MEMORANDUM

To: City of Los Angeles, Department of City Planning

From: Teresa Grimes, Senior Architectural Historian; Jessica Mackenzie, Associate Environmental Planner

Date: October 4, 2007

Subject: Initial Historic Survey of APN No. 5544029011 (Sunset Boulevard and Western Avenue)

The purpose of this memorandum is to explain the scope of study for a proposed development project in the East Hollywood area of the City of Los Angeles with regard to potential impacts on historic resources. The project site is located at the southwest corner of West Sunset Boulevard and North Western Avenue. The addresses associated with the project site include 5500-5542 West Sunset Boulevard, 1417-1441 North Western Avenue, 1414 North St. Andrews Place, and 5505 De Longpre Avenue.

Generally, a lead agency must consider a property an historic resource under the California Environmental Quality Act 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 historic resources or has been identified as historically significant in an historic resources survey (provided certain criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant.1 To be eligible for listing in the National Register and the California Register, a property must be at least 50 years of age. Resources less than 50 years of age may be eligible for the California Register if it can be demonstrated that sufficient time has passed to understand their historical importance.

The site is currently occupied by a surface parking lot and four commercial buildings. All of the buildings are clustered along the south portion of the site, with the parking lots located along West Sunset Boulevard. The buildings include the 5,000 square-foot commercial building at 5542 West Sunset Boulevard, the 25,500 square foot retail commercial building at 5510 West Sunset Boulevard, a 25,500 square foot commercial retail building at 5520 West Sunset Boulevard, and the 3,561 square foot fast-food restaurant building at 1415 North Western Avenue. Building permit records for 5510, 5520, 5543 West Sunset Boulevard indicate all three buildings were constructed in 1973 by the architectural firm of Peterson, Meek, and Rhea. While building permit records were not available for the fast food restaurant at 1415 North Western Avenue, tax assessor records indicate the building was also constructed in 1973.

The buildings on the project site are ineligible for historic designation at the federal, state or local level because all are less than 50 years old and possess no apparent architectural or historical significance. As such, no buildings on the project site are historic resources subject to CEQA. The project area was surveyed to identify historic resources in the vicinity that could be indirectly impacted by new construction.

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1 PRC Section 5024.1 and 14 CCR Section 4850.
The California Inventory of Historic Resources (CHRIS) was consulted to identify potential historic resources in the project area. The CHRIS includes 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 resource surveys and other planning activities. Additionally, Hollywood was most recently surveyed for historic resources in 2003 as a part of the Hollywood Redevelopment Plan Update, although the results of the survey weren’t included in CHRIS. No potential or listed historic resources are adjacent to the project site.

Potential historic resources in the area include the following:

- **1367 and 1370 St. Andrews Place (The Assistance League of Southern California),** are not listed in the CHRIS, but were evaluated in the Hollywood Community Redevelopment Area Update Survey of 2003 as “5S1”, indicating the buildings are ineligible for listing in the National Register, but may be eligible for listing under a local ordinance. The buildings are not; however, actually designated as City of Los-Angeles Historical-Cultural Monuments. In any case, 1367 and 1370 St. Andrews Place are located across the street from the project site, south of De Longpre Avenue.

- **St. Andrews Bungalow Court, located at 1513-1544 St. Andrews Place,** is listed on the National Register of Historic Places. The Bungalow Court is across West Sunset Boulevard from the project site, and slightly north on St. Andrews Place. In the densely urbanized area of East Hollywood, the Bungalow Court is not considered in the immediate vicinity of the project site.

- **1524 Western Avenue** is listed as a “5S2” in the CHRIS. This code indicates the property is individually eligible for local listing. 1528 and 1545 Western Avenue are listed in the CHRIS as “6Y”, indicating the properties were determined ineligible for listing in the National Register through Section 106 process, but the properties have not been evaluated for listing in the California Register or in a local register. These addresses are located northeast of the project site on Western Avenue, and are not considered in the immediate vicinity of the project site.

- **1500-1600 Serrano Avenue** is listed in the CHRIS as a “2D2” indicated the street has been formally determined eligible for the National Register. However, the subject block of Serrano Avenue is located one block east of the project site on West Sunset Boulevard, and is not considered in the immediate vicinity of the project site.

- **5208 West Sunset Boulevard** is listed in the CHRIS as a “5S2”, indicating the property is individually eligible for local listing. However, the subject potential historic resource is located four blocks east of the project site on West Sunset Boulevard, and is not considered in the immediate vicinity of the project site.

There is no potential for the proposed project to impact any of the aforementioned historic resources or potential historic resources. Most are in the vicinity, but not actually adjacent to the project site. The only potential historic resources across the street from the project site are the buildings associated with the Assistance League at 1367 and 1370 St. Andrews Place. Their potential eligibility for designation under the local ordinance would not be affected by the proposed project. They are not a part of the proposed project and would not be demolished, altered, or moved as a result. Their setting would not be significantly altered as the proposed project, albeit larger, is replacing a 1970s shopping center.