

APPENDIX C

HISTORICAL RESOURCE SURVEY REPORT

AND

SOUTH CENTRAL COASTAL
INFORMATION CENTER CULTURAL
RESOURCES RECORD SEARCH



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Los Angeles City College Historic Resources Survey Report

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Purpose and Scope

Los Angeles City College proposes a Master Plan to manage its facilities and grounds to support its future programmatic requirements. The Master Plan anticipated demolition of select campus buildings. In early 2002 Kaplan Chen Kaplan conducted a historical resources survey of the Los Angeles City College campus located in the City of Los Angeles, California. This report evaluates existing structures to assess if any are considered historic resources. This report also provides an assessment of potential impacts to significant historic resources resulting from the proposed Master Plan and suggests mitigation measures.

Methods of Evaluation: Field and Archival

Field observations and data collection were conducted in February and March 2002. Initial research utilized historic base maps (Sanborn Maps, 1919, 1951, 1955) to compare building footprints. Comprehensive field data collection included photography of individual structures and recordation of building attributes and conditions.

Archival research was also conducted in February and March 2002 at the Los Angeles City College Martin Luther King Library, City of Los Angeles Richard Riordan Central Library, UCLA Charles A. Young Research Library and Special Collections. Documents at these archives provided information on historic development of the campus. In addition, a review of state, national and local registers of historic sites was conducted for the campus.

Location and Setting

The Los Angeles City College campus (Figure 1) is located on approximately 40 acres at 855 North Vermont Avenue just East of Hollywood in the City of Los Angeles (at Vermont Avenue on the East, Heliotrope Drive on the West, Millbrook Avenue to the North and Melrose Avenue on the South, except for the Braille Institute block that is located on Vermont between Melrose and Monroe). A Metro Red-line subway station entrance is located at the Northeast corner of campus and the arterials streets such as Vermont and Santa Monica are bus routes. The Hollywood Freeway is also nearby. Commercial uses line the East side of Vermont Avenue and both sides of Melrose. Santa Monica Boulevard, a major commercial corridor, is located one block North of campus. Residential neighborhoods lie to either side of the commercial streets.

Campus History

California's first Normal (teaching) School began in San Francisco in 1862, six years before the University of California was founded. With a burgeoning population, the need for a "southern campus" in Los Angeles was discussed as early as 1880. In 1882 a branch of the State Normal School of San Jose opened a branch in Los Angeles on 5th Street between Hope Street and Grand Avenue (current site of Los Angeles' historic Richard Riordan Central Library). This branch school achieved status as an independent institution in 1887.

Twenty-five years later the school had outgrown the five acre campus, so in 1914 the state legislature approved a move to a 25-acre site at North Vermont and Willowbrook Avenues. The location was on the then western edge of Los Angeles on land that belonged to farmer Dennis Sullivan, who had farmed it since 1870. The school was to be known as the Los Angeles State Normal School.

Appointed as campus architect was Los Angeles architectural firm of Allison and Allison. The new campus was dominated by domed Millspaugh Hall, (sited in southwest corner of original campus). Using a Beaux-Arts approach, the architects placed Millspaugh facing a central court of lawn with criss-crossing paths that led from the building to the campus entry on Vermont. Smaller buildings were arranged along the lawn court and included library, domestic science, and fine arts buildings on the South, and science and gym on the North. Located to the North of the science building was the "U" shaped "Training School". Several smaller buildings, including the cafeteria, were located on the northern half of campus. (Figures 2-3) In addition to using a classic collegiate axial plan, the architects employed a Northern Italian Lombard style to create a traditional campus, evoking an institution with history and longevity. So successful were the architects that *Architect and Engineer* (c1920) stated: "The architect fortunately emphasized the principal vistas. The octagonal tower and entrance portico of the main building are fine architecture—large in feeling, beautiful in proportion and monumental in result...Los Angeles has here a masterpiece of architecture of which it may well be proud."

In 1919, by a vote of the state legislature and the Board of Regents, the school became part of the University of California system, and was to be known as the "Southern Branch." The Southern Branch, along with Southern California's population, grew at a rapid pace during the boom of the 1920s. Just a decade after its construction, the Vermont Campus was 2,000 students beyond its original capacity. In 1923 a site in Westwood was selected for construction of a new campus for the University of California's Southern Branch. The Regents selected David Allison of Allison and Allison as Executive Architect of the new



Figure 2
Aerial view of Los Angeles Normal School campus/Southern Branch c 1920

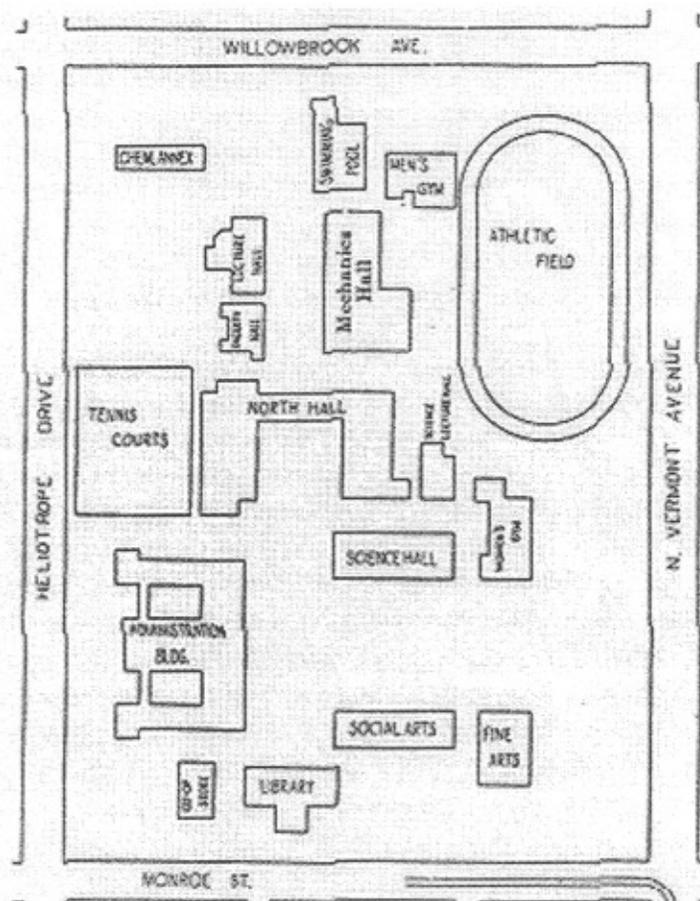


Figure 3 Map of Los Angeles Normal School/Southern Branch c 1920

campus and the new facilities were completed in 1929. (Hamilton and Jackson, 1969)

The first Junior College in the United States was established in 1901. By 1912 there were 10 and by 1928, 358 nationwide. This national junior college movement was sparking interest in California. The Los Angeles Board of Education had established its first Junior College in 1918 at Los Angeles High School. In the 1920s the program moved to Hollywood High School where the principal, William Henry Snyder, nurtured the nascent Junior College movement. In 1929 when the Southern Branch moved to Westwood, the educational climate was right for the founding of a stand-alone junior college. Junior college was envisioned to provide expert instruction from professional teachers at virtually no cost, without taking students away from home. In California legislation was passed to encourage development of a two-year post-secondary system that was also supported by the University of California and Stanford University who envisioned themselves as destined to become upper-division and graduate-research institutions.

The Los Angeles Board of Education had a track record with the program at Hollywood High and a ready-made campus, with strong public transportation connections, was available on Vermont Street. A Board-appointed committee had convened in 1928 to survey the City's education systems and determine feasibility of a junior college and possible locations. The Committee recommended the Board of Education purchase the Vermont Street campus' land and buildings for \$700,000.

Snyder emerged as a leader in the City's junior college development. As head of the program affiliated to Hollywood High, he objected to the stigmatization of such education as secondary in level. He also emphasized the comprehensive function of junior college and the values of general education for its students and Snyder was instrumental in establishing the Associate in Arts degree in California. (Cox, 1966) As first Director of the Los Angeles Junior College (1929-1934), Snyder was determined to create a comprehensive junior college. A history of Los Angeles City College notes:

"In the fall of '29, Snyder and his 54 faculty members welcomed 1,350 students (2/3 of whom were vocational majors) to the Los Angeles Junior College; these were the charter members of a system that was to become the largest of its kind in the United States. In its first semester, the college was already the fourth largest such institution in the country; the students came from over 100 different high schools, from 36 different states and five foreign nations...(Note: the majority of students were from local high schools including: Los Angeles, Hollywood, Manual Arts, Polytechnic, Fairfax, and Belmont.) The stated objective was to establish a college which would be: '...a place where young men and women graduating from high school may pursue a two-year course which will enable them more

successfully to meet the conditions of modern life, a course which will broaden their horizons and make them happier and more useful citizens. It is their aim also to give students who are preparing to go to the university an opportunity within the city to take courses which will parallel those given in the state university and yet which will enable them to remain in their home environment for a longer period.” (Parallel Visions, 1979)

From 1929 to 1931 the Junior College operated as part of the high school system and was governed by the Los Angeles Board of Education. In 1931, a special election was held to create a separate Los Angeles Junior College District that would have taxing authority and would serve an area larger than the City. As a result of the victory, the new school could draw on state funds, however, the Junior College was still under the administrative arm of the Board of Education and the Superintendent of Los Angeles Schools.

In 1934 Snyder retired (becoming Director Emeritus) and Rosco C. Ingalls assumed the position of Director. Ingalls furthered the development of semi-professional courses, special community services, and testing and guidance services. He also spearheaded the campus' second wave of construction.

A confluence of events led to this second phase of campus building. Burgeoning enrollment (increasing from 2,605 to 4,500 between 1930 and 1933) along with damage from the 1933 Los Angeles-Long Beach Earthquake, and availability of money for public building projects from the Federal government's depression relief agency, the Public Works Administration, set the stage for new campus development.

The 1933 Los Angeles-Long Beach earthquake seriously damaged the Library and Science Building, both original brick buildings designed in the North Italian Lombard style. After the earthquake state and local building codes were revised to improve seismic safety. Demolition of these two original campus buildings and construction of replacements was based on safety concerns and need to meet new building codes. (Allison, 1971) In 1934, Director Ingalls initiated a new building program. “It was designed to add new buildings, eliminate old wooden shacks from Southern Branch days, and replace certain old buildings, damaged by the earthquake of 1933, that did not meet new state building requirements.” (Lilliard, 1954)

Allison and Allison, architects of the original campus plan and buildings, were hired to redevelop the campus for the new junior college's needs. Joining the team was their nephew, architect George Allison. A Master Plan was developed for campus. (Figure 4) Ultimately, six structures were built (Figure 5). Three of the structures (Men's Gym, Chemistry, Life Sciences (Figure 6)) were located

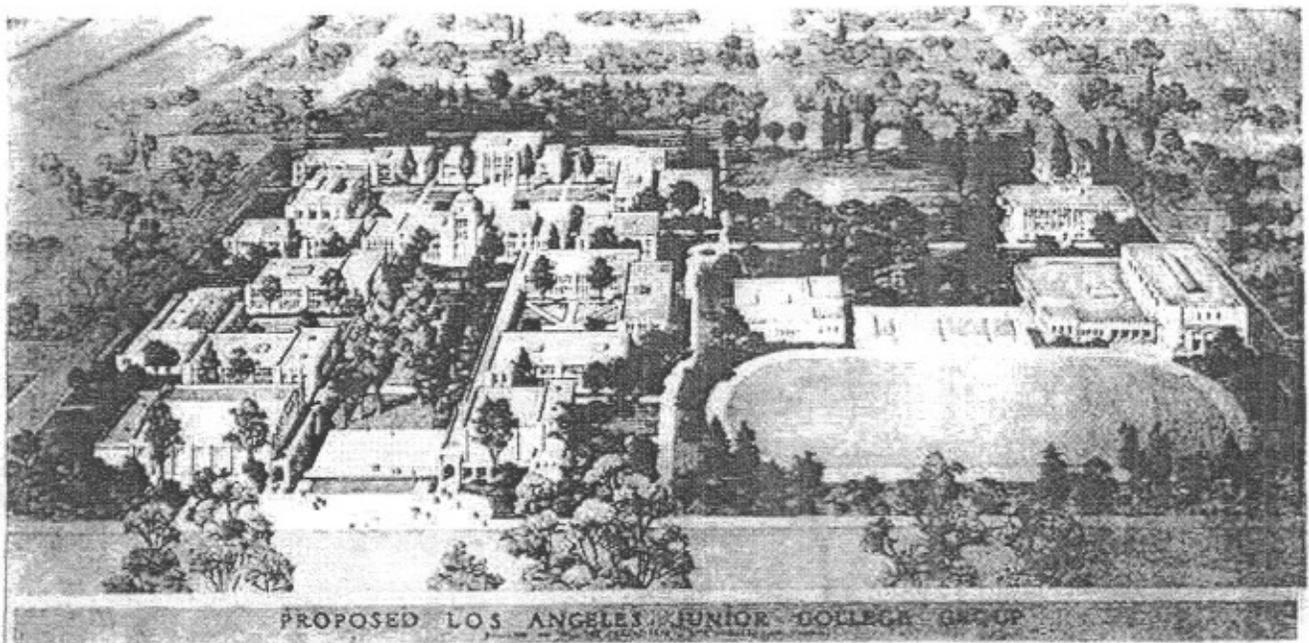


Figure 4 Proposed Master Plan by Allison and Allison c1930s

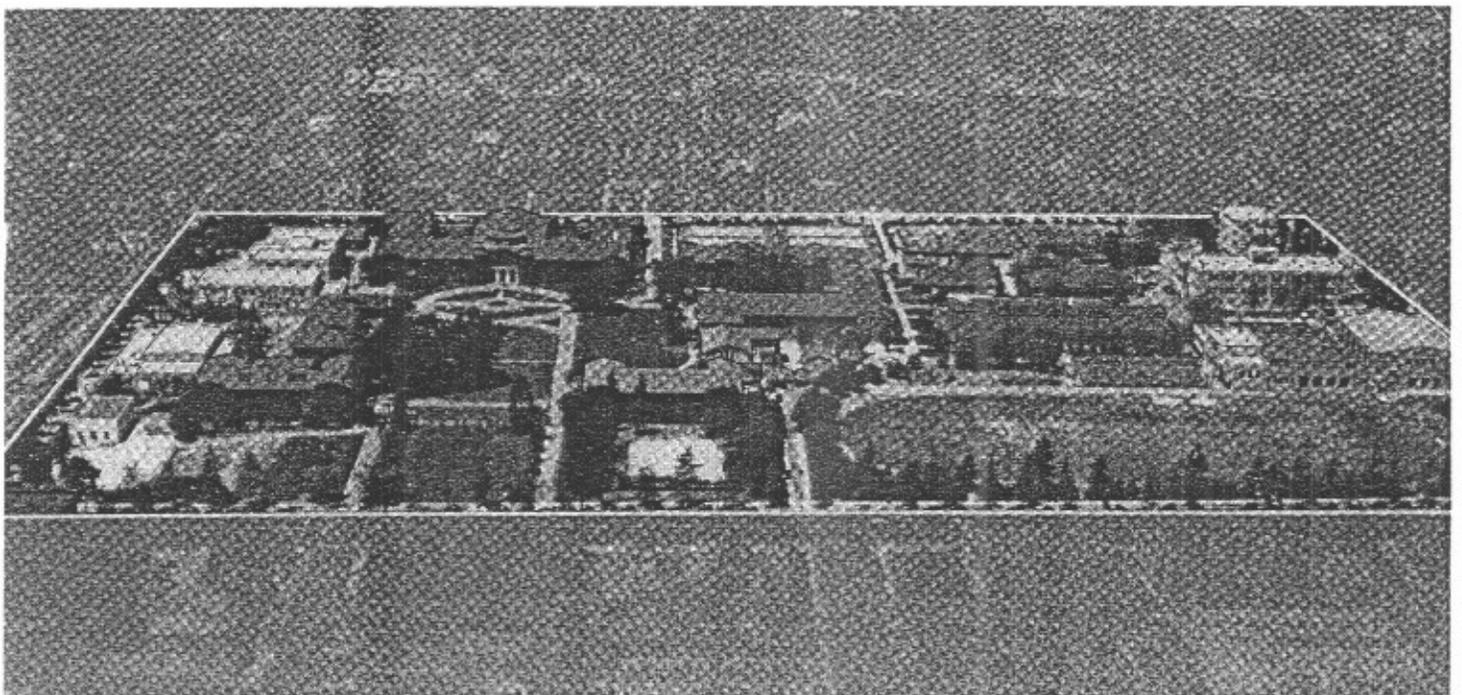


Figure 5 Aerial view of Los Angeles Junior College c late 1930s



Figure 6 Life Sciences Building c 1939

along the North border of campus and formed a second quadrangle to the North of the main quadrangle. The new library was built to the South of the Administration Building (originally called Millspaugh Hall). Next to the Library (Figure 7), and lining the main quadrangle were the new classroom building, Holmes Hall (Figure 8, named after Oliver Wendell Holmes), and the Student Union building.

The original campus buildings had been executed in a traditional collegiate style using brick. The realities of a new era, driven by expediency of schedule and practical realities of engineering requirements resulted in design using a new vocabulary. As architect George Allison noted, the new buildings were "built, all of concrete, without any brick on it at all. They were built on a hurry-up basis." (Allison, 1971) Of reinforced concrete, they were solid board formed structures poured in place, featuring punched windows, flat roofs and minimal detailing along surfaces and edges.

In the year 1935-36 the Men's Physical Education Building was added to the campus. "This includes offices, lecture hall, locker rooms, and showers to accommodate 2000 men, as well as a second story deck for games. In 1936-37 there were erected a new biological science building, one for chemistry, and a student union building. They are of concrete, earthquake proof and modern in

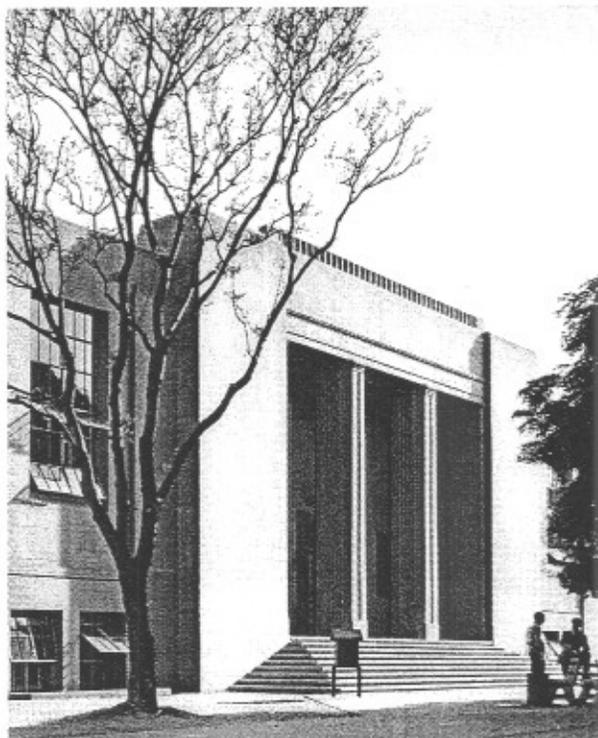


Figure 7 Library c 1939

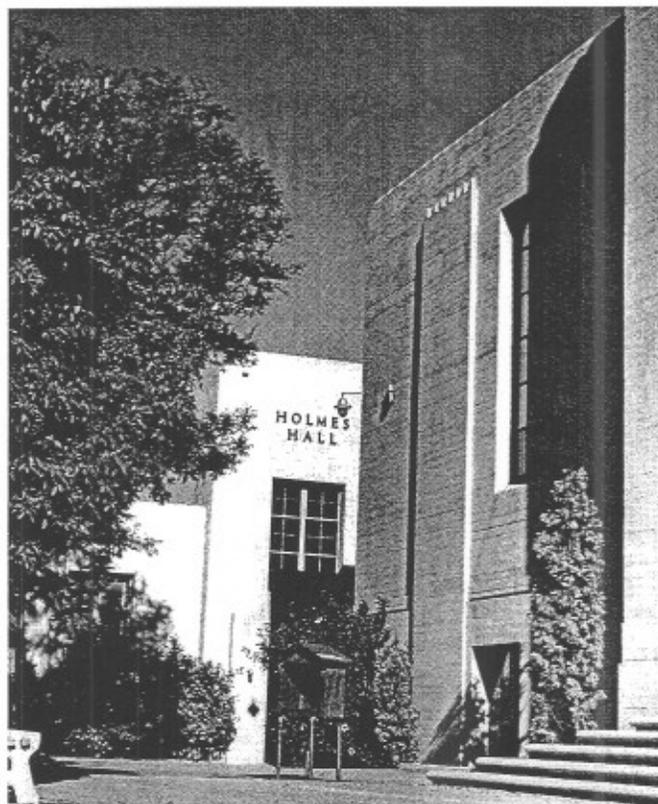


Figure 8 Holmes Hall c1939

every particular. In 1937 a new library was erected, a steel and concrete building equipped with seats for 550 students and potential stack space for 100,000 books...about 2/3 of the collection was on open shelves, freely accessible to students." (Los Angeles Junior College Curricular of Information, 1937-38)

The achievements of the college with its new buildings led in 1938 to a new name: Los Angeles City College (LACC). Although the name change didn't alter the legal status of the college, it subtly elevated its social status. (Eisenstein, 1979) In 1941 Newsweek magazine described Los Angeles City College as "one of the best terminal junior colleges" in the country and concluded: "Los Angeles City College has all the elements to which educators attribute the spread of the junior college. Besides getting two tuitionless years in college, most of the students live cheaply at home and go to school on Los Angeles' red and yellow trolleys." (Parallel Visions, 1979)

At the beginning of 1941 enrollment was 6600 but with the U.S. entering World War II enrollment dropped dramatically to 2,300 by 1944. The demands of war prompted beginning of the Evening School that added 1,400 students. LACC contributed to the war effort by conducting courses for the Army Specialized Training Program, the Naval Reserve, the Aviation Ground School, and the Civilian Pilot Training Program. (Parallel Visions, 1979)

In the late 1940s there was a move to create a 4-year institution on the Vermont Avenue campus. It was envisioned as a "four-year municipal college, with a strong semi-professional orientation, a part of the public school system similar to the existing relationship of the 2-year college to the District." The concept "got lost in political confusion and maneuvering, and what actually resulted was often referred to as the 'two-headed monster.' LACC and the Los Angeles State College of the Applied Arts and Sciences (governed by the State Board of Education) existed side by side on the same campus with two presidents, two administrations, two student bodies, one set of facilities, a combined enrollment—and two faculties." This experiment ended in 1955 when the Los Angeles State College (now called California State University of Los Angeles) moved to its own campus. (Eisenstein, 1979)

As the second half of the 20th Century, LACC continued to grow and expand. Enrollment increased from 12,000 in 1950 to 17,300 in 1960. During this period wood framed bungalows were constructed on campus to add classrooms to handle increased enrollment. (Parallel Visions, 1979)

By the late 1950s and early 1960s the third major building program was launched. Again, driven by burgeoning enrollment and older buildings thought to be safety hazards, a new campus Master Plan was commissioned (Figure 9). The architectural firm of Allison and Rible, headed by George Allison who had

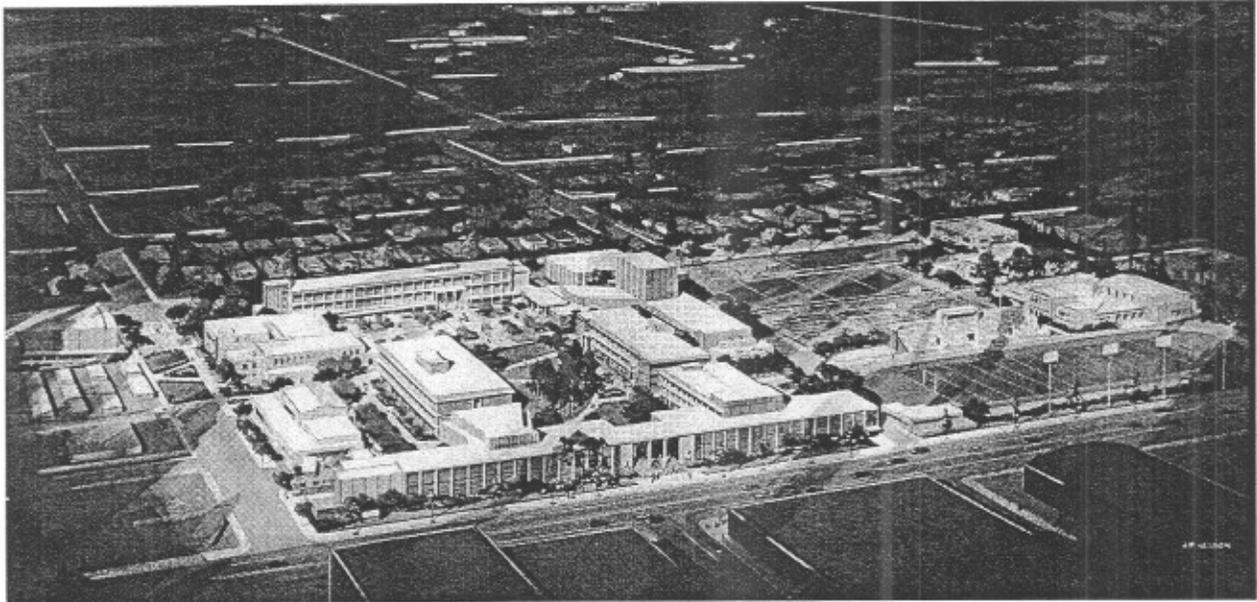


Figure 9 Master Plan by Allison and Rible c 1960

worked on the 1930s building program as member of his uncles' firm, Allison and Allison, was hired. A number of bond issues were passed and Allison and Rible's master plan was essentially followed. The plan retained general configuration of the original quadrangle placing new buildings around it. However, visual access from Vermont Avenue was closed off with the placement of a building parallel to Vermont.

Loss of the original campus buildings did not pass without concern. The now ivy-covered buildings had helped shape the lives of several generations of students; and the campus had been frequently used by Hollywood filmmakers for exterior settings. The loss of the school's Administration Building (the original Millspaugh Hall) provoked a cadre of protesters who stood by with a banner that read, "They know not what they do." (Eisenstein, 1979)

The new buildings were 3-stories in height designed in the International Style with horizontally expressed brick and glass infill curtain wall elements that included appended horizontal sunscreens and flat roofs. Primarily constructed of poured in place concrete frame of columns, beams and slabs, brick panels in fill the concrete columns on the exteriors. The practical realities of operating a growing campus, however, kept a number of the bungalows which continued to be shifted around to meet changing needs. (Schlessinger, 1979)

The building program of the 50s and 60s transformed the campus for the late 20th Century. In 1971 George Allison observed: "I'm always thinking now of the year 2000. I hope and think it (the campus) will be good in the year 2000." (Allison, 1971) John Lombardi, President of LACC in 1965 noted:

"The building program has been one of the most satisfying experiences during the past ten years. Despite delays, inconveniences, and a number of disappointments the building program is one of the best examples of cooperative planning among many agencies: the Superintendent's Office, the Business Division, the architects, the contractors, the local administrative staff, and the faculty members involved. The building program is proof, also, of the effectiveness of faculty participation in decision-making activities. From the very beginning faculty members assumed the responsibility of advising the architect on the requirements for their educational programs. The results exceeded anything we had anticipated." He also added: "For the first time since 1955 we will not have a major building project during the coming year, which means that we will not have any unsightly barricades...our next project will be the enlargement of the Library" (Lombardi, 1965)

Only two other major building projects took place in the 20th Century. In 1973 an essentially new library was built incorporating portions of the 1937 library. And in 1982, a Communications Building, executed in a more contemporary design of sculpted block form expressed in dark brick and with limited glass openings.

Over the century the organizational structure of junior colleges continued to evolve. Los Angeles' junior college district had been organized on a multi-campus basis (vs a multi-branch or multi-program structure) with the policy of "maximum autonomy for the individual college and its president, and the college is charged with responding to the needs of its own students...coordination (being) achieved through administrative councils." By the late 1960s the governing Board made policy for 7 colleges, 28 adult schools, 126 secondary schools, and 438 elementary schools. Although two different legal entities—the Los Angeles Unified District and the Los Angeles Junior College District—the same board of education and same superintendent governed. (Cox, 1966) In July 1969 the California state legislature enacted legislation allowing separation of the nine-campus LA Community College District from the LA Unified School District. A seven-member Board of Trustees was elected and formally assumed governance. (The other eight colleges in the District are East Los Angeles College, Los Angeles Harbor College, Los Angeles Mission College, Los Angeles Pierce College, Los Angeles Trade-Technical College, Los Angeles Valley College, Southwest College, and West Los Angeles College).

In 1966 Dean of Admissions, James Cox summed up Los Angeles City College's achievements through mid-century:

"Tradition has it that where the college stands the padres tramping the El Camino Real once stopped for water. Now six freeways come to a focal point nearby, and last Fall (1965) 21 departments enrolled 9,700 day students and 7,400 evening students in 52 occupational curricula and almost all the traditional transfer majors. The faculty comprised 300 day instructors and another 370 hourly rate positions in the evening...in its 36 year history, the college has conferred 28,000 Associate in Arts degrees and served, full-time and part-time, a total of 360,000 students." (Cox, 1966)

Campus Architects

David Clark Allison (1881-1961) was born in Hookstown, Pennsylvania, the son of George Alexander and Sarah (Christie) Allison. His architectural education began with a special two-year course directed by Paul Cret at the University of Pennsylvania, completed in 1904. David Allison continued his studies in Europe spending time at the Ecole des Beaux Arts and traveling. In 1915, the architect Myron Hunt said of David: "He shall be artist, scholar, gentleman, diplomat, executive man of business, master mechanic; all these in some degree, the public and his competitors in his profession, expect of him." (Hunt, 1915)

James Edward Allison (1870-1955), the senior member of the firm, was also the business executive of the firm. Born and educated in Pennsylvania, he began his architectural practice in 1893 in Pittsburgh. David, the creative force, joined his brother James in practice in Pittsburgh in 1906 and while there they received an award for their design of the buildings of the University of Western Pennsylvania. (Spalding, 1931)

David and James moved to Los Angeles in 1910. One of their first Southern California projects, Santa Monica High School, received national exposure appearing in many professional journals. In 1914, David Allison was appointed architect for the Vermont campus of the Los Angeles State Normal School based on the firm's growing reputation as specialists in designing educational facilities. In 1925 David Allison was appointed Executive Architect for the UCLA campus and in 1935 the firm was appointed Supervising Architect of UCLA. The firm was also hired to develop a Master Plan and new buildings for the Los Angeles Junior College campus.

George B. Allison (1904-1977) was born to Presbyterian missionary parents in Naini Tal, India. After his family moved to Western Pennsylvania and influenced by his uncle, David Allison, George pursued architectural studies at Carnegie Institute of Technology. He transferred to the University of Pennsylvania, and like his uncle, studied under Paul Cret. George received a Master's degree in Architecture in 1926. He also received the school's Henry Gillette Woodman Traveling Fellowship and spent sixteen months in Europe. Upon his return, he worked in the offices of John Russell Pope in New York, but at the urging of his uncles moved to Los Angeles in 1931. Projects with David Allison in the 1930s included buildings at UCLA (Women's Gymnasium and Administration Buildings) and buildings at Los Angeles City College (Cafeteria, Library, Holmes Hall, Life Science, Chemistry and Men's Gymnasium).

In 1939 George became a partner in the firm and in 1944 George formed a partnership with Ulysses Floyd Rible to establish Allison and Rible. Rible had been a draftsman at Allison and Allison before entering the University of Pennsylvania in 1926. He later graduated from the University of Southern California with a degree in Architecture. Rible ran his own office in Los Angeles

before joining with George. Over their 25 years together, the firm designed many school projects including over 100 different school projects below the junior college level. Higher education projects of the firm included San Fernando Valley State College, 20 buildings at Claremont Men's College and Master Plan, and buildings at the University of California-Riverside and Pepperdine University in Malibu, as well as Master Plans for Cal Poly San Luis Obispo and Cal Poly Kellogg (now Pomona). They served as architects for Pasadena City College for a decade. George Allison described the Los Angeles City College project as the firm's "biggest single institution job." Eventually Rodney Robinson and Raymond Ziegler joined the firm to create Allison, Rible, Robinson and Ziegler and in 1969 the firm merged with Leo A. Daly.

The significance and impact of the work of Allison and Allison is captured by Kevin Starr's (the State Librarian of California) description:

"A significant percentage of three generations of Southern Californians have attended grammar school, high school, college, and university in Allison and Allison buildings, including twelve buildings on the UCLA campus alone; or worshipped in Allison and Allison creations such as First Baptist, First Congregational, Wilshire Methodist, and Temple B'nai B'rith; or attended the Women's Athletic Club, the Friday Morning Club or the University Club in the city; or shopped at Allison and Allison department stores, read in Allison and Allison libraries, posted their letters at Allison and Allison post offices, sending their utility bills to the Southern California Edison Building in downtown Los Angeles, designed by Allison and Allison, or worked in Allison and Allison factories and warehouses, banked in Allison and Allison banks, were admitted to Allison and Allison hospitals; and finally, were laid to rest at Allison and Allison creations such as the Kerckhoff Mausoleum of the Mausoleum and Chapels of Forest Lawn Memorial Park in Glendale. They did all this, moreover, in buildings which each bore the Allison and Allison imprint of solidity, scholarly reference, and appropriately assertive public presents." (Starr, 1990)

The Public Works Administration and LACC's Buildings

In response to the Great Depression, in 1933 President Franklin D. Roosevelt and Congress empowered the Federal Government, through the National Industrial Recovery Act, to help states and other public agencies by providing financial aid for construction of necessary public works as well as providing work-relief.

The Works Progress Administration (WPA) was created to provide work-relief grants for non-construction projects that would employ professional, clerical and other white-collar workers as well as for construction projects costing less than \$25,000.

The Public Works Administration (PWA) was created to stimulate private employment of labor, whether in need of relief or not, through funding of permanent and useful public construction projects. These efforts also helped the building industries and factories that supplied materials. Eligible projects were new structures costing over \$25,000. The PWA could make grants and loans to public agencies for construction of buildings and infrastructure as well as for clearance of slums and construction of "low-cost" housing. The PWA directed billions of dollars into loans and grants to federal, state, and municipal agencies for construction of projects "of public benefit". The program funded both federal and non-federal projects. Non-federal projects were planned and designed by architects and engineers in private practice, who were hired by state and local agencies. The PWA did not write specifications or make any drawings. The character of the architecture, materials to be used and type of construction were left entirely to private architects employed by the owners. Between 1933 and 1939 the PWA provided the state of California with funding for 140 schools. (Short and Brown, 1939)

C. W. Short and R. Stanley-Brown in their 1939 book, *Public Buildings: A Survey of Architecture of Projects Constructed...with the Assistance of the PWA*, noted that in California, after the 1933 Los Angeles-Long Beach Earthquake:

"it was necessary to construct or rehabilitate practically all the schools in the area. Examination disclosed that the schools had been built in ways entirely unsuitable to withstand seismic disturbances, and so the State legislature made it mandatory, under the 'Field Bill,' that all buildings used for public gatherings should be designed to withstand the one-tenth gravity factor...two types of construction came into use, known respectively as the 'rigid frame' and the 'flexible frame' types. The 'rigid frame' type has proved more satisfactory and is now in general use.

In California it is fair to say that almost a new school of architectural design has been evolved. The Field Bill was primarily responsible for this. It caused the abolition of all types of veneer construction and the elimination of projecting cornices and free or loose ornamental features. Furthermore, it confined all construction to three types: all concrete, combined concrete and steel, and wood, and required that all three types be designed to resist seismic disturbances. The architectural traditions of California are confined generally to the Spanish and the American architecture of the first half of the 19th century. Out of this tradition and with the aid of probably the best work in concrete finish done in the entire country, a type of architectural design has been evolved which is neither traditional nor very "modern" but which is thoroughly satisfactory aesthetically. (Short and Stanley-Brown, 1939)

Architectural historian Dr. David Gebhard concurred that in the 1930s "of all governmental constructions in the Southland public school buildings were the most original and inventive in design. Because of earthquake resistant standards, the school buildings were generally of reinforced concrete, and most

revealed the patterns of the form boards on their exterior surfaces." As a result of the Depression, designs were simplified from the extravagance of the 1920s and an interest in streamlining was emerging. "Art in Industry" was a slogan promoted by a number of manufacturers to challenge designers to use technology to produce beautiful and useful buildings. The major stylistic shift to the Moderne for public buildings represented a major change from the Spanish Colonial Revival that had been the style for schools and country/city buildings in the 1920s. (Gebhard, 1975)

Short and Stanley-Brown's survey of PWA projects was written "to make available some examples of the work that has been done during this period and to serve as a reference book for architects, engineers, students, school bodies, and others interested in architectural design." They noted that "the projects selected for this publication...show some of the best examples of the different types of buildings and other structures which are the most interesting from architectural and engineering viewpoints." Furthermore, they stated that "many really fine examples of architecture in Non-federal work are distributed throughout the country but the greatest quantity of the best work is to be found in two areas, one of which is California. This is probably a result not only of good designing but also to the great advance made in the use of concrete as a finishing material and, to some extent, to the protective requirements against seismic disturbances." Of the approximately 17,300 buildings constructed with PWA assistance, only 620 are featured in their 1939 architectural survey.

The Los Angeles City College was featured in the PWA's *Survey of Architecture*. The feature cited the Life Science Building, Chemistry Building, and Library highlighting the Life Science Building with a photograph and floor plan. It noted that "the construction, of concrete, is fireproof and designed to resist earthquakes." (Short and Stanley-Brown, 1939) The Life Science Building was also featured in the May 1938 issue of *Architect and Engineer* which observed that Allison and Allison "deserve consideration as part of the educational system." LACC's 1930s Master Plan and its Life Science Building were highlighted in the article.

Resource Evaluation

National Register of Historic Places

The National Historic Preservation Act (NHPA) of 1966 established the National Register of Historic Places (National Register) as an authoritative guide "used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and indicate what properties should be afforded protection from destruction or impairment." (36 Code of Federal Regulations, Section 60.) Buildings, districts, sites and structures may be eligible for listing in the National Register if they possess significance at the national, state or local

level in American history, culture, architecture or archeology, and in general, are over 50 years old. Significance is measured against the following established criteria (National Register Bulletin 16):

- A. Are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Are 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.

In addition, a resource must retain enough integrity to "convey its significance" (*National Register Bulletin 15*). An analysis of integrity is based on: location, design, feeling, association, setting, workmanship and materials. Buildings may be eligible for inclusion on the National Register as an individual resource and/or as a contributor to a district. A resource which no longer reflects historic significance as a result of damage or alterations is not eligible for the National Register.

The National Register of Historic Places is administered by the National Park Service. Owner consent is required for privately owned resources to be individually listed in the National Register. However, a resource that meets National Register criteria but lacks owner consent may be given a formal "determination of eligibility."

Listing in the National Register recognizes a historic resource's significance to the nation, state, or community. Eligible resources are given consideration in the planning process for Federal or federally assisted projects and may apply for Federal tax incentives. When discretionary Federal funds are available (i.e., disaster response), National Register eligible resources qualify for Federal assistance for repair. Section 106 of the NHPA requires that federal agencies must take into account the effects of their undertakings (including funding) on historic properties (36 CFR 800.1(a)).

The California Register of Historical Resources

The State of California administers historic preservation programs through the Office of Historic Preservation in the Department of Parks and Recreation in the Resources Agency. State programs include the California Landmarks program that recognizes sites and structures of state-wide significance, and the Points of Historical Interest which recognize sites and structures of local or county-wide significance.

The California Register, adopted in 1992 (official regulations effective January 1, 1998), is the "authoritative guide to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and indicate which properties are to be protected, to the extent prudent and feasible, from substantial adverse change." (*Title 14, State Historical Resources Commission, Regulations for the Nomination of Historical Resources to the California Register of Historical Resources.*) State and local agencies may also determine which resources are to be considered in order to comply with California Environmental Quality Act (CEQA) requirements.

The California Register criteria are based on National Register criteria. California properties (individual buildings and contributors to districts) that meet these criteria may be listed in the California Register. If the owner of a historical resource objects to the nomination, the property is not listed in the California Register, but the State Commission may formally designate the resource as eligible for listing. Listing in the California Register does not protect the resource from demolition or alteration, but it does require environmental review for proposed projects. Some resources are listed automatically (such as resources already on the National Register); others may be nominated through an application and public hearing process administered by the State Office of Historic Preservation (SOHP).

The California Register automatically includes the following: California properties listed on the National Register and those formally determined eligible for the National Register; California Registered Historical Landmarks from No. 0770 onward; and Points of Historical Interest that have been evaluated by SOHP and State Historic Resources Commission. Resources which may be nominated for listing in the California Register include: historical resources with a significance rating of category 3 through 5 in the State Inventory (Categories 3 and 4 refer to potential National Register eligibility; Category 5 refers to properties with local significance); individual historical resources; historical resources contributing to historic districts; and historical resources designated or listed under a municipal or county ordinance.

To be eligible for inclusion on the California Register, one of the following criteria must be met:

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

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Additionally, a resource must retain historic architectural integrity in terms of location, design, setting, materials, workmanship, feeling, and association.

California Environmental Quality Act (CEQA)

The California Environmental Quality Act (CEQA) is the principal statute mandating environmental assessment of historic/architecturally significant projects in California. CEQA applies to all projects carried out by state and local government agencies and to private projects which require a discretionary permit (i.e., demolition permit). CEQA requirements are detailed in the Public Resources Code.

CEQA's purpose is to evaluate proposed projects for potential adverse effects on the environment. Historic resources are defined as a resource listed in, or determined eligible for listing, in the California Register of Historical Resources. Such resources include the historic built environment consisting of buildings, structures, and objects. Resources not currently included on the California Register, such as some locally designated properties or significant properties identified on cultural resource surveys (which meet specific criteria such as SOHP survey methodology), are subject to a rebuttable presumption of historic significance.

CEQA guidelines require that "a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing on the California Register of Historical Resources (Title 14 CCR §15064.5(a)(3)).

The Lead Agency must evaluate proposed projects in terms of potential impacts on such historic resources. If a proposed project poses potential significant adverse effects on the environment CEQA requires the preparation of an Environmental Impact Report (EIR). An adverse impact on a historic resource includes demolition, destruction, relocation, or alteration activities which would impair historical significance. Alterations which conform to the Secretary of the Interior's *Standards for Rehabilitation* will not result in an adverse effect.

City of Los Angeles Historic-Cultural Monument

The City of Los Angeles designates sites, buildings, or structures of particular historic or cultural significance to the City of Los Angeles as Historic-Cultural Monuments. A resource:

may be a historic structure or site in which the broad cultural, political, economic or social history of the nation, state or community is reflected or exemplified. It

may be identified with historic personages or with important events in the main currents of national, state or local history. It may embody the distinguishing characteristics of an architectural type specimen, inherently valuable for study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his or her age. (Ordinance 153.893, Section 22.130 of the Los Angeles Municipal Code)

The City of Los Angeles recognized historic districts as Historic Preservation Overlay Zones (HPOZ). The HPOZ is a planning tool that adds a level of protection to an area by creating a review board to evaluate proposals for alterations, demolitions or new construction.

State Historic Building Code

The State Historic Building Code provides alternative building measures which help avoid loss of historic character while providing for safety. The purpose is to facilitate restoration, adaptive reuse, or change of occupancy of a building in order to preserve original or restore character-defining features, to encourage energy conservation and a cost-effective approach to preservation, and to provide for disabled access and the safety of the building occupants. SHBC applies to repairs, alterations, reconstructions, and additions made for the preservation, restoration, rehabilitation, relocation, or continued use of historic buildings. SHBC allows for expansion or additions to historic buildings (new construction must conform to all prevailing codes and regulations). It is performance based employing criteria rather than prescriptive requirements. California law mandates the use of the State Historic Building Code for all qualified historic buildings. Qualified historic buildings or structures include any structure, collection of structures, and their associated sites deemed of importance to the history, architecture, or culture of an area by an appropriate local or state governmental jurisdiction. This shall include structures on existing or future national, state or local historical registers or official inventories, such as the National Register of Historic Places, State Historical Landmarks, State Points of Historical Interest, and city or county registers or inventories of historical or architecturally significant sites, places, historic districts, or landmarks.

LACC's Historic Campus Buildings

A review of designated City of Los Angeles Cultural Monuments was conducted for the project vicinity. No designated cultural monuments are located on the project site. The current listing of the National Register of Historic Places for Los Angeles County was reviewed. No current National Register sites are located on the project site.

None of the original buildings from the initial campus construction in 1914 remain. The most recent period of major construction occurred in the early 1960s. During this period the Administration Building, Women's Gym, Theater Arts Building, Jefferson Hall, Franklin Hall, Clausen Hall and Da Vinci Hall were constructed. These buildings are over 40 years old and may reach the 50-year old threshold during the implementation period of the Master Plan. While they were built to conform to a Master Plan and were successful in addressing programmatic requirements of the departments they served, the buildings do not possess exceptional architectural character or styling. Although these buildings served the campus for the second half of the 20th Century, they do not possess any special historic significance. These buildings do not appear to be potentially eligible for the National Register, California Register or City of Los Angeles Cultural Heritage Monument.

The oldest extant buildings on campus date from the WPA funded building program of the mid-1930s and are over 50 years old. The Library was significantly altered and no recognizable historic features remain. Five of the WPA era buildings retain significant architectural integrity. Three buildings, the Men's Gymnasium, Chemistry Building and Life Sciences Building, are located on the North side of campus. Two buildings, Holmes Hall and the Cafeteria/Bookstore Building are located at the South end of the original campus near Monroe.

Men's Gym and Physical Education (Figures 10-12) The complex consists of two major structures and swimming pool. The complex features asymmetrical massing with the two-story height gym building featuring a gabled roofline. The physical education building connected to it to the South is comprised of two- and one-story flat-roofed rectangular modules. The East façade of the Gym features stairs which lead to a rectangular entry with three doors. The entry doors feature deep recessed archways. The arch feature is repeated in an arcade on the south end of the East façade. The South façade of the Physical Education building also features an entry with four deep recessed archways. A decorative cornice banding and flat window surrounds articulate the otherwise flat surface. The asymmetrical massing and arched entries impart a slight Spanish Colonial Revival feel to the building. The Men's Gym/Physical Education complex is constructed of reinforced concrete.

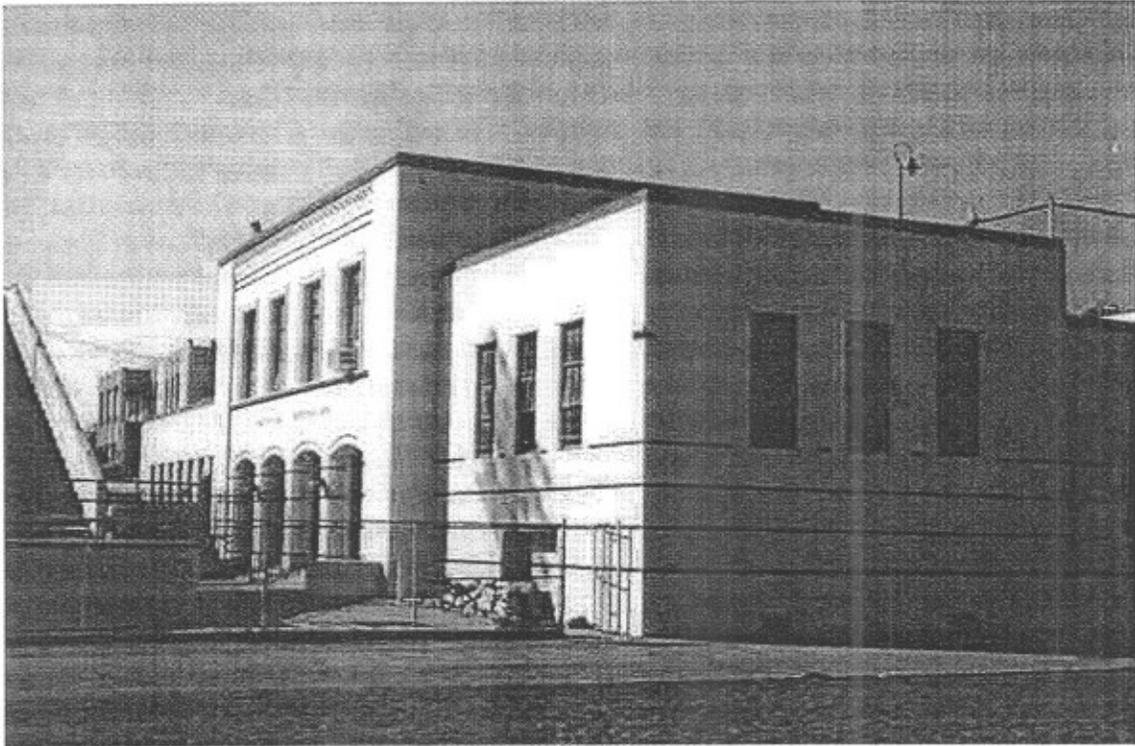


Figure 10 Men's Physical Education/Gym, South Elevation

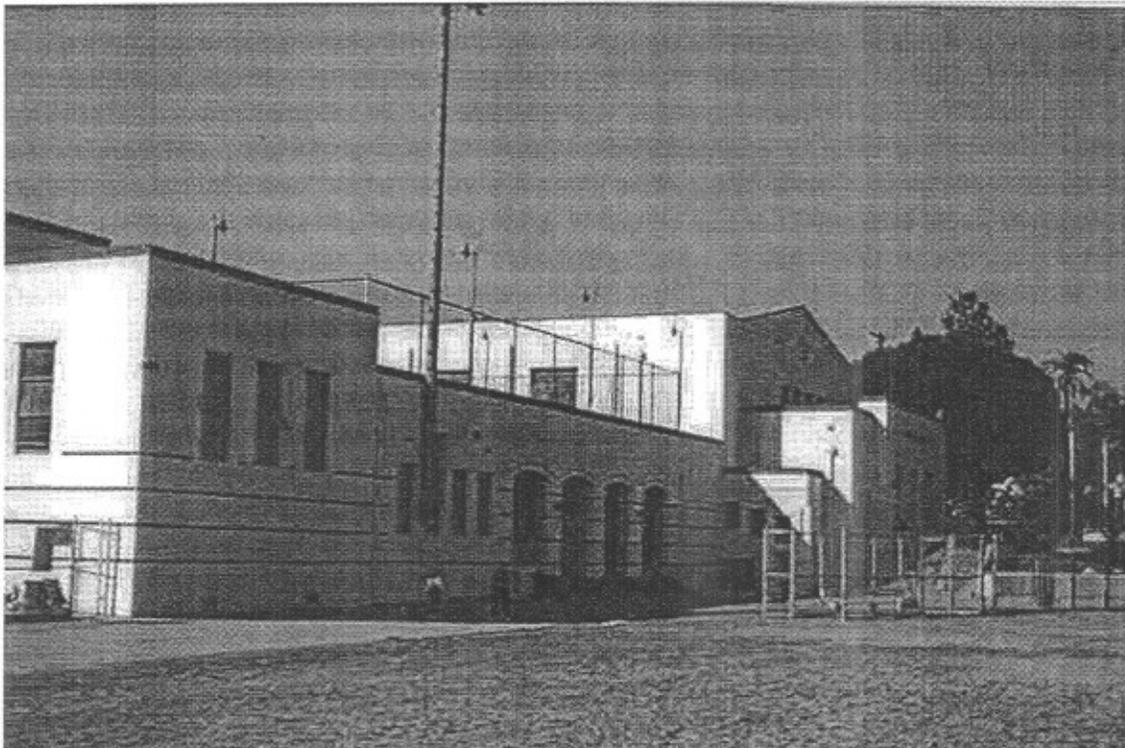


Figure 11 Men's Physical Education/Gym, East Elevation

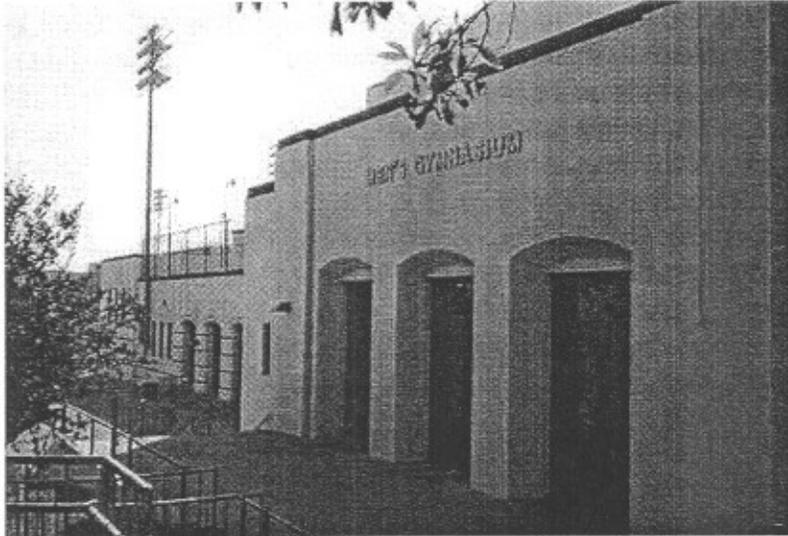


Figure 12 Men's Physical Education/Gym, East elevation

Cafeteria/Bookstore Building (Figures 13-16) This one-story structure is also constructed of reinforced concrete. Basically rectangular in plan with shorter wings at the West and East, the building features a one-story projecting bay. A set of large arched windows are flanked at each end of the bay with arched recessed entryways. Projecting piers separate each window bay and a sets of incised chevrons are located in each bay above the arches. Arched windows and entry doors appear to be original. These features impart a slight Spanish Colonial Revival feel to the building.

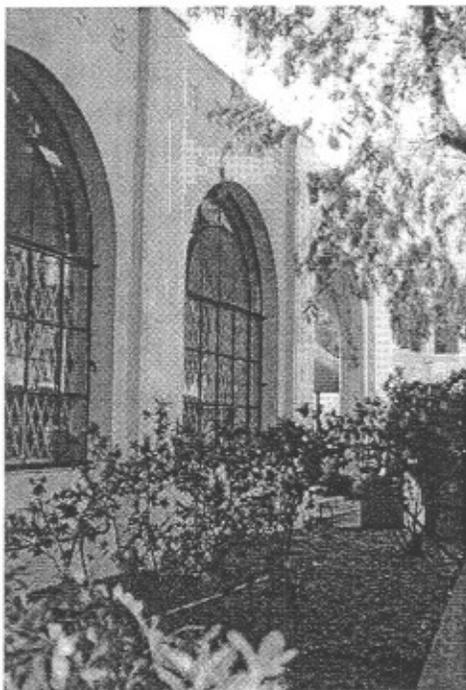


Figure 13 Cafeteria Building, North Elevation



Figure 14 Cafeteria Building, Northwest corner

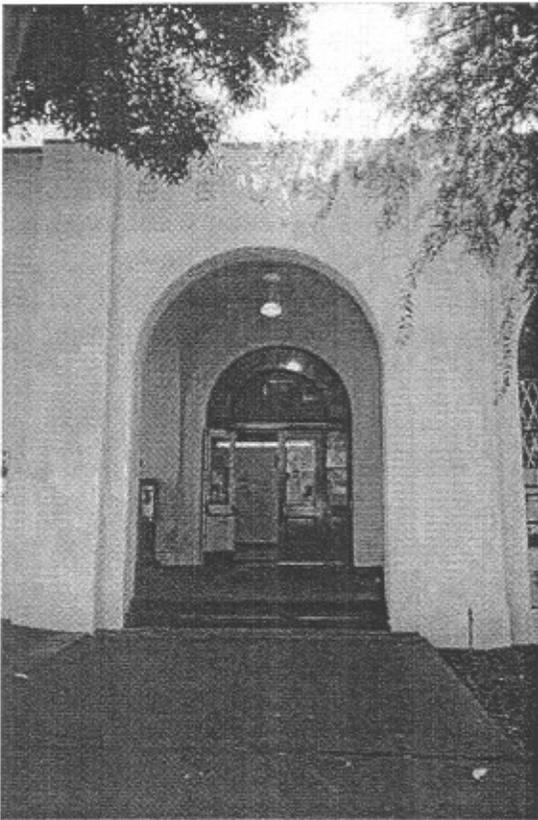


Figure 15 Cafeteria Building, Entryway

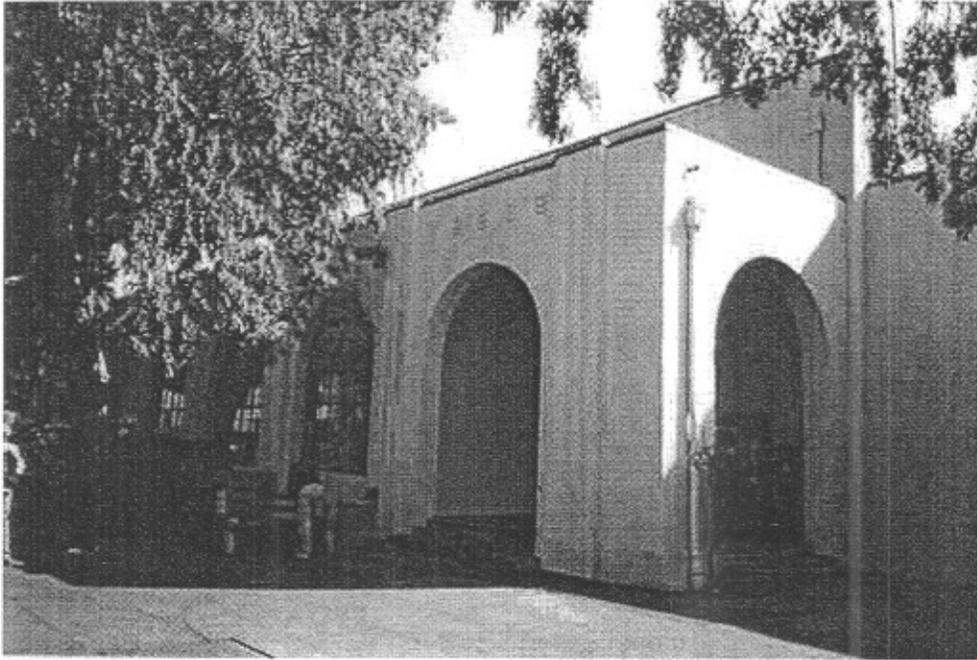


Figure 16 Cafeteria Building, North Elevation

Holmes Hall (Figures 17-18) This two-story flat-roofed classroom building is located to the West of the Cafeteria/Bookstore is constructed of reinforced concrete. The building steps to one-story on the North façade and a projecting arched entry wing is located on the East side. Original windows with 24 lights are set into slightly recessed pockets. The entry wing consists of an arched loggia whose piers feature a decorative banding.

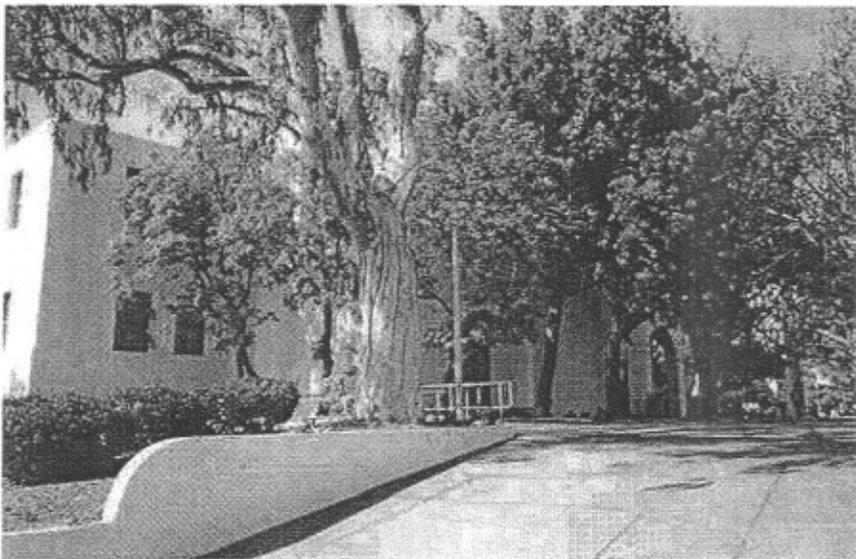


Figure 17 Holmes Hall, East Elevation

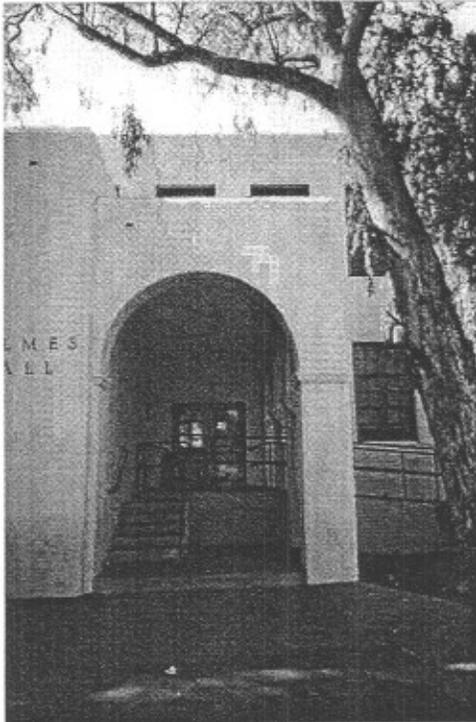


Figure 18 Holmes Hall, Entrance on East Elevation

Chemistry Building (Figures 19-21) Located on the North end of campus, this two-story flat-roofed building is constructed of reinforced concrete. A two-story projecting porch is located on the North elevation at the West end; a similar porch is located on the West end of the South elevation. Two unarticulated one-story wings are located on the West elevation of the building. The building design and features are expressive of its concrete building material. Window bays separated are defined by vertically scored concrete above and below. Window bays are separated by projecting flat piers that stop just short of the parapet. Wider, flat pier panels are located towards the middle of the façade.



Figure 19 Chemistry Building, North Elevation

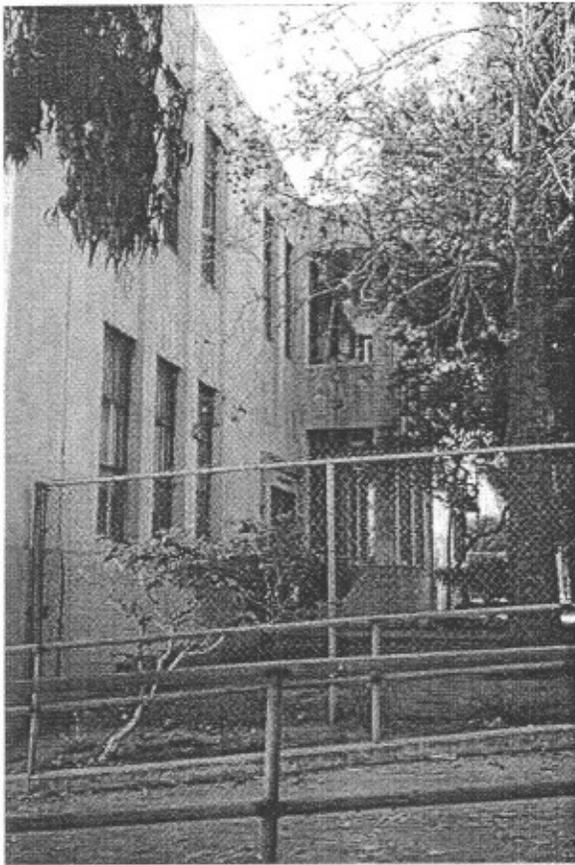


Figure 20 Chemistry Building, North Elevation

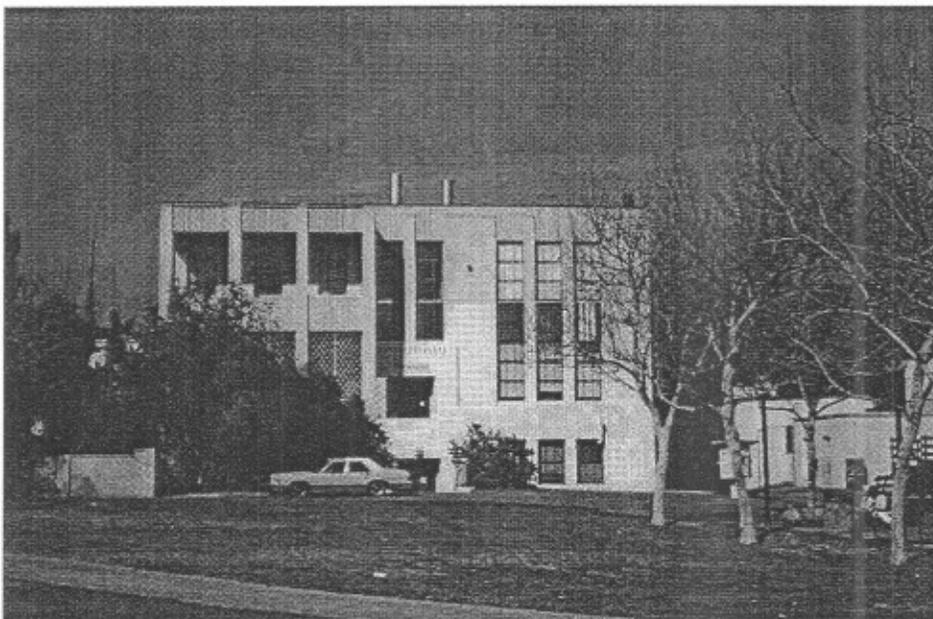


Figure 21 Chemistry Building, West Elevation

Life Sciences Building (Figures 22-25) Located due West of the Chemistry Building, the two-story Life Sciences Building is symmetrical in plan. The building design and features are expressive of its concrete building material. A basic rectangle, one-story projecting entry bays are located on the East and West facades and a projecting entry bay is centered on the North façade. The long North and South facades feature sets of windows (with nine lights) defined by vertically scored concrete above and below. Window bays are separated by projecting flat piers that stop just short of the parapet. Wider, flat pier panels are located towards the middle of the façade. A wide horizontal band is located at the base of the building.



Figure 22 Life Sciences Building, East Elevation

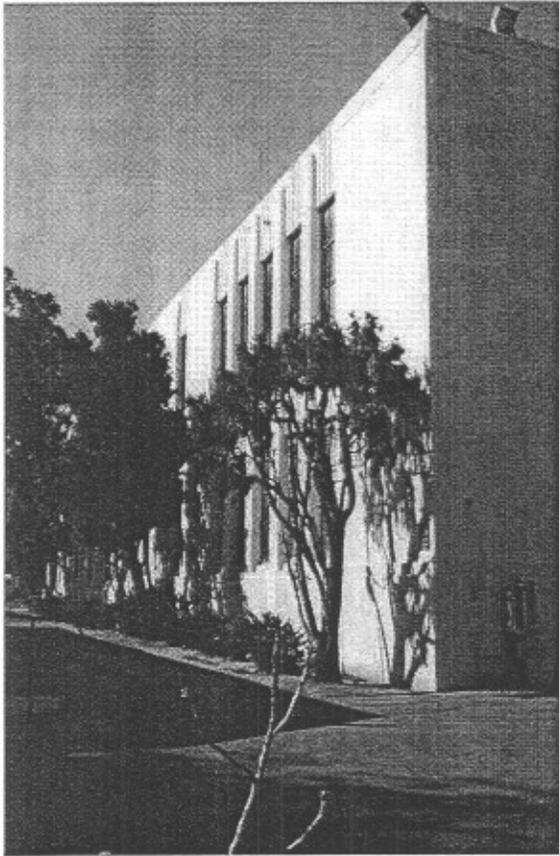


Figure 23 Life Sciences Building, South Elevation

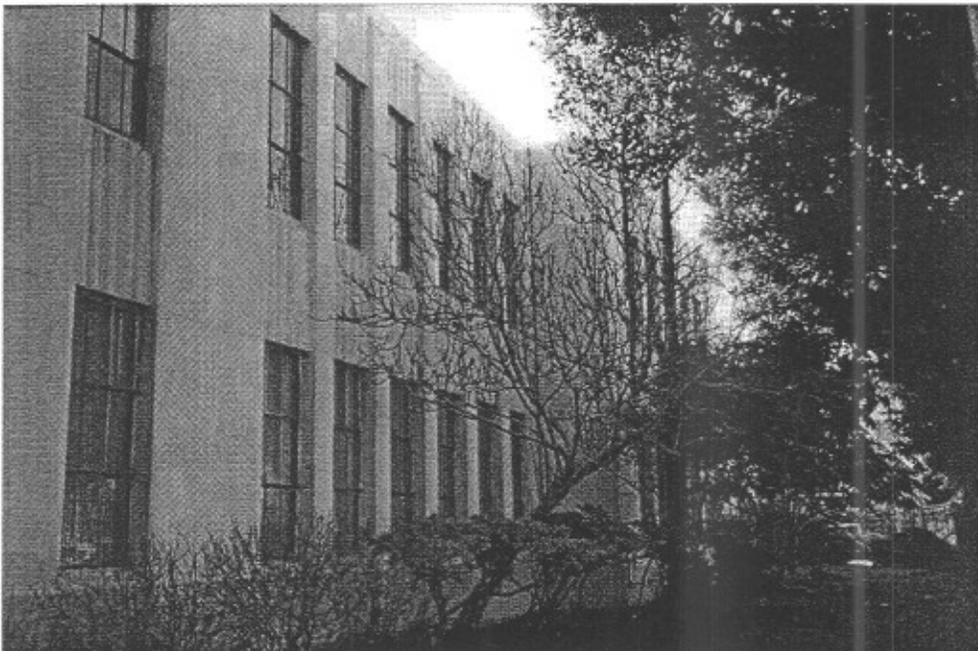


Figure 24 Life Sciences Building, North Elevation

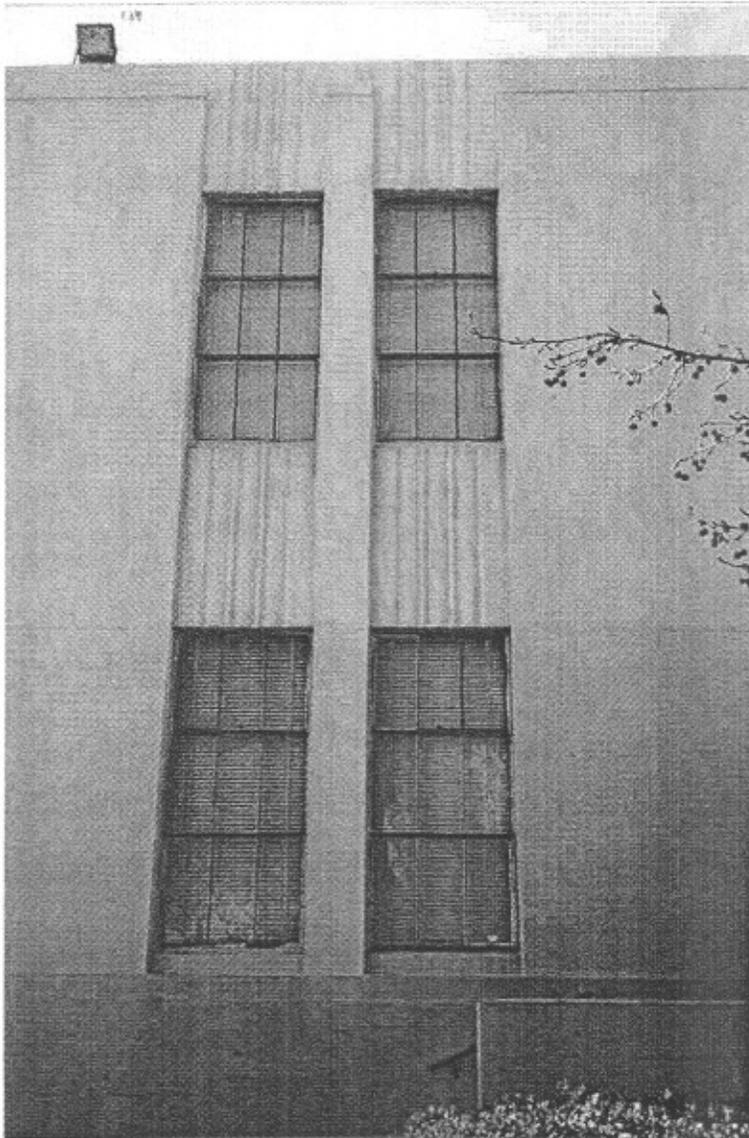


Figure 25 Life Sciences Building, Window Detail

The Chemistry and Life Sciences Buildings are the ones most representative of the PWA Moderne minimalist styling using the building material and technology (board formed poured concrete) to express architectural styling. The Life Sciences Building is the more elegant execution of the two and was featured in publications including a survey of the best PWA funded projects.

The five buildings are separated into two groups located at opposite ends of the campus from each other. As a result, there is no strong visual cohesiveness. However, each of the five buildings retains enough architectural integrity to be considered eligible under the California Register. The buildings' historic significance as the first buildings constructed for the first junior college in Los Angeles, and arguably one of the most important in the region, meet the

California Register Criterion 1: "associated with events that have made a significant contribution to the broad patterns of local history". The Life Sciences and Chemistry Buildings also meet California Register Criterion 3: "embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values." The Life Sciences Building also appears eligible for the National Register under Criterion C: "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."

Project Impacts

CEQA determines historic resources to be significant if they meet the criteria for listing on the California Register of Historical Resources. In determining potential impacts, a "substantial adverse change" means "demolition, destruction, relocation, or alteration of the resource such that the significance of an historical resource would be materially impaired." (California Public Resources Code 5020.1(q)) A project will have a significant adverse effect if it results in a substantial adverse change in the significance of an historic resource.

Demolition of the Men's Gym/Physical Education and the Chemistry Building would constitute a substantial adverse effect. The demolition would not contribute to a cumulative loss of historic fabric on campus since these demolitions are the first and only demolitions of buildings constructed specifically for the Junior College. The buildings of the original Normal School were demolished 30 and 60 years ago and were not built for the Junior College use.

Because the Cafeteria Building, Holmes Hall and the Life Sciences Building appear eligible for the California Register and the Life Sciences Building appears eligible for the National Register, rehabilitation of these buildings that does not comply with the *Secretary of the Interior's Standards and Guidelines for Rehabilitation of Historic Buildings* would constitute a significant impact.

Mitigation Measures

1. Historic American Building Survey (HABS) documentation level 2 should be prepared for the Chemistry Building and the Men's Gym/Physical Education Building. The HABS report should document significance of the building and its physical conditions, both historic and current through site plans, historic maps, photographs, written data, and text. The written text (HABS Narrative Format) documenting the architectural features and historic significance of the property, including contextual history of the junior college development era, biographies of the principal architects,

published references to the construction, and other biographic sources. The photographic documentation shall note all significant exterior elevations and interior character-defining features. Photographs shall be large format, black and white, archival processed, and be taken by a professional photographer familiar with the recordation of historic buildings, and prepared in a format consistent with HABS standards for field photography.

2. The rehabilitation of Life Sciences Building, Holmes Hall and the Cafeteria Building should meet the *Secretary of the Interior's Standards and Guidelines for Rehabilitation of Historic Buildings*.
3. An interpretive element, such as a permanent historic display or integrative artwork that explains the campus' physical development history should be included in the rehabilitation of the Cafeteria-Holmes Hall area.

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March 25, 2002

Mr. Kevin Maggay
Terry A. Hayes Associates
6083 Bristol Parkway
Suite 200
Culver City, CA 90230

RE: Los Angeles City College Cultural Resources Records Check , Hollywood 7.5' quadrangle

Dear Mr. Maggay:

At your request, I have conducted a RUSH cultural resources records check at the South Central Coast Information Center (SCCIC) for the above referenced project. The search includes a review of all recorded historic and prehistoric archaeological sites within a one-mile radius of the project area as well as a review of all known cultural resources reports. In addition, historic maps, the California State Historic Resources Inventory (HRI), the National Register of Historic Places (NRHP), the listing of California State Historical Landmarks (CHL), and the California Points of Historical Interest (PHI) were also consulted. The following is a discussion of the findings.

Due to the sensitive nature of cultural resources, archaeological site locations are not released.

PREHISTORIC RESOURCES:

No archaeological sites have been identified within a one-mile radius of the project area.

HISTORIC RESOURCES:

The *National Register of Historic Properties* (NRHP) lists two properties within a one-mile radius of the project location. These are the Cahuenga Branch of the Los Angeles Public Library at 4591 W. Santa Monica Blvd. and Barnsdall Park at 4800 Hollywood Blvd. The *California Historic Resources Index* (CHRIS) lists five properties within a one-mile radius of the project location (See Attached List). The *Los Angeles City Cultural Monuments List* names five properties within a one-mile radius of the project location: Hollyhock House at 4808 Hollywood Blvd.; The Barnsdall Art Center and the Barnsdall Art Park at 4800 Hollywood Blvd; KCET

Studios at 4401 Sunset Blvd.; Cahuenga Branch Library 4591 W. Santa Monica Blvd. None of these historic resources are located within the project area.

PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS:

No previous studies have been conducted with a one-mile radius of the project area. However, there are seventeen investigations located on the Hollywood 7.5 minute USGS quadrangle that may be near the project area, but are not mapped due to insufficient locational information.

RECOMMENDATIONS

Base on these results, the following mitigation measures are recommended. Due to the lack of recorded archaeological resources within a one-mile radius of the project area and ground disturbance caused during construction of the Los Angeles City College facilities, it is unlikely that undisturbed archaeological resources remain within the project area. Therefore, no additional archaeological field studies are required prior to planned construction.

- 1) If alteration or destruction is proposed to structures more than fifty years old, the structure(s) should be assessed by a professional architectural historian prior to approval of project plans.
- 2) If buried cultural materials are exposed during construction, work must be halted in the immediate vicinity of the find until a qualified archaeologist can assess the significance (CEQA Section 15064.5-f and PRC Section 21082).
- 3) If the finds are termed significant, the archaeologist and a Native American Monitor should be permitted to remove the items in a professional manner for further laboratory evaluation (CEQA Section 15064.5-f and PRC Section 21082).
- 4) In the event that human remains are exposed during soil disturbance, the Los Angeles County coroner must be contacted within 24 hours of the discovery in compliance with California State Health and Safety Code Section 7050.5 pursuant to CEQA Appendix K, and the Public Resources Code Section 5097.98.

If you have any questions regarding these results, please feel free to contact our office at (310) 675-2745 or e-mail at whbonner@AOL.com.

Sincerely,



Wayne H. Bonner, M.A.
RPA Certified Archaeologist

DATA FILE FOR LOS ANGELES COUNTY. Page 313 10-03-01

CIRIS 4/11/89

OFFICE OF HIST PROPERTY-NUMBER	PRESERVATION PROPERTY-#	STREET ADDRESS	Directory of Properties in the Historic Pr NAMES	CITY NAME	OWN	YR-C	OHP-PROG.	PRG-REFERENCE-NUMBER	DAT	NRS	CRIT
021034	19-156354	1200 N STATE ST 19-167092	GENERAL HOSPITAL - ACUTE UNIT, GEN	LOS ANGELES	C	1927	HIST.RES. PROJ.REVW. HIST.SURV.	DOE-19-94-0480-0000 HRG940202Z 0053-0215-0000	05/31/94 05/31/94	2B 2B 3S	
097824	19-175307	1200 N STATE ST	PAYROLL BUILDING	LOS ANGELES	C		PROJ.REVW. HIST.RES.	HRG940202Z HRG-314	09/30/94 09/30/94	2D2 2D2	
097823	19-175306	1200 N STATE ST	OLD ADMINISTRATION BUILDING	LOS ANGELES	C		PROJ.REVW. HIST.RES.	HRG940202Z HRG-0313	09/30/94 09/30/94	2D2 2D2	
097827	19-175310	1200 N STATE ST	SUPPORT SERVICES SITE	LOS ANGELES	C		PROJ.REVW. HIST.RES.	HRG940202Z HRG-317	09/30/94 09/30/94	2D2 2D2	
097826	19-175309	1200 N STATE ST	STREET LIGHTS; LOS ANGELES COUNTY	LOS ANGELES	C		PROJ.REVW. HIST.RES.	HRG940202Z HRG-316	09/30/94 09/30/94	2D2 2D2	
097825	19-175308	1200 N STATE ST	QUALITY ASSURANCE UTILIZATION BLDG	LOS ANGELES	C		PROJ.REVW. HIST.RES.	HRG940202Z HRG-315	09/30/94 09/30/94	2D2 2D2	
077010	19-174273	1015 N STONE ST		LOS ANGELES	U	1923	PROJ.REVW.	HUD920505F	05/28/92	6Y2	
022000	19-168027	1665 N SYCAMORE AVE		LOS ANGELES	P	1926	HIST.SURV.	0053-0650-0000		4S	
023309	19-169333	1721 N SYCAMORE AVE	EL CADIZ APTS	LOS ANGELES	P	1936	HIST.SURV.	0053-0812-0000		4S	
065536	19-173516	1725 N SYCAMORE AVE	EL CADIZ APTS	LOS ANGELES	U		PROJ.REVW.	UMTA881025B	11/15/88	2	C
021036	19-167094	1999 N SYCAMORE AVE	BERNHEIMER BLDGS, CASTLE YAMASHIRO	LOS ANGELES	P	1913	HIST.SURV.	0053-0217-0000		3S	
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079693	19-174408	1051 N THORNTON ST		LOS ANGELES	U	1923	PROJ.REVW.	HUD921028F	12/03/92	6Y2	
021265	19-167303	5211 N TUJUNGA AVE	NORTH HOLLYWOOD LIBRARY; AMELIA EA	LOS ANGELES	M	1930	HIST.RES. HIST.RES. PROJ.REVW. HIST.RES.	DOE-19-94-0375-0000 DOE-19-94-0517-0001 HRG940202Z NPS-87001018-0000	08/27/94 08/27/94 09/30/94 05/19/87	2S2 2S2 2S2 1S	AC
077348	19-174370	131 N UNION AVE		LOS ANGELES	U	1893	PROJ.REVW.	HUD920702A	07/07/92	6Y2	
100413	19-176015	258 N UNION AVE	OUR LADY OF LORETTO ELEMENTARY SCH	LOS ANGELES	P	1928	HIST.RES. PROJ.REVW.	DOE-19-95-0143-0000 HRG940202Z	03/17/95 03/17/95	6Y4 6Y4	
027357	19-173286	301 N UNION AVE	UNION AVE METHODIST EPISCOPAL CH,	LOS ANGELES	P	1909	HIST.SURV.	0053-4641-0000	08/15/94	2S2	
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064891	19-173422	141 N VERMONT AVE	KOREA TIMES	LOS ANGELES	P	1936	HIST.RES. PROJ.REVW.	DOE-19-86-0042-0000 UMTA860911I	09/12/86 09/12/86	2S2 2S2	C
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104665	19-176446	207 N VERMONT AVE	VERMONT FURNITURE	LOS ANGELES	P	1929	HIST.RES. PROJ.REVW.	DOE-19-86-0048-0000 UMTA860911a	09/12/86 09/12/86	6Z3 6Z3	
065315	19-173484	346 N VERMONT AVE	RESIDENCE	LOS ANGELES	U		PROJ.REVW.	HUD870805B	09/02/87	6Y	
064896	19-173427	800 N VERMONT AVE	UNIVERSITY APTS	LOS ANGELES	P	1928	HIST.SURV. PROJ.REVW.	0053-4823-0000 UMTA860911V	06/01/92 09/12/86	4S5 7J	
065533	19-173513	1101 N VERMONT AVE	NICHOLAS PRIESTER BLDG	LOS ANGELES	P	1924	HIST.RES. PROJ.REVW. PROJ.REVW.	DOE-19-88-0001-0000 UMTA881025A UMTA8609110	11/16/88 11/15/88 09/12/86	2S2 2S2 7J	C C C
064890	19-173421	1300 N VERMONT AVE	HOLLYWOOD PRESBYTERIAN MED C	LOS ANGELES	P	1927	HIST.RES. PROJ.REVW. HIST.RES. PROJ.REVW.	DOE-19-94-0648-0000 HRG940202Z DOE-19-86-0058-0000 UMTA860911H	04/01/94 04/01/94 09/12/86 09/12/86	2S2 2S2 2S2 2S2	C C C C
026934	19-172914	2600 N VERMONT AVE	FITZSIMMONS, THRIFTMART	LOS ANGELES	M	1931	HIST.RES. PROJ.REVW.	DOE-19-94-0483-0000 HRG940202Z	08/08/94 08/08/94	5S 5S	
026935	19-172915	2656 N VERMONT AVE		LOS ANGELES	P	1907	HIST.SURV.	0053-4260-0000 0053-4261-0000		5S 3S	