

**HISTORICAL RESOURCES ASSESSMENT REPORT FOR  
2107-2121 WESTWOOD BOULEVARD  
LOS ANGELES, CALIFORNIA 90025**

**PREPARED FOR:**

**MS. JENNIFER JOHNSON  
ECOTIERRA CONSULTING  
633 W 5<sup>TH</sup> STREET, 26<sup>TH</sup> FLOOR  
LOS ANGELES, CA 90071  
(213) 235-4770**

**PREPARED BY:**

**SAPPHOS ENVIRONMENTAL, INC.  
430 NORTH HALSTEAD STREET  
PASADENA, CALIFORNIA 91107**

**MARCH 11, 2021**

## TABLE OF CONTENTS

<b>SECTIONS</b>	<b>PAGE</b>
1 EXECUTIVE SUMMARY.....	1
2 PROJECT SUMMARY AND LOCATION AND DESCRIPTION .....	2
3 CURRENT SETING .....	5
4 METHODOLOGY .....	7
5 REGULATORY FRAMEWORK .....	8
6 RECORD SEARCH.....	11
7 HISTORY AND DESCRIPTION OF THE SURROUNDING AREA .....	12
8 DESCRIPTION OF EVALUATED RESOURCE.....	13
9 PROPERTY HISTORY .....	27
10 HISTORIC CONTEXT .....	33
11 EVALUATION OF ELIGIBILITY .....	36
12 IMPACT & CONCLUSION .....	44
13 SOURCES .....	45

<b>TABLES</b>	<b>PAGE</b>
1 2107–09 Westwood Boulevard Ownership History .....	31
2 2113 Westwood Boulevard Ownership History .....	31
3 2115–17 Westwood Boulevard Ownership History .....	32

<b>FIGURES</b>	<b>PAGE</b>
1 Sketch Map, 2107–2121 Westwood Boulevard.....	3
2 Project Location Map, 2107–2121 Westwood Boulevard .....	4
3 View facing northwest of Setting, Westwood Boulevard .....	5
4 View facing south of Setting, Westwood Boulevard.....	6
5 View of 2107–09 Westwood Boulevard (view southwest) .....	13
6 Google Street View of 2107–09 Westwood Boulevard (view southwest).....	14
7 Western Façade, 2107–09 Westwood Boulevard (view northwest) .....	15
8A Southern Façade, 2107–09 Westwood Boulevard (view northwest) .....	16
8B Southern Façade, 2107–09 Westwood Boulevard (view northeast) .....	16
9 View of 2113 Westwood Boulevard (view southwest) .....	17
10 Google Street View of 2113 Westwood Boulevard (view southwest).....	18
11 Northern Façade, 2113 Westwood Boulevard (view south) .....	19

12	Southern Façade, 2113 Westwood Boulevard (view northeast) .....	20
13	Southern Façade, 2113 Westwood Boulevard (view northeast) .....	20
14	View of 2115–17 Westwood Boulevard (view southwest) .....	21
15	Google Street View of 2115–17 Westwood Boulevard (view west) .....	22
16	Northern Façade, 2115–17 Westwood Boulevard (view northeast) .....	22
17	Western Façade, 2115–17 Westwood Boulevard (view northeast) .....	23
18	Southern Façade, 2115–17 Westwood Boulevard (view north) .....	24
19A	Detached Garage, 2115–17 Westwood Boulevard (view south) .....	25
19B	Detached Garage, 2115–17 Westwood Boulevard (view northwest) .....	25
20	2121 Westwood Boulevard (view southwest) .....	26

***ATTACHMENTS***

A	Resumes of Key Personnel
---	--------------------------

## **SECTION 1**

### **EXECUTIVE SUMMARY**

---

This report presents the results of a Historical Resources Assessment Report for the buildings located at 2107–2121 Westwood Boulevard (Assessor Parcel Numbers [APNs] 4322-001-021; -016; -015) City of Los Angeles (City), Los Angeles County, California. The purpose of the report is to determine if the buildings, individually or collectively, constitute historical resources pursuant to Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines. This determination will be used by the City of Los Angeles (City) to determine the appropriate level of environmental review for consideration of the requested demolition and construction of multi-family housing. Sapphos Environmental, Inc. architectural historians (Ms. Kasey Conley and Ms. Carrie Chasteen; Attachment A, *Resumes of Key Personnel*) were retained to serve as the principal investigators to complete the Historical Resource Assessment Report. Ms. Conley and Ms. Chasteen meet the Secretary of the Interior's *Professional Qualifications Standards* in the fields of History and Architectural History.

The subject properties are located on a commercial street in the West Los Angeles Community Plan Area (CPA). Westwood Boulevard is a main thoroughfare running north/south through the CPA parallel to U.S. Interstate 405 (I-405). The subject properties consist of three parcels and four commercial buildings.

The subject properties were not identified in the 2012 Historic Resources Survey of the CPA completed by Sapphos Environmental, Inc. as individually eligible for listing in national, state, or local registers, or as contributors to a potential Historic Preservation Overlay Zone.<sup>1</sup> The project would demolish the existing buildings to make way for a new 5-story mixed-use building. The buildings on these parcels were evaluated in this report using the eligibility criteria for listing in the National Register of Historic Places (National Register) and California Register of Historical Resources (California Register), for designation as an Historic-Cultural Monument (HCM), and to determine if the subject properties are contributors to a potential Historic Preservation Overlay Zone (HPOZ).

After careful research and evaluation, Sapphos Environmental, Inc. concluded that the buildings do not appear to be individually eligible for listing in the National Register, the California Register, or for designation as an HCM. The buildings on the subject properties were developed for commercial use yet are not associated with significant commercial development trends within the CPA, like the Westwood Village to the north. The commercial development in the immediate area of the subject properties was scattered and occurred over several decades giving the development of the subject properties no distinct or significant association with a specific period or event. Additionally, the subject property located at 2115–17 Westwood Boulevard was designed by architect Glenn C. McAlister but is not a notable or distinctive example of his work in comparison to his properties already listed in the National Register. Furthermore, the subject properties would not contribute to a potential HPOZ as the immediate area does not convey a cohesive pattern of design or development. Therefore, the subject properties do not meet the criteria to be considered a historical resource pursuant to Section 15064.5(a) of the CEQA Guidelines. Demolition of the subject properties would not result in a substantial adverse change to a historical resource pursuant to Section 15064.5(b) of the CEQA Guidelines.

---

<sup>1</sup> City of Los Angeles Department of City Planning, Office of Historic Resources. August 2012. *Historic Resources Survey Report: West Los Angeles Community Plan Area*. Prepared by: Sapphos Environmental, Inc., Pasadena CA. Available at: [https://planning.lacity.org/odocument/853c78a4-1dff-4abc-ab4d-2ba08e4c7dbd/SurveyLANortheastLosAngeles\\_SurveyReport\\_.pdf](https://planning.lacity.org/odocument/853c78a4-1dff-4abc-ab4d-2ba08e4c7dbd/SurveyLANortheastLosAngeles_SurveyReport_.pdf)

## SECTION 2

# PROJECT SUMMARY AND LOCATION AND DESCRIPTION

---

### 2.1 BRIEF PROJECT DESCRIPTION

The proposed project would redevelop the subject property with a new 5-story, 53-foot, 6-inch in height residential building with 92 for-rent dwelling units (with 15 percent set-aside as affordable, including 10 for Very Low-Income Households and 1 Extremely Low-Income as defined by California Health and Safety Code Section 50079.5 and as verified by HCIDLA). The Project will have a proposed Floor Area Ratio (FAR) of 3.0:1 with a total of 81,054 square feet of floor area for residential and commercial uses. Commercial uses comprise 1,590 square feet of floor area. All existing buildings that are currently on site will be demolished and the new building will occupy the entirety of the Property (APNs 4322-001-021; -016; -015).

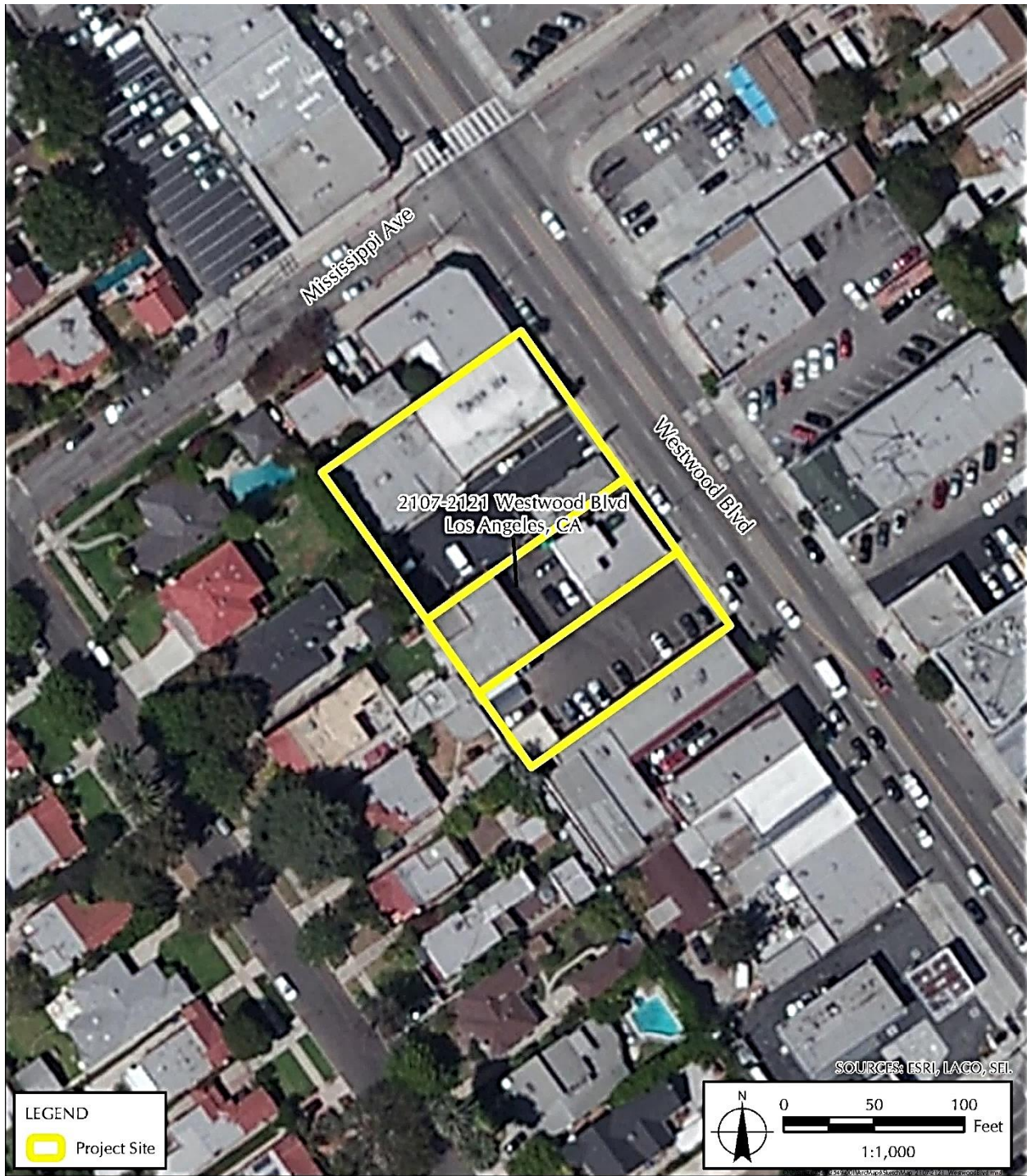
### 2.2 PROJECT LOCATION AND CURRENT SETTING

The subject properties consist of three parcels and four buildings located at 2107–2121 Westwood Boulevard (APNs 4322-001-021; -016; -015) in the City of Los Angeles (city), Los Angeles County, California. The properties are located on a commercial street within the West Los Angeles CPA of the city.<sup>2</sup> Westwood Boulevard is a main thoroughfare that runs through the CPA and is heavily commercialized with vernacular 1- and 2-story buildings. The areas to the east and west of Westwood Boulevard are mainly single-family residential and identified in SurveyLA as the Janss Westwood 1 and 2 Planning Districts with status code 6LQ or “area determined ineligible for district designation through SurveyLA; neighborhood or area may warrant special consideration for local planning.”<sup>3</sup> The planning districts are large-scale examples of early-20th-century residential development. A collection of single-family Spanish Colonial Revival-style residences, part of the Janss Westwood 1 Planning District, is adjacent to the subject properties to the west on Midvale Avenue (Figure 1, *Sketch Map, 2107–2121 Westwood Boulevard*; Figure 2, *Project Location Map, 2107–2121 Westwood Boulevard*).

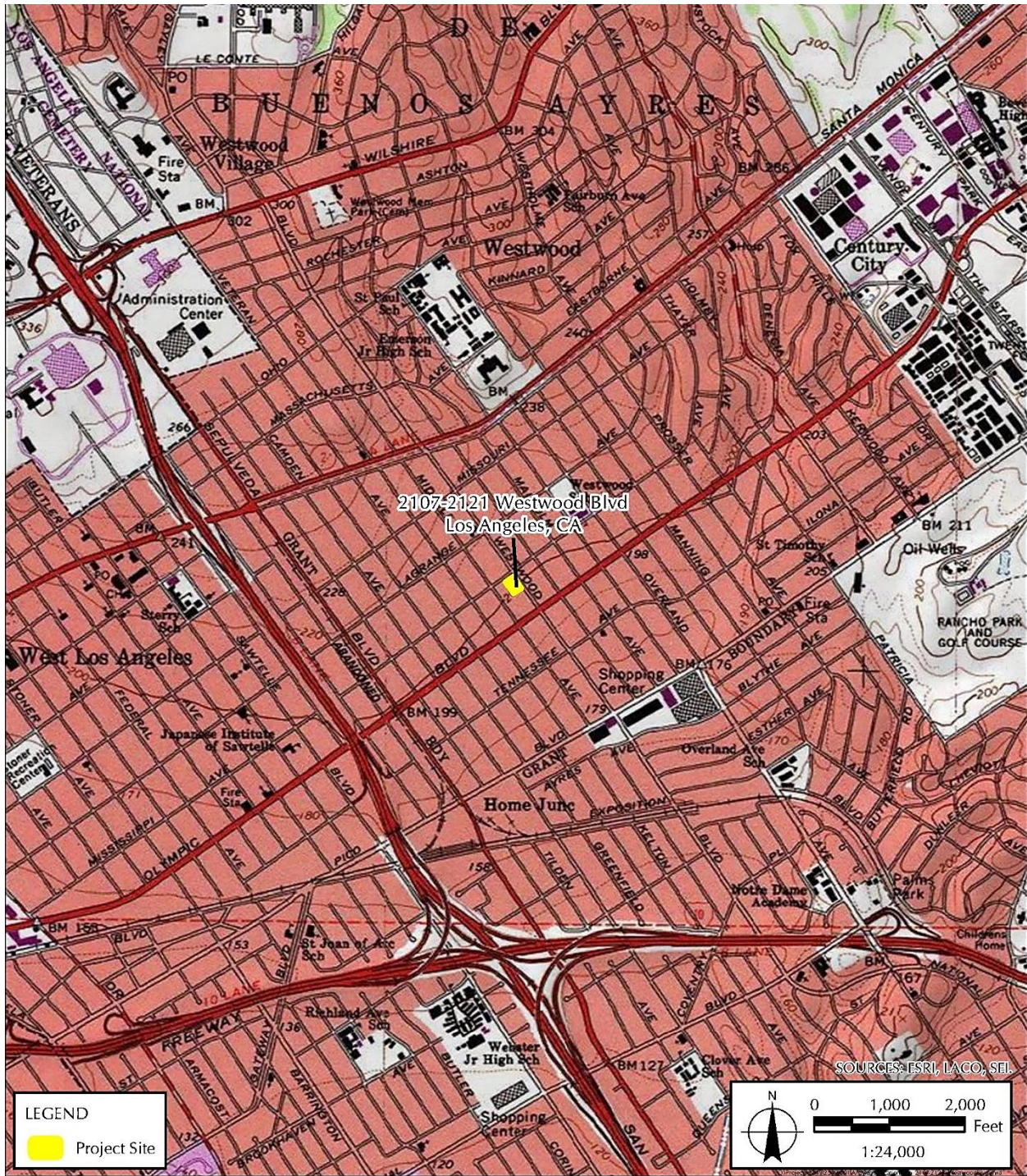
---

<sup>2</sup> City of Los Angeles Department of City Planning, Office of Historic Resources. August 2012. *Historic Resources Survey Report: West Los Angeles Community Plan Area*. Prepared by: Sapphos Environmental, Inc., Pasadena CA. Available at: [https://planning.lacity.org/odocument/853c78a4-1dff-4abc-ab4d-2ba08e4c7dbd/SurveyLANortheastLosAngeles\\_SurveyReport\\_.pdf](https://planning.lacity.org/odocument/853c78a4-1dff-4abc-ab4d-2ba08e4c7dbd/SurveyLANortheastLosAngeles_SurveyReport_.pdf)

<sup>3</sup> City of Los Angeles Department of City Planning, Office of Historic Resources. August 2012. *Historic Resources Survey Report: West Los Angeles Community Plan Area*. Prepared by: Sapphos Environmental, Inc., Pasadena CA. Available at: [https://planning.lacity.org/odocument/853c78a4-1dff-4abc-ab4d-2ba08e4c7dbd/SurveyLANortheastLosAngeles\\_SurveyReport\\_.pdf](https://planning.lacity.org/odocument/853c78a4-1dff-4abc-ab4d-2ba08e4c7dbd/SurveyLANortheastLosAngeles_SurveyReport_.pdf)



**Figure 1. Sketch Map, 2107–2121 Westwood Boulevard**  
 SOURCE: Sapphos Environmental, Inc., 2021



**Figure 2. Project Location Map, 2107–2121 Westwood Boulevard**  
 SOURCE: U.S. Geological Survey, 1995

## SECTION 3 CURRENT SETTING

---

The setting surrounding the parcels is heavily commercialized along Westwood Boulevard with single-family residential development to the east and west. The subject properties are located east of I-405. The buildings surrounding the parcels range in date from the 1920s to current commercial infill. Architectural styles present include vernacular commercial buildings along Westwood Boulevard and small-scale Period Revival residential buildings east and west of Westwood Boulevard (Figure 3, *View facing northwest of Setting, Westwood Boulevard*; Figure 4, *View facing south of Setting, Westwood Boulevard*).



**Figure 3. View facing northwest of Setting, Westwood Boulevard**  
SOURCE: Sapphos Environmental, Inc., 2020





**Figure 4. View facing south of Setting, Westwood Boulevard**  
SOURCE: Sapphos Environmental, Inc., 2020

## **SECTION 4 METHODOLOGY**

---

The methodology consisted of research and field assessment of the buildings located on the subject properties and on neighboring properties.

### **Research Conducted**

1. Obtained and reviewed the building permits for the parcels from the City Department of Building and Safety. Dates of construction and subsequent alterations were determined by the building permit record, as well as additional resources, such as the field inspection, Sanborn Fire Insurance Maps, and historic aerial photographs.
2. Researched the project site and surrounding area at local libraries and archives to establish the general history and context of the project site, including a review of the Built Environment Resource Directory (BERD) for Los Angeles County, newspapers, City directories, books, and articles.
3. Consulted the Context/Theme/Property Type (CTP) eligibility standards formulated for the Los Angeles Historic Context Statement to identify the appropriate CTP under which to evaluate the buildings on the project site.
4. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation assessment processes and programs to evaluate the significance and integrity of the buildings on the project site.

### **Field Methods**

5. Conducted a field inspection of the project site on May 28, 2020, to ascertain the general condition and physical integrity of the buildings thereon. Digital photographs were taken during the site inspection, which included only the exterior of the buildings. Field notes were made.
6. It was concluded during the field inspection that the subject properties are not located within a potential HPOZ as the surrounding area along Westwood Boulevard does not convey a cohesive pattern of design or development. Westwood Boulevard has been considerably infilled with vernacular commercial development dating over several decades with no significant association to commercial developmental trends in the area. Both the east and west sides of Westwood Boulevard were identified in SurveyLA as the Janss Westwood 1 and 2 Planning Districts which are large-scale residential developments from the early 20<sup>th</sup> century. Westwood Boulevard itself was left out of both planning district boundaries. Accordingly, the parcels were evaluated individually as individual historical resources under federal, state, and local eligibility criteria according to the National Park Service, California Office of Historic Preservation, and Los Angeles Office of Historic Resources standards.

## **SECTION 5 REGULATORY FRAMEWORK**

---

The buildings associated with the subject properties were evaluated to determine if they constitute a historical resource as defined by CEQA, using the eligibility criteria for listing in applicable federal, State, and local statutes and regulations.

### **5.1 FEDERAL**

The National Historic Preservation Act of 1966, as amended, defines the criteria to be considered eligible for listing in the National Register:

*The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and*

- A. *that are associated with events that have made a significant contribution to the broad patterns of our history; or*
- B. *that are associated with the lives of persons significant in our past; or*
- C. *that embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
- D. *that have yielded, or may be likely to yield, information important in prehistory or history (36 Code of Federal Regulations [CFR] Section part 63).*

According to *National Register Bulletin No. 15*, “to be eligible for listing in the National Register, a property must not only be shown to be significant under National Register criteria, but it also must have integrity.” Integrity is defined in *National Register Bulletin No. 15* as “the ability of a property to convey its significance.”<sup>4</sup> Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: location, design, setting, materials, workmanship, feeling, and association.

### **5.2 STATE OF CALIFORNIA**

Section 5024.1(c), Title 14 CCR, Section 4852 of the California Public Resources Code defines the criteria to be considered eligible for listing in the California Register:

*A resource may be listed as an historical resource in the California Register if it meets any of the following [National Register] criteria:*

---

<sup>4</sup> National Park Service, U.S. Department of the Interior. 2017. “How to Apply the National Register Criteria for Evaluation.” *National Register Bulletin*. Available at: <https://www.nps.gov/nr/publications/bulletins/nrb15/>

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.*

Section 4852(C) of the California Code of Regulations<sup>5</sup> defines integrity as follows:

*Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described in section 4852(b) of this chapter and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.*

*Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.*

### **5.3 CITY OF LOS ANGELES**

**Historic-Cultural Monument.** Section 22.171.7 of the City Cultural Heritage Ordinance defines a HCM:

*For purposes of this article, a Historic-Cultural Monument (HCM) is any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles. A proposed Monument may be designated by the City Council upon the recommendation of the Commission if it meets at least one of the following criteria:*

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

---

<sup>5</sup> California Office of Historic Preservation. 1999. *California State Law and Historic Preservation*, 4853 (c), p. 66.

3. *Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age*<sup>6</sup>

Unlike the National and California registers, the City Cultural Heritage Ordinance makes no mention of concepts such as integrity or period of significance. Additionally, properties do not have to reach a minimum age, such as 45 to 50 years, to be designated as HCMs.

**Historic Preservation Overlay Zone.** The City has established 36 HPOZs, or historic districts. City Ordinance No. 175891 amended Section 12.20.3 of the City's municipal code regarding HPOZs. The purpose of the ordinance was stated as:

*It is hereby declared as a matter of public policy that the recognition, preservation, enhancement, and use of buildings, structures, Landscaping, natural features, and areas within the City of Los Angeles having Historic, architectural, cultural, or aesthetic significance are required in the interest of the health, economic prosperity, cultural enrichment, and general welfare of the people.*

Contributing elements are defined as any building, structure, landscape, or natural feature identified in a historic resource survey as contributing to the historic significance of the HPOZ, including a building or structure which has been altered, where the nature and extent of the alterations are determined reversible by the historic resources survey.

---

<sup>6</sup> City of Los Angeles. 2018. Ordinance No. 185472, Section 22.171.7. Available at: <https://preservation.lacity.org/sites/default/files/Cultural%20Heritage%20Ordinance%2C%20Revised%202018.pdf>

## **SECTION 6 RECORD SEARCH**

---

### **6.1 RECORD SEARCH**

In accordance with the South Central Coastal Information Center (SCCIC), located at California State University, Fullerton, current procedures and policies, the BERD for Los Angeles County, available from the California Office of Historic Preservation (updated March 3, 2020) was reviewed. The historic U.S. Geological Survey (USGS) 7.5-minute series topographic maps and aerial photographs were also reviewed for the project site and adjacent properties. In addition to official maps and records, and published registers and reports for the geographic area were reviewed:

- National Register of Historic Places – Listed (2021);
- California Register of Historical Resources – Listed (2021);
- California State Historical Landmarks (1996 and updates);
- California Points of Historical Interest (1992 and updates);
- HistoricPlacesLA (2021); and
- SurveyLA (2012).

### **6.2 PREVIOUS EVALUATIONS/DESIGNATIONS SUMMARY**

The subject properties are located in the West Los Angeles CPA of the City. The subject properties were not identified in the 2012 Historic Resources Survey of the CPA completed by Sapphos Environmental, Inc. as individually eligible for listing or as contributors to a potential HPOZ. The properties do not appear to have been otherwise surveyed.

## SECTION 7

# HISTORY AND DESCRIPTION OF SURROUNDING AREA

---

### 7.1 DEVELOPMENT HISTORY

The West Los Angeles CPA was originally vast areas of agricultural land made up of numerous ranchos that would later become “choice suburban tracts” in the early 20th century. The CPA became a hub for residential tract housing during the 1920s with many factors contributing to its desirable location such as the paving of Pico Boulevard in 1926, the completion of the University of California Westwood Campus in 1929, the accessibility to the beach in Santa Monica and Venice, and the accessibility to the entertainment industry. The land within the CPA was relatively inexpensive to purchase, and key developers such as Janss Investment Company, Frank Meline, Frans Nelson, and Ole Hansen, purchased large swaths of land to appease the demand for single-family housing. East and west of the subject properties along Westwood Boulevard were identified in SurveyLA as the Janss Westwood 1 and 2 Planning Districts. The Janss Investment Company platted the Westwood Tract and purchased and subdivided land, designed and built houses, and advertised and sold properties throughout the CPA in the 1920s.

The subject properties are part of Tract No. 5609 recorded in 1923, which included blocks 45–68 located along the western side of Westwood Boulevard between Santa Monica Boulevard and Pico Boulevard and were part of the larger Westwood Tract. The Janss Westwood Tract was advertised aggressively in the *Los Angeles Times* and lots within the tract sold fast. According to the Sanborn Fire Insurance Maps from 1926, almost all the lots east and west of Westwood Boulevard were improved with single-family dwellings with very few lots remaining empty.<sup>7</sup> The lots immediately adjacent Westwood Boulevard remained mostly vacant in 1926 with commercial development filling out Westwood Boulevard more prominently by 1950.<sup>8</sup>

Westwood Boulevard remains the main thoroughfare through the West Los Angeles CPA, beginning 1.5 miles north at Westwood Village and extending south into the Palms neighborhood of Los Angeles where it turns into National Boulevard. High-rise office buildings dominate Westwood Boulevard in the north, and the boulevard changes to predominately residential to the south.

---

<sup>7</sup> Sanborn Fire Insurance Company. 1926. Sanborn Fire Insurance Maps, Los Angeles, Volume 24, Sheet 2411.

<sup>8</sup> Sanborn Fire Insurance Company. 1926–October 1950. Sanborn Fire Insurance Maps, Los Angeles, Volume 24.

## SECTION 8

### DESCRIPTION OF EVALUATED RESOURCE

---

#### 8.1 ARCHITECTURAL DESCRIPTION

##### 2107–09 Westwood Boulevard

The 1-story vernacular commercial building located at 2107–09 Westwood Boulevard was constructed in 1928 and is clad in stucco. The building is square in footprint with a flat roof and large wood-cased plate glass store-front windows with approximately 2- to 3-foot-tall brick bulkheads. Awnings are visible above the windows. The entrance to the building is off-set towards the south on the primary façade and is recessed into the building. The entrance doors are paired wood doors with central lights and a fixed transom above. The primary façade of the building was redesigned in 1942 making the wood-cased windows and entrance doors not original to the 1928 design of the building (Figure 5, *View of 2107–09 Westwood Boulevard*; Figure 6, *Google Street View of 2107–09 Westwood Boulevard*).



**Figure 5. View of 2107–09 Westwood Boulevard (view southwest)**  
SOURCE: *Sapphos Environmental, Inc., 2020*





**Figure 6. Google Street View of 2107–09 Westwood Boulevard (view southwest)**  
SOURCE: *Google Images, May 2019*

### ***Northern Façade***

The northern façade of the building abuts the building to the north and is not visible.

### ***Western Façade***

The western façade of the building is enclosed with a chain link gate. There are no entrances or windows along this façade. A corrugated sheet metal awning supported by wood brackets spans most of the façade (Figure 7, *Western Façade, 2107–09 Westwood Boulevard*).



**Figure 7. Western Façade, 2107–09 Westwood Boulevard (view northwest)**  
SOURCE: Sapphos Environmental, Inc., 2020

### ***Southern Façade***

The southern façade of the building is substantially covered by vines and vegetation. The eastern portion, part of the original 1928 footprint, is clad in stucco and a large stucco repair patch from an unknown date is visible. The rear of the building is an addition from 1984 which is a masonry construction with corrugated sheet metal cladding in some spots. There is a metal roll-up loading bay door towards the center of the façade and metal pedestrian doors towards the western end (Figures 8A–B, *Southern Façade, 2107–09 Westwood Boulevard*).



**Figure 8A. Southern Façade, 2107-09 Westwood Boulevard (view northwest)**  
SOURCE: *Sapphos Environmental, Inc., 2020*



**Figure 8B. Southern Façade, 2107-09 Westwood Boulevard (view northeast)**  
SOURCE: *Sapphos Environmental, Inc., 2020*

## 2113 Westwood Boulevard

The 1-story vernacular commercial building located at 2113 Westwood Boulevard has a rectangular footprint, a low-pitched hipped roof with minimal eave overhang, and stucco cladding. The primary façade has a centrally located entrance with an open pediment above and a wood door. The door does not appear to be original based on its age and materials. The entrance is flanked by steel-framed casement windows covered by top pivoting wood shutters with wood flower boxes below (Figure 9, *View of 2113 Westwood Boulevard*; Figure 10, *Google Street View of 2113 Westwood Boulevard*).



**Figure 9. View of 2113 Westwood Boulevard (view southwest)**  
SOURCE: *Sapphos Environmental, Inc., 2020*



**Figure 10. Google Street View of 2113 Westwood Boulevard (view southwest)**  
SOURCE: *Google Images, May 2019*

### ***Northern Façade***

The northern façade of the building is clad in stucco with a centrally located entrance covered by an awning. The entrance has paired wood doors with central lights which do not appear to be original to the building based on their age. Two steel-framed casement windows with top pivoting wood shutters are located on either side of the entrance. The rear addition to the building is visible at the western end of the façade (Figure 11, *Northern Façade, 2113 Westwood Boulevard*).



**Figure 11. Northern Façade, 2113 Westwood Boulevard (view south)**  
SOURCE: Sapphos Environmental, Inc., 2020

### ***Western Façade***

The western façade of the building is an addition from an unknown date. The addition has a flat roof and is clad in vertical, wood tongue and groove siding with a central entrance covered by a metal security gate. A flat metal awning extends to the west, and a tall metal parapet wraps around the western, northern, and southern sides of the addition (Figure 12, *Western Façade, 2113 Westwood Boulevard*).



**Figure 12. Southern Façade, 2113 Westwood Boulevard (view northeast)**  
SOURCE: *Sapphos Environmental, Inc., 2020*

### ***Southern Façade***

The southern façade of the building is clad in stucco with no windows. There is a gap between the original building and the addition on the western façade. The gap is covered by a wood door (Figure 13, *Southern Façade, 2113 Westwood Boulevard*).



**Figure 13. Southern Façade, 2113 Westwood Boulevard (view northeast)**  
SOURCE: *Sapphos Environmental, Inc., 2020*

## 2115–17 Westwood Boulevard

The building located at 2115–17 Westwood Boulevard is a mixed-use commercial and residential building that is 1 story along Westwood Boulevard and rises to two stories at the rear northwest corner. The primary façade is divided into two separate retail spaces with a tapered pilaster at the center. Each half of the primary façade has a deeply recessed steel-framed entrance door with a fixed transom above. Large plate glass display windows, which wrap around into the recess, are located on either side of the entrance doors. The bulkhead below the windows is stucco with square pyramidal design details at each end and the center. A flat narrow-fluted awning projects slightly from the building above the windows and doors. A parapet wall projects above the roofline along the primary façade with geometric corner columns that accentuate the height. There is red clay tile coping along all façades of the building on the first and second stories (Figure 14, *View of 2115–17 Westwood Boulevard*; Figure 15, *Google Street View of 2115–17 Westwood Boulevard*).



**Figure 14. View of 2115–17 Westwood Boulevard (view southwest)**  
SOURCE: *Sapphos Environmental, Inc., 2020*





**Figure 15. Google Street View of 2115–17 Westwood Boulevard (view west)**  
SOURCE: *Google Images, May 2019*

### ***Northern Façade***

The northern façade is clad in stucco and is two stories at the western end. The façade has three vinyl single-hung windows along the second story, an alteration from 2018. There are five square louver vents along the roofline of the façade (Figure 16, *Northern Façade, 2115–17 Westwood Boulevard*).



**Figure 16. Northern Façade, 2115–17 Westwood Boulevard (view northeast)**  
SOURCE: *Sapphos Environmental, Inc., 2020*

### ***Western Façade***

The western façade of the building is clad in stucco and is two stories at the northern end. The first story has two entrance doors, a wood door at the northern end, and a metal door near the center. Both doors do not appear to be original based on their age and materials. There are multiple single-hung vinyl windows on both the first and second story with metal security bars on the first story. The windows are an alteration from 2018. Three square louver vents are located along the roofline (Figure 17, *Western Façade, 2115–17 Westwood Boulevard*).



**Figure 17. Western Façade, 2115–17 Westwood Boulevard (view northeast)**  
SOURCE: *Sapphos Environmental, Inc., 2020*

### ***Southern Façade***

The southern façade of the building is clad in stucco with no windows or entrances. Five square louver vents are located along the roofline (Figure 18, *Southern Façade, 2115–17 Westwood Boulevard*).



**Figure 18. Southern Façade, 2115–17 Westwood Boulevard (view north)**  
SOURCE: *Sapphos Environmental, Inc., 2020*

### ***Detached Garage***

The detached garage is located at the western end of the parcel and spans the whole parcel width. The original building appears to sit furthest to the west, with the addition from 1947 being taller to the east. The building has a square footprint, flat roof, red clay tile coping, and is clad in stucco. The eastern façade shows building scarring where windows and a door were infilled at an unknown date. The eastern façade has a metal, pedestrian paired doors which is the only access into the building (Figures 19A–B, *Detached Garage, 2115–17 Westwood Boulevard*).



**Figure 19A. Detached Garage, 2115–17 Westwood Boulevard (view south)**  
SOURCE: Sapphos Environmental, Inc., 2020



**Figure 19B. Detached Garage, 2115–17 Westwood Boulevard (view northwest)**  
SOURCE: Sapphos Environmental, Inc., 2020

## 2121 Westwood Boulevard

The subject property is an asphalt parking lot. A masonry and wood fence spans the western edge of the parcel separating the parking lot from the residential buildings to the west (Figure 20, 2121 Westwood Boulevard).



**Figure 20. 2121 Westwood Boulevard (view southwest)**

SOURCE: Sapphos Environmental, Inc., 2020

## 9.1 CONSTRUCTION HISTORY

### 2107–09 Westwood Boulevard

The building located at 2107–09 Westwood Boulevard was constructed in 1928 with no architect identified and R.C. Solomon as the owner/builder (See *Identification of Architects/Builders*). In 1937, two permits were issued, one to “remove one existing store front” and “build 2 vestibule or rear toilets” and one for a 20’ × 20’ addition at the rear for storage (no longer extant).<sup>9</sup> In 1942, the store front was remodeled with new plate glass windows and wood doors which removed the original doors and windows completely altering the original design of the building.<sup>10</sup> In 1966, a permit was issued for a 26’ × 40’ storage addition, which replaced the 1937 addition at the rear of the building.<sup>11</sup> In 1971, a permit was issued for a parapet correction, but it is unclear what work was completed.<sup>12</sup> In 1984, a permit was issued for the current 49’ × 70’ addition at the rear of the building.<sup>13</sup>

Unpermitted alterations include re-stuccoing, corrugated sheet metal on the southern façade, and a corrugated sheet metal awning on the western façade.

### 2113 Westwood Boulevard

The building located at 2113 Westwood Boulevard was constructed in 1937 for owner Francis Payne with the listed architect as Wasa [sic] Hudson (See *Identification of Architects/Builders*).<sup>14</sup> The name of the listed builder is illegible.

Unpermitted alterations to the building include re-stuccoing, the addition of top pivot wood shutters over the windows, the addition of wood flower boxes below the windows on the primary façade, an addition on the western (rear) façade clad in vertical tongue and groove wood siding, the addition of entrance doors on the northern façade with awning, and the replacement of the original entrance door on the primary facade.

### 2115–17 Westwood Boulevard

The building at 2115–17 Westwood Boulevard was designed by architect Glenn C. McAlister and built by contractor S. Walberg in 1938 for then-owner Mike Jancino along with a two-car garage (See *Identification of Architects/Builders*).<sup>15</sup>

---

<sup>9</sup> City of Los Angeles. Issued 22 July 1937; 24 August 1937. Permit No. 24327; 28066.

<sup>10</sup> City of Los Angeles. Issued 23 November 1942. Permit No. 70485.

<sup>11</sup> City of Los Angeles. Issued 27 April 1966. Permit No. 12097.

<sup>12</sup> City of Los Angeles. Issued 19 May 1971. Permit No. 29115.

<sup>13</sup> City of Los Angeles. Issued 28 August 1984. Permit No. 81749.

<sup>14</sup> City of Los Angeles. Issued 3 June 1948. Building Permit No. 17072.

<sup>15</sup> City of Los Angeles. Issued 3 June 1948. Building Permit No. 17072.

In 1947, the two-car garage was changed to use as storage with a 45' × 50' addition.<sup>16</sup> In 2018, the windows on all but the primary façade of the main building were replaced with vinyl units.<sup>17</sup> Visible building scarring on the eastern façade of the garage shows windows and a door that were filled in at unknown dates. Red clay tile coping can be seen along all façades of the main building and the rear garage. Based on the original modest Art Deco design of the main building, the clay tile coping appears to be an unpermitted alteration from an unknown date. Pedestrian doors on the western façade of the main building and the eastern façade of the garage were replaced with metal and wood doors at unknown dates.

## **2121 Westwood Boulevard**

The subject property located at 2121 Westwood Boulevard is currently a parking lot and has historically been used as such. A 1950 permit issued to Mike Jancino, the owner of 2115–17 Westwood Boulevard, showed the use of the lot at that time as a parking lot for his liquor store. In 2011, a permit was issued for a masonry office building but was never executed.<sup>18</sup>

## **9.2 IDENTIFICATION OF ARCHITECTS/ BUILDERS**

### **Glenn C. McAlister**

Glenn C. McAlister was born in Missouri in 1873. He trained as an architect from 1897 to 1903 under John G. Link in Billings, Montana and in 1905 he began to practice under his own name, becoming licensed in the state of Montana in 1914/1915. McAlister worked out of his office located in Billings, Montana before moving to Los Angeles in 1921. McAlister was issued his California architecture license in 1922, and he opened his office at 2364 Bentley Avenue in 1945 (no longer extant). McAlister was granted membership to the American Institute of Architects in 1946 and resigned his membership in 1949 citing the “inability to secure profitable work” which prohibited him from paying his dues.<sup>19</sup>

A timeline of McAlister’s work is compiled below. McAlister completed a large body of his work in the first decades of the 20th century, with five of those works listed in the National Register of Historic Places (denoted by an asterisk). Additionally, three works of McAlister’s have been identified in Los Angeles which were designed after his move in 1921. A timeline of his identified work includes:

---

<sup>16</sup> City of Los Angeles. Issued 12 September 1947. Permit No. 71925.

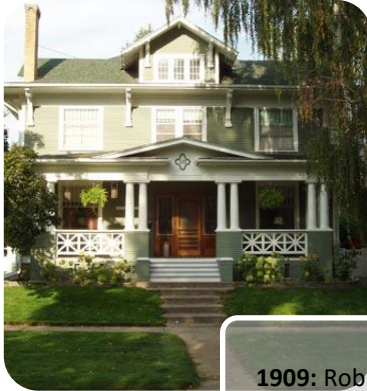
<sup>17</sup> City of Los Angeles. Issued 12 October 2018. Permit No. 33111.

<sup>18</sup> City of Los Angeles. Issued 22 November 2011. Permit No. 00019.

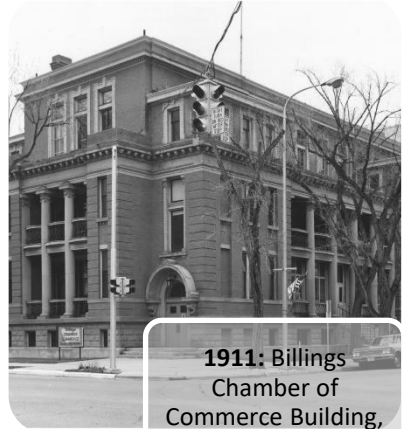
<sup>19</sup> “Glenn C. McAlister.” Updated March 2019. Membership file. AIA Historical Directory of American Architects. Accessed January 2021. Available at:  
<https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/35762650/ahd1029019>



**1908:** John B. Kendrick Mansion/ Trail Ends, WY\*



**1909:** Robinson-Smith House, WY\*



**1911:** Billings Chamber of Commerce Building, MT\*



**1911-12:** Brooks-Yonkee House/ Mount View in WY\*



**1929:** Daniel B. Jarman House and Garden, OR\*



**1937:** 1628 Georgina Avenue, Santa Monica, CA (demolished 2015)





**1938:** 2115-17 Westwood Boulevard, Los Angeles, CA



**1940:** 2400-2426 Grandview Avenue, Venice, CA (designed in partnership with William F. Wyatt)

It should be noted that only two of the nominations of the listed National Register properties, Brooks-Yonkee House/ Mount View and the Robinson-Smith House, list McAlister as a “master architect” or “locally prominent architect.” The remaining properties are listed based on their quality of architecture and not as notable works of McAlister.

McAlister worked in Los Angeles beginning in 1922 through the early 1940s when he then began to do “war work” from 1942 to 1945.<sup>20</sup> According to some news articles, McAlister designed large-scale Period Revival homes for movie stars in Los Angeles in the 1920s and 1930s, yet there is no mention of his work in historical issues of the *Los Angeles Times* or other historic periodicals from this period.<sup>21</sup> Local examples of his work can be found at 2400–2426 Grandview Avenue in Venice, Minimal Traditional Courtyard-style apartments and at 1628 Georgina Avenue a large-scale Mediterranean Revival single-family residence that was demolished in 2015. 1628 Georgina Avenue was passively mentioned in the book *An Architectural Guide to Los Angeles* while identifying a neighboring residence designed by John Byers.<sup>22</sup> McAlister is not mentioned at all in the 2003 revised edition of the book.

By 1949, McAlister resigned his membership with the American Institute of Architects claiming an inability to secure profitable work, and his office at 2364 Bentley Avenue was no longer listed in the Los Angeles City directories by 1956 (earlier editions not available).

No information was found on S. Walberg, R.C. Solomon, or Wasa [sic] Hudson.

<sup>20</sup> “Glenn C. McAlister.” Updated March 2019. Membership file. AIA Historical Directory of American Architects. Accessed January 2021. Available at: <https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/35762650/ahd1029019>

<sup>21</sup> Curtin, Barbara. 28 December 2013. “Hollywood Star Glamour.” *Statesman Journal, USA Today Network*. Available at: <https://www.statesmanjournal.com/story/news/2013/12/29/hollywood-style-glamour/4226459/>

<sup>22</sup> Gebhard, David and Robert Winter. 1994. *An Architectural Guide to Los Angeles*. Salt Lake City, UT: Gibbs Smith. p.23.

### 9.3 OWNERSHIP/OCCUPANT HISTORY

Research at the Los Angeles Office of the Assessor was not completed due to the closure of public buildings. Ownership history was compiled from the building permits and other repositories for 2107–2121 Westwood Boulevard (Table 1, *2107–09 Westwood Boulevard Ownership History*; Table 2, *2113 Westwood Boulevard Ownership History*; Table 3, *2115–17 Westwood Boulevard Ownership History*).

**TABLE 1**  
**2107–09 WESTWOOD BOULEVARD OWNERSHIP HISTORY**

Year	Name
1928	R.C. Solomon
1937	Safeway Stores, Inc. Francis Payne
1942	Mrs. Gladys Payne
1966	Cleo & Stephanie Wurzberger
1972	Cleo & Stephanie Wurzberger
1981	Wally's Liquor Store
1984	Wally's Liquor Store

Safeway Stores, Inc. was founded in 1915 and operates nationally as a banner of the Albertsons Company.<sup>23</sup> Francis Payne is listed in the 1930 census as a stocks and investments broker and Gladys Payne is listed as his wife.<sup>24</sup> By 1942, Francis and Gladys had divorced and Gladys owned the subject property at 2107–09 Westwood Boulevard.<sup>25</sup> Cleo and Stephanie Wurzberger appear to have been sisters-in-law, but no information on their careers was identified.<sup>26</sup> Wally's is a liquor and specialty grocer founded in 1968 with locations still open in Santa Monica and Beverly Hills.<sup>27</sup> This location was opened in 1981.<sup>28</sup> No information was available in historical issues of the *Los Angeles Times*, *Los Angeles Sentinel*, census records, or City directories for R.C. Solomon.

**TABLE 2**  
**2113 WESTWOOD BOULEVARD OWNERSHIP HISTORY**

Year	Name
1937	Francis Payne
1961	Lu-Ad Beauty Shop
2012	Steve Wallace Trust

<sup>23</sup> "About Us." Safeway. Accessed June 2020. Available at: <https://www.safeway.com/about-us.html>

<sup>24</sup> Ancestry.com. Year: 1930; Census Place: Los Angeles, Los Angeles, California; Page: 11A; Enumeration District: 0188; FHL microfilm: 2339875.

<sup>25</sup> Ancestry.com. Year: 1940; Census Place: Los Angeles, Los Angeles, California; Roll: m-t0627-00407; Page: 3A; Enumeration District: 60-219.

<sup>26</sup> Ancestry.com. 2011. *U.S. City Directories, 1822–1995*. Provo, UT: Ancestry.com Operations, Inc.

<sup>27</sup> "Wallys." Wally's Wine & Spirits. Accessed June 2020. Available at: [https://www.wallywine.com/?gclid=EAlalQobChMIpNPIws3h6QIVUhh9Ch0HYwPNEAAYASAAEgIjifD\\_BwE](https://www.wallywine.com/?gclid=EAlalQobChMIpNPIws3h6QIVUhh9Ch0HYwPNEAAYASAAEgIjifD_BwE)

<sup>28</sup> *Los Angeles Times*, 16 August 1981.

Francis Payne is listed in the 1930 census as a stocks and investments broker.<sup>29</sup> Lu-Ad Beauty Shop is listed as a hair salon located in Santa Monica. No information was available in historical issues of the *Los Angeles Times*, *Los Angeles Sentinel*, census records, or City directories for Steve Wallace.

**TABLE 3**  
**2115–17 WESTWOOD BOULEVARD OWNERSHIP HISTORY**

Year	Name
1938	Mike Jancino
1947	Mike Jancino
2018	BINGO ILP

Mike Jancino lived above the subject property and operated a liquor store out of the commercial portion. No information was available in historical issues of the *Los Angeles Times*, *Los Angeles Sentinel*, census records, or City directories for BINGO ILP.

## 9.4 USE HISTORY

### 2107–09 Westwood Boulevard

At the time of construction, the building was listed for use as “stores”.<sup>30</sup> The building has consistently been used as a grocery store, originally MacMar Grocery Store, until Wally’s Liquor opened in 1981. The building is currently vacant.

### 2113 Westwood Boulevard

The use of the building at the time of construction was listed as “stores.” In 1961, the building was listed as a beauty shop.<sup>31</sup> In 2012, a change of use was issued from retail to food service.<sup>32</sup> The awning on the northern façade of the building identifies the business as “Cheese Box.” According to advertisements in historical issues of the *Los Angeles Times*, the building was used as a golf and sports shop throughout the 1970s and 1980s. The building is currently vacant.

### 2115–17 Westwood Boulevard

The building was originally constructed as a store and residence. In 1947, the two-car garage was changed to use as storage. A 2012 permit lists the building as use as a residence and office. The building is currently vacant.

### 2121 Westwood Boulevard

The parcel has historically been used as a parking lot and is still used as such.

<sup>29</sup> Ancestry.com. Year: 1930; Census Place: Los Angeles, Los Angeles, California; Page: 11A; Enumeration District: 0188; FHL microfilm: 2339875.

<sup>30</sup> City of Los Angeles. Issued 5 September 1928. Permit No. 24720.

<sup>31</sup> City of Los Angeles. Issued 23 January 1961. Permit No. 79310.

<sup>32</sup> City of Los Angeles. Issued 26 November 2012. Permit No. 15384.

## **SECTION 10**

### **HISTORIC CONTEXT**

---

The subject properties were evaluated using the Citywide Historic Context Statement developed for SurveyLA; specifically, the Commercial Development context and Neighborhood Commercial Development theme, and the Architecture and Engineering context and the Art Deco subtheme.<sup>33,34</sup>

#### **10.1 COMMERCIAL DEVELOPMENT, 1859–1980**

**Context:** Commercial Development, 1859–1980

**Theme:** Neighborhood Commercial Development, 1880–1980

**Sub Theme:** Arterial Commercial Development, 1880–1950

**Property Type:**

- Commercial/Retail
  - One-Story Building; One-Story Commercial Strip/Storefront Block
  - Mixed-Use Building; Mixed-Use Commercial Strip/Business Block
- Commercial District

**Geographic Location:** Citywide, within the current boundaries of Los Angeles, specifically in areas not served by streetcars, and generally in areas subdivided before 1950

**Area of Significance:** Commerce, Community Planning and Development, Architecture

**Criteria:** A/1/1; C/3/3

**Period of Significance:** 1880–1950

**Eligibility Standards:**

- Was constructed/developed during the period of significance
- Located on streets served by modes of transportation other than streetcars, in particular by automobiles

**Character-Defining/Associative Features:**

- Retains most of the essential character-defining features from the period of significance
- May also be significant under themes within the Architecture and Engineering context
- Sited along corridors of transit without streetcar lines
- Contains features that reflect trends in neighborhood commercial design
- Associated with activities typical of neighborhood economic and social life
- Typically one to four stories in height
- Examples may be set to the sidewalk or may have some accommodation for the automobile

---

<sup>33</sup> Los Angeles City Planning. August 2017. SurveyLA Historic Context Outline and Summary Tables. Accessed January 2021. Available at: <https://planning.lacity.org/preservation-design/historic-resources/historic-themes>

<sup>34</sup> The Art Deco subtheme is part of the Draft LA Modernism theme which has not yet been published. A copy was provided by the Office of Historic Resources.

- May accommodate one or multiple tenants
- May be located on a prominent corner
- Storefronts with large display windows; may have awnings or arcades
- For Multi-story, Mixed-Use Buildings:
  - Was historically used for both commercial and office/residential uses
  - Ground floor with storefronts and display windows
  - Ground floor exterior entrance to upper floor units
  - Fenestration on upper floor may be residential in character and remains intact

**Integrity Considerations:**

- Should retain integrity of Location, Design, Materials, Feeling, and Association
- Window and storefront openings remain intact
- Applied decoration is mostly intact; some decoration may be missing
- Relationship to sidewalk is maintained
- Setting may have changed (surrounding buildings and land uses)
- Original use may have changed
- Storefront signage may have changed

**10.2 ARCHITECTURE AND ENGINEERING**

**Context:** Architecture and Engineering

**Theme:** LA Modernism, 1919–1980

**Sub Theme:** Art Deco, 1924–1938

**Property Type:** Residential – Single-Family Residence (rare); Residential – Multi-Family Residence; Commercial; Institutional; Industrial

**Property Type Description:** The Art Deco style’s lavish aesthetic was best suited to commercial and institutional buildings. In commercial buildings, the style was most often expressed in the form of department stores, retail stores, theaters, and mixed-use commercial buildings; it was also applied to various public and private institutional property types including civic and other government buildings, hospitals, and occasionally churches and schools. The style was not often applied to residential buildings, so identified examples of Art Deco residences should be treated as rare. Residential examples of the Art Deco style are typically expressed in the form of small- and mid-scale apartment houses. Groupings of resources in the style may be evaluated as historic districts.

**Property Type Significance:** Resources evaluated under this sub-theme are significant in the area of Architecture as excellent examples of the Art Deco Style and exhibit quality of design through distinctive features. Art Deco architecture peaked in popularity in the 1920s and continued to be applied in various contexts during the interwar period. While earlier examples of the style were lavishly ornamented, later examples tend to be more chaste and judicious in their application of applied decoration. The style is significant for representing a desire among architects to develop and hone a modern style of architecture that played freely with past traditions, rather than breaking with them entirely.

**Geographic Location:** Citywide, with concentrations in Downtown, Hollywood, and the Wilshire area, and along major vehicular and commercial corridors

**Areas of Significance:** Architecture

**Criteria:** C/3/3

**Period of Significance:** 1924–1938

**Eligibility Standards:**

- Was constructed during the period of significance
- Exhibits quality of design through distinctive features
- Is an excellent example of the style

**Character Defining/Associative Features:**

- Retains most of the essential character-defining features of the style from the period of significance
- Emphasis on verticality
- Smooth wall surfaces, such as stucco
- Flat roof, at times with shaped parapets, vertical projections or towers, emphasizing verticality
- Zigzags, chevrons, and other stylized and geometric motifs as decorative elements on façade
- Metal windows, often fixed sash and casement

**Integrity Considerations:**

- Should retain integrity of Design, Materials, Workmanship, and Feeling from the period of significance
- Retains sufficient integrity to convey significance
- Setting may have changed (surrounding buildings and land uses)
- Original use may have changed
- Replacement of some windows and doors may be acceptable if the openings have not been resized and original fenestration patterns have not been disrupted
- Original color palette may have been painted over or may no longer be evident

## **11.1 2107–09 WESTWOOD BOULEVARD**

### **National Register of Historic Places**

#### National Register Criterion A

The property was developed as part of Tract No. 5609 which was platted in 1923 when residential development in the West Los Angeles CPA was beginning to boom. The property is located on Westwood Boulevard, a heavily commercialized arterial roadway that runs north/south through the West Los Angeles CPA. Commercial corridors along major thorough ways and arterial roads became prominent in the early to mid-20th century, with a period of significance of 1880–1950, to service communities that were not served by streetcar lines and were instead developed with a focus on automobiles. The Janss Investment Co. Westwood Tract was aggressively developed to the east and west of Westwood Boulevard in the 1920s with the Westwood Village to the north constructed as the commercial center to service this area. The subject property was constructed in 1928 as a grocery store, during the period of significance, and is typical of an arterial commercial building of this time. It sits right at the public right-of-way and, as an early example, did not originally have parking available for customers. The building is vernacular, which was common in this development type and can be seen in much of the surrounding area. Significant examples of arterial commercial development can be seen throughout the city including at Beverly Boulevard in the Wilshire District and the Pacific Palisades Business Block on Sunset Boulevard. Although the subject property was constructed during the period of significance for arterial commercial development, it does not appear that this section of Westwood Boulevard truly developed as a dense commercial corridor during the 1920s and 1930s since the area was serviced by the highly advertised Westwood Village, located 1.5 miles to the north. Based on Sanborn Fire Insurance Maps and historic photographs, this section of Westwood Boulevard developed over several decades through the 1930–1960s. Areas associated with the arterial commercial corridor development trends of this time are noted by significant amounts of dense commercial construction during the period of significance which serviced the surrounding residential neighborhood. The commercial development of Westwood Boulevard in this area was not concentrated during the residential boom of the 1920s–1930s and took place slowly over several decades. The current dense commercial fabric is not associated with the arterial corridor commercial development trends in the 1920s/1930s because it did not develop in a short time to service the community around it but instead developed over several decades. The subject property does convey some of the physical character-defining features of an automobile-focused commercial building from this period, yet the building is not individually associated with important events of national, state, or local history, nor does it exemplify significant contributions to the broad cultural, economic or social history of the nation, state, city or community. Additionally, as the subject property is not individually associated with a significant event and the surrounding area was developed over several decades, there is no integrity of feeling and association of a 1920–1930s arterial roadway. The subject property has also been substantially altered in the 1940s and beyond with the redesign of the primary façade, re-stuccoing, and rear additions and does not retain integrity of design, materials, or workmanship. Therefore, the subject property is ineligible for listing in the National Register under Criterion A.

### National Register Criterion B

No information was found to suggest that any of the previous owners were historic personages, or that any other individuals of historical significance were associated with the property. Therefore, the subject property is ineligible for listing in the National Register under Criterion B.

### National Register Criterion C

The subject property contains a vernacular 1-story commercial building constructed in 1928. The primary façade of the building was substantially remodeled in 1942. The building is common example of commercial development during the early 20th century. The building conveys some of the SurveyLA character-defining features for arterial commercial buildings, including being located on a corridor without a streetcar line, display windows, and was used for activities of typical social life (grocery and liquor store). Yet the building has been altered since construction with new store front windows and doors and is not reflective of a commercial neighborhood design as there is no cohesive neighborhood design. Westwood Boulevard was not a cohesive arterial commercial corridor from the theme's period of significance and therefore the building is not associated with this type of construction. The building does not embody the distinctive characteristics of a style, type, period, or method of construction and is not known to be the work of a master architect. Additionally, the subject property has been substantially altered in the 1940s and beyond with the redesign of the primary façade, re-stuccoing, and rear additions and does not retain integrity of design or materials. Therefore, the subject property is ineligible for listing in the National Register under Criterion C.

### National Register Criterion D

Criterion D was not considered in this report as it generally applies to archaeological resources. Additionally, there is no reason to believe the property has the potential to yield important information regarding prehistory or history.

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

The California Register eligibility criteria mirror those of the National Register. Therefore, the subject property is not eligible for listing in the California Register for the same reasons outlined above.

### **City of Los Angeles Historic-Cultural Monuments**

Similarly, the HCM criteria are similar to the National Register and California Register criteria. Therefore, the subject property is not eligible for designation as an HCM for the same reasons outlined above.

## **11.2 2113 WESTWOOD BOULEVARD**

### **National Register of Historic Places**

#### National Register Criterion A

The property was developed as part of Tract No. 5609 which was platted in 1923 when residential development in the West Los Angeles CPA was beginning to boom. The property is located on Westwood Boulevard, a substantially commercialized arterial roadway that runs north/south through the West Los Angeles CPA. Commercial corridors along major thorough ways and arterial roads



became prominent in the early to mid-20th century to service communities that were not served by streetcar lines and were instead developed with a focus on automobiles. The Janss Investment Co. Westwood Tract was aggressively developed to the east and west of Westwood Boulevard in the 1920s with the Westwood Village to the north constructed as the commercial center. The subject property was constructed in 1937, during the period of significance, as a store and is typical of an arterial commercial building of this time. It sits right at the public right-of-way and provides automobile parking, which was typical for development as the period of significance progressed and became automobile focused. Significant examples of arterial commercial development can be seen throughout the city including at Beverly Boulevard in the Wilshire District and the Pacific Palisades Business Block on Sunset Boulevard. Although the subject property was constructed during the period of significance for arterial commercial development, it does not appear that this section of Westwood Boulevard truly developed as a dense commercial corridor during the 1920s and 1930s since the area was serviced by the highly advertised Westwood Village located 1.5 miles to the north. Based on Sanborn Fire Insurance Maps and historic photographs, this section of Westwood Boulevard developed over several decades through the 1930–1960s. Areas associated with the arterial commercial corridor development trends of this time are noted by significant amounts of dense commercial construction during the period of significance which serviced the surrounding residential neighborhood. The commercial development of Westwood Boulevard in this area was not concentrated during the residential boom of the 1920s–1930s and took place slowly over several decades. The current dense commercial fabric is not associated with the arterial corridor commercial development trends in the 1920s/1930s because it did not develop in a short time to service the community around it but instead developed over several decades. The subject property does convey some of the physical character-defining features of an automobile-focused commercial building from this period, yet the building is not individually associated with important events of national, state, or local history, nor does it exemplify significant contributions to the broad cultural, economic or social history of the nation, state, city or community. Additionally, as the subject property is not individually associated with a significant event and the surrounding area was developed over several decades, there is no integrity of feeling and association of a 1920–1930s arterial roadway. The subject property has also been substantially altered including re-stuccoing, the replacement of the original entrance door, the addition of wood shutters over the windows, the addition of an entrance with awning on the northern façade, and a rear addition and does not retain integrity of design or materials. Therefore, the subject property is ineligible for listing in the National Register under Criterion A.

#### National Register Criterion B

No information was found to suggest that any of the previous owners were historic personages, or that any other individuals of historical significance were associated with the property. Therefore, the subject property is ineligible for listing in the National Register under Criterion B.

#### National Register Criterion C

The subject property contains a vernacular 1-story commercial building constructed in 1937. The building is common example of commercial development during the early 20th century and does not convey any significant or distinctive character-defining features. The building conveys some of the SurveyLA character-defining features for arterial commercial buildings, including being located on a corridor without a streetcar line, display windows, and was used for activities of typical social life (store, beauty shop, and food service). Yet the building is not reflective of a commercial neighborhood design as there is no cohesive neighborhood design. Westwood Boulevard was not a cohesive arterial commercial corridor from the theme's period of significance and therefore the building is not an associated with this type of construction. The building does not embody the

distinctive characteristics of a style, type, period, or method of construction and it not known to be the work of a master architect. The subject property has also been substantially altered including re-stuccoing, the replacement of the original entrance door, the addition of wood shutters over the windows, the addition of an entrance with awning on the northern façade, and a rear addition and does not retain integrity of design or materials. Therefore, the subject property is ineligible for listing in the National Register under Criterion C.

#### National Register Criterion D

Criterion D was not considered in this report as it generally applies to archaeological resources. Additionally, there is no reason to believe the property has the potential to yield important information regarding prehistory or history.

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

The California Register eligibility criteria mirror those of the National Register. Therefore, the subject property is not eligible for listing in the California Register for the same reasons outlined above.

#### **City of Los Angeles Historic-Cultural Monuments**

Similarly, the HCM criteria are similar to the National Register and California Register criteria. Therefore, the subject property is not eligible for designation as an HCM for the same reasons outlined above.

### **11.3 2115–17 WESTWOOD BOULEVARD**

#### **National Register of Historic Places**

##### National Register Criterion A

The property was developed as part of Tract No. 5609 which was platted in 1923 when residential development in the West Los Angeles CPA was beginning to boom. The property is located on Westwood Boulevard, a substantially commercialized arterial roadway that runs north/south through West Los Angeles. Commercial corridors along major thorough ways and arterial roads became prominent in the early to mid-20th century to service communities that were not served by streetcar lines and were instead developed with a focus on automobiles. The Janss Investment Co. Westwood Tract was aggressively developed to the east and west of Westwood Boulevard in the 1920s with the Westwood Village to the north constructed as the commercial center. The subject property was constructed in 1938, during the period of significance, as a mixed-use building and is typical of an arterial commercial building of this time. It sits right at the public right-of-way. The building is simple in design with modest Art Deco character-defining features. Significant examples of arterial commercial development can be seen throughout the city including at Beverly Boulevard in the Wilshire District and the Pacific Palisades Business Block on Sunset Boulevard. Although the subject property was constructed during the period of significance for arterial commercial development, it does not appear that this section of Westwood Boulevard truly developed as a dense commercial corridor during the 1920s and 1930s since the area was serviced by the highly advertised Westwood Village, located 1.5 miles to the north. Based on Sanborn Fire Insurance Maps and historic photographs, this section of Westwood Boulevard developed over several decades through the 1930–1960s. Areas associated with the arterial commercial corridor development trends of this time are noted by significant amounts of dense commercial construction during the period of significance

which serviced the surrounding residential neighborhood. The commercial development of Westwood Boulevard in this area was not concentrated during the residential boom of the 1920s–1930s and took place slowly over several decades. The current dense commercial fabric is not associated with the arterial corridor commercial development trends in the 1920s/1930s because it did not develop in a short time to service the community around it but instead developed over several decades. The subject property does convey some of the physical character-defining features of an automobile-focused commercial building from this period, yet the building is not individually associated with important events of national, state, or local history, nor does it exemplify significant contributions to the broad cultural, economic or social history of the nation, state, city or community. Additionally, as the subject property is not individually associated with a significant event and the surrounding area was developed over several decades, there is no integrity of feeling and association of a 1920s–1930s arterial roadway. The subject property has also been substantially altered including re-stuccoing, the replacement of the original entrance door, the addition of wood shutters over the windows, the addition of an entrance with awning on the northern façade, and a rear addition; and does not retain integrity of design or materials. Therefore, the subject property is ineligible for listing in the National Register under Criterion A.

#### National Register Criterion B

No information was found to suggest that any of the previous owners or residents were historic personages, or that any other individuals of historical significance were associated with the property. Therefore, the subject property is ineligible for listing in the National Register under Criterion B.

#### National Register Criterion C

The subject property contains a mixed-use 1½-story commercial and residential building constructed in 1938, at the end of the Art Deco period of significance and designed by Glenn C. McAlister. The subject property is a modest Art Deco design with geometric columns at the parapet corners and geometric design details along the bulkhead on the primary façade. The building conveys very modest and minimal features of the Art Deco style and therefore, is not a distinctive example of the architectural type and is not an excellent example of the style. The only identified character-defining features from the period of significance retained on the building are the geometric columns at the parapet corner which convey minimal verticality and modest geometric design details along the bulkhead. Additionally, the building conveys some of the SurveyLA character-defining features for arterial commercial buildings, including its location on a corridor without a streetcar line, display windows, and its use for activities of typical social life (various store types). Yet, the building is not reflective of a commercial neighborhood design as there is no cohesive neighborhood design. Westwood Boulevard was not a cohesive arterial commercial corridor from the theme's period of significance and therefore, the building is not associated with this type of construction.

Additionally, the building was designed by architect Glenn C. McAlister. McAlister began his career in Montana and Wyoming, designing four out of his five National Register-listed properties before moving to Los Angeles in 1921. The fifth building, the Daniel B. Jarman House and Garden in Oregon, was constructed in 1929 and is listed in the National Register as a “penultimate example of the 20th-century period style so widely employed in California and the Southwest but which was used comparatively infrequently in Western Oregon outside of Portland” and was not identified as significant as the work of a master architect.<sup>35</sup> Of the five properties listed in the National Register,

---

<sup>35</sup> Duniway, David C. (with editorial additions by Elisabeth Walton Potter). December 1979. “Jarman (Daniel B.) House and Garden.” National Register of Historic Places Inventory.

four are residential properties and one, the Billings Montana Chambers of Commerce Building, is an institutional building. The Chamber of Commerce Building was one the earliest works designed by McAlister and was designed together by McAlister and John G. Link, the architect whom McAlister trained under in the early years of his career. Once McAlister moved to Los Angeles, he is cited in some articles as working on large-scale Period Revival homes for movie stars, yet no work of his is mentioned in historical issues of the *Los Angeles Times* or other periodicals meaning there was no fanfare or hype regarding his work. McAlister is mentioned in the 1994 edition of the book *An Architectural Guide to Los Angeles* for a Mediterranean Revival residence at 1628 Georgina Avenue which was demolished in 2015. Additionally, a multi-family residence in Venice was designed by him and William F. Wyatt in 1940, which is also simple in design and not of any architectural distinction. No other information could be found on his work in Southern California. McAlister is not known to have received any awards or fanfare in the press for this designs.

The subject property is a modest mixed-use building with minimal Art Deco detailing. The building does not rise to the level of architectural significance as McAlister's already listed work and is not a distinctive example of his work or skillset. National Register Bulletin 15: *How to Apply the National Register Criteria for Evaluation* states that not every work completed by a master architect is eligible for listing in the National Register. The work must highlight the skill of the architect, and the subject property at 2115–17 Westwood Boulevard does not showcase the same skillset as McAlister's work on the John B. Kendrick Mansion/ Trail Ends in Wyoming (1908), the Robinson-Smith House in Wyoming (1909), the Billings Chamber of Commerce Building in Montana (1911), the Brooks-Yonkee House/ Mount View in Wyoming (1911–1912), or the Daniel B. Jarman House and Garden in Oregon (1929). The subject property is not a notable work by a master architect. Additionally, the subject property is a mixed-use commercial building which minimally conveys character-defining features of the Art Deco style. The building is not a distinctive example of the architectural type and therefore, is not a significant example within the nation, state, or city. The building has undergone minor alterations including re-stuccoing, the replacement of the original entrance doors, and the replacement of original windows and doors; yet the building generally retains integrity of materials and workmanship. Therefore, the subject property is ineligible for listing in the National Register under Criterion C.

#### National Register Criterion D

Criterion D was not considered in this report as it generally applies to archaeological resources. Additionally, there is no reason to believe the property has the potential to yield important information regarding prehistory or history.

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

The California Register eligibility criteria mirror those of the National Register. Therefore, the subject property is not eligible for listing in the California Register for the same reasons outlined above.

#### **City of Los Angeles Historic-Cultural Monuments**

Similarly, the HCM criteria are similar to the National Register and California Register criteria. Therefore, the subject property is not eligible for designation as an HCM for the same reasons outlined above.

## 11.4 2121 WESTWOOD BOULEVARD

### National Register Criterion A

The property is part of Tract No. 5609 which was platted in 1923 when residential development in the West Los Angeles CPA began to boom. The property is located on Westwood Boulevard, a substantially commercialized arterial roadway that runs north/south through the West Los Angeles CPA. Commercial corridors along major thorough ways and arterial roads became prominent in the early to mid-20th century to service communities that were not served by streetcar lines and were instead developed with a focus on automobiles. The Janss Investment Co. Westwood Tract was aggressively developed to the east and west of Westwood Boulevard in the 1920s with the Westwood Village to the north constructed as the commercial center. The subject property is a parking lot which was used by the commercial building to the north, a common design feature of commercial buildings as the period of significance progressed and development became more automobile focused. Significant examples of arterial commercial development can be seen throughout the city including at Beverly Boulevard in the Wilshire District and the Pacific Palisades Business Block on Sunset Boulevard. Areas associated with the arterial commercial corridor development trends of this time are noted by significant amounts of dense commercial construction during the period of significance which serviced the surrounding residential neighborhood. The commercial development of Westwood Boulevard in this area was not concentrated during the residential boom of the 1920s–1930s and took place slowly over several decades. The current dense commercial fabric is not associated with the arterial corridor commercial development trends in the 1920s/1930s because it did not develop in a short time to service the community around it but instead developed over several decades. The subject property is a parking lot and is not individually associated with important events of national, state, or local history, nor does it exemplify significant contributions to the broad cultural, economic or social history of the nation, state, city or community. Additionally, as the subject property is not individually associated with a significant event and the surrounding area was developed over several decades, there is no integrity of feeling and association of a 1920-1930s arterial roadway. Therefore, the subject property is ineligible for listing in the National Register under Criterion A.

### National Register Criterion B

No information was found to suggest that any of the previous owners were historic personages, or that any other individuals of historical significance were associated with the property. Therefore, the subject property is ineligible for listing in the National Register under Criterion B.

### National Register Criterion C

The subject property contains a parking lot which was used by the commercial building to the north. The property does not embody the distinctive characteristics of a style, type, period, or method of construction. Therefore, the subject property is ineligible for listing in the National Register under Criterion C.

### National Register Criterion D

Criterion D was not considered in this report as it generally applies to archaeological resources. Additionally, there is no reason to believe the property has the potential to yield important information regarding prehistory or history.

## **California Register of Historical Resources**

The California Register eligibility criteria mirror those of the National Register. Therefore, the subject property is not eligible for listing in the California Register for the same reasons outlined above.

## **City of Los Angeles Historic-Cultural Monuments**

Similarly, the HCM criteria are similar to the National Register and California Register criteria. Therefore, the subject property is not eligible for designation as an HCM for the same reasons outlined above.

### **11.5 CITY OF LOS ANGELES HISTORIC PRESERVATION OVERLAY ZONE**

The subject properties are located along Westwood Boulevard, a heavily commercialized arterial roadway which runs through the West Los Angeles CPA. Westwood Boulevard has been developed over several decades beginning in the late 1920s through the 1960s resulting in the current dense development pattern seen today. The area surrounding the subject properties does not convey a cohesive pattern of design or development trends. Therefore, the subject properties are not located within a potential HPOZ.

## **SECTION 12**

### **IMPACT & CONCLUSION**

---

The subject properties are located adjacent to the east to the identified Janss Westwood 1 Planning District. The potential planning district contains approximately 500 parcels and although the neighborhood has lost too much integrity to be eligible as a potential HPOZ, the district still conveys significant character-defining features of the early-20<sup>th</sup>-century residential development of the area including tree-lined streets, mature vegetation, an orthogonal grid, consistent setbacks and massing, original iron post streetlights, detached rear garages and driveways, and moderately-sized single-family residences that were constructed during the 1920s and 1930s.

Three Spanish Colonial Revival, one substantially altered, and one Minimal Traditional single-family residences abut the western edge of the proposed project site. Currently the building located at 2107–09 Westwood Boulevard and the detached garage at 2115–17 Westwood Boulevard are adjacent to the western parcel boundary and within feet of the residential buildings along Midvale Avenue. The parcel that the proposed project is sited on is 135 feet deep from the property line along Westwood Boulevard to the property line at the rear (western) end. The proposed building sits along the property line on Westwood Boulevard and is approximately 109 feet deep, creating an approximately 26-foot buffer between the proposed building and the potential planning district to the west. As two current buildings within the footprint of the parcels abut the property line to the west, there would be a larger buffer between the proposed project and the potential Janss Westwood 1 Planning District properties than is currently on the site. Additionally, even though the building is five stories, the fourth and fifth stories on the rear (western) façade are significantly stepped back breaking up the massing and scale of the proposed building. No aspects of the proposed project will alter the setting, feeling, or association of the potential planning district as all work will be completed facing Westwood Boulevard with approximately 26 feet between the proposed building and the western end of the parcel. Therefore, the proposed project will have no impact on the potential historical resources.

Based upon research and analysis, the subject properties located at 2107–2121 Westwood Boulevard do not appear to be individually eligible for listing in the National Register, California Register, or for designation as an HCM. The subject properties are not rare remaining or distinctive examples of commercial development within the CPA. The buildings, aside from 2115–17 Westwood Boulevard, are vernacular commercial buildings with no significant association with commercial trends in the area or the city. The subject property at 2115–17 Westwood Boulevard is a mixed-use building with minimal Art Deco details that was designed by architect Glenn C. McAlister. Although McAlister is considered a master architect for some of his work listed in the National Register, the subject property does not rise to the same level of quality of architectural design as his already listed work and is not a notable example of his skillset as a master architect. Additionally, the subject properties are not located within a potential HPOZ as the surrounding area does not convey a cohesive pattern of design or development. Therefore, the subject properties are not a historical resource pursuant to Section 15064.5(a) of the CEQA Guidelines. Therefore, the proposed project would not result in a substantial adverse change to historical resources pursuant to Section 15064.5(b) of the CEQA Guidelines.

## SECTION 13 SOURCES

---

- "About Us." Safeway. Accessed June 2020. Available at: <https://www.safeway.com/about-us.html>
- Ancestry.com. 2011. *U.S. City Directories, 1822-1995*. Provo, UT: Ancestry.com Operations, Inc.
- Ancestry.com. Year: 1930; Census Place: *Los Angeles, Los Angeles, California*; Page: 11A; Enumeration District: 0188; FHL microfilm: 2339875.
- Ancestry.com. Year: 1940; Census Place: *Los Angeles, Los Angeles, California*; Roll: m-t0627-00407; Page: 3A; Enumeration District: 60-219.
- California Office of Historic Preservation. 1999. *California State Law and Historic Preservation*, 4853 (c), p. 66.
- City of Los Angeles Department of City Planning, Office of Historic Resources. August 2012. *Historic Resources Survey Report: West Los Angeles Community Plan Area*. Prepared by: Sapphos Environmental, Inc., Pasadena CA. Available at: [https://planning.lacity.org/odocument/853c78a4-1dff-4abc-ab4d-2ba08e4c7dbd/SurveyLANortheastLosAngeles\\_SurveyReport\\_.pdf](https://planning.lacity.org/odocument/853c78a4-1dff-4abc-ab4d-2ba08e4c7dbd/SurveyLANortheastLosAngeles_SurveyReport_.pdf)
- City of Los Angeles. 2018. Ordinance No. 185472, Section 22.171.7. Available at: <https://preservation.lacity.org/sites/default/files/Cultural%20Heritage%20Ordinance%2C%20Revised%202018.pdf>
- City of Los Angeles. Issued 12 October 2018. Permit No. 33111.
- City of Los Angeles. Issued 12 September 1947. Permit No. 71925.
- City of Los Angeles. Issued 19 May 1971. Permit No. 29115.
- City of Los Angeles. Issued 22 July 1937. Permit No. 24327.
- City of Los Angeles. Issued 22 November 2011. Permit No. 00019.
- City of Los Angeles. Issued 23 January 1961. Permit No. 79310.
- City of Los Angeles. Issued 23 November 1942. Permit No. 70485.
- City of Los Angeles. Issued 24 August 1937. Permit No. 28066.
- City of Los Angeles. Issued 26 November 2012. Permit No. 15384.
- City of Los Angeles. Issued 27 April 1966. Permit No. 12097.
- City of Los Angeles. Issued 28 August 1984. Permit No. 81749.
- City of Los Angeles. Issued 3 June 1948. Building Permit No. 17072.



City of Los Angeles. Issued 5 September 1928. Permit No. 24720.

Curtin, Barbara. 28 December 2013. "Hollywood Star Glamour." *Statesman Journal, USA Today Network*. Available at:  
<https://www.statesmanjournal.com/story/news/2013/12/29/hollywood-style-glamour/4226459/>

Duniway, David C. (with editorial additions by Elisabeth Walton Potter). December 1979. "Jarman (Daniel B.) House and Garden." National Register of Historic Places Inventory.

Gebhard, David and Robert Winter. 1994. *An Architectural Guide to Los Angeles*. Salt Lake City, UT: Gibbs Smith.

"Glenn C. McAlister." Updated March 2019. Membership file. AIA Historical Directory of American Architects. Accessed January 2021. Available at:  
<https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/35762650/ahd1029019>

*Los Angeles Times*, 16 August 1981.

Los Angeles City Planning. August 2017. SurveyLA Historic Context Outline and Summary Tables. Accessed January 2021. Available at: <https://planning.lacity.org/preservation-design/historic-resources/historic-themes>

National Park Service, U.S. Department of the Interior. 2017. "How to Apply the National Register Criteria for Evaluation." *National Register Bulletin*. Available at:  
<https://www.nps.gov/nr/publications/bulletins/nrb15/>

Sanborn Fire Insurance Company. 1926. Sanborn Fire Insurance Maps, Los Angeles, Volume 24, Sheet 2411.

Sanborn Fire Insurance Company. 1926–October 1950. Sanborn Fire Insurance Maps, Los Angeles, Volume 24.

"Wallys." Wally's Wine & Spirits. Accessed June 2020. Available at:  
[https://www.wallywine.com/?gclid=EAIaIQobChMIpNPIws3h6QIVUhh9Ch0HYwPNEAAYASAAEgJjifD\\_BwE](https://www.wallywine.com/?gclid=EAIaIQobChMIpNPIws3h6QIVUhh9Ch0HYwPNEAAYASAAEgJjifD_BwE)

***ATTACHMENT A  
RESUMES OF KEY PERSONNEL***

---

## Carrie E. Chasteen, MS

---

### **Cultural Resources Manager**

Master of Science (Historic Preservation), School of the Art Institute of Chicago, Chicago, Illinois, 2001

Bachelor of Arts (History and Political Science), University of South Florida, Tampa, Florida, 1997

- Cultural resources management and legal compliance
- History of California
- Identification and evaluation of the built environment
- Archival documentation
- Historic preservation consultation

Years of Experience: 19+

- Oregon Transportation Investment Act (OTIA) III CS3 Technical Lead
- Chair, Historic Preservation Commission, City of Pasadena
- Design Commission, City of Pasadena
- Phi Alpha Theta
- Extensive experience documenting and evaluating parks and recreational facilities
- Extensive experience in the City of Riverside

Ms. Carrie Chasteen has more than 19 years of experience in the field of cultural resources and the built environment, including project management, agency coordination, archival research, managing large surveys, preparation of compliance reports, preparation of Environmental Impact Statement / Environmental Impact Report (EIS/EIR) sections, peer review, and regulatory compliance. She meets and exceeds the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History.

On behalf of the County of Los Angeles Department of Parks and Recreation (DPR), Ms. Chasteen managed the documentation and evaluation of 54 parks, golf courses, and arboreta. The historic evaluations assess County facilities that were identified as priorities due to the age of the facility, architect of record, or affiliation with event of importance to the history of development of Los Angeles County. The historic evaluations consider eligibility for listing on the National Register of Historic Places, the California Register of Historical Resources, the County Register of Landmarks and Historic Districts, and standards provided in CEQA. The results were used by the County DPR to address future projects in the facilities, alter plans as needed, and to inform a Cultural Resources Treatment Plan (CRTP) and Worker Environmental Awareness Program (WEAP) training. She also provided consultation services for the Arcadia County Park Pool and Bathhouse Replacement Project, which included documenting and evaluating the park as a historic district for eligibility for inclusion in the National Register of Historic Places and the California Register of Historical Resources. Because the park was found to be eligible for listing in both registers, Ms. Chasteen provided additional consultation services to ensure the replacement pools and bathhouse were in compliance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties* in order to minimize potential impacts to the historic district. This project received a Los Angeles Conservancy Preservation Award in 2020.

Additionally, Ms. Chasteen serves as project manager and point of contact for a Master Services Agreement for historic preservation services for Los Angeles County Regional Planning. Task orders completed to date include preparing and peer reviewing Landmark and Mills Act applications; preparation of the Altadena African American Historic Resources Survey, which included preparation of a Historic Context Statement, community-wide survey, extensive public outreach, and presentations to the community, Regional Planning staff, and the County of Los Angeles Historical Landmarks and Records Commission; and coordination with the Regional Planner who administers the program.

**Kasey M. Conley, MHC**

---

**Architectural Historian**

*Master of Heritage*

*Conservation, USC, Los Angeles, CA*

- *Identification and evaluation of built environment*
- *Cultural history*
- *History of California*
- *Archival documentation*
- *Historic preservation*

*Years of Experience: 4+*

*Relevant Experience:*

- *CEQA documentation for Exposition Park and Descanso Master Plans*
- *Descanso Garden Historic District National Register Nomination*
- *Jane's Village Historic District Survey and Evaluation*
- *Manhattan Beach Context Statement*

Ms. Kasey Conley has more than four years of experience in the field of cultural resources management and the built environment, including archival research, district and resource surveys, preparation of National Register of Historic Places nominations, and regulatory compliance. She meets and exceeds the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History.

Ms. Conley has served on projects in Los Angeles County and has experience with the California Office of Historic Preservation; the County of Los Angeles Department of Parks and Recreation; the City of Los Angeles; and various other state, county, and local government agencies.

Ms. Conley has prepared National Register nomination forms for historic districts such as Leimert Park in South Los Angeles and the Descanso Gardens Historic District in Pasadena and individual resources such as Engine Co. 54 in Hyde Park. Ms. Conley has supported the preparation of CEQA documents for the Exposition Park Master Plan and the Descanso Gardens Master Plan. Ms. Conley has worked on several historic resource assessment reports within the cities of Los Angeles, Glendale, San Marino, and Rancho Cucamonga. Ms. Conley has also worked with the County of Los Angeles in the survey and evaluation of the Jane's Village Historic District.