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## IV. ENVIRONMENTAL IMPACT ANALYSIS

### C. HISTORIC RESOURCES

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#### INTRODUCTION

This section of the Draft EIR analyzes whether historic resources exist on the project site and surrounding area and whether the proposed project would impact such resources. The analysis is based in part on a records search of historic resources, review of relevant regulations and a reconnaissance survey of the area.

#### 1. ENVIRONMENTAL SETTING

##### a. Regulatory Framework

Historic resources fall within the jurisdiction of several levels of government. Federal laws provide the framework for the identification and, in certain instances, protection of historic resources. Additionally, states and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as amended; the California Environmental Quality Act (CEQA), the California Register of Historical Resources; Public Resources Code (PRC) Section 5024, and the City of Los Angeles Cultural Heritage Ordinance (Los Angeles Administrative Code, Section 22.130) are the primary federal, state and local laws governing and affecting preservation of historic resources of national, state, regional, and local significance.

##### **Federal Level**

The National Register of Historic Places (the National Register) was established by the National Historic Preservation Act of 1966 as “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.”<sup>1</sup> The National Register recognizes properties that are significant at the national, state and/or local levels.

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<sup>1</sup> 36 Code of Federal Regulations (CFR) Section 60.2.

### National Register of Historic Places Criteria

To be eligible for listing in the National Register, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. Four criteria have been established to determine the significance of a resource:<sup>2</sup>

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

A property eligible for the National Register must meet one or more of the above criteria. In addition, unless the property possesses exceptional significance, it must be at least fifty years old to be eligible for National Register listing.

In addition to meeting the criteria of significance, a property must have integrity. “Integrity is the ability of a property to convey its significance.”<sup>3</sup> According to *National Register Bulletin 15*, the National Register recognizes seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of these seven aspects. Thus, the retention of the specific aspects of integrity is paramount for a property to convey its significance.<sup>4</sup> The seven factors that define integrity are location, design, setting, materials, workmanship, feeling and association. In assessing a property’s integrity, the National Register criteria recognize that properties change over time; therefore, it is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity.<sup>5</sup> For properties which are considered significant under National Register Criteria A and B, *National Register Bulletin 15* states that a property that is significant

<sup>2</sup> *Guidelines for Completing National Register Forms, National Register Bulletin 16, U.S. Department of Interior, National Park Service, September 30, 1986 (“National Register Bulletin 16”). This bulletin contains technical information on comprehensive planning, survey of cultural resources and registration in the National Register of Historic Places.*

<sup>3</sup> *National Register Bulletin 15, p. 44.*

<sup>4</sup> *Ibid.*

<sup>5</sup> *Ibid, p. 46.*

for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).<sup>6</sup> In assessing the integrity of properties which are considered significant under National Register Criterion C, *National Register Bulletin 15* provides that a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.<sup>7</sup>

### **State Level**

The Office of Historic Preservation (OHP), as an office of the California Department of Parks and Recreation, implements the policies of the NHPA on a state-wide level. The OHP also carries out the duties set forth in the Public Resources Code (PRC) and maintains the California Historic Resources Inventory. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the state's jurisdictions. Also implemented at the state level, CEQA requires projects to identify any substantial adverse impacts which may affect the significance of identified historical resources.

### **California Register of Historical Resources (California Register)**

The California Register of Historical Resources was created by Assembly Bill 2881 which was signed into law on September 27, 1992. The California Register is "an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change."<sup>8</sup> The criteria for eligibility for the California Register are based upon National Register criteria.<sup>9</sup> Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register.<sup>10</sup>

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

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<sup>6</sup> *Ibid.*

<sup>7</sup> "A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style." *Ibid.*

<sup>8</sup> *California Public Resources Code Section 5024.1(a).*

<sup>9</sup> *California Public Resources Code § 5024.1(b).*

<sup>10</sup> *California Public Resources Code § 5024.1(d).*

- California properties listed on the National Register and those formally Determined Eligible for the National Register;
- California Registered Historical Landmarks from No. 770 onward;
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.<sup>11</sup>

Other resources which may be nominated to the California Register include:

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an historic preservation overlay zone.<sup>12</sup>

### **California Register of Historical Resources Criteria**

To be eligible for the California Register, a historic resource must be significant at the local, state, or national level, under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Additionally, a historic resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic

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<sup>11</sup> *Ibid.*

<sup>12</sup> *California Public Resources Code § 5024.1(e).*

character or appearance to be recognizable as a historic resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.<sup>13</sup>

As indicated above, integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The resource must also be judged with reference to the particular criteria under which it is proposed for eligibility. It is possible that a historic resource may not retain sufficient integrity to meet the criteria for listing in the National Register, but it may still be eligible for listing in the California Register.<sup>14</sup>

### **California Office of Historic Preservation Survey Methodology**

The evaluation instructions and classification system prescribed by the OHP in its *Instructions for Recording Historical Resources* provide a three digit evaluation code for use in classifying potential historic resources. The first digit indicates one of the following general evaluation categories for use in conducting cultural resource surveys:

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 the National Register or the California Register through Survey Evaluation;
4. Appears eligible for the National Register or the California Register through other evaluation;
5. Recognized as Historically Significant by Local Government;
6. Not eligible for any Listing or Designation; and
7. Not evaluated for the National Register or California Register or needs re-evaluation.

The second digit is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number which is used to further specify significance and refine the relationship of the property to the National Register. Under this system categories 1 through 4 pertain to various levels of National Register eligibility. The California Register, however, may include surveyed resources through level 5 (e.g. properties

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<sup>13</sup> *California Code of Regulations, California Register of Historical Resources (Title 14, Chapter 11.5), Section 4852(c).*

<sup>14</sup> *Ibid.*

evaluated as of local interest in the planning process even if they are ineligible for listing in the National Register). In addition, properties found ineligible for listing in the National Register or California Register and of no local interest are given an evaluation code of 6.

### **California Environmental Quality Act**

Under CEQA, a “project that may cause a substantial adverse change in the significance of a historic resource is a project that may have a significant effect on the environment.”<sup>15</sup> This statutory standard involves a two-part inquiry. The first involves a determination of whether the project involves a historic resource. If so, then the second part involves determining whether the project may involve a “substantial adverse change in the significance” of the resource. To address these issues, guidelines that implement the 1992 statutory amendments relating to historical resources were adopted in final form on October 26, 1998 with the addition of State CEQA Guideline Section 15064.5. The new State CEQA Guidelines provide that for the purposes of CEQA compliance, the term “historical resources” shall include the following:<sup>16</sup>

- “A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources.
- A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements in Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
  - a. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets one of the criteria for listing on the California Register of Historical Resources.
- The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in a historical resources survey (meeting the criteria in Section 5024.1(g) of

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<sup>15</sup> *California Public Resources Code, Section 21084.1.*

<sup>16</sup> *State CEQA Guidelines, 14 CCR Section 15064.5(a).*

the Public Resources Code) does not preclude a lead agency from determining that the resource may be a historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1.”

### **Local Level – City of Los Angeles**

The City of Los Angeles enacted a Cultural Heritage Ordinance in April 1962, which defines Los Angeles Historic-Cultural Monuments (LAHCMs) for the City. According to the ordinance, LAHCMs are sites, buildings, or structures of particular historic or cultural significance to the City of Los Angeles in which the broad cultural, political, or social history of the nation, state, or City is reflected or exemplified, including sites and buildings associated with important personages or which embody certain distinguishing architectural characteristics and are associated with a notable architect. These LAHCMs are regulated by the City’s Cultural Heritage Commission.

### **Los Angeles Historic – Cultural Monuments Criteria**

The Los Angeles Cultural Heritage Ordinance (Los Angeles Administrative Code, Section 22.130) establishes criteria for designating local historic resources and/or historic districts (historic preservation overlay zones) as LAHCMs. These properties must reflect one of the following elements:

- The proposed site, building, or structure reflects or exemplifies the broad cultural, political, economic, or social history of the nation, state, or City (community); or
- The proposed site, building, or structure is identified with historic personages or with important events in the main currents of national, state, or local history; or
- The proposed site, building, or structure embodies certain distinguishing architectural characteristics of an architectural-type specimen, inherently valuable for a study of a period style or method of construction; or
- The proposed site, building, or structure is a notable work of a master builder, designer, or architect whose individual genius influenced his age.

## **b. Historic Context**

### **(1) Los Angeles**

Prior to the arrival of the Spanish in California, the Los Angeles area was inhabited by the Gabrieleno Indians. In the 17<sup>th</sup> Century, Native Americans were living in the canyons of the Santa Monica Mountains in small villages. The earliest Spanish explorers to the region arrived in 1769, with the Gaspar de Portola Expedition. Within a few decades, the Gabrieleno Indians

had been relocated to missions and the land which Hollywood occupies was partitioned by the Spanish government. In 1781, Mexican settlers under the direction of Spanish Governor Felipe de Neve founded El Pueblo de La Reina de Los Angeles. Land to the west of the pueblo comprised four large ranchos. The largest of these was Rancho San Vicente y Santa Monica, encompassing most of the Santa Monica Mountains, Brentwood, West Los Angeles, and the City of Santa Monica. Rancho Boca de Santa Monica comprised the Pacific Palisades and Santa Monica Canyon. The present-day Palms area was situated within Rancho Rincon de los Bueyes, while Rancho San Jose de Buenos Ayres encompassed present-day Westwood, land near Bel Air, Beverly Hills, and land to the north of Pico Boulevard. Land to the west of Gower, where the project site lies, became Rancho La Brea, a large rancho south of Sunset Boulevard that bordered public land in what would become the Hollywood district. Land to the east of Gower became part of Rancho Los Feliz. During the 1800s, many of these lands were partitioned and sold to numerous individuals and families.

In 1851, California was admitted as the 31st state in the Union. Agricultural enterprises were dramatically diversified under the stewardship of Yankee homesteaders. Many Americans also flocked to California in hope of finding gold. During the 1860s and 1870s, land to the west and north of the present-day Harbor Freeway was settled as Los Angeles began to expand. In the 1870s and 1880s, immigrants established Chinatown, to the north of Los Angeles. By the 1880s, southern California began attracting Midwesterners and Easterners with its new railroad lines. Streetcars also made possible development of residential neighborhoods further west during the late 1880s and early 1890s. Commercial and industrial enterprises developed along the primary rail and vehicular transportation corridors.

## **(2) Hollywood<sup>17</sup>**

The regional land boom of the late 1880s resulted in the founding of many cities and town sites in Southern California. Hollywood, an unincorporated town site located approximately 6 miles northwest of downtown Los Angeles, was platted on a 120-acre tract purchased by Harvey Wilcox in 1886. Wilcox's 1887 subdivision was centered at Hollywood and Cahuenga Boulevards and, though not immediately successful, real estate sales continued after Wilcox's death in 1891. Prior to its renown as the capital of the motion picture industry, Hollywood was first known as a "tropical" residential suburb with gardens and tree-lined drives. The town expanded to include the land between the lower hillsides and Fountain Avenue, and between Normandie and Fairfax Avenues, and was incorporated as a city in 1903. In 1910, Hollywood was consolidated with the City of Los Angeles.

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<sup>17</sup> Excerpted from "Historic Context Statement: The Metro Center Subregional Planning Area of the City of Los Angeles," prepared for the Los Angeles Conservancy by Historic Resources Group, revised September, 1990.

Inter-urban and streetcar routes radiating from downtown Los Angeles to surrounding areas encouraged the subdivision and development of numerous communities in the region. For example, starting in 1900, the Pacific Electric Railway extended its route to include Hollywood Boulevard from Vermont Avenue to La Brea Avenue, making accessible the center of Hollywood and spurring land sales, subdivisions, and residential and commercial construction.<sup>18</sup>

In 1911, the first motion picture was produced in Hollywood and by 1925 many of the industry's primary studios were located within its boundaries, creating a strong local demand for housing. Thus, the entertainment industry became the economic engine of the Hollywood area and a key stimulant of growth in the first decades of the twentieth century. Also during this time period, due to the presence of the Pacific Electric Railway that ran down its middle, Hollywood Boulevard became the area's major commercial thoroughfare.

In proximity of the project site, motion picture studios and other industrial activities began to develop along the Santa Monica Boulevard corridor during the second decade of the twentieth century in the area between Vine Street on the east and La Brea Avenue on the west. In 1919, Hollywood Studios, Inc., erected motion picture sets on the block directly across Santa Monica Boulevard from the project site. In addition, the areas north and south of Santa Monica Boulevard were developed primarily with single-family residences.<sup>19</sup>

Industrial and commercial development continued along portions of the Santa Monica Boulevard corridor from the 1930s through the 1950s, and into the 1960s. This resulted in the demolition of many of the earlier single-family residences that had been built in the blocks between Santa Monica Boulevard and Lexington Avenue to the north, and Romaine Street and Willoughby Avenue to the south, which were replaced with a variety of different uses.<sup>20</sup>

Population pressures in the Hollywood area also influenced transformations in building types (single-family to multiple-family residential) from the 1930s through the early post-war era. Further infill of larger, multi-family housing continued through the late 1940s, 1950s, and into the 1960s. There were two primary catalysts responsible for this change. First, the Hollywood Freeway was located in close proximity to this area (approximately one and three-quarter miles to the east) and second, the local perception of Hollywood as the nexus of the

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<sup>18</sup> *Twenty-two individual tracts located in Hollywood between Vine Street (west) and Western Avenue (east), and Franklin Avenue (north) and Fountain Avenues (south), are identified in the Los Angeles County Assessor's Book No. 220, Index, 1902-1913.*

<sup>19</sup> *Sanborn Fire Insurance Map Company, Los Angeles, Los Angeles County, California, Volume 9, 1919, Sheets 902 and 904, and Volume 10, 1919, Sheets 1081, 1082, and 1084.*

<sup>20</sup> *Sanborn Fire Insurance Map Company, Los Angeles, Los Angeles County, California, Volume 10, 1950 and 1955, Sheets No. 1082 and 1084.*

motion picture industry declined during this period with the result that Hollywood and Sunset Boulevard began losing some of their desirability as entertainment and shopping venues.

### **c. Evaluation of Potential Historic Resources Within Study Area**

The survey study area was defined as the project site, which consists of five parcels: 1120-22 North Las Palmas Avenue (Parcel 5532-022-008); 6677-87 Santa Monica Boulevard (Parcel 5532-022-010); 6624-32 Lexington Avenue (Parcel 5532-022-019); 6655-6649 Santa Monica Boulevard (Parcel 5532-022-024); and 6648-50 Lexington Avenue (Parcel 5532-022-025). The project site is generally flat, with a topography that gently slopes down from the north to the south. The project site includes surface parking areas (described below) with landscaping that is limited to ornamental trees. There are a total of 11 buildings with a variety of uses currently situated within the project site. A brief description of existing development within the five parcels that comprise the project site is provided below:

- Parcel 5532-022-008 is a fenced parking lot for the building located at 6687 Santa Monica Boulevard. The parking lot has a physical address of 1120-1122 North Las Palmas Avenue and is accessed from Las Palmas Avenue. The parking lot was installed in 1963 and is approximately 14,700 square feet in total area.
- Parcel 5532-022-010 is occupied by one building consisting of approximately 18,860 square feet which is situated on the northeast corner of Santa Monica Boulevard and Las Palmas Avenue and has a physical address of 6687 Santa Monica Boulevard. The brick and concrete building was built in 1954 and was previously occupied by FPC, Inc., a Kodak Company. Today, the facility is used for certain special events and parties. A paved (asphalt) parking area is located to the rear of the building and is accessed from Las Palmas Avenue.
- Parcel 5532-022-019 is occupied by U-Store Self Storage, which consists of seven rows of one-story, flat-roofed, wood frame (stuccoed) public storage units built in 1974, containing a total of approximately 50,972 square feet. Each row is a long rectangular mini-warehouse building. The door openings to each of the units are covered by wood garage doors. The physical address for U-Store Self Storage is 6632 Lexington Avenue. There are six paved (asphalt) driveways between the rows of storage units. One paved (asphalt) parking area is located towards the rear of the parcel, behind the storage units. The driveways and parking area are accessed from Lexington Avenue.
- Parcel 5532-022-024 is occupied by various nightclubs within an approximately 16,329 square foot two-story concrete building built sometime between 1976 and 1988 and which has a physical address of 6655 Santa Monica Boulevard. Pennsylvania Builders Supply, Inc., occupies a row of adjacent (attached) buildings built between 1923 and 1957, consisting of a total of 17,596 square feet which are located on the north side of the parcel. Pennsylvania Builders Supply has a physical address of 6649 Santa Monica Boulevard. There are two parking areas. One is

located along the eastern edge of the parcel, and one is located in the middle of the parcel north of the Club Arena nightclub. Both parking areas are paved (asphalt) and are accessed from Santa Monica Boulevard.

- Parcel 5532-022-025 is occupied by the Circus Disco nightclub comprised of 26,937 square feet, which has a physical address of 6648-50 Lexington Avenue and was built in 1974. One paved (asphalt) parking area is located in the northern portion of the parcel. The parking area is accessed from Lexington Avenue.

The survey process undertaken for purposes of this evaluation was conducted per California Office of Historic Preservation (OHP) instructions, which gives a 45-year threshold for surveying properties for significance. Of the eleven on-site buildings, three were constructed prior to 1962 and eight are of post-1962 construction. Table IV.C-1 on page IV.C-12 identifies the location and age of the on-site buildings and further description of these buildings is provided below. Those properties within the study area that were less than 45 years of age were not documented in the current survey since none of these post-1962 properties exhibited the exceptional significance necessary for National Register eligibility under Criterion Consideration G: Properties that have Achieved Significance within the Past Fifty Years.<sup>21</sup>

A records search was conducted through the California Historical Resources Information System South Central Coastal Information Center (CHRIS-SCCIC) at California State University in Fullerton. The records search revealed that there are no recorded historic resources within the project site. Eight historic properties have been recorded within a half-mile radius of the project site. These include properties such as A&M Records Studio (formerly Charlie Chaplin Studio), Hollywood YMCA, Fire Station No. 27, and the area known as the Crossroads of the World. All eight properties have been designated as Los Angeles Historic-Cultural Monuments (numbers 58, 134, 165, 227, 657, 2395, 2462, and 2464). These properties are described in Table IV.C-2 on page IV.C-13. The closest of these properties is the Toberman Storage Company, 1025 North Highland Avenue, located about a quarter-mile to the southwest of the project site.

### **6687 Santa Monica Boulevard**

The building located at 6687 Santa Monica Boulevard, designed by architect Arthur Prokalich, shows influences of the Modern International Style in its design (Plate 1).<sup>22</sup> Originally constructed in 1954 by owner W. J. German, Inc. for use as an office and warehouse, it is a reinforced-concrete building with brick veneer and stucco finishes.<sup>23</sup> The engineer was Samuel

<sup>21</sup> *National Register Bulletin 15.*

<sup>22</sup> *Los Angeles Department of Building and Safety, Certificate of Occupancy, No. LA80031, 1954.*

<sup>23</sup> *Ibid.*

Table IV.C-1

## Existing On-Site Buildings

	Address	Description	Year Built	Rating
1.	6687 Santa Monica Boulevard	Formerly Occupied by FPC, Inc.	1954	6Z
2.	6632 Lexington Avenue No. 1	U-Store Self Storage	1974	6Z
3.	6632 Lexington Avenue No. 2	U-Store Self Storage	1974	6Z
4.	6632 Lexington Avenue No. 3	U-Store Self Storage	1974	6Z
5.	6632 Lexington Avenue No. 4	U-Store Self Storage	1974	6Z
6.	6632 Lexington Avenue No. 5	U-Store Self Storage	1974	6Z
7.	6632 Lexington Avenue No. 6	U-Store Self Storage	1974	6Z
8.	6632 Lexington Avenue No. 7	U-Store Self Storage	1974	6Z
9.	6655 Santa Monica Boulevard	Nightclubs	1923/1976-1988	6Z
10.	6649 Santa Monica Boulevard	Pennsylvania Builders Supply	1923-1957	6Z
11.	6648-50 Lexington Avenue	Circus Disco	1974	6Z

6Z Property appears ineligible for federal, state, and local designation.

Source: PCR Services Corporation, January, 2007.

Shultz, and the contractor was Quinn & Conert.<sup>24</sup> The 1954 certificate of occupancy indicates the building was first occupied by the Eastman Kodak Company.<sup>25</sup> The rectangular two-story main section has a one-story side wing which extends to the east and north giving the building an irregular footprint. The building sits on a concrete slab foundation and is covered by a flat roof. The exterior walls of the building are primarily brick veneer (stretcher bond). The second level of the south elevation (primary façade) facing Santa Monica Boulevard as well as the first and second levels of the west elevation facing Las Palmas Avenue have a stucco finish.

A band course divides the first and second levels of the two-story main section of the building on both the south and west elevations. The band course continues to the east on the one-story section of the building. Fenestration consists of two rows of fixed strip windows set in metal frames on the first and second levels of the south and west elevations of the main section. The façade (south elevation) includes a metal grille that covers the windows on the first floor level, and thin vertical concrete panels set perpendicular to the wall that divide the windows on the second floor level. The parapet above the cornice level is set back (slightly recessed) from the south and west elevations. The south elevation is also defined by brick end walls that project slightly from the front of the building, framing the facade. The primary entrance is a single-door opening with a glass door covered by a similar metal grille. The primary entrance is located on the façade (south elevation) at the west corner of the building. A metal warehouse door on

<sup>24</sup> *Ibid.*

<sup>25</sup> *Ibid.*

Table IV.C-2

## Historic Properties within a Half Mile Radius of the Project Site

Resource No.	Address	Description	Location*	Eligibility
LAHCM 58	1416 N. La Brea Ave. 7053-7067 De Longpre Ave.	A & M Records Studio (Formerly Charlie Chaplin Studio)	West	Listed on LAHCM**
LAHCM 134	1509-1597 Crossroads of the World 1510-1536 N. Las Palmas 6671-6679 Sunset Blvd. 6678-6684 Selma Ave.	Crossroads of the World	North	Listed on LAHCM
LAHCM 165	1355 N. Cahuenga Blvd. 1333 Cole Place	Fire Station No. 27	Northeast	Listed on LAHCM
LAHCM 227	6541 Hollywood Blvd.	Janes House	North	Listed on LAHCM
LAHCM 675	1241-1249 N. Vine St.	Villa Elaine	East	Listed on LAHCM
LAHCM 2395	6671 Sunset Blvd.	Crossroads of the World	North	Listed on LAHCM
LAHCM 2462	1025 N. Highland Ave.	Toberman Storage Company	South	Listed on LAHCM
LAHCM 2464	1541-1553 N. Hudson Ave. 6550-6600 Selma Ave.	Hollywood YMCA	North	Listed on LAHCM

\* Location of survey relative to the current project site

\*\* LAHCM- Los Angeles Historic Cultural Monument

Source: SCCIC, California Office of Historic Preservation, December 2006.

runners is attached to the center of the south elevation on the one-story section of the building; however, it appears that the door opening has been closed (bricked). A sign which reads “FPC A Kodak Company” is attached to the south elevation at the eastern corner of the one-story section. The east elevation of the building is divided by brick pilasters into seven garage bays which have been closed (bricked). There are four metal roof vents visible on the flat roof covering the one-story section of the building. There are two sets of fixed strip windows on the second level of north (rear) elevation (main section). The one-story section of the building extends to the rear (north) forming a small courtyard behind the building which is enclosed by a metal security fence. There is a double metal door with a pair of round porthole windows in the center of the north elevation of the rear wing. The brickwork above the double metal door is different in color (darker) than the rest of the building, indicating that the door opening has been altered. There is a side entrance to the rear wing on the west elevation which is accessed from a small courtyard behind the building. The side entrance is a later alteration and is distinguished by a projecting canopy. At least two garage bays on the west elevation of the rear wing have been closed (bricked).

Though the Modern International Style influences are visually evident in places such as the strip windows, metal grille-work covering the windows, the band courses defining the floor

levels, the recessed parapet and flat roof, and the projecting brick end walls framing the façade, upon inspection the exterior of the FPC building has been extensively modified over the years. Exterior alterations have occurred on all elevations and include the alteration of eleven door openings (garage bays), eight of which have been closed (bricked), and one which was altered for a double metal door (north elevation). The entrance from the rear courtyard also appears to be a later alteration. The original Modern style electric sign formerly attached to the front elevation of the one-story wing that read “W. J. German Inc. Eastman Professional Motion Picture Films” has been removed and replaced by the current FPC, Inc. sign.<sup>26</sup> Because of the existing modifications made to the exterior, the building no longer accurately reflects the original intent of its design and use; thereby detracting from its integrity of design, workmanship, and materials.

Overall, the FPC building lacks sufficient significance and integrity to adequately satisfy the integrity threshold necessary for National Register listing. In addition, the FPC building is a typical example of a Modern International Style industrial building without any outstanding or distinctive architectural features. The distinguishing features of the building, including the strip windows, flat roof, projecting end walls, horizontal band course and metal grillwork are common characteristics typical of modest Modern International Style buildings in the Los Angeles area, and are not considered particularly outstanding or distinctive. Therefore, the FPC building at 6687 Santa Monica Boulevard appears ineligible for the National Register, the California Register, or for designation under a local ordinance. Additionally, in accordance with Section 15064.5(a) of the CEQA Guidelines it is not considered a historical resource for the purposes of CEQA compliance.<sup>27</sup>

### **6632 Lexington Avenue, Nos. 1-7**

The property at 6632 Lexington Avenue includes a U-Store Self Storage complex (Plate 2) which consists of seven rows of one-story, flat-roofed (composition asphalt), wood frame (stuccoed) public storage units. The self storage complex was designed by owner Robert G. Sebring in 1973 and built by contractor Neal F. Harte.<sup>28</sup> The self storage complex was completed and occupied by 1974.<sup>29</sup> Each row is a long rectangular mini-warehouse building. The seven buildings are situated adjacent to one another (parallel) within the parcel, oriented longitudinally north to south. The door openings to each of the units are covered by wood garage doors on metal hinges. There are six paved (asphalt) driveways between the rows of

<sup>26</sup> *Los Angeles Department of Building and Safety, Building Permit, No. LA 83980, 1954.*

<sup>27</sup> *CEQA Guidelines, Section 15064.5(a).*

<sup>28</sup> *Los Angeles Department of Building and Safety, Building Permit, No. LA 78792, 1973.*

<sup>29</sup> *Los Angeles Department of Building and Safety, Certificate of Occupancy, Nos. LA76680, 76681, 76682, 76683, 76684, 76685, 76686, Warehouses (A-G), 1974.*

storage units. One paved (asphalt) parking area is located towards the rear of the parcel, behind the storage units. The driveways and parking area are accessed from Lexington Avenue. The U-Store Self Storage complex is less than forty-five years of age. It is a common example of a storage facility without any outstanding or distinctive architectural features. The U-Store Self Storage complex has no unique or distinctive architectural characteristics or historical associations and has not achieved significance within the past fifty years. Therefore, it appears ineligible for the National Register, the California Register, or for designation under a local ordinance. Additionally, in accordance with Section 15064.5(a) of the CEQA Guidelines it is not considered a historical resource for the purposes of CEQA.

### **6655 Santa Monica Boulevard**

The concrete-block building located at 6655 Santa Monica Boulevard is presently occupied by several nightclubs (Plate 3). It is located on the site of the former Union Ice Company, originally established in 1923.<sup>30</sup> The Union Ice Company is depicted on Sanborn maps from 1919, 1950 and 1955.<sup>31</sup> The Union Ice Company continued to occupy the property through at least 1976.<sup>32</sup> Over thirty-three building permits indicate numerous changes and alterations were made to the Union Ice Company plant over the years. In addition, three permits dating from 1986 indicate that substantial portions of the building were demolished.<sup>33</sup> A building permit dating from 1988 also indicates a change in use occurred at the time, when the existing building was remodeled for a restaurant.<sup>34</sup> Furthermore, the building footprint shown on the 1988 building permit does not correspond with the building footprint shown on the Sanborn maps or the earlier Union Ice Company building permits, also indicating that much of the Union Ice Plant building has been demolished. Building permits and survey of the site indicate that a portion of the Union Ice building was incorporated into the existing building. A certificate of occupancy was issued in 1993 for a nightclub/restaurant on the property.<sup>35</sup>

<sup>30</sup> *Los Angeles Department of Building and Safety, Building Permits, Nos. LA56577, 60762, 54221, and 60831, dated 1923.*

<sup>31</sup> *Sanborn Fire Insurance Map Company, Volume 10, 1919, 1950, 1955, Sheet 1082.*

<sup>32</sup> *Los Angeles Department of Building and Safety, Certificate of Occupancy, LA51067.72, 20495/76, dated 1976.*

<sup>33</sup> *Los Angeles Department of Building and Safety, Building Permits, LA 45399, 5397, 5398, dated 1986. Alteration/Description: demolish building. Owner: Eugene La Pietra. Architect: Jon Piros. Contractor: CVV Construction.*

<sup>34</sup> *Los Angeles Department of Building and Safety, Building Permit, LA81822, Change occupancy warehouse to restaurant. Owner: Book City News. Architect: Hector M. Baylon. Engineer: Parker/Resnick. Contractor: CVC Construction. Value: \$300,000. A plot plan is attached to the building permit which shows the footprint of the existing building at 6655 Santa Monica Boulevard and is labeled, "Existing Building to be Remodel." A two-story addition to the existing building was completed at this time.*

<sup>35</sup> *Los Angeles Department of Building and Safety, Certificate of Occupancy, LA91822; LA49693, nightclub/restaurant; owner: Book City News.*

The building currently located at 6655 Santa Monica Boulevard consists of a two-story main block (west end) built in 1988 as an addition to a pre-existing one-story building. As indicated above, the building was extensively remodeled at the time. The building has a rectangular footprint and is situated along Santa Monica Boulevard. It has a concrete foundation and is constructed of reinforced concrete structural members with walls made of concrete block. The building is covered by a flat roof surrounded by a concrete-block parapet. The main entrance to the building is on the west elevation and includes a wide front staircase to a landing in front of the building; a secondary exterior staircase from the landing provides access to the second floor level. A front-gabled glass porch enclosure located in the center of the west elevation spans the height and projects above the building. Two similar metal signs are attached to the southwest corner of the building which read “Arena Café 6655.” The lower portion of the south elevation is painted with a mural depicting an underwater ocean scene. There is a series of approximately fourteen porthole windows in the wall above the mural. There are no door or window openings on the east elevation. However, the north elevation includes a two-story concrete patio. The first floor level of the patio has a pair of concrete steps and a concrete ramp at the east end which provides access to a former loading dock which has been reused as an entrance to the restaurant/nightclub. Two steel staircases provide access to the second floor level of the patio which has a concrete deck that is supported by reinforced concrete girders and steel supporting posts. There are double-door entrances to the first and second floor levels off the patio. The interior of the one-story warehouse appears to have been remodeled into a two-level space with a second-floor loft. Upon inspection, the building lacks sufficient integrity and does not possess any outstanding or unique architectural or historical significance. Therefore, it appears ineligible for the National Register, the California Register, or for designation under a local ordinance. Additionally, in accordance with Section 15064.5(a) of the CEQA Guidelines it is not considered a historical resource for the purposes of CEQA.

### **6649 Santa Monica Boulevard**

Pennsylvania Builders Supply, Inc., has a physical address of 6649 Santa Monica Boulevard and occupies the row of four adjacent (attached) one-story storage/warehouse buildings located on the north side of the lot (Plate 4). The existing buildings are also located on the former site of the Union Ice building depicted on Sanborn maps from 1919, 1950 and 1955 (described above). These buildings include a portion of the former ice storage building as well as three later additions, consisting of a total of approximately 16,329 square feet.<sup>36</sup> Substantial alterations to the former ice plant building, including demolition of much of the buildings have occurred over the years.<sup>37,38</sup> Based on review of building permits, it appears that the row of

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<sup>36</sup> Los Angeles Department of Building and Safety, *Building Permits*, Nos. LA56577, 60762, 54221, and 60831, dated 1923.

<sup>37</sup> Los Angeles Department of Building and Safety, *Certificate of Occupancy*, LA51067.72, 20495/76, dated 1976 and Los Angeles Department of Building and Safety, *Building Permit*, LA62236, dated 1957.

existing storage/warehouse buildings was in place by 1957 and was remodeled sometime between 1986 and 1988 for a warehouse.

The tallest building within this building row is a reinforced concrete building with a nearly square footprint that appears to include a portion of the former ice storage building. It is a four-bay by four-bay structure. The bays are divided by concrete pilasters and the blank walls between the pilasters are reinforced concrete. This portion of the row has a concrete foundation and a flat roof (not visible) surrounded by a concrete parapet. The next addition to the row is a simple, nearly square reinforced-concrete building covered by a flat roof. The two warehouse/storage buildings further to the west appear to have been built in 1957.<sup>39</sup> They are wood-frame structures (stuccoed) without any distinguishing features. Upon inspection, the building (entire warehouse row) lacks sufficient integrity and does not possess any outstanding or unique architectural or historical significance. Therefore, it appears ineligible for the National Register, the California Register, and designation under a local ordinance. Additionally, in accordance with Section 15064.5(a) of the CEQA Guidelines, it is not considered a historical resource for the purposes of CEQA.

#### **6648-50 Lexington Avenue**

The building located at 6648-50 Lexington Avenue is currently occupied by the Circus Disco nightclub (Plate 5), which was built in 1974 according to the City of Los Angeles Parcel Profile Report for parcel 5532022025.<sup>40</sup> It is a masonry (scored stucco) rectangular building with a flat roof (not visible). The front of the 6648-50 Lexington Avenue building appears to be located on the south elevation. It includes a recessed entrance covered by a projecting canopy in the form of a stylized tiered wedding-cake shape that supports a rearing lion most likely made out of fiberglass. There are four free-standing columns surrounding the front entrance which appear to be used at night to light the front entrance to the club. The entrance has two ticket windows flanked by two door openings. The fenestration on the east elevation of the building consists of a set of four large window openings containing metal industrial type casement windows. There are additional outdoor nightclub facilities north of the building.

The building appears to have been remodeled during the 1980s or 1990s when the front entrance, lion sculpture and free-standing columns were added to the building for the Circus

<sup>38</sup> *Los Angeles Department of Building and Safety, Building Permits, LA 45399, 5397, 5398, dated 1986. Alteration/Description: demolish building. Owner: Eugene La Pietra. Architect: Jon Piros. Contractor: CVV Construction.*

<sup>39</sup> *Los Angeles Department of Building and Safety, Building Permit, LA62236, dated 1957.*

<sup>40</sup> *ZIMAS Parcel Profile Report, City of Los Angeles, Department of City Planning.*

Disco. The ZIMAS Parcel Profile Report indicates that the Circus Disco occupied the building by 1993.<sup>41</sup> The buildings at 6648-50 Lexington Avenue is less than forty-five years of age.

In summary, the building has been extensively remodeled and does not possess any outstanding characteristics or unique architectural or historical significance. It has no unique or distinctive architectural characteristics or historical associations and has not achieved significance within the past fifty years. Therefore, it appears ineligible for the National Register, the California Register, and designation under a local ordinance. Additionally, in accordance with Section 15064.5(a) of the CEQA Guidelines, it is not considered a historical resource for the purposes of CEQA.

## 2. ENVIRONMENTAL IMPACTS

### a. Methodology

In order to identify and evaluate historic resources located within the project site, a multi-step methodology was utilized. A record search to identify previously documented historic resources was conducted. This search included a review of the National Register of Historic Places and its annual updates, determinations of eligibility for National Register listings, and California Historical Resources Inventory database maintained by the OHP. The results of the record search by the South Central Coastal Information Center are discussed above. Site inspections were made to document existing conditions and define the historic resources study area. A reconnaissance survey of the study area, including photography and background research, was then made. Additional background and site-specific research was conducted in order to evaluate historic resources within the historic context. National Register of Historic Places, California Register of Historical Resources, and the local city criteria were employed to assess the significance of the properties.

### b. Thresholds of Significance

The following thresholds of significance are applied to the proposed project as set forth in the *City of Los Angeles' 2006 CEQA Thresholds Guide*, which states that a project would normally have a significant impact on historic resources if it would result in a substantial adverse change in the significance of a historic resource. A substantial adverse change in significance occurs if the project involves:

- Demolition of a significant resource;

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<sup>41</sup> Case Number ZA-1993-990-RV, Circus Disco, RV-Revocation.

- Relocation that does not maintain the integrity and (historical/architectural) significance of a significant resource;
- Conversion, rehabilitation, or alteration of a significant resource which does not conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; or
- Construction that reduces the integrity or significance of important resources on the site or in the vicinity.

Based on these factors, a project would have a significant impact on historic resources, if:

- The project would demolish, destruct, relocate, or alter a historical resource such that the significance of the historical resource would be materially impaired; or
- The project would reduce the integrity or significance of important resources on the site or in the vicinity.

### **c. Analysis of Project Impacts**

Under the proposed project, all of the existing buildings on-site that comprise a variety of different uses would be removed and replaced with 786 residential units with community-serving retail and restaurant uses. Specifically, the FPC Building located at 6687 Santa Monica Boulevard, the seven U-Store Self Storage buildings located at 6632 Lexington Avenue, the Arena Café nightclub located at 6655 Santa Monica Boulevard, the building housing Pennsylvania Builders Supply located at 6649 Santa Monica Boulevard and the Circus Disco nightclub building at 6648-50 Lexington Avenue would be removed. As described in detail above, none of these buildings appears eligible for listing in the National Register, California Register, or for local City of Los Angeles Historic-Cultural Monument designation. In addition, for the purposes of CEQA, none of these buildings is considered a historic resource as defined by the CEQA Guidelines, Section 15064.5(a). Thus, no impacts to historic resources would result from implementation of the proposed project.

## **3. CUMULATIVE IMPACTS**

The analysis of cumulative impacts on historic resources is based on whether impacts of the project and cumulative development in the area, when taken as a whole, would substantially diminish the number of extant resources within the same or similar context or property type. Specifically, cumulative impacts would involve projects affecting local resources with the same level or type of designation or evaluation, projects affecting other structures located within the same National Register District, or projects that involve resources that are significant within the same context as resources associated with the proposed project. While there are historic resources within a half-mile radius of the site as described above, the project site does not

include any potential historic resources. Thus, the project would not contribute to cumulative impacts to historic resources.

#### **4. MITIGATION MEASURES**

As indicated above, no potential historic resources are present on site. Thus, no impacts to historic resources would occur, and no mitigation measures would be required.

#### **5. LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Based on the above analysis, there are no potential historic resources within the project site. Thus, no impacts to historical resources would occur as a result of implementation of the project, and no mitigation measures would be required.