DECEMBER 17, 2019

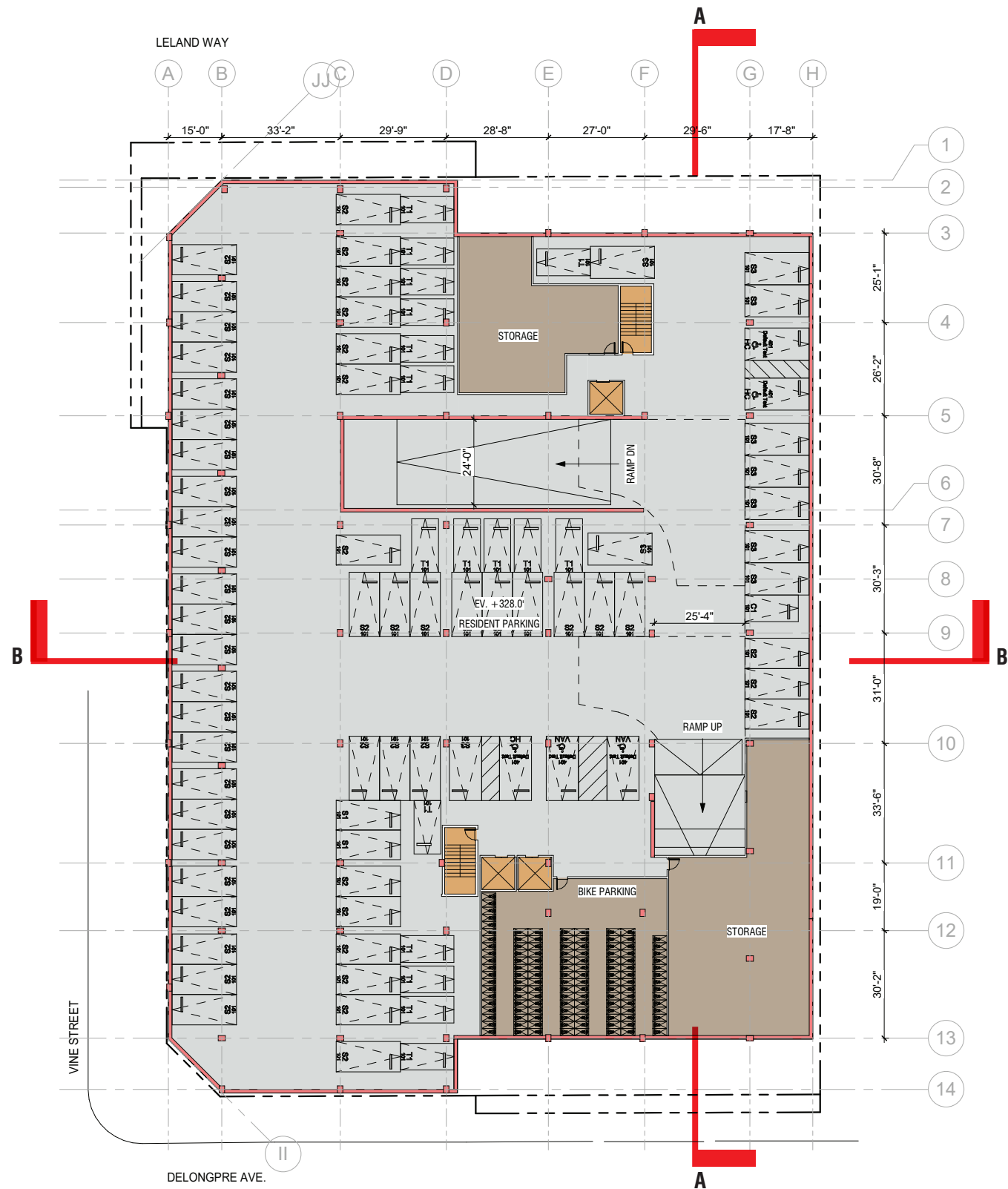
CONCEPT RENDERINGS
VIEW OF PORT COCHERE



BASEMENT 3 PLAN



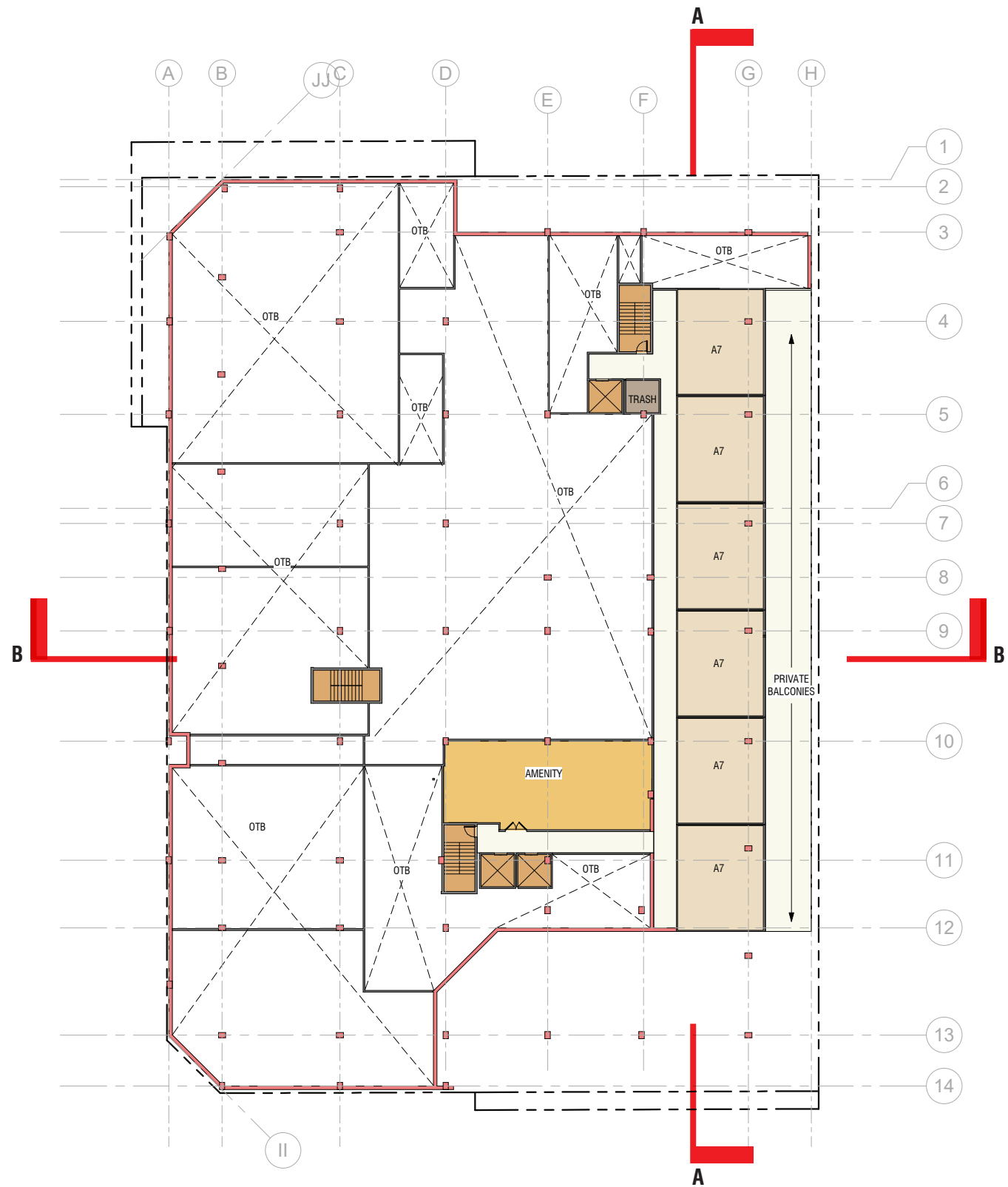
BASEMENT 2 PLAN



BASEMENT 1 PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN (LINER UNITS)



THIRD FLOOR PLAN (LOWER PODIUM)



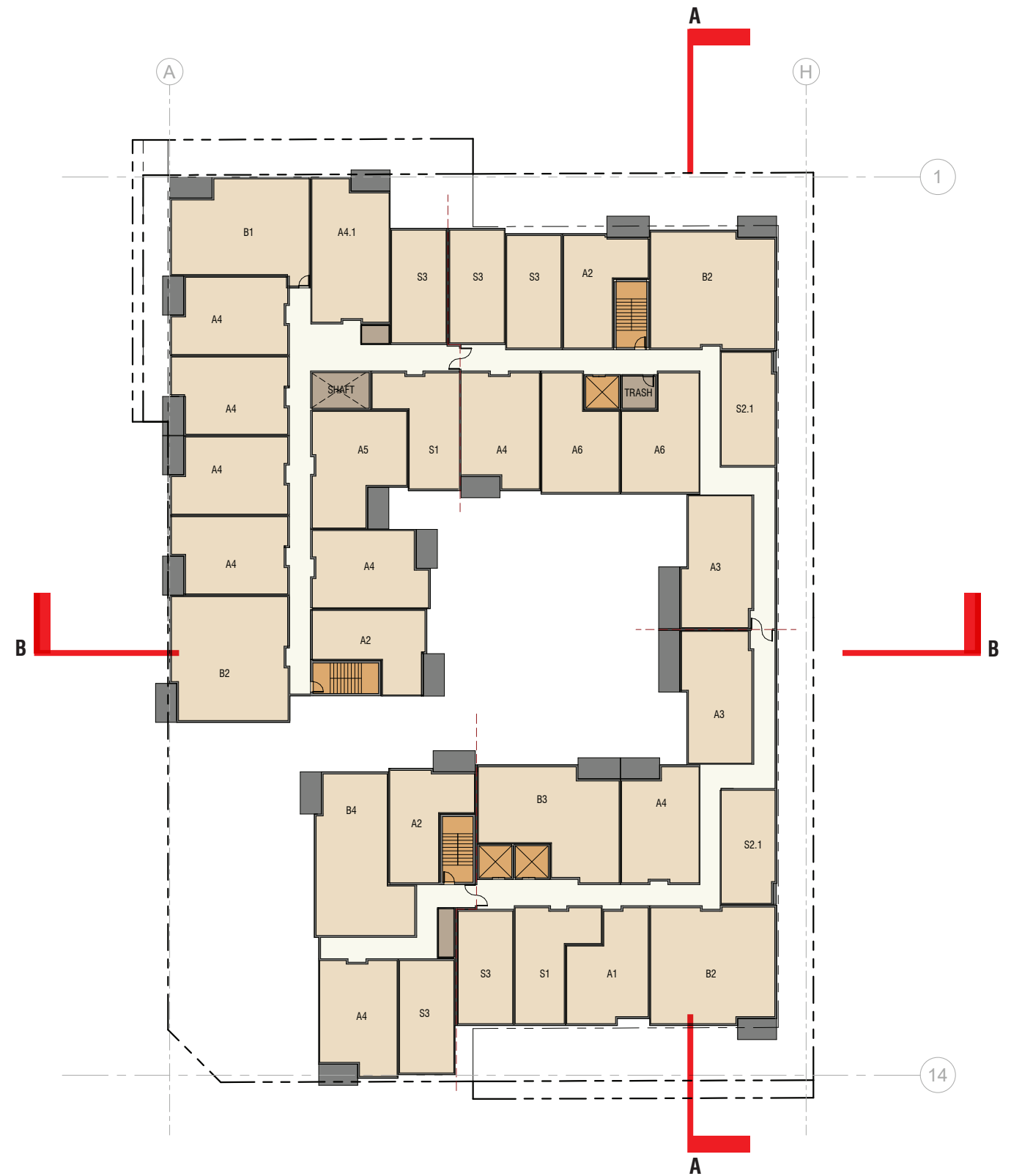
FOURTH FLOOR PLAN (UPPER PODIUM)



FIFTH FLOOR PLAN



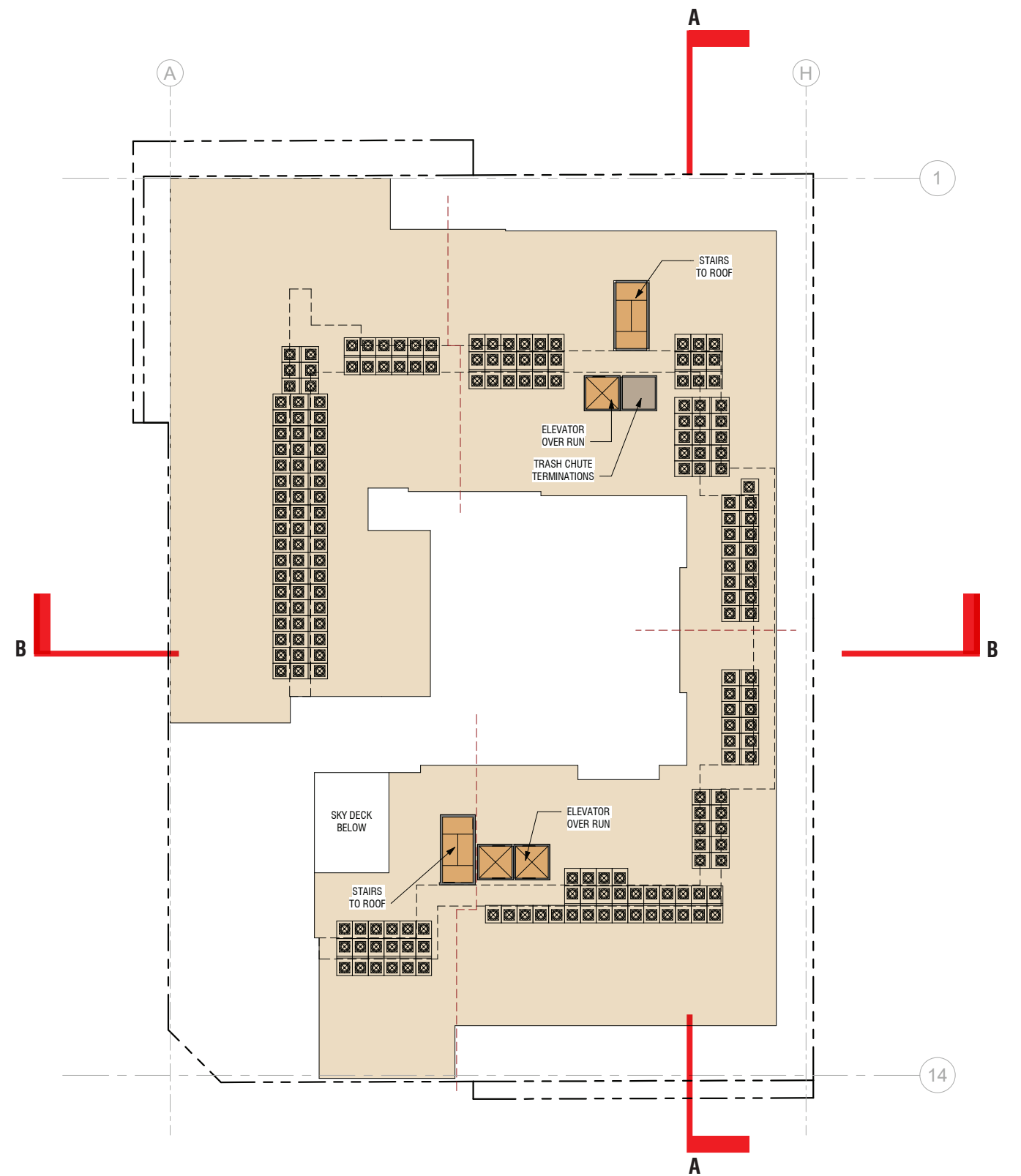
SIXTH FLOOR PLAN



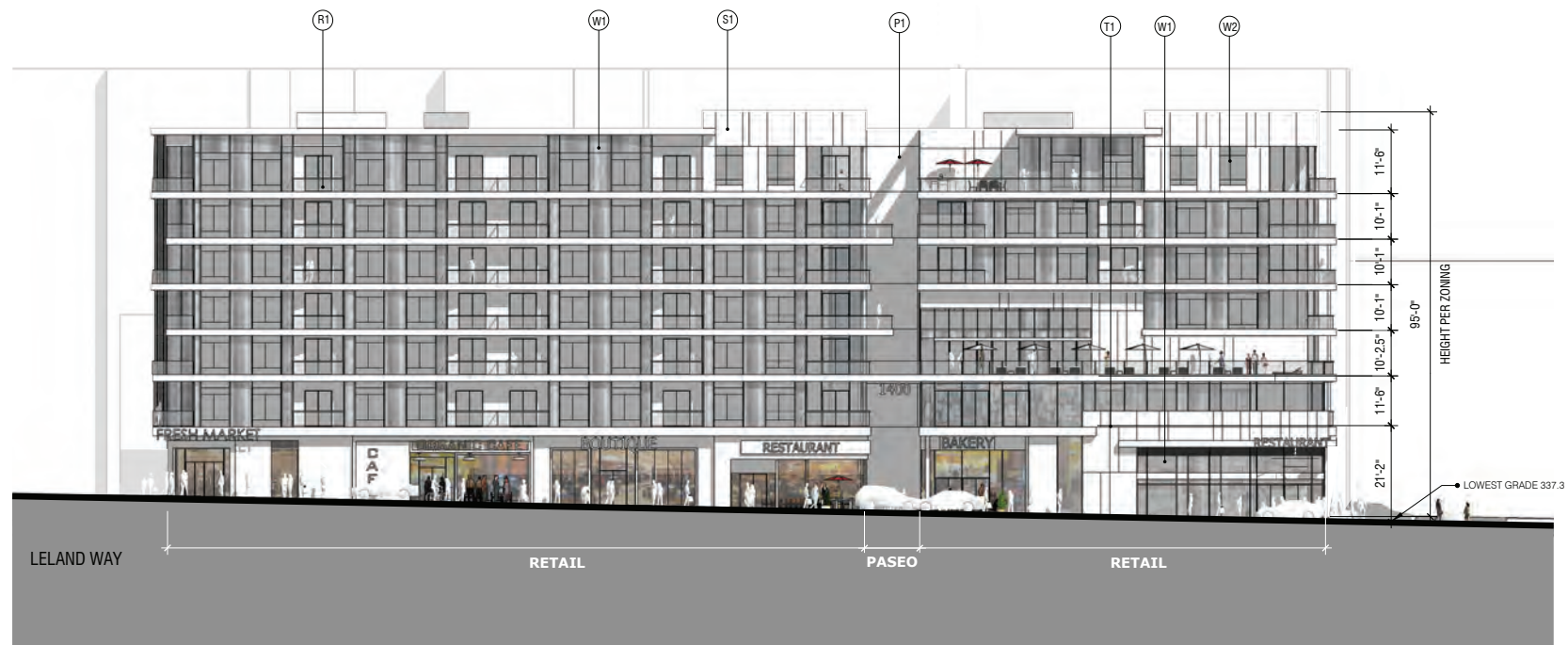
SEVENTH FLOOR PLAN



EIGHT FLOOR PLAN



ROOF PLAN



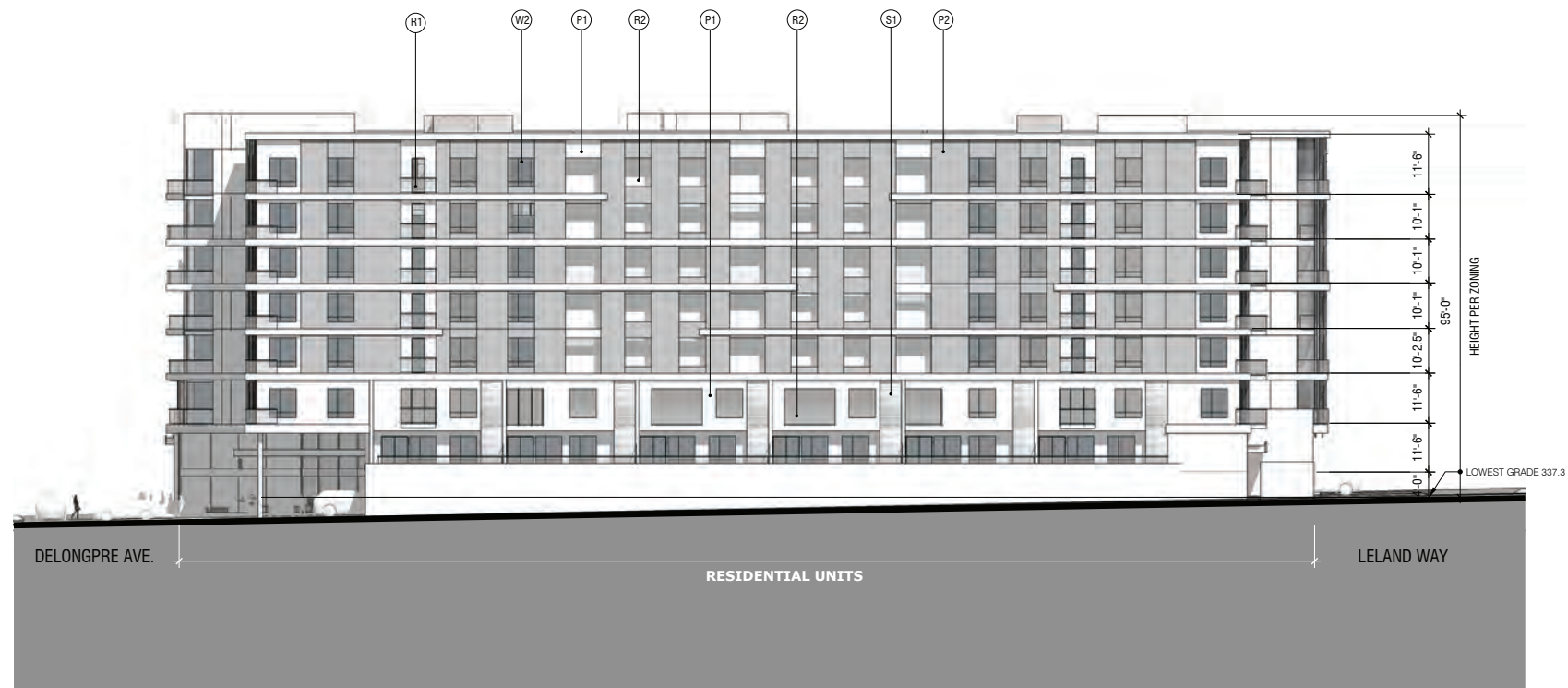
1 WEST ELEVATION (VINE)

FINISH LEGEND	
(P1)	PLASTER 1
(P2)	PLASTER 2
(W1)	STOREFRONT SYSTEM
(W2)	VINYL WINDOW
(T1)	VENEER CLADDING
(R1)	GLASS RAILING
(R2)	METAL RAILING
(S1)	SIDING



2 SOUTH ELEVATION (DELONGPRE)





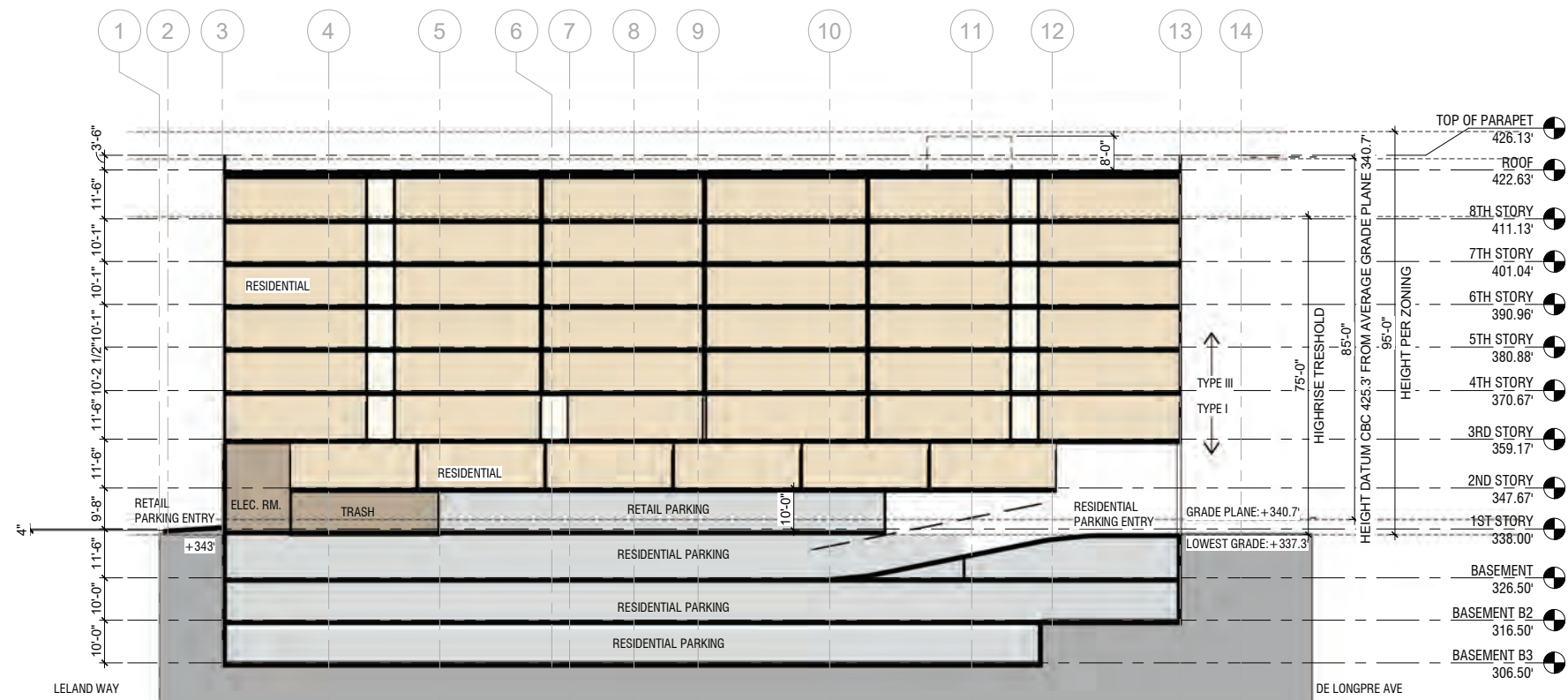
1 EAST ELEVATION

FINISH LEGEND	
(P1)	PLASTER 1
(P2)	PLASTER 2
(W1)	STOREFRONT SYSTEM
(W2)	VINYL WINDOW
(T1)	VENEER CLADDING
(R1)	GLASS RAILING
(R2)	METAL RAILING
(S1)	SIDING

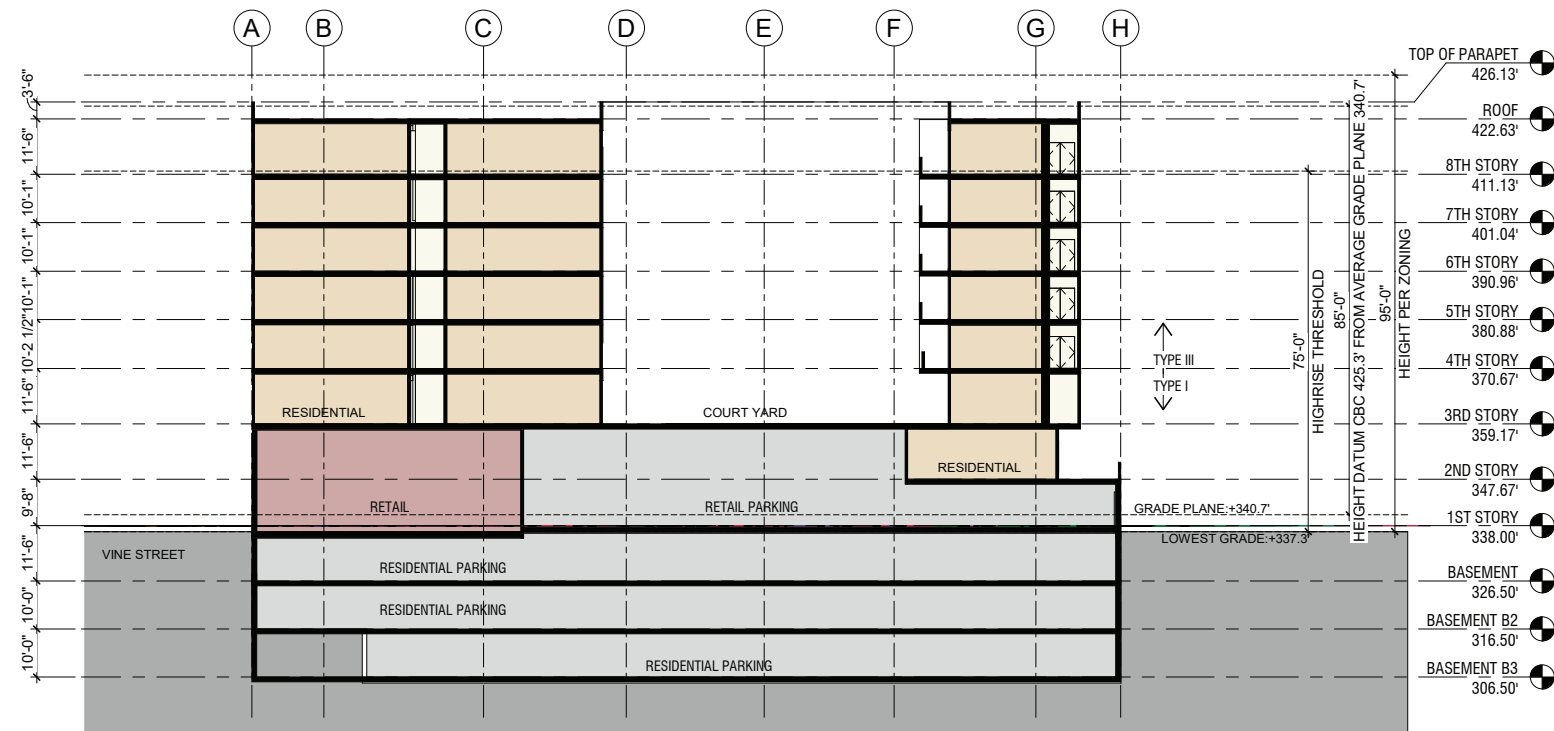


2 NORTH ELEVATION (LELAND)





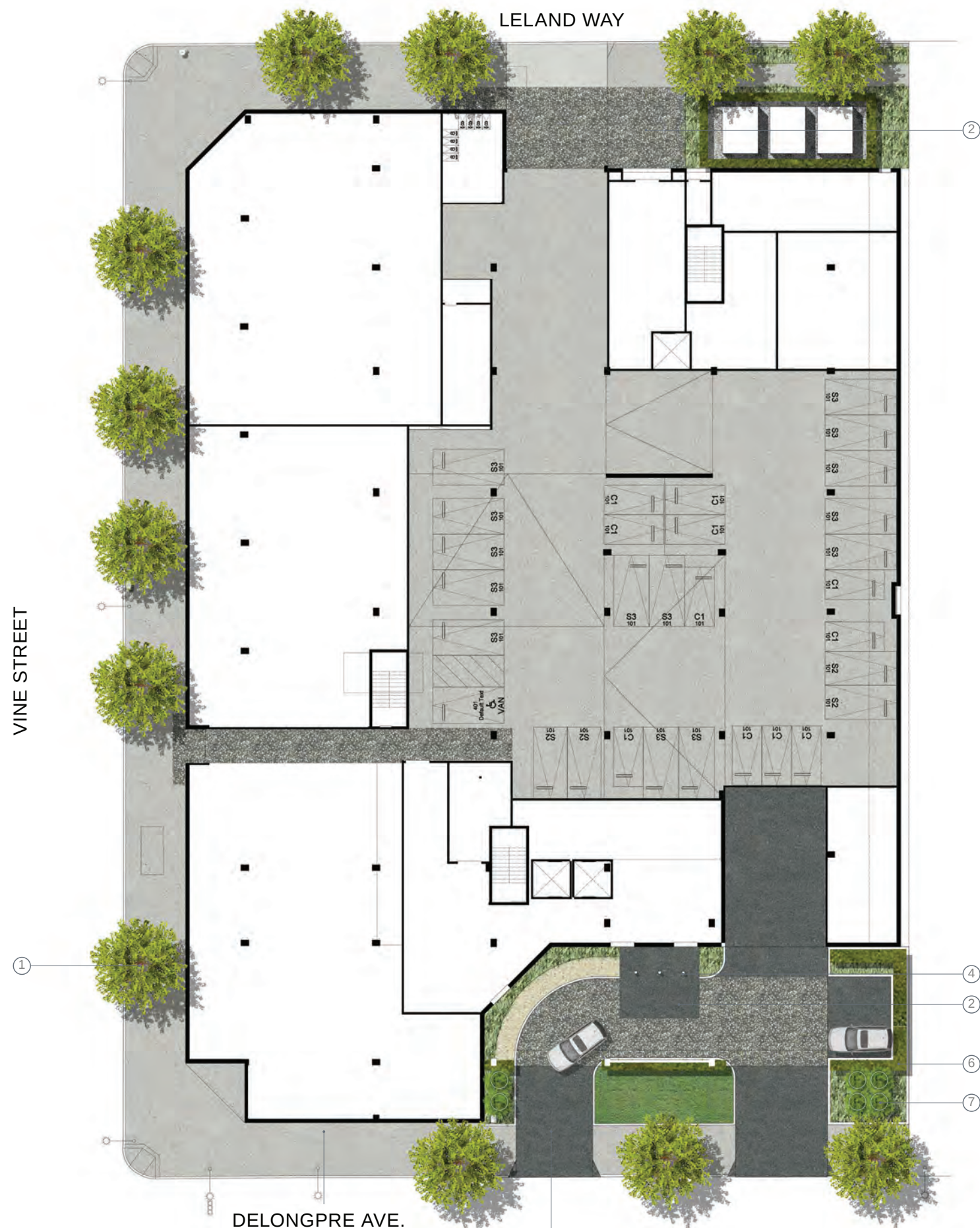
1 SECTION THROUGH RAMP



2 SECTION THROUGH COURTYARD



LANDSCAPE CALCULATIONS	
OPEN SPACE REQUIRED	20,625 SF
OPEN SPACE PROPOSED	20,640 SF
LANDSCAPED AREA REQUIRED	(25% OF COMMON OPEN SPACE)
LANDSCAPED AREA PROVIDED	(25% OF COMMON OPEN SPACE) 3,898 SF
QUANTITY OF UNITS IN DEVELOPMENT	198
QUANTITY OF TREES REQUIRED (1 TREE/ 4 UNITS)	50
QUANTITY OF TREES PROVIDED	50
CANOPY TREE	22
STREET TREE	12
HEDGE(24" BOX)	16



LEGEND

- ① PROPOSED STREET TREE
- ② PEDESTRIAN PAVING
- ③ VEHICULAR PAVING
- ④ BOLLARD
- ⑤ CITY STANDARD SIDEWALK
- ⑥ HEDGE
- ⑦ ORNAMENTAL TREE
- ⑧ POOL
- ⑨ FIREPLACE
- ⑩ LIGHTS
- ⑪ SEATING
- ⑫ RAISED PLANTER
- ⑬ BANQUETTE
- ⑭ COUNTER
- ⑮ TABLE AND CHAIRS
- ⑯ PLANTER



LEGEND

- ① PROPOSED STREET TREE
- ② PEDESTRIAN PAVING
- ③ VEHICULAR PAVING
- ④ BOLLARD
- ⑤ CITY STANDARD SIDEWALK
- ⑥ HEDGE
- ⑦ ORNAMENTAL TREE
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- ⑩ LIGHTS
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LEGEND

- ① PROPOSED STREET TREE
- ② PEDESTRIAN PAVING
- ③ VEHICULAR PAVING
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- ⑪ SEATING
- ⑫ RAISED PLANTER
- ⑬ BANQUETTE
- ⑭ COUNTER
- ⑮ TABLE AND CHAIRS
- ⑯ PLANTER

DELONGPRE AVE.

N
SCALE: 1/32"=1'-0"



LEGEND

- ① PROPOSED STREET TREE
- ② PEDESTRIAN PAVING
- ③ VEHICULAR PAVING
- ④ BOLLARD
- ⑤ CITY STANDARD SIDEWALK
- ⑥ HEDGE
- ⑦ ORNAMENTAL TREE
- ⑧ POOL
- ⑨ FIREPLACE
- ⑩ LIGHTS
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- ⑫ RAISED PLANTER
- ⑬ BANQUETTE
- ⑭ COUNTER
- ⑮ TABLE AND CHAIRS
- ⑯ PLANTER



GROUNDCOVER

DYMONDIA MARGARETAE
silver carpet
SODDED FROM FLATS



MYOPORUM PARVIFOLIUM
'PUTAH CREEK'
creeping myoporum
4" POTS @ 8" O.C.



SENECIO MANDRALISCAE
blue chalk sticks
1 GAL @ 12" O.C.



GRASSES

BOUTELOUA GRACILIS
'BLONDE AMBITION'
blonde ambition blue grama grass
1 GAL @ 12" O.C.



LOMANDRA LONGIFOLIA
'BREEZE'
dwarf mat rush
1 GAL @ 12" O.C.



PENNISETUM 'FAIRY TAILS'
everygreen fountain grass
1 GAL @ 12" O.C.



SHADE SHRUBS

ASPARAGUS DENSIFLORUS
'MYERS' foxtail fern
1 GAL @ 18" O.C.



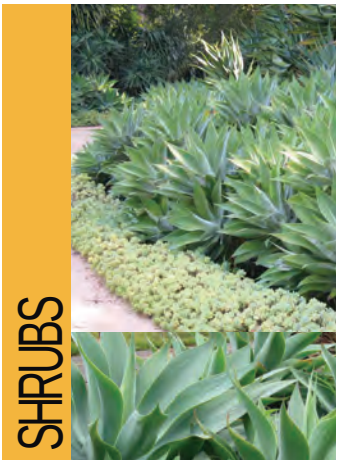
PHILODENDRON 'XANADU'
winterbourne philodendron
5 GAL @ 18" O.C.



POLYSTICHUM MUNITUM
western sword fern
5 GAL @ 18" O.C.



SANSEVIERIA TRIFASCIATA
'LAURENTII'
striped mother-in-laws tongue
8" POTS @ 12" O.C..



SHRUBS

AGAVE ATTENUATTA
fox tail agave -MIX TO CREATE
NATURAL CLUMP
5 GAL @ 18" O.C.
15 GAL @ 24" O.C.



ASPIDISTRA ELATIOR
'VARIEGATA'
variegated cast iron plant



CAREX 'FEATHER FALLS'
variegated japanese sedge
5 GAL @ 18" O.C.



CHONDROPETALUM TECTORUM
small cape rush
5 GAL @ 18" O.C.



DIANELLA CAERULEA 'CASSA
BLUE'
blue flax lily
5 GAL @ 18" O.C



DIANELLA TASMANICA
'VARIEGATA'
white striped tasman flax lily
5 GAL @ 18" O.C



DIETES BICOLOR
fortnight Lily
5 GAL @ 24" O.C.



EUPHORBIA 'BLACKBIRD'
blackbird Spurge
5 GAL @ 18" O.C.



LIRIOPE 'GIGANTEA'
giant lily turf
5 GAL @ 18" O.C.



LOROPETALUM CHINENSE
'RAZZLEBERRY'
razzleberi fringe flower
5 GAL @ 24" O.C.



OLEA EUROPAEA 'MONTRA'
little ollie dwarf olive
5 GAL @ 18" O.C.



PHORMIUM 'AMAZING RED'
amazing red new zealand flax
5 GAL @ 18" O.C.

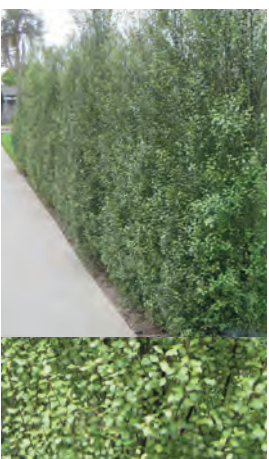


WESTRINGIA FRUTICOSA
'MORNING LIGHT'
coast rosemary
5 GAL @ 24" O.C.



HEDGES

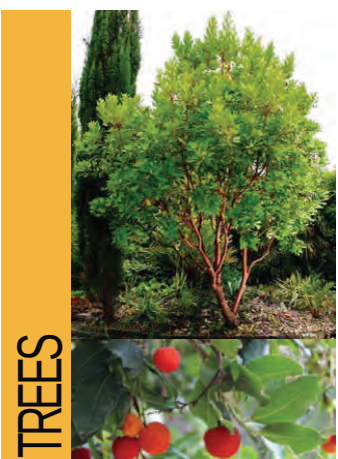
FICUS MICROCARPA NITIDA
'GREEN GEM'
green gem fig
24" BOX @ 24" O.C.



PITTOSPORUM TENUIFOLIUM
'SILVER SHEEN'
silver sheen kohuhu
24" BOX @ 24" O.C.



PODOCARPUS GRACILIOR
fern podocarpus
24" BOX @ 24" O.C.



TREES

ARBUTUS 'MARINA'
marina strawberry tree
24" BOX MIN.



JACARANDA MIMOSIFOLIA
jacaranda tree
24" BOX MIN.



OLEA EUROPAEA
olive
24" BOX MIN.



ULMUS PARVIFOLIA
chinese elm
24" BOX MIN.

NOTE:
EXAMPLE PLANTING PALETTE, SPECIFIC PLANTS TO
BE CONFIRMED.