
Appendix D—List of Historic Resources

APPENDIX D—DRAFT PROGRAMMATIC AGREEMENT AND HISTORIC PROPERTIES LIST

**PROGRAMMATIC AGREEMENT
AMONG THE FEDERAL TRANSIT ADMINISTRATION,
THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY, THE
CALIFORNIA STATE HISTORIC PRESERVATION OFFICER
AND THE
ADVISORY COUNCIL ON HISTORIC PRESERVATION,
REGARDING THE
METRO WESTSIDE EXTENSION PROJECT,
LOS ANGELES COUNTY, CALIFORNIA**

WHEREAS, the Federal Transit Administration (FTA) and the Los Angeles County Metropolitan Transportation Authority (LACMTA or Metro) propose to construct the Metro Westside Extension Project (Undertaking) within the cities of Los Angeles, West Hollywood, Beverly Hills, and Santa Monica, as well as within unincorporated portions of Los Angeles County; and,

WHEREAS, the Undertaking consists of extending the Metro Rail heavy rail technology via Wilshire Boulevard from the current terminus of the Metro Purple Line at the Wilshire/Western Station or via a combined alternative that would extend the Metro Purple Line via Wilshire Boulevard and also extend the Metro Red Line from the Hollywood/Highland Station to the Westside, potentially as far as Santa Monica; and,

WHEREAS, the FTA has determined that the project would constitute an Undertaking as per 36 CFR 800.16(y), which requires compliance with Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended (16 USC 470f); and,

WHEREAS, FTA will be the lead federal agency for the Undertaking, with the LACMTA acting as cooperating agency; and,

WHEREAS, seven (7) alternatives have been identified for further consideration in a Draft Environmental Impact Statement/Report (DEIS/DEIR), and includes the Westwood/UCLA Extension (Alternative 1), Westwood/VA Hospital Extension (Alternative 2), Santa Monica Extension (Alternative 3), Westwood/VA Extension Plus West Hollywood Extension (Alternative 4), Santa Monica Extension Plus West Hollywood Extension (Alternative 5), the No Build Alternative (Alternative 6), and the Transportation System Management (TSM) Alternative (Alternative 7); and,

WHEREAS, FTA has consulted with the California State Historic Preservation Officer (SHPO) and, in accordance with 36 CFR Part 800, the regulation implementing Section 106 of the NHPA of 1966 (16 U.S.C. 470f), as amended, regarding the Undertaking's potential to affect historic properties, has decided to prepare a programmatic agreement (PA) pursuant to 36 CFR §800.4(b)(2) and 800.14(b), and,

WHEREAS, on June 5, 2009, the FTA and LACMTA initiated consultation efforts with the SHPO regarding the proposed Undertaking, the proposed Area of Potential Effects (APE), and consultation coordination;; and,

WHEREAS, on August 17, 2009, LACMTA continued consultation with personnel from the Office of Historic Preservation (OHP) to further discuss the proposed undertaking, proposed APE, methods for identification of historic properties, and documentation standards; and,

WHEREAS, based on further consultation with the SHPO and OHP, FTA has chosen to prepare this PA to guide the identification and evaluation of potential historic properties, and provide for the resolution of any adverse effects on historic properties within the Undertaking's APE subsequent to its approval of the Undertaking; and,

WHEREAS, many of the properties within the APE have not been evaluated for their eligibility for the National Register of Historic Places or the California Register of Historical Resources or are pending concurrence with determination of eligibility; and The ADEIS mentions preliminary determinations of effect. The properties where there would exist an adverse effects and therefore part of this PA are typically mentioned in the Whereas clauses

WHEREAS, portions of the project APE include paved and built-over areas and areas of private land not accessible for cultural resources inventory, and areas with high potential for buried archaeological deposits that cannot be accurately located prior to construction; and

WHEREAS, the Undertaking's vicinity is known to contain Native American human remains; and,

WHEREAS, LACMTA, on behalf of the FTA, has consulted with the Native American Heritage Commission and the local Native American community regarding the cultural sensitivity of the project area; and What about Federally recognized tribes in the area? Please clarify.

WHEREAS, at such time as any unevaluated cultural resources may be discovered during the project, it may require archaeological evaluation, data recovery, Native American consultation, and/or other historic preservation activities, in compliance with Section 106 and concurrent with active construction; and

WHEREAS, project design is not completed and the locations of all potential impacts have not been determined; and Need a Whereas clause stating that the Advisory Council of Historic Preservation (ACHP) was invited but declined to participate in the resolution of adverse effects

WHEREAS, the FTA and the LACMTA shall make the terms and conditions of this PA part of the conditions of any approvals issued or funding provided by the FTA for this project; and,

WHEREAS, the FTA, the LACMTA, and the SHPO are signatories pursuant to 36 CFR 800.6(c)(1) and have the authority to execute, amend or terminate this Agreement; and,

NOW, THEREFORE, all signatories agree that, upon FTA's decision to proceed with the Undertaking, FTA shall ensure that the Undertaking is implemented in accordance with the following stipulations in order to take into account the effects of the Undertaking on historic properties; and further agree that these stipulations shall govern the Undertaking and all of its parts until this PA expires or is terminated.

STIPULATIONS

FTA, in consultation and cooperation with the LACMTA, shall ensure that the following measures are carried out:

I. PARTICIPATION OF OTHER CONSULTING AND INTERESTED PARTIES AND THE PUBLIC

A. Consulting Parties

Consulting parties shall be identified pursuant to, and their participation in undertakings covered under this PA shall be governed by, 36 CFR 800.2(c)(3) through (5) and 800.3(f). Consulting parties may include other federal, state, regional, or local agencies that may have responsibilities for historic properties and may want to review reports and findings for an undertaking within their jurisdiction. Any consulting parties not identified in this PA may be identified during subsequent phases of work and included in consultation and a subsequent Memorandum of Agreement that may be prepared as part of the Section 106 process.

B. Interested Parties

In accordance with 36 CFR 800.4(a)(3), the FTA shall seek information from potentially interested parties, including non-federally recognized Native American groups or individuals or other groups or individuals who have knowledge of, or concerns with, historic properties in the area, and identify issues relating to potential effects on historic properties. The FTA shall document this effort and the information received as a result in the appropriate report(s) being prepared in accordance with Stipulations II and III of this PA.

C. Public Involvement

Public involvement in planning and implementation of undertakings covered by this PA shall be governed by the FTA's and the LACMTA's environmental compliance procedures, as set forth by the LACMTA's environmental analysis methods, the FTA's technical advisories, and similar and subsequent guidance documents. Public involvement and the release of information hereunder shall be consistent with 36 CFR



800.2(d)(1-2), 800.3(e), and 800.11(c)(1 and 3) and Section 6254.10 of the California Government Code.

II. IDENTIFICATION AND EVALUATION OF HISTORIC PROPERTIES

A. Area of Potential Effects

A proposed project-specific APE was established in accordance with 36 CFR Part 800.16 (d), which defines an APE as:

“the geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist. The area of potential effects is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking.”

The proposed project-specific APE was delineated to ensure identification of significant architectural, archaeological, and cultural resources that may be directly or indirectly affected by the proposed project and are listed in or eligible for inclusion in the National Register of Historic Places (National Register) and/or California Register of Historical Resources (California Register). The APE was established through initial consultation with personnel from the OHP (at the August 17, 2009 meeting with LACMTA), using methodology consistent with those of previous LACMTA projects, information and data obtained from the National Register of Historic Places (NRHP), California *Office of Historic Preservation*, South Central Coastal Information Center (SCCIC), agency records (e.g., City of Los Angeles Office of Historic Resources, County of Los Angeles Assessor, Department of Water and Power), reconnaissance and intensive survey efforts, and through historical research (e.g., Sanborn Fire Insurance Maps).

The APE for this project encompasses one parcel past the limits of the above-ground project improvements and/or direct impacts for the stations, service areas, and any above-ground facilities.

1. Built Environment Resources APE

For architectural resources the APE extends one parcel past the limits of the above-ground project improvements for the stations, service areas, and any above-ground facilities. This includes areas that are expected to be directly or indirectly affected by either construction or operation of the project, areas where property takes are required, and areas that maybe affected by noise and vibration from the construction and operation of the proposed project. In areas where the project will be contained within the right-of-way and below grade (generally the areas between stations), the APE does not consider adjacent properties and is limited to the existing roadway.

In addition, there are three alternative maintenance yard options included as part of the project. These areas are located within existing railroad yard and service areas. The APE for the maintenance yard options includes the areas that would be used as part of the Project, which can be characterized as underdeveloped vacant portions of large industrial properties. This would include structures and railroad tracks.

2. Archaeological Resources APE

For archaeological resources an APE was defined as a radius of 100-feet along the potential subway alignment and maintenance facilities. At the station locations a 500-foot radius was established.

3. Cultural Resources

Add this section if needed to address Native American issues, ethnographic concerns, or potential TCPs not covered by archaeology.

B. Identification and Evaluation of Resources

1. The FTA and LACMTA have chosen, pursuant to 36 CFR § 800.4(b)(2) and 800.14(b), to complete the final identification and evaluation of historic properties in the Undertaking's APE subsequent to the agency's approval of the Undertaking. The FTA and LACMTA chose to implement this phased identification, evaluation, and application of the criteria of adverse effect because of consideration for access constraints posed by urban overlay of the APE; and because exact locations of direct impact areas are only generally known; and because the nature, type, and extent of buried archaeological deposits and features are unknown.
2. The FTA and LACMTA shall, upon their decision to proceed with and prior to implementation of the Undertaking, complete the effort to identify, evaluate and apply the criteria of adverse effect to historic properties within the APE in accordance with 36 CFR §800.4(b)(1), §800.4(c)-(d), and §800.5(a)(1).
3. Historic properties shall be identified within the APE and will be documented in the project EIR/EIS and Historic Survey and Cultural Resources Technical Reports, which address both archaeology and built environment studies. The content, methodology, level of effort, and documentation requirements for the technical reports shall follow federal and state guidelines.
4. Since the Undertaking is expected to be constructed by 2018, identification efforts will be focused on parcels containing improvements constructed in or before 1968 (2018-50 years=1968). Information regarding the date of improvement will be obtained from Los Angeles County Assessor, historical research, and/or visual survey. Properties will be evaluated for National and California Register eligibility and as historical resources for purposes of CEQA, as part of the project identification phase, as well as noting



previously identified historic properties and historical resources. However, due to the size and extent of the undertaking, Department of Parks and Recreation 523 series forms will be prepared for the National and California-listed or -eligible properties and the contributing properties to historic districts within the project APE. For the ineligible properties (i.e., do not appear to be National and California Register-listed or -eligible properties or historical resources for purposes of CEQA) within the APE, copies of field forms and maps can be produced upon request by agency officials as part of the administrative record. Much of the narrative indicates future action. Much of this should have already been completed. Please explain or clarify.

5. Since portions of the project APE includes paved and built-over areas and areas of private land not accessible for cultural resources inventory, completion of the identification of cultural resources historic properties within the APE will include the following:
 - a. Those areas not accessible for survey will be inventoried once access has been granted and before construction begins.
 - b. In those areas covered with pavement or other obstructions, a qualified archaeologist will monitor removal of the pavement (and any underlying base, foundations, etc.) and inspect the ground for cultural materials.
 - c. When the final project design is completed, a qualified professional archaeologist shall review the design to ensure that all potential impacts to eligible or unevaluated cultural resources have been identified.
 - d. Where avoidance of impacts is not feasible, a qualified professional archaeologist will conduct limited sub-surface testing before any ground-disturbing project work is done within 50 meters of a known archaeological site. The objectives of the testing will be to delineate the extent and depth of the site within the project APE; determine whether human remains are present within the APE; and assess the nature and potential significance of the archaeological deposit within the APE. The work will be guided by the Data Recovery/Late Discoveries Treatment Plan. All testing within a prehistoric or ethnographic site (including Mission-era sites) will be done in consultation with a designated Native American Most Likely Descendant.

III. ASSESSMENT OF EFFECTS AND RESOURCE TREATMENT

To the extent possible, the LACMTA shall design each Phase of the Undertaking in adherence to *Secretary of the Interior's Standards (SOIS) for the Treatment of Historic Properties* (United States Department of the Interior, National Park Service 1997). Designs should ensure the preservation of the character-defining features of the built environment properties.

A. Assessment of Effects

1. Application of Criteria

LACMTA shall apply the Criteria of Adverse Effect set forth in 36 CFR 800.5(a)(1), taking into account views provided by consulting parties or the public.

2. Finding of No Adverse Effect

LACMTA may propose a finding of No Adverse Effect if none of the undertaking's anticipated effects meet the Criteria of Adverse Effect under 36 CFR 800.5(a)(1).

3. Finding of Adverse Effect

Where adverse effects cannot be avoided LACMTA shall propose to FTA a finding of Adverse Effect and shall submit to FTA documentation supporting the proposed finding. If FTA agrees with the proposed finding, LACMTA shall consult the SHPO. LACMTA, on behalf of FTA, shall notify consulting parties and interested members of the public, as appropriate, of the finding and shall assist FTA with the resolution of those adverse effects.

B. In the event that activities associated with the Undertaking result in unavoidable adverse effects to built environment properties, FTA, with the assistance of LACMTA, shall ensure the implementation of one or more of the following mitigation measures in accordance with 36 CFR 800.6(a) and 800.6(b)(1):

- a. Pursuant to Section 110(b) of the NHPA, appropriate records for historic properties that will be substantially altered or demolished as a result of the Undertaking will be completed prior to construction and deposited with the appropriate agencies. Photocopies of this information will be provided to the local libraries, historical and preservation groups, and state and federal agencies, as indicated by the federal lead agency.
- b. A public website shall be prepared and maintained for ten-year period, which provides and historic and documentary information regarding the historic properties that will be substantially altered or demolished as a result of the Undertaking.
- c. An MOA will be executed if there are adverse effects to historic properties.

IV. REPORTING REVIEWS

- A. Upon completion of the technical reports, the SHPO shall have thirty (30) days to review the draft and comment on the level of effort, results, and eligibility recommendations; those comments shall be incorporated into the final technical report, as appropriate.



Lack of response by the SHPO shall not preclude the FTA and the LACMTA from authorizing the final technical report.

- B. Within thirty (30) days of receipt of comments on the draft technical report, the FTA and LACMTA shall submit the final technical report to the SHPO, the appropriate CHRIS information center, and the appropriate Native American tribe(s), and shall make it available to consulting parties and other interested persons who meet the confidentiality requirements. The technical report shall not be distributed to the general public, except in an abridged form that does not include sensitive information about archaeological site locations or human remains.
- C. All reports generated as a result of this PA shall be consistent with contemporary professional standards and the fulfill Section 106 and SHPO requirements.

V. NATIVE AMERICAN CONSULTATION

FTA has consulted with the Native American Heritage Commission and the local Native American Tribes regarding the proposed Undertaking, and will continue to consult with the Tribes, and will afford the Tribes, should the Tribes so desire, the further opportunity to more directly and actively participate in the implementation of the Undertaking. Should any specific Tribe desire to participate in this PA as herein set forth, FTA shall consult with them to reach consensus regarding the manner in which the Tribe may participate in the implementation of this PA and the Undertaking, and regarding any time frames or other matters that may govern the nature, scope, and frequency of such participation.

VI. TREATMENT OF HUMAN REMAINS OF NATIVE AMERICAN ORIGIN/NATIVE AMERICAN CONSULTATION

Human burials and related items discovered during implementation of the terms of this PA and of the Undertaking will be treated in accordance with the requirements of § 7050.5(b) of the California Health and Safety Code. If, pursuant to § 7050.5(c) of the Code, the county coroner or medical examiner determines that the human remains are or may be of Native American origin, then the discovery shall be treated in accordance with the provisions of §§ 5097.98(a)-(d) of the California Public Resources Code.

VII. DISCOVERIES AND UNANTICIPATED EFFECTS

If FTA determines, after any future construction of the Undertaking has commenced, that project activities will affect a previously unidentified property that may be eligible for the National Register, or affect a known historic property in an unanticipated manner, FTA will address the discovery or unanticipated effect in accordance with 36 CFR § 800.13(b)(3). FTA at its discretion may hereunder, and pursuant to 36 CFR § 800.13(c), assume any unanticipated discovered property to be eligible for inclusion in the National Register.

VIII. ADMINISTRATIVE PROVISIONS

A. Standards

1. **Definitions.** The definitions set forth at 36 CFR § 800.16 are applicable throughout this PA.
2. **Professional Qualifications.** All activities prescribed by stipulations I, II, III, IV, , V, VI, and VII of this PA shall be carried out under the authority of FTA by or under the direct supervision of a person or persons meeting at a minimum the Secretary of Interior's *Professional Qualifications Standards* (48 FR 44738-39) (PQS) in the appropriate disciplines. Nothing in this stipulation, however, may be interpreted to preclude FTA or any agent or contractor thereof from using the properly supervised services of persons who do not meet the PQS.
3. **Documentation Standards.** Written documentation of activities prescribed by stipulations II, III, IV, , V, VI, and VII of this PA shall conform to *Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation* as amended and annotated (48 FR 44716-44740) as well as to applicable standards and guidelines established by the SHPO.
4. **Curation and Curation Standards.** FTA shall ensure that, to the extent permitted under §§ 5097.98 and 5097.991 of the California Public Resources Code, the materials and records resulting from the activities prescribed by this PA are curated in accordance with 36 CFR Part 79. FTA will ensure that, to the extent permitted by applicable law and regulation, the views of the Most Likely Descendant(s) are taken into consideration when decisions are made about the disposition of other Native American archaeological materials and records.

- B. **Confidentiality.** The parties to this PA acknowledge that historic properties covered by this PA are subject to the provisions of section 304 of the NHPA, and section 6254.10 of the California Government Code (Public Records Act), relating to the disclosure of archaeological site information and, having so acknowledged, will ensure that all actions and documentation prescribed by this agreement are consistent with said sections.

C. Resolving Objections

1. Should any party to this PA object to the manner in which the terms of this PA are implemented, to any action carried out or proposed with respect to the implementation of the PA, or to any documentation prepared in accordance with and subject to the terms of this PA, FTA shall immediately notify the other parties to this PA of those objections, and shall consult with the objecting party and with the other parties for no more than 14 days to resolve the objection. FTA shall reasonably determine when this consultation will commence. If the objection is resolved through such consultation, the action subject to dispute may proceed in



accordance with the terms of that resolution. If, after initiating such consultation, FTA determines that the objection cannot be resolved through consultation, FTA shall forward all documentation relevant to the objection, including FTA's proposed response to the objection, to the ACHP, with the expectation that the ACHP will, within thirty (30) days after receipt of such documentation, do one of the following:

- a. provide FTA with recommendations, which FTA will take into account in reaching a final decision regarding its response to the objection. The objection shall thereby be resolved; or,
 - b. notify FTA that the objection will be referred for comment, pursuant to 36 CFR § 800.7(c), and proceed to refer the objection and comment. FTA shall take the resulting comment into account, in accordance with 36 CFR § 800.7(c)(4) and section 110(1) of the NHPA. The objection shall thereby be resolved.
2. Should the ACHP not exercise one of the foregoing options within 30 days after receipt of all pertinent documentation, FTA may assume the ACHP's concurrence in its proposed response to the objection and proceed to implement that response. The objection shall thereby be resolved.
 3. FTA shall take into account any ACHP recommendation or comment provided in accordance with section C of this stipulation, with reference only to the subject of the objection. FTA's responsibility to carry out all actions under this PA not subject to the objection will remain unchanged.
 4. At any time during the implementation of the measures stipulated in this PA, should an objection pertaining to such implementation be raised by a member of the public, FTA shall notify the PA parties in writing of the objection and take the objection into consideration. FTA shall consult with the objecting party and, if the objecting party so requests, with the other PA parties for no more than fifteen (15) days. Within ten (10) days following closure of this consultation period, FTA will render a decision regarding the objection and notify all consulting parties hereunder of its decision in writing. The objection will thereby be resolved. In reaching its decision, FTA will take into account any comments from the consulting parties regarding the objection, including the objecting party. FTA's decision regarding the resolution will be final.
 5. FTA shall provide all PA parties, the ACHP when the ACHP has issued comments hereunder, and any parties that have objected pursuant to section C.4 of this stipulation, with a copy of its final written decision regarding any objection addressed pursuant to this stipulation.
 6. FTA may authorize any action subject to objection under section C of this stipulation to proceed after the objection has been resolved in accordance with the terms of section C.

D. **AMENDMENTS:** Any PA party may propose that this PA be amended, whereupon the PA parties will consult for no more than 30 days to consider such amendment. FTA may extend this consultation period. The amendment process shall comply with 36 CFR §§ 800.6(c)(1) and 800.6(c)(7). This PA may be amended only upon the written agreement of the signatory parties.

E. TERMINATION

1. If this PA is not amended as provided for in section D of this stipulation, above, or if either signatory party proposes termination of this PA for other reasons, the signatory party proposing termination shall, in writing, notify the other PA parties, explain the reasons for proposing termination, and consult with the other PA parties for at least 30 days to seek alternatives to termination. Such consultation shall not be required if FTA proposes termination because the Undertaking no longer meets the definition set forth at 36 CFR § 800.16(y).
2. Should such consultation result in an agreement on an alternative to termination, then the parties shall proceed in accordance with the terms of that agreement.
3. Should such consultation fail, the signatory party proposing termination may terminate this PA by promptly notifying the other PA parties in writing. Termination hereunder shall render this PA without further force or effect.
4. If this PA is terminated hereunder, and if FTA determines that the Undertaking will nonetheless proceed, then FTA shall either consult in accordance with 36 CFR §800.6 to develop a new PA, or request the comments of the ACHP, pursuant to 36 CFR Part 800.

F. DURATION OF THE PA

1. Unless terminated pursuant to section E of stipulation VIII above, or unless superseded by an amended PA, this PA will be in effect following execution by the signatory parties until FTA, in consultation with the other PA parties, determines that all of its stipulations have been satisfactorily fulfilled. This PA will terminate and have no further force or effect on the day that FTA notifies the other PA parties in writing of its determination that all stipulations of this PA have been satisfactorily fulfilled.
2. The terms of this PA shall be satisfactorily fulfilled within twenty (20) years following the date of execution by the signatory parties. If FTA determines that this requirement cannot be met, the PA parties will consult to reconsider its terms. Reconsideration may include the continuation of the PA as originally executed, amendment of the PA, or termination. In the event of termination, FTA will comply with section E.4 of stipulation VIII, above, if it determines that the Undertaking will proceed notwithstanding termination of this PA.



3. If the Undertaking has not been implemented within twenty (20) years following execution of this PA by the signatory parties, this PA shall automatically terminate and have no further force or effect. In such event, FTA shall notify the other PA parties in writing and, if it chooses to continue with the Undertaking, shall reinitiate review of the Undertaking in accordance with 36 CFR Part 800.
- G. **EFFECTIVE DATE.** This PA will take effect on the date that it has been fully executed by FTA, LACMTA, and SHPO.
- H. **EXECUTION** of this PA by FTA, LACMTA, and SHPO, its transmittal by FTA to the ACHP in accordance with 36 CFR § 800.6(b)(1)(iv), and subsequent implementation of its terms, shall evidence, pursuant to 36 CFR § 800.6(c), that this PA is an agreement with the ACHP for purposes of section 110(1) of the NHPA, and shall further evidence that FTA has taken into account the effects of the Undertaking on historic properties and has afforded the ACHP an opportunity to comment on the Undertaking and its effects on historic properties.

SIGNATORY

Federal Transit Administration

By _____ Date _____

XXXXXX

XXXXXXXX

Los Angeles County Metropolitan Transportation Authority

By _____ Date _____

XXXXXX

XXXXXXXX

California State Office of Historic Preservation

By _____ Date _____

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Appendix D—Draft Programmatic Agreement and Historic Properties List

Table D-1. Historic Properties within Station Area APE

| Resource Identifier | APN/AIN (address) | Description | Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|--|--|--------------|--|---|
| WSE 1 | 4291002001 (1202 Third St. Promenade, Santa Monica) | WSE 1 is a Streamline Moderne-style commercial building (former JC Penney) designed by Milton L. Anderson and constructed in 1949. It occupies the entire corner lot and has a north and east orientation. It is a two story building with a rectangular plan. The building features a flat roof with a round fluted tower structure on the northeast corner. The windows are arranged irregularly, with large square and rectangular fixed glass plate storefront windows on the ground story of the east and north elevations, and narrow, horizontal bands of square fixed window sashes on the second story of the north and east elevations. The walls are clad in stucco with horizontal banding on the ground floor. The ground level also has tile cladding in places. A flat metal awning wraps around the east elevation and northeast corner, separating the ground story from the upper story. The entries are on the east and north elevations through steel-frame commercial doors. The building appears to be minimally altered and is in good condition. Based on observation, the window sashes and doors on the ground story have been replaced. | Wilshire/4th | MS 1; Alternative 3, 5 | Status Codes 5S1, 3S, and 3CS. WSE 1 was designated as Santa Monica City Landmark #87 in 2008. Based on site investigations and historic research, it appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the Streamline Moderne architectural style. |
| WSE 2 | 4291003021 (310 Wilshire Blvd., Santa Monica) | WSE 2 is a Spanish Colonial Revival-style commercial building (Edwin Building) designed by Paul Williams and constructed in 1928. It occupies the entire lot. It is two stories with a rectangular plan. The building features a flat roof with a shed roof overhang supported by a decorative cornice. The lower floor features three fixed paned windows on either side of the commercial entrance, above all of which there is a transom. The window bays on the upper story contain multi-light casement window sashes with multi-light transoms in four groups of two. The primary façade is asymmetrical with two entries. The commercial entrance is recessed and housed | Wilshire/4th | MS 1; Alternative 3, 5 | Status Codes 5S1, 3S, and 3 CS. WSE 2 was previously identified and evaluated in the City's Historic Resources Inventory (1983) and assigned a National Register 5D rating code. The City's Historic Resources Inventory Update (1995) upgraded the subject property's status to 3S. The City's Historic Resources Inventory Update of the Central Business District and The Third Street Promenade (1998) reconfirmed the property's 3S status code. |

Table D-1. Historic Properties within Station Area APE (continued)

| Resource Identifier | APN/AIN (address) | Description | Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|---|---|--------------|--|--|
| | | beneath rectangular awning; it is filled with wood doors with large glass panes and lower inset panels. West of the commercial space on the primary elevation, is a highly ornamented Plateresque frontispiece that leads to a recessed entry area and a small lobby. The frontispiece is embellished with a Mudejar style arched opening, stylized floral patterns, cartouches, a pair of helmeted conquistador profiles in relief, and a decorative balconet. A metal-framed glass door is located within the entry area. The exterior walls of the building are clad in stucco and feature highly ornate Plateresque ornament. The building appears to be minimally altered and is in good condition. The Assessor reports alterations/additions that took place in 1970, but the details are currently unknown. The following alterations have been documented: 1953, the storefront pilasters flanking entrance were altered; 1955, alterations to storefront (remove old plate glass, install new glass, remove tile under glass windows, install new Flagcrete, paint front of building); 1973, sign attached to north-facing rooftop; and 1982, storefront remodel (unspecified). | | | WSE 2 was designated as Santa Monica City Landmark #84 in 2008. Based on site investigations and historic research, WSE 2 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the Spanish Colonial Revival architectural style. |
| WSE 3 | 4291004015 (412 Wilshire Blvd., Santa Monica) | WSE 3 is a Vernacular Two-Part Commercial Block-style building ("Cheyenne Building") constructed in 1926. It occupies the entire lot and has a northeast-facing orientation. It is two stories with a rectangular plan. The building features a low-pitch side gable roof covered in red clay tile. There are six window bays on the ground floor of irregular size and distribution, which are filled with metal frame fixed pane window sashes, and which are topped with soldier course brick lintels. The second story has nineteen window bays on the primary elevation, which are filled with multi-pane casement window sashes with multi-light transoms, soldier course brick lintels, and sills. The walls are clad in brick, including a decorative brick belt course between the ground | Wilshire/4th | MS 1; Alternative 3, 5 | Status Codes 3S and 3CS. Based on site investigations and historic research, WSE 3 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the Vernacular Two-Part Commercial Block architectural style. |

Appendix D—Draft Programmatic Agreement and Historic Properties List

Table D-1. Historic Properties within Station Area APE (continued)

| Resource Identifier | APN/AIN (address) | Description | Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|--|---|--------------|--|--|
| | | and upper story to differentiate building levels; the band course forms a pediment above the main entrance. There is a simple cornice beneath the roof eave. The primary façade is generally symmetrical with a large main entryway centrally located on north elevation. The entrance is deeply recessed, with glass panel walls and metal frame doors. The building appears to be minimally altered and is in good condition. Assessor records show an alteration date of 1950, though it appears to have been altered after that date. In particular, the ground story on the north elevation appears to be altered; the storefront openings and brick cladding on the ground story do not appear to be original. Some upper story windows have been filled with brick. | | | |
| WSE 4 | 4291005003 (520 Wilshire Blvd., Santa Monica) | WSE 4 is a Spanish Colonial Revival-style commercial building that was constructed in 1928. It occupies the entire lot and has a north-facing orientation. It is two stories with a rectangular plan. The building features a low-pitch roof that is gabled on the north portion, hipped at the northwest corner, and flat on south portion of building. The roof is covered in red clay tile. The primary (north) elevation window bays are regularly located, in general. Storefront openings on ground floor have large multi-pane glass panels and upper floors have multi-pane sliding, casement and double-hung sashes with wood lintels, faux shutters, and small window boxes. The west elevation window bays are irregularly located and are comprised of one large fixed picture window sash with window box on the ground floor of the north end and a set of casement window sashes with faux shutters, wood lintel, and window boxes on the second floor. The walls are clad in brick and the north elevation features a belt course, shed roof with asphalt shingles between ground and upper floor and a band of semi circular accents at cornice with four rows of thin stretcher bricks and brick dentils below. The primary façade is | Wilshire/4th | MS 1; Alternative 3, 5 | Status Codes 3S and 3CS. Based on site investigations and historic research, WSE 4 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the Spanish Colonial Revival architectural style. |

Table D-1. Historic Properties within Station Area APE (continued)

| Resource Identifier | APN/AIN (address) | Description | Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|---|---|--------------|--|---|
| | | asymmetrical with three entries corresponding to the three storefronts, two which contain standard metal frame commercial doors and one which has eclectic double doors. The building appears to be minimally altered and is in good condition. Based on observation, the ground story appears to be altered. The storefront openings are not original and the windows on the west and north elevations appear mismatched. | | | |
| WSE 5 | 4292012025 (507 Wilshire Blvd., Santa Monica) | WSE 5 is comprised of a Streamline Moderne-style commercial building façade designed by W. Douglas Lee and constructed in 1940, which is backed by a modern mixed-use building. It occupies the entire lot and has a south-facing orientation. The façade is two stories and the modern building behind is five stories. The building has a rectangular plan and irregular massing. The building features a flat roof, with a wide tower that rises out of the façade featuring staggered edges and glass block center. The window bays are arranged irregularly on both the façade and the modern building. On the façade, the ground floor is filled with metal frame, fixed single pane storefront sashes that are slightly recessed and the second story window bays contain two narrow horizontal bands filled with casement-style, multi-light sashes with projecting sills above and below. The walls of the façade are clad in stucco, and the walls of the modern building are clad in metal and stucco. The primary façade is asymmetrical with numerous entries to the storefronts on the ground floor, all filled with metal frame single fixed pane glass commercial doors. The façade appears to be minimally altered and is in good condition; however, the rest of the original building is no longer present. The modern building behind appears unaltered and is in good condition. The Assessor reports alterations/additions that took place in 2005, which likely refers to the demolition of the original | Wilshire/4th | MS 1; Alternative 3, 5 | Status Codes 5S1, 3S, and 3CS. The façade of WSE 5 was designated as Santa Monica City Landmark #49 on February 10, 2003. Based on site investigations and historic research, the façade of WSE 5 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the Streamline Moderne architectural style. |

Appendix D—Draft Programmatic Agreement and Historic Properties List

Table D-1. Historic Properties within Station Area APE (continued)

| Resource Identifier | APN/AIN (address) | Description | Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|--|---|--------------|--|---|
| | | building (leaving the façade intact) and construction of the modern building behind the façade. Based on observation, the window sashes and doors of the façade storefronts may be new construction. | | | |
| WSE 6 | 4292013010 (431 Wilshire Blvd., Santa Monica) | WSE 6 is a Futurist/Googie-style commercial building constructed in 1954. It occupies the entire lot and has a southeast-facing orientation. It is one story with a generally rectangular plan. The building features a flat roof. There is a large two-sided sign pylon with attached metal and Plexiglas lettering, approximately 25 feet in height (from the sidewalk) by 15 feet in width that rises from the roof of the building's southwest corner (1962). The windows are irregularly arranged and filled with large, metal frame, fixed glass window walls. There is a large square picture window on the south elevation. The building is clad in stucco, stone veneer, brickwork, and wood. The building features deep overlapping, angled canopies. The primary façade is asymmetrical with an entrance on the southeast corner below an overhang. The entry is filled with a double, aluminum frame, fixed pane commercial door. The building appears to be minimally altered and is in good condition. Based on observation, the window sashes and doors may be new construction. Building permits indicate that the subject property was constructed in 1954 for owner Shoff & Company. In 1962, a sign permit application was submitted by Zucky's Restaurant for a two-sided 175 square foot surface area combination "Zucky's" and small "OPEN 24 HOURS" sign. The building has been restored since 2005. | Wilshire/4th | MS 1; Alternative 3, 5 | Status Codes 5S1, 3S, and 3CS. The rooftop sign at WSE 6 was listed as a Santa Monica Cultural Landmark #64 on June 16, 2005. Based on site investigations and historic research, the sign and building at WSE 6 appear to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a sign and building that significantly embodies the distinctive characteristics of the Futurist-Googie architectural style. |

Table D-1. Historic Properties within Station Area APE (continued)

| Resource Identifier | APN/AIN (address) | Description | Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|--|---|--------------|--|---|
| WSE 7 | 4292020004 & 4292020012 (311 and 315 Wilshire Blvd., Santa Monica) | WSE 7 is three connected Art Deco-style commercial building constructed in 1936 and 1937. They occupy the majority of both lots and have a south-facing orientation. The buildings are two stories with a rectangular plan. The buildings feature a flat parapet roof. The primary (south) elevation is composed of large plate glass storefronts on the ground floor. The walls are clad in stucco. The three buildings are differentiated by geometrically cut columns that extend beyond the roofline. Smaller posts similar to the columns are located at regular intervals between the columns which extend through the cornice line. Decorative plaster work (floral, fleur-de-lis) are located within each interval of posts. The upper walls of the west elevation are identical to the south elevation. The ground story of the west elevation contains a multi-pane glass window wall and painted concrete block on the north end. Small fixed windows are located below the decorative plasterwork on the west and south elevations. The primary façade appears generally symmetrical with standard commercial glass entrance doors asymmetrically arranged according to the use of interior space. Awnings are located above each storefront. The building appears to be minimally altered and is in good condition. Based on observation, the window sashes and doors on the ground floor storefronts may be new construction. | Wilshire/4th | MS 1; Alternative 3, 5 | Status Codes 3S and 3CS. Based on site investigations and historic research, WSE 7 appear to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the Art Deco architectural style. |
| WSE 8 | 4291032905 (Ocean Avenue at Wilshire Blvd.) | WSE 8 is a Works Project Administration Moderne-style statue of Saint Monica sculpted by Eugene H. Morahan and dedicated in 1935. The statue is cream-colored concrete and mounted on a stepped pedestal. It surrounded by a non-historic age heart-shaped planter containing a patch of grass. It has an east-facing orientation. It appears unaltered and is in good condition. | Wilshire/4th | MS 1; Alternative 3, 5 | Status Codes 3S, 3CS, and 5S1. Primary No. 19-177904. The statue at WSE 8 was listed as individual significant as a work of public art and as a contributing object to Santa Monica Designated Cultural Landmark #79 (Palisades Park) in 2007. |

Appendix D—Draft Programmatic Agreement and Historic Properties List

Table D-1. Historic Properties within Station Area APE (continued)

| Resource Identifier | APN/AIN (address) | Description | Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|---|---|---------------------------|--|---|
| | | | | | Based on site investigations and historic research, the statue at WSE 8 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, or considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a statue that significantly embodies the distinctive characteristics of the Moderne style. |
| WSE 9 | 4281011028 (1401 Wilshire Blvd., Santa Monica) | WSE 9 is an Art Deco-style commercial bank building constructed in 1931. It occupies the southern portion of the lot and has a south-facing orientation. It is two stories and has a generally rectangular plan. The building features a flat roof with horizontal stripe accents along the cornice line. Ground floor windows on the south and west elevations are large vertical plate glass with decorative metal grilles on the upper portion of the windows. The second floor of the south elevation has a ribbon of ten square window sets composed of two casements, a transom, and sidelights. The building has a stone base and stucco-clad exterior walls with simple engaged pilasters, which create divisions on the south and west elevations. The primary façade (south) is asymmetrical with two entries, a large central entrance and a smaller entrance at the east end of the façade. The central entrance is recessed and contains standard glass commercial double doors with transom and sidelights. The smaller entrance at the east end contains metal frame standard glass commercial double doors. The north elevation also has a recessed entrance with metal frame standard glass commercial double doors. A metal trellis structure with round posts is located along the north elevation, adjacent to the entrance. An exterior staircase is leading to the rooftop is also located on the north elevation. The building appears to be minimally | Wilshire/16 th | MS 3; Alternative 3, 5 | Status Codes 3S and 3CS. Based on site investigations and historic research, WSE 9 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the Art Deco architectural style. |

Table D-1. Historic Properties within Station Area APE (continued)

| Resource Identifier | APN/AIN (address) | Description | Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|--|--|---|----------------------|--|--|
| | | altered and is in good condition. Based on observation, alterations have included the addition of the trellis, the replacement of entrance doors, and the addition of the exterior staircase. The northeast portion of the building also appears to be an addition. | | | |
| Los Angeles Veterans Affairs Medical Center District | San Diego Freeway to the east, Federal Avenue to the west and remaining Veterans Affairs land to the north and south | The following buildings, constructed in 1900 and 1940, are contributors to the Los Angeles Veterans Affairs Medical Center District: WSE 41 and WSE 42. WSE 41 is a theater and WSE 42 is a chapel, the former built in the Spanish Colonial Revival style and the latter in the Carpenter Gothic. The district is located in a park like setting. Only the portion of the district within the APE was investigated. | Westwood/VA Hospital | MS 7, 8; Alternative 2, 3, 5, Option F | Primary No. 19-173043 The Los Angeles Veterans Affairs Medical Center District was determined to be eligible for listing in the NRHP by the Keeper in 1981 under Criterion A (Military, Politics/Government, and Social/Humanitarian) and Criterion C (Architecture) for its association with the government's development of veteran's health care and for its distinctive architecture. |
| WSE 10 | 4363023032 (10921 Wilshire Blvd., LA) | WSE 10 is an International-style commercial building constructed in 1962/1963. It occupies the southern portion of the lot and has a south-facing orientation. This nine-story building with a flat roof is located atop a three-story pedestal. A mechanical box is located on the rooftop. The building is eight bays wide on the north elevation, with half bays at the ends. The bays are divided by protruding marble-sheathed columns that extend slightly beyond the roofline. Each bay features a row of four windows separated by protruding vertical metal plates. The exterior walls between the rows of windows on each story are sheathed with metal plates. The east and west elevations have identical, alternating rows of windows and metal plates, without the marble column separations and the vertical metal plates. The ground floor of the building has an east wing extension that features black marble bulkheads and large plate glass, which appear to be of non-historic age. The entrance to the building is centrally located and recessed, and appears to be original. The | Westwood/UCLA | MS 9; Alternative 1, 2, 3, 4, 5, Option M, O, Q, S, U, MOS 2 | Status Codes 3S and 3CS. Since the building is less than fifty years old, it must meet NRHP Criterion Consideration G. Based on site investigations and historic research, WSE 10 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the International architectural style. |

Appendix D—Draft Programmatic Agreement and Historic Properties List

Table D-1. Historic Properties within Station Area APE (continued)

| Resource Identifier | APN/AIN (address) | Description | Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|--|---|--------------|--|--|
| | | building appears to be minimally altered and in good condition. Based on observation, the east wing extension may be a later addition. | | | |
| WSE 11 | 4319004109 (2025 Avenue of the Stars, Century City) | WSE 11 is a New Formalism-style hotel designed by Minoru Yamasaki and constructed in 1965. It occupies the center of the lot and has a northwest-facing orientation. It is twenty stories with a curved plan. The building features a flat, overhanging roof ornamented by an aluminum panel entablature with an abstracted egg-and-dart design. The longitudinal sides consist of a rhythmic series of bays of recessed concrete hotel room balconies with metal railings that are separated by aluminum-clad concrete vertical walls. The floors of the balconies are rectangular with concave corners and the rooms have sliding glass doors and fixed metal window sashes. The ends of the building have three bays. The middle bays feature balconies and the side bays are covered in aluminum panels. The southwest elevation features two towers evenly spaced in the center and clad with rectangular aluminum panels. Both protrude from the roof. The northern tower is flush with the wall surface, while the rectangular tower on the south protrudes about five panels from the wall surface. The primary façade (northeast elevation facing Avenue of the Stars) is symmetrical with central, four-story glazed, multi-bay entrance under a non-historic age canopy and through non-historic age doors. A pool and gymnasium (probably non-original or heavily remodeled original garden structure) are at the rear of the property (southwest and west of building). In front (northeast) of the building is a plaza with pedestrian access to the plaza fountain on Avenue of the Stars. The building appears to be minimally altered and is in good condition. Based on observation and historic research, the gymnasium at the south corner of the parcel may be new construction or a heavy remodel of the original garden structure. The entry doors and canopy on the first floor do not appear to be original. | Century City | MS 13B; Option H, P, Q, R, S, T, U | Status Codes 3S and 3CS. Since the building is less than fifty years old, it must meet NRHP Criterion Consideration G. Based on site investigations and historic research, WSE 11 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the New Formalism architectural style and as the work of master architect Minoru Yamasaki. |

Table D-1. Historic Properties within Station Area APE (continued)

| Resource Identifier | APN/AIN (address) | Description | Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|--|--|--------------------|--|---|
| WSE 12 | 4319016029 (2029 Century Park East, Century City) | WSE 12 is a New Formalism-style commercial skyscraper designed by Minoru Yamasaki and constructed in 1973. It occupies the center of the lot. It is forty-four stories, including the ground floor pedestal, with a triangular plan. The building features a flat roof, twenty-three vertical bays on each side that are filled with aluminum frame, fixed pane window sashes, and concrete and steel cladding. The façades are symmetrical with a front entrance on Constellation and a rear entrance from the other side. The entries are slightly recessed and filled with metal frame glass pane doors. The building appears to be minimally altered and is in excellent condition. The Assessor reports alterations/additions that took place in 1977, but the details are currently unknown. Due to security concerns, the original lobby, which was open, was enclosed in mullion-free glass at some point. Based on observation, the building remains otherwise unaltered. | Century City | MS 13B; Option G, H, MOS 2 | Status Codes 3S and 3CS. Since the building is less than fifty years old, it must meet NRHP Criterion Consideration G. Based on site investigations and initial historic research, WSE 12 appears to possess the exceptional significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the New Formalism architectural style and as the work of master architect Minoru Yamasaki. |
| WSE 13 | 4328032014 (9504 Wilshire Blvd., Beverly Hills) | WSE 13 is an Italian Renaissance-style, hotel/residential building (Beverly Wilshire Hotel) designed by Walker and Eisen and constructed in 1930. It ranges in height from three to thirteen stories with an E-shaped plan that gradually steps back. It is situated near the front of the lot and the main entry faces north toward Wilshire Street. The building features a flat roof, fixed window sashes arranged symmetrically to their respective sides, and Tuscan stone, Carrara marble, and brick cladding. The building appears to be minimally altered and is in good condition. Based on observation, there have been no major alterations or additions. | Wilshire/ Rodeo | MS 16; Alternative 1, 2, 3, 4, 5, Option G, H, MOS 2 | Status Code 1S. WSE 13 was listed in the NRHP in 1987 (NR 87000908) under Criteria A and C. Based on site investigations and historic research, WSE 13 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criteria A and C of the NRHP and Criteria 1 and 3 of the CRHR, as a building that has made significant contribution to the broad patterns of our history and that significantly embodies the distinctive characteristics of the Italian Renaissance architectural style. |

Appendix D—Draft Programmatic Agreement and Historic Properties List

Table D-1. Historic Properties within Station Area APE (continued)

| Resource Identifier | APN/AIN (address) | Description | Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|--|--|--------------------|--|--|
| WSE 14 | 4328033001 (9460 Wilshire Blvd., Beverly Hills) | WSE 14 is an International style commercial building (Union Bank) constructed in 1957. It occupies the majority of the lot and has a north-facing orientation. It is an approximately nine-story building with a U-shaped plan, which has the appearance of a group of rectangular blocks adjoined, stacked, and overlapping each other. The blocks are of various heights (from one to nine stories), with the vertical blocks on the east end mounted on the roof of a long single-story block and supported by a pedestal. An additional one-story block is adjacent to the long one-story block on the west end. The building features a flat roof. The pedestal ground story contains curtain walls filled with fixed pane glass in metal frame sashes. The upper story window bays are recessed and extremely narrow, containing fixed pane, metal framed sashes with thick metal mullions. The ground story is clad in stucco and stone wainscoting and the upper stories are clad in steel and stucco, applied in a grid of horizontal and vertical strips. The primary façade is asymmetrical with recessed entries for each respective storefront which are filled with steel-frame commercial doors. The building appears to be minimally altered and is in good condition. Based on observation, the pedestal ground floor storefronts have been altered by the replacement of window sashes and doors, perhaps in the 1980s. The westernmost block may be a later addition. | Wilshire/ Rodeo | MS 16; Alternative 1, 2, 3, 4, 5, Option G, H, MOS 2 | Status Codes 3S and 3CS. Based on site investigations and historic research, WSE 14 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the International architectural style. |
| WSE 15 | 4331001045 (9430 Wilshire Blvd., Beverly Hills) | WSE 15 is a New Formalism-style commercial building constructed in 1957. It occupies the majority of the lot and has a north-facing orientation. It is four-stories with a C-shaped plan. The building features a flat roof with T-shaped rafters and a wide eave overhang. The upper stories extend out over the ground floor and are supported by square columns. The ground floor window bays are irregularly spaced and filled with metal frame commercial glass window | Wilshire/ Rodeo | MS 16; Alternative 1, 2, 3, 4, 5, Option G, H, MOS 2 | Status Codes 3S and 3CS. Based on site investigations and historic research, WSE 15 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the |

Table D-1. Historic Properties within Station Area APE (continued)

| Resource Identifier | APN/AIN (address) | Description | Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|--|--|-----------------|--|--|
| | | walls. The upper story windows are also arranged irregularly, with long vertical fixed glass panes joined to form vertical strips of glass between square engaged columns. The building is clad in travertine. The primary façade is asymmetrical with a recessed entrance offset to the east, filled with metal frame commercial glass doors. The building appears to be unaltered and is in excellent condition. | | | CRHR, as a building that significantly embodies the distinctive characteristics of the New Formalism architectural style. |
| WSE 16 | 4331001049 (9450 Wilshire Blvd, Beverly Hills) | WSE 16 is a New Formalism-style commercial building (Glendale Federal Savings) designed by Langdon Wilson and constructed in 1968. It occupies the entire lot and has a north-facing orientation. It is eleven stories, including the pedestal ground story, with a rectangular plan. The building has a flat roof with wide overhang featuring distinctive stained glass filled eaves that are supported by concrete rafters. The ground story is deeply recessed below the upper floors and filled with metal frame fixed pane window walls. The upper story window bays are regularly spaced, and form vertical strips of metal frame, fixed pane glass (two types of glazing). The building is clad in concrete composed of square engaged columns that stretch from the ground floor to the roof. The primary façade is symmetrical with a deeply recessed entry on the west elevation that has a revolving glass door flanked by two sets of double doors. Other entries are present on the north and west elevations for the respective store fronts. All the doors are filled with metal frame commercial glass double doors with side lights and transoms. The building appears to be minimally altered and is in good condition. The storefronts may have been altered by the replacement of window sashes and doors that are not of historic age. | Wilshire/ Rodeo | MS 16; Alternative 1, 2, 3, 4, 5, Option G, H, MOS 2 | Status Codes 3S and 3CS. Since the building is less than fifty years old, it must meet NRHP Criterion Consideration G. Based on site investigations and historic research, WSE 16 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the New Formalism architectural style. |

Appendix D—Draft Programmatic Agreement and Historic Properties List

Table D-1. Historic Properties within Station Area APE (continued)

| Resource Identifier | APN/AIN (address) | Description | Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|--|---|--|--|---|
| WSE 17 | 4343013011 (9429 Wilshire Blvd., Beverly Hills) | WSE 17 is an Art Deco-style commercial building (California Bank Building) designed by John Parkinson and Daniel B. Parkinson and constructed in 1929. It occupies the entire triangular lot and has a south-facing orientation. It is seven stories with triangular base and rectangular-plan upper stories that step up toward a central tower. The building features a flat roof. The window bays are symmetrically arranged and contain metal frame, fixed pane storefront window walls on the ground story and metal frame, fixed pane sashes on the upper stories. The building is clad in stucco with fluted, engaged pillars, gold relief accents at the cornice line of each stack on central tower, chevrons above the ground floor, and a molded cornice with diamond gold accents separating the ground story from the upper stories. The primary façade is symmetrical with a recessed central arched entry filled with a gold colored, metal frame, glass double door. The storefront entries are filled with metal frame, standard commercial fixed pane doors. The building appears to be minimally altered and is in good condition. Based on observation, the window sashes and door frames may have been replaced. | Wilshire/ Rodeo | MS 16; Alternative 1, 2, 3, 4, 5, Option G, H, MOS 2 | Status Codes 3S and 3CS. Based on site investigations and historic research, WSE 17 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the Art Deco architectural style. |
| WSE 18 | 4333018030 (8554 Wilshire Blvd., Beverly Hills) | WSE 18 is an Art Deco-style theater (Fine Arts/Regina Theater) constructed in 1938. It occupies the majority of the lot and has a north-facing orientation. It is one-story with a roughly rectangular-shaped plan. The building features a flat roof with a symmetrical, steeply stepped parapet on the primary façade. The façade is stucco clad, with fluted bands enframing the metal frame, fixed pane window wall. The primary façade is symmetrical with three entries, the central filled with a metal frame, fixed pane double door and the two on either side filled with a metal frame, fixed pane single doors. A three-sided marquee is mounted above the central entry that has stylized ornamentation. The building appears | Wilshire/ La Cienega (left option) | MS 18; Alternative 1, 2, 3, 4, 5, Option C, MOS 2 | Status Codes 3S and 3CS. Based on site investigations and historic research, WSE 18 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the Art Deco architectural style. |

Table D-1. Historic Properties within Station Area APE (continued)

| Resource Identifier | APN/AIN (address) | Description | Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|---|---|-----------------------------|--|---|
| | | to be minimally altered and is in good condition. The Assessor reports alterations/additions that took place in 1947, but the details are currently unknown. Based on observation, the window sashes and doors appear to be new construction. | | | |
| WSE 19 | 4333018035 (8620 Wilshire Blvd, Beverly Hills) | WSE 19 is a Contemporary-style (with Googie/Futuristic influences) commercial building constructed in 1951. It occupies the entire lot and has a north-facing orientation. It is one story and has a generally rectangular plan. The building is supported on heavy piers and walls, and there is a parking lot beneath. The building features a low-pitch, front gable roof with deep boxed eaves, window walls filled with metal frame, fixed panes, and stucco and stone cladding. The primary façade is asymmetrical with an entry near the center, filled with a single metal frame, fixed pane standard commercial door. The door is reached by a staircase. The building appears to be unaltered and is in excellent condition. The Assessor reports alterations/additions that took place in 1961, but the details are currently unknown. Based on observation, there have been no major alterations. | Wilshire/ La Cienega (left) | MS 18; Alternative 1, 2, 3, 4, 5, Option C, MOS 2 | Status Codes 3S and 3CS. Based on site investigations and historic research, WSE 19 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the Contemporary architectural style. |
| WSE 20 | 4333018009 (8668 Wilshire Blvd., Beverly Hills) | WSE 20 is a Colonial Revival-style commercial building constructed in 1939. It occupies the entire lot and has north and west-facing orientations. It is two stories with a generally rectangular plan, which is rounded on the northwest corner. The building features a flat roof with a low-pitch shed roof (faux hipped) covered in composite shingles. The window bays are symmetrically placed. The windows on the ground floor contain metal frame, fixed pane storefront sashes surrounded by engaged columns and topped with a cornice and hood. The upper story windows are filled with metal frame, casement, 15-lite sashes; the windows feature faux shutters or engaged columns on either side. The building is clad in brick, cement engaged columns, cornices and plain | Wilshire/ La Cienega (left) | MS 18; Alternative 1, 2, 3, 4, 5, Option C, MOS 2 | Status Codes 3S and 3CS. Based on site investigations and historic research, WSE 20 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the Colonial Revival architectural style. |

Appendix D—Draft Programmatic Agreement and Historic Properties List

Table D-1. Historic Properties within Station Area APE (continued)

| Resource Identifier | APN/AIN (address) | Description | Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|---|--|-------------------------------------|--|---|
| | | pediments (one on the north elevation and one on the west elevation). The building is symmetrical with a central entry on the northwest corner and entries for the respective storefronts, all of which are filled with metal frame, fixed pane doors. The building appears to be minimally altered and is in good condition. Based on observation, the windows sashes and doors may be new construction. | | | |
| WSE 21 | 4333029018 (8430 Wilshire Blvd., Beverly Hills) | WSE 21 is an Art Deco-style theater and commercial building (Wilshire Theater) constructed in 1930. It occupies the entire lot and has a north-facing orientation. It is eight stories with a rectangular plan and irregular massing, which features a two-story section on the north, a tower on the northwest corner, and a five story block on the south. The building features a flat roof with an ornamental parapet. The window bays are regularly spaced and arranged in sunken vertical panels on the tower portion. The window bays on the ground floor are filled with metal frame, fixed pane window walls and the window bays on the upper stories are filled with narrow, metal frame, multi-light casements with multi-light transoms. The building is clad in stucco, which is decorated with plaster accents such as floral reliefs and vertical fluted engaged columns. The primary façade is asymmetrical with several entries; all filled with metal frame, fixed pane standard commercial doors. A three-sided marquis is mounted above the main entrance on the north elevation. The building appears to be minimally altered and is in good condition. The Assessor reports alterations/additions that took place in 1940, but the details are currently unknown. Based on observation, the window sashes and doors on the ground floor appear to have been replaced and are not of historic age. The building was under renovation at the time of the survey. | Wilshire/ La Cienega (right option) | MS 18; Alternative 1, 2, 3, 4, 5, Option C, MOS 2 | Status Codes 3S and 3CS. Based on site investigations and historic research, WSE 21 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the Art Deco architectural style. |

Table D-1. Historic Properties within Station Area APE (continued)

| Resource Identifier | APN/AIN (address) | Description | Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|--|--|------------------------------------|--|--|
| WSE 22 | 4334021060 (8447 Wilshire Blvd., Beverly Hills) | WSE 22 is a New Formalism-style commercial building constructed in 1962. It occupies the entire lot and has a south-facing orientation. It is six stories, including the ground story pedestal, with a generally square plan. The building features a flat roof. The ground story is recessed below the upper stories, which are supported by engaged concrete pillars that rise from the ground level to above the roof, where they stop at a horizontal concrete band that wraps around the building above the roofline. The ground story windows are metal-frame, fixed glass pane window walls. The spaces between the pillars on the upper stories are filled with metal-frame fixed pane (in two glazes) window walls that form vertical bands of glass between the concrete pillars. The primary façade is generally symmetrical, with an entry to the parking garage on the west end and the main entrance to the building on the east. The east entry is filled with metal-frame, fixed glass pane commercial doors. The building appears to be unaltered and is in excellent condition. There are abstract sculptures near the main entrance that may be related features. | Wilshire/ La Cienega (right) | MS 18; Alternative 1, 2, 3, 4, 5, Option C, MOS 2 | Status Codes 3S and 3CS. Based on site investigations and initial historic research, WSE 22 appears to possess the exceptional significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the New Formalism architectural style. |
| WSE 23 | 5510027035 (6101 Wilshire Blvd., LA) | WSE 23 is a Futurist-Googie-style restaurant building (Johnie's Coffee Shop Restaurant) constructed in 1956. It occupies the southeast corner of the lot and has a south-facing orientation. It is one story with a generally rectangular plan. The building features an asymmetrical folded roof covered in composite roll roofing and studded with marquee-style lights and metal cursive letters that spell "Johnie's Coffee Shop Restaurant" on the south elevation and "Coffee Shop Restaurant" on the east elevation. Aluminum-frame, fixed pane glass sashes form a continuous band of glass around the building. Wall cladding includes veneer rock at the wall junctions, stucco, and wood panel siding below the windows. The primary façade is asymmetrical with an entry | Wilshire/ Fairfax | MS 20; Alternative 1, 2, 3, 4, 5, MOS 1 and 2 | Status Codes 3S and 3CS. Based on site investigations and historic research, WSE 23 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the Futurist-Googie architectural style. |

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Table D-1. Historic Properties within Station Area APE (continued)

| Resource Identifier | APN/AIN (address) | Description | Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|--|--|----------------------|--|---|
| | | on the south elevation that is filled with a metal frame, fixed pane glass standard commercial door with transom. The building appears to be unaltered and is in poor condition (vacant). | | | |
| WSE 24 | 5508017007 (6067 Wilshire Blvd., LA) | WSE 24 is a Streamline Moderne-style commercial building (May Company Wilshire/LACMA West) designed by Albert C. Martin and Samuel A. Marx and constructed in 1939-40. It occupies the southwest corner of the lot and has a southwest-facing orientation. It is four stories with a generally square plan. The building features a flat roof. The southwest corner contains a massive gold, round column that rises from the second story to the roof and is backed by a curved black tile surround. The ground level window bays are steel frame fixed pane glass window walls, which are tucked beneath a cantilevered roof that curves around the southeast corner. The window bays on the top story are narrow horizontal bands, slightly protruding from the wall, that are filled with metal frame, fixed, single pane sashes. The walls are coated in stucco. The primary façade is generally symmetrical with a main entry on the northwest corner filled with metal frame, fixed glass pane, standard commercial doors. The building appears to be minimally altered and is in good condition. Based on observation, the storefront window sashes and doors may be new construction. | Wilshire/ Fairfax | MS 20; Alternative 1, 2, 3, 4, 5, MOS 1 and 2 | Status Codes 5S1, 3S, and 3CS. WSE 24 was listed as City of Los Angeles Historic-Cultural Monument #566 on September 30, 1992. Based on site investigations and historic research, WSE 24 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the Streamline Moderne architectural style. |
| WSE 25 | 5089002002 and 5089002003 (5354 and 5352 Wilshire Blvd., LA) | WSE 25 is an Art Deco-style commercial building with an addition constructed in 1937. It occupies the entire lot and has a north-facing orientation. The main building is a three-story building with a rectangular plan. The main building features a flat roof with parapet, topped with a vertical narrow, tall signage board located on the north end. There are four symmetrically arranged window bays on the third story of the primary (north) elevation that have been covered (material beneath is unknown, though they appear to contain | Wilshire/ La Brea | MS 22; Alternative 1, 2, 3, 4, 5, MOS 1 and 2 | Status Codes 3S and 3CS. Based on site investigations and historic research, WSE 25 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies |

Table D-1. Historic Properties within Station Area APE (continued)

| Resource Identifier | APN/AIN (address) | Description | Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|--------------------------------------|---|-------------------|--|---|
| | | square awning window sashes each with four horizontal panes). The windows on the east and south elevations are similar, with those on the second floor of the east elevation recessed within a decorative horizontal band that separates the second story from the third story. The wall cladding is primarily stucco with geometric designs and a vertical emphasis, and tile and glass block on the primary façade's east end of the ground floor. The primary façade of the main building is generally symmetrical with a two entries, the eastern featuring a steel frame commercial double door and the western entry featuring a steel frame commercial door that is recessed and framed by engage fluted pilasters. The one-story addition to the west has a flat roof and stucco cladding. The entry is through a steel frame commercial door. A band of wide stuccoed paneling is mounted between the ground and upper floors on the primary façade. The building and its addition appear to be minimally altered and are in good condition. The band of wide stuccoed paneling that is mounted between the ground and upper floors appears to be a later addition, as does the one-story addition to the west of the main building. Actual dates of these apparent additions are unknown. | | | the distinctive characteristics of the Art Deco architectural style. |
| WSE 26 | 5089002022 (5358 Wilshire Blvd., LA) | WSE 26 is a Streamline Moderne and Futurist/Googie-style commercial building that appears to have been constructed in the 1930s. It occupies the majority of the lot and has a north-facing orientation. It is two stories with a rectangular plan. The building has a flat roof and three distinct façades. The easternmost façade is Streamline Moderne style and features large metal frame, fixed pane storefront windows on the ground floor and several recessed windows bays on the second story (now covered) that are set in a band of horizontal stripes. The façade is clad with stucco, metal framing accents, and a metal belt course between the ground | Wilshire/ La Brea | MS 22; Alternative 1, 2, 3, 4, 5, MOS 1 and 2 | Status Codes 5S1, 3S, and 3CS. The center façade of WSE 26 was listed as City of Los Angeles Historic-Cultural Monument #451 (Darkroom) on August 1, 1989. Based on site investigations and historic research, WSE 26 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a |

Appendix D—Draft Programmatic Agreement and Historic Properties List

Table D-1. Historic Properties within Station Area APE (continued)

| Resource Identifier | APN/AIN (address) | Description | Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|---|--|----------------------|--|---|
| | | and second story. The entry is filled with a metal frame, fixed pane glass commercial door with a transom. The center façade is Futurist-Googie style and features a massive faux camera with a round window and a transom of glass blocks on the ground floor. The entry is recessed and contains a metal frame, fixed pane glass commercial door. The walls are clad in stucco (painted in vertical stripes on the upper story), metal panels, and plastic. An awning is mounted above the entry. The western façade is simple Futurist-Googie style and features large metal frame, fixed pane storefront windows on the ground floor and a wide raised band of concrete on the upper story. The entry contains a double metal frame, fixed pane glass commercial door with transom. It is clad in stucco. The building appears to be minimally altered and is in excellent condition. Based on observation, the storefronts may contain new doors. | | | building that significantly embodies the distinctive characteristics of the Streamline Moderne (eastern façade) and Futurist-Googie (central and western façades) architectural styles. |
| WSE 27 | 5089003008 (5410 Wilshire Blvd., LA) | WSE 27 is an Art Deco-style commercial building constructed in 1931. It occupies the entire lot and has a north-facing orientation. It is approximately eleven stories with a rectangular plan. The massing is irregular, with a two story base that fills the entire lot and a central, stepped, rectangular tower of approximately nine stories that sits atop the base. The building features a flat roof. The window bays on the base are metal frame fixed pane storefront windows. The window bays on the tower are rectangular, narrow and filled with casement windows with transoms. Some of the windows and transoms have a decorative iron grille. The walls are clad in stucco and feature fluting, chevrons, florals, and zig-zag ornamentation. The primary façade is symmetrical with numerous entries associated with the respective storefronts. The entries are filled with metal frame fixed pane commercial doors. The building appears to be minimally altered and is in good condition. The Assessor reports | Wilshire/ La Brea | MS 22; Alternative 1, 2, 3, 4, 5, MOS 1 and 2 | Status Codes 3S and 3CS. Based on site investigations and historic research, WSE 27 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the Art Deco architectural style. |

Table D-1. Historic Properties within Station Area APE (continued)

| Resource Identifier | APN/AIN (address) | Description | Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|---|--|-----------------------|--|--|
| | | alterations/additions that took place in 1935, but the details are currently unknown. Based on observation, the window sashes and doors on the base have been replaced. | | | |
| WSE 28 | 5504008009 (4201 Wilshire Blvd., LA) | WSE 28 is a New Formalism-style commercial building constructed in 1958. It occupies the front of the lot (a parking lot is at the rear) and has a south-facing orientation. It is six stories, including the ground floor pedestal, with a rectangular plan and an irregular mass comprised of two symmetrical blocks and a tower between. The ground floor is recessed below the upper floors. The building features a flat roof. The window bays are symmetrically and evenly spaced vertical bands of slightly recessed, metal frame, fixed, single pane sashes on the upper stories, and fixed pane window walls on the ground level. The ground floor is clad in black marble tile and the upper floors are clad in cream marble tile. The cladding is set in an enframed window wall pattern which features pilasters between the vertical bands of windows and which is topped with a horizontal cap that stretches across the top of the highest level of windows of the two symmetrical blocks. The building appears to be minimally altered and is in good condition. Based on observation, the window sashes and entry may have been replaced. | Wilshire/ Crenshaw | MS 25; Alternative 1, 2, 3, 4, 5, MOS 1 and 2 | Status Codes 3S and 3CS. Based on site investigations and historic research, WSE 28 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the New Formalism architectural style. |
| WSE 29 | 5504009002 (4121 Wilshire Blvd., LA) | WSE 29 is a Spanish Colonial Revival-style residential building (Los Altos Hotel and Apartments/Los Altos Apartments) designed by Edward B. Rust and Luther Mayo and constructed in 1925. It occupies the entire lot and has a south-facing orientation. It is six stories with a U-shaped plan. The building features a flat roof with shed roof (faux hipped) on the west, south, and east elevations, which is covered in red clay tile. The windows are regularly spaced and are of various sizes. Most are slightly recessed, rectangular shaped, and filled with wood frame casement and double-hung sashes, some with collonette mullions and decorate | Wilshire/ Crenshaw | MS 25; Alternative 1, 2, 3, 4, 5, MOS 1 and 2 | Status Codes 1S and 5S1. Primary No. 19-173428 WSE 29 was listed as City of Los Angeles Historic-Cultural Monument #311 on October 17, 1986. The property was listed in the NRHP on July 1, 1999 (NR 99000765) under Criterion C. Based on site investigations and historic research, WSE 29 appears to possess the requisite significance to be eligible for listing on |

Appendix D—Draft Programmatic Agreement and Historic Properties List

Table D-1. Historic Properties within Station Area APE (continued)

| Resource Identifier | APN/AIN (address) | Description | Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|--------------------------------------|---|------------------|--|---|
| | | boxes beneath and awnings above. The walls are clad in stucco with plateresque ornament. The primary façade is symmetrical and contains a highly decorative entry with plateresque detail. The building appears to be unaltered and is in excellent condition. In 1993, architectural firm M2A was hired to rehabilitate the structure. | | | the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the Spanish Colonial Revival architectural style. |
| WSE 30 | 5093006030 (3780 Wilshire Blvd., LA) | WSE 30 is an Art Deco-style theater and commercial tower (Pellissier Building with Wiltern Theater, Franklin Life Building) designed by Stiles O. Clements and constructed in 1931. It occupies the front of the lot and has a north- and northwest facing orientation. Overall, the building has a rectangular plan and irregular massing. It has a two-story commercial base with a half-story tower (northeast corner) and a twelve-story tower (northwest corner). The towers are stepped back. The building features a flat roof and the two towers have medium-pitch round roofs. The windows are regularly arranged. On the base, the recessed window openings are ornamented with decorative plaster panels, and on the tower, the windows form vertical bands that are surrounded by engaged pilasters. The ground story contains fixed pane storefront sashes, the second story of the base contains large metal frame, multi-pane window sashes, and the twelve-story tower contains narrow vertical fixed pane window sashes. A wide band separates the ground and upper floor of the base. The primary façade is asymmetrical with several entries that are filled with metal frame commercial doors; some are topped with awnings. The building is clad in blue-green terracotta tile. The building appears to be minimally altered and is in good condition. Based on observation, the storefront window sashes and doors may be new construction. | Wilshire/Western | MS 26; Alternative 1, 2, 3, 4, 5, MOS 1 and 2 | Status Codes 1S and 5S1. WSE 30 was listed as a City of Los Angeles Historic-Cultural Monument #118 on May 16, 1973. It was listed in the NRHP (NR 79000488) on February 23, 1979 under Criterion C. Based on site investigations and historic research, WSE 30 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the Art Deco architectural style. |

Table D-1. Historic Properties within Station Area APE (continued)

| Resource Identifier | APN/AIN (address) | Description | Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|---|---|----------------------|--|--|
| WSE 31 | 5503031001 (3807 Wilshire Blvd., LA) | WSE 31 is a New Formalism-style commercial building (Pierce National Life) designed by Welton Becket and constructed in 1967/1969. It occupies the majority of the lot and has a south-facing orientation. It is thirteen stories, including the ground story pedestal, with a square plan. The building features a flat roof. The ground story is recessed below the upper stories and is supported by columns that stretch from the ground level to the parapet. Some of the ground story storefronts protrude out from beneath the building. The window bays are symmetrically and evenly spaced, slightly recessed, and have flared concrete surrounds. The bays are filled with metal frame, fixed, three-pane (two vertical with a transom) glass sashes on the upper stories, and fixed glass window walls on the ground level. The building is clad in concrete and stucco. The building is symmetrical with various entries that are filled with metal sash, fixed glass pane commercial doors. The building appears to be minimally altered and is in good condition. Based on observation, the storefront window sashes, storefront doors, and the protruding storefronts may be new construction. | Wilshire/ Western | MS 30; Alternative 1, 2, 3, 4, 5, MOS 1 and 2 | Status Codes 3S and 3CS. Since the building is less than fifty years old, it must meet NRHP Criterion Consideration G. Based on site investigations and initial historic research, WSE 31 appears to possess the exceptional significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the New Formalism architectural style. |
| WSE 32 | 4334009161 (8560 Burton Way, W. Hollywood) | WSE 32 is a Spanish Colonial Revival-style (with Italian Renaissance ornamentation) church (Our Lady of Mt. Lebanon St. Peter Cathedral) constructed in 1937/39. It occupies the southeast corner of the lot, adjacent to two other church buildings, and has a southeast-facing orientation. It is one story with a traditional church rectangular plan (nave and transepts). The building features medium-pitch front gable roof and symmetrical shed roofs on either side, all covered in red clay tiles and without an overhang. The windows bays are recessed and contain wood frame casement multi-light sashes, some with stain glass. The entries on the southeast and northwest elevations are | Beverly Center | MS 27; Alternative 4, 5 | Status Codes 3S and 3CS. Based on site investigations and historic research, WSE 32 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the Spanish Colonial (and Italian Renaissance-style ornamentation) architectural style. |

Appendix D—Draft Programmatic Agreement and Historic Properties List

Table D-1. Historic Properties within Station Area APE (continued)

| Resource Identifier | APN/AIN (address) | Description | Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|---|---|--------------------------|--|---|
| | | recessed, with a classical molded trim, and filled with double wooden doors, each containing a single etched fixed glass pane. The walls are clad in stucco. The primary façade in particular is ornamented with engaged columns, molded cornices, a rounded arch, and a small window topped with a broken pediment and a ledge below. A molded cornice wraps around the entire building at about two-thirds height point. The primary façade is symmetrical. The building appears to be unaltered altered and is in good condition. | | | |
| WSE 33 | 4339007012 (8703 Santa Monica Blvd., W. Hollywood) | WSE 33 is a Gothic Revival-style commercial building constructed in 1928. It occupies the front of the lot and has a southeast-facing orientation. It is one story on the west end and two stories with a corner tower and thin tower on the east end. It has a rectangular plan and irregular massing. The building features a medium-pitch gable roof on the one-story portion and a medium-pitch pyramidal roof on the tower; the roofs are covered in red clay tile. The windows are arranged irregularly, with rounded arch, metal frame, fixed pane glass storefront sashes on the ground floor. The second floor has a cantilevered bay window on the southeast corner filled with wood frame, multi-light casement sashes and topped with delicate tracery. The second story also contains two window bays with pointed arch tracery above and engaged pilasters on the sides and a group of four rectangular window bays surrounded by tracery; the bays are filled with wood frame, multi-light casement sashes. The walls are clad in stucco and a beige masonry veneer. The main entry is recessed on the southwest corner; the main entry and other entries to the respective storefronts are filled with metal frame, fixed pane glass commercial doors. The primary façade is asymmetrical. The building appears to be minimally altered and is in good condition. Based on observation, the storefront window sashes and doors may be new construction. | Santa Monica/San Vicente | MS 30; Alternative 4, 5 | Status Codes 3S, 3CS, and 5S1. WSE 33 was listed as a West Hollywood Cultural Resource (Resolution 94-1255) in 1994. Based on site investigations and historic research, APN 4339007012 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the Gothic Revival architectural style. |

Table D-1. Historic Properties within Station Area APE (continued)

| Resource Identifier | APN/AIN (address) | Description | Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|---|--|----------------------|--|--|
| WSE 34 | 5531017020 (7118 Santa Monica Blvd., W. Hollywood) | WSE 34 is comprised of an out-of-service streetcar and a Block-style commercial building (Formosa Café) constructed circa 1925. It occupies the northwest corner of the lot (the rest of the lot is occupied by a shopping center constructed in 2003) and has a north- and west-facing orientation. The Block addition is primarily one story, with a two-story portion at the rear, and a rectangular plan. The building has a flat roof; the streetcar retains its rounded roof with apparent pipes and other equipment mounted on top. The streetcar has metal frame window sashes and a striped awning mounted on the west elevation. The building has metal frame windows with striped awnings on the west elevation and metal frame window walls on the north elevation. The streetcar is metal clad, and the building is stucco clad. The building is not ornamented. The building appears to be unaltered and is in good condition. | Santa Monica/La Brea | MS 34; Alternative 4, 5 | Status Codes 3S, 3CS, 5S1 WSE 34 is considered a City of West Hollywood Cultural Resource under a development agreement. Based on site investigations and historic research, WSE 34 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion A of the NRHP and Criterion 1 of the CRHR, as a building that is associated with events that have made a significant contribution to the broad patterns of our history based on its association with the movie business and movie celebrities. |
| WSE 35 | 5531018001 (1041 N. Formosa Ave., W. Hollywood) | WSE 35 is a large movie studio lot (Warner Hollywood Studio, "The Lot") that occupies the block on Santa Monica Boulevard between North Poinsettia Place and North Formosa Avenue. It was first constructed in 1919. The movie studio lot includes seven sound stages, post-production facilities, and office buildings, including group of rectangular buildings arranged in an L-shape at the corner of Santa Monica Boulevard and North Formosa Avenue. These buildings feature Colonial Revival and Italianate detailing, asphalt shingle-clad hipped roofs with wide eave overhangs, and stuccoed exterior walls. One of the buildings along Santa Monica Boulevard, near the intersection of North Formosa Avenue has a square cupola with wide overhanging eaves supported by brackets. Windows on these buildings are generally single or multi-light double-hung sash or multi-light casements. The primary façades of the buildings face the interior of the studio lot and are not visible from the street. | Santa Monica/La Brea | MS 34; Alternative 4, 5 | Status Codes 3S, 3CS, and 5S1. WSE 35 is considered a City of West Hollywood Cultural Resource under a development agreement. Based on site investigations and historic research WSE 35 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion A of the NRHP and Criterion 1 of the CRHR, for its association with significant events in Hollywood's movie history such as serving as the Pickford-Fairbanks Studios, the home of Mary Pickford and Douglas Fairbanks, in 1922, and Samuel Goldwyn Studios. |

Appendix D—Draft Programmatic Agreement and Historic Properties List

Table D-1. Historic Properties within Station Area APE (continued)

| Resource Identifier | APN/AIN (address) | Description | Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---|---|--|---------------------|--|--|
| | | The buildings appear to be minimally altered with air conditioning units installed in the walls and windows. The buildings appear to be in fair condition. The Assessor dates of construction and alterations/additions are not available and details are currently unknown. Based on observation, the buildings have had numerous air conditioning units installed in the walls and windows of the buildings. | | | |
| Hollywood Boulevard Commercial and Entertainment District (HBCED) | 6200-7000 Hollywood Blvd., N. Vine St., N. Highland Ave. and N. Ivar St | The following buildings, constructed between 1922 and 1937, are contributors to the Hollywood Boulevard Commercial and Entertainment District within the APE: WSE 36, WSE 37, WSE 38, and WSE 39. The district’s most prevalent property type is the commercial building, which is built in a Revival architectural style. The district is located in a heavily developed urban commercial setting along Hollywood Boulevard. | | MS 36; Alternative 4, 5 | Primary No. 19-174178 Hollywood Boulevard Commercial and Entertainment District was listed in the NRHP in 1985 (NR 85000704) under Criteria A (events) and C (architecture) for its association with the “Golden Age” of Hollywood and for its distinctive architecture. |
| WSE 36 | 5547012001 (6778 Hollywood Blvd., LA) | WSE 36 is an Eclectic Revival-style (Neoclassical and Spanish Colonial Revival) commercial building constructed in 1914 and remodeled by Morgan, Walls and Clements in 1935/1936. It occupies the entire lot and has a north-facing orientation. It is one-story with a rectangular plan. It is a one-part commercial block. The north elevation contains seven bays and the west elevation contains nine bays (one is an entrance). The building features a flat roof with cornice and parapet of hipped roof-shape and that is covered in red clay tile. The windows are symmetrical arranged. The walls are clad in concrete and stucco. Pilasters line the west elevation and a frieze of medallions and shield-like designs is above the pilasters and then crowned by a cornice. Between the cornice and parapet, there is wall signage. The ends of the walls are decorated with cast stone medallions. The primary façade is symmetrical with three central entrances filled with non-historic age doors and transoms. The building appears to have been minimally altered and is in good condition. The | Hollywood/ Highland | MS 36; Alternative 4, 5 | Status Codes 1D, 3S, and 3CS. Primary No. 19-174178 WSE 36 was listed in the NRHP and CRHR as a contributor (#59) to the Hollywood Boulevard Commercial and Entertainment District (NR District 85000704) (along with WSE 37, WSE 38, and WSE 39) in 1985 under Criteria A and C of the NRHP (Commerce and Entertainment/Architecture). Based on site investigations and historic research, WSE 36 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the |

Table D-1. Historic Properties within Station Area APE (continued)

| Resource Identifier | APN/AIN (address) | Description | Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|--|--|--------------------|--|--|
| | | Assessor reports alterations/additions that took place in 1993, but the details are currently unknown. Based on observation, the doors have been replaced. | | | distinctive characteristics of the Eclectic Revival architectural style, more specifically the Neoclassical and Spanish Colonial Revival styles, as applied to a one-part commercial block. |
| WSE 37 | 5547012009 (1666 N. Highland Ave., LA) | WSE 37 is an Art Deco-style commercial building constructed in 1916 according to the Los Angeles County Assessor and modernized and redesigned by S. Charles Lee in 1931/1935. It occupies the north part of the parcel and has a west-facing orientation. The building is four stories on the north and one story on south, with an overall rectangular plan. The building features a flat roof, metal framed windows, and stucco walls. The four-story façade is symmetrical and consists of three bays divided by fluted pilasters without capitals. Each bay is topped by curved pediment-like parapets with floral ornamentation above and a medallion below. The ground story window bays contain protruding marble surrounded window display cases. The cases are framed by half-circle pediments decorated with the floral motif and swags and a metal lintel. The window sashes are concave on the second and third floors and separated by marble panels. The top set of triple windows is crowned with a pediment of a central floral motif and stars. On either side of the windows there are narrow reeded columns with a spike at the top. The central entry to the four-story portion is framed with marble and topped by a floral and scroll ornament with two stylized metal lanterns on each side. The one-story portion of the building is the same style. The façade is symmetrical and consists of five bays. The windows and display cases are identical to those on the ground story of the four-story portion. The lower third of the wall is clad in marble with a decorative band at top and metal trim. A neon sign has been added in the past ten years to the one-story façade. The building appears to be minimally altered and is in good condition. The south part of the parcel | Hollywood/Highland | MS 36; Alternative 4, 5 | Status Codes 1D, 3S, 3CS, and 5S1. Primary No. 19-174178 WSE 37 is listed in the NRHP and CRHR as a contributor (#58) to the Hollywood Boulevard Commercial and Entertainment District (NR District 85000704) (along with WSE 36, WSE 38, and WSE 39) in 1985 under Criteria A and C of the NRHP (Commerce and Entertainment/Architecture). It was listed as HCM #593 in 1994 as the Max Factor Make-Up Salon. Based on site investigations and historic research, WSE 37 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion A and C of the NRHP and Criterion 1 and 3 of the CRHR, as a building that is associated with events that have made a significant contribution to the broad patterns of history and as a building that significantly embodies the distinctive characteristics of the Art Deco architectural style. |

Appendix D—Draft Programmatic Agreement and Historic Properties List

Table D-1. Historic Properties within Station Area APE (continued)

| Resource Identifier | APN/AIN (address) | Description | Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|--|---|---------------------|--|--|
| | | contains surface parking. The Assessor reports alterations/additions that took place in 1968, but the details are currently unknown. “Mel’s Drive In” neon sign was added in the past ten years. | | | |
| WSE 38 | N/A | Resource Identifier WSE 38 is included in the Eligible Properties Contributors to Potential District and not Individually Eligible Table. | N/A | N/A | N/A |
| WSE 39 | N/A | Resource Identifier WSE 39 is included in the Eligible Properties Contributors to Potential District and not Individually Eligible Table. | N/A | N/A | N/A |
| WSE 40 | 5548014900 (1521 N. Highland Ave., LA) | WSE 40 is a New Formalist-style theater building constructed circa 1954. It occupies the northeast corner of the parcel and has an east-facing orientation. It ranges from one to three stories and has a roughly rectangular plan. The building features a low-pitch gable roof behind a parapet, a curtain wall separated by concrete stringcourses, and stucco paneling on the north elevation. The primary façade is symmetrical with a row of double doors. The main façade (south elevation) features small square tile (gray with white and black mosaic patterning) and a row of pylons. The entrance is marked by a flat, rectangular canopy. The entrance is reached by a flight of concrete steps with brick podium foundation. The north elevation is a symmetrical arrangement of rectangular blocks and features five glazed windows between simple pilaster-like projections. The stucco panels on the south elevation are covered by a mural of famous alumni. The north elevation is covered by a mural of the school mascot, the Sheik. The building appears to be minimally altered and is in good condition. The murals appear to be more recent, perhaps added sometime in the past ten years. | Hollywood/ Highland | MS 36; Alternative 4, 5 | Status Codes 3S and 3CS. Based on site investigations and historic research, WSE 40 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the New Formalism architectural style as applied to a theater or auditorium. |

Table D-2. Historic Properties Within Alignment APE

| Resource Identifier | APN (address) | Description | Alignment near Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|--|--|---|------------------------|--|---|
| Los Angeles Veterans Affairs Medical Center District | San Diego Freeway to the east, Federal Avenue to the west and remaining Veterans Affairs land to the north and south | The following buildings, constructed in 1900 and 1940, are contributors to the Los Angeles Veterans Affairs Medical Center District within the APE: WSE 41 and WSE 42. WSE 41 is a theater and WSE 42 is a chapel, the former built in the Spanish Colonial Revival style and the latter in the Carpenter Gothic. The district is located in a park like setting. Only the portion of the district within the APE was investigated. | Westwood/VA Hospital | MS 7, 8; Alternative 2, 3, 5, Option F | The Los Angeles Veterans Affairs Medical Center District was determined to be eligible for listing in the NRHP by the Keeper in 1981 under Criterion A (Military, Politics/Government, and Social/Humanitarian) and Criterion C (Architecture) for its association with the government's development of veteran's health care and for its distinctive architecture. |
| WSE 41 | 4365008904— Los Angeles Veterans Affairs Medical Center District— Wadsworth Theater | WSE 41 is a Spanish Colonial Revival-style theater (Wadsworth Veterans Theater) constructed in 1940. It occupies a small part of a much larger lot and has a north-facing orientation. It is two stories with a rectangular plan. The building features a front-gabled red tile roof; decorative vents; rectangular window bays filled with multi-paned window sashes; and stucco cladding. The primary façade is symmetrical with three central double door entrances. On the first story, the entrances are framed by small, low-pitched red-tile shed roofs and a stringcourse with shallow decorative brackets. On the second story, above the entrances, the north elevation has a front-gabled roof with lower roofline than the theater space, and two symmetrically arranged square towers with front-gabled red tile roofs and decorative vents. On either side of the towers are two-story masses with red tile, hipped roofs and several windows. Around the windows are decorative hoods and below the vents are decorative stucco balconettes. The west and east elevations are solid walls with buttresses. At the front of the south elevation is a two-story rectangular box (houses the stage inside) that is covered by a flat roof with parapet. Around this box are two symmetrical small red-tile, shed-roofed wings with a few evenly-spaced windows. The building appears to be unaltered and is in excellent condition. | Westwood/VA Hospital | MS 7; Option F | Status Codes 2D, 3S, and 3CS. Primary No. 19-173043 WSE 41 has been determined eligible for listing in the NRHP as a contributor to the NRHP-eligible Veterans Affairs Medical Center District (along with WSE 42) under Criteria A and C (1981). Based on site investigations and historic research, WSE 41 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criteria A and C of the NRHP and Criterion 1 and 3 of the CRHR, as a building that is associated with the federal government's development of veterans' health care, as the domiciliary theater that replaced the Ward Theater, and as a building that significantly embodies the distinctive characteristics of the Spanish Colonial Revival architectural style. |

Appendix D—Draft Programmatic Agreement and Historic Properties List

Table D-2. Historic Properties Within Alignment APE (continued)

| Resource Identifier | APN (address) | Description | Alignment near Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|---|---|------------------------|--|---|
| WSE 42 | 4365008904— Los Angeles Veterans Affairs Medical Center District— Catholic-Protestant Chapels or Wadsworth Chapel | WSE 42 is a Victorian with Gothic Revival-style (more specifically Carpenter Gothic) religious building (Catholic-Protestant Chapels) designed by J. Lee Burton and constructed in 1900. It occupies a small part of a much larger lot and has northwest and southeast facing orientations. The building consists of two chapels that share a wall. It is two stories with a masonry foundation and a rectangular plan. The building features a two cross-gabled roofs (the one facing Eisenhower Avenue is slightly smaller), picturesquely wood-frame lancet windows and diamond-paned, rectangular windows, and horizontal redwood siding. The two primary façades are asymmetrical with entry through a central arcaded porch for the Protestant Chapel and a front-gabled west corner entrance on the northeast elevation for the Catholic Chapel. The arcaded porch has three arches, reminiscent of Romanesque porches. There are three square towers of varying sizes (two on the southeast; one with octagonal belfry in the middle of the northeast elevation); solid, arched knee braces, wooden window hoods, decorative brackets under windows and balconies, decorative and patterned balustrades, arched windows, and crosses at the apexes of roofs. The northwest elevation features an apse that consists of a one-story tower with cone-shaped roof attached to the wall and only one window. The building appears to be unaltered and is in poor condition. | Westwood/VA Hospital | MS 8; Option F | Status Codes 1S and 2D Primary No. 19-167175 and 19-173043 WSE 42 was listed in the National Register (NR 72000229) and California Register in 1972 under Criterion C as a good example of the Carpenter Gothic style. Additionally, it has been determined eligible for listing in the NRHP as a contributor to the NRHP-eligible Veterans Affairs Medical Center District (along with WSE 41) under Criteria A and C (1981). Based on site investigations and historic research, WSE 42 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criteria A and C of the NRHP and Criterion 1 and 3 of the CRHR, as a building that is associated with the federal government’s development of veterans’ health care, as one of the earliest non-military construction of religious facilities by the federal government, and as a building that significantly embodies the distinctive characteristics of the Victorian and Gothic Revival (Carpenter Gothic) architectural style. |
| WSE 43 | 4324017903 (11000 Wilshire Blvd., LA) | WSE 43 is a New Formalism-style institutional office building complex (Westwood Federal Building) designed by Welton Becket and Associates with Paul R. Williams and A. C. Martin and Associates and constructed in 1966. It occupies the northwest part of the parcel and is set back from Wilshire Boulevard and Veteran Avenue. It has a north-facing | Westwood/VA Hospital | MS 8; Alternative 1, 2, 3, 4, 5, Option F, M, O, Q, S, U | Status Codes 3S and 3CS. Since the building is less than fifty years of age, it must meet NRHP Criteria Consideration G. Based on site investigations and historic research, WSE 43 appears to |

Table D-2. Historic Properties Within Alignment APE (continued)

| Resource Identifier | APN (address) | Description | Alignment near Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|---------------|---|------------------------|--|---|
| | | <p>orientation. The rectangular-plan, eighteen-story skyscraper is set on a rectangular-plan podium and organized axially. Attached perpendicularly on the south side is a one-story, square-plan structure, which is subsequently attached perpendicularly to a one-story, rectangular plan building on the south. Combined, the three buildings have an H-shaped plan. The skyscraper features a flat roof, symmetrically organized metal-framed fixed windows, and concrete clad walls. Centered on the south elevation are two solid large rectangular towers that are about three stories higher than the main skyscraper. The skyscraper's bands of windows are continuous across the elevation and alternate horizontally with solid black bands. The bands are deeply recessed behind a screen of projecting vertical concrete mullions that resemble louver window slats. At the shorter ends of the skyscraper there are concrete-panel walls that extend out, ending with a vertical line of concrete panels; a solid wall of concrete that appears to be set away from the wall plane, rises the full length of the shorter sides. The primary façade is symmetrical with entry from Veteran Avenue (east) through the middle one-story structure. The middle structure has a flat roof of concrete with overhanging eaves, floor-to-ceiling windows with protruding metal mullions, and access by stairs with custom-designed benches. The southern building is four bays wide and twenty-one bays deep. Each bay consists of stone panel walls framed by simple concrete piers and a flat cornice-like band. For the central seven bays, the piers remain but are without walls or roof, creating a landscaped courtyard that connects to the center structure. The complex appears to be unaltered and is in good condition. The buildings are surrounded by formal landscaping and there is a parking lot to the south.</p> | | | <p>possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the New Formalism architectural style.</p> |

Appendix D—Draft Programmatic Agreement and Historic Properties List

Table D-2. Historic Properties Within Alignment APE (continued)

| Resource Identifier | APN (address) | Description | Alignment near Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|---|---|------------------------|--|--|
| WSE 44 | 4363022009 (1142 Westwood Blvd., LA) | WSE 44 is a Spanish Colonial/Mission Revival-style commercial building (Ralph’s Grocery Store; Bratskeller-Egyptian Theater) designed by Russell Collins and constructed in 1929. It occupies the entire roughly V-shaped corner lot and has a south-facing orientation. It is one story with an irregular plan characterized by two colonnades and a central tower. The building features low-pitched side-gable roofs on the two colonnades and a round, low-pitch roof with a denticulated cornice above an arcaded band of ornament with shell shapes that alternate upward and downward on the tower. The tower is crowned by a low octagonal cupola with vent openings. The roofs are covered in red clay tile. Under the colonnade roofs, there are decorative bracket-like rafters. The building features mission-style gables. The building is clad in stucco, which has been scored to give the appearance of large stone shingles. The primary façade is symmetrical with the tower entry filled with a recessed metal frame, double door with transom and a surround comprised of cast stone pilasters and a pediment. The text “Ralph’s Grocery Store” is barely visible as having been carved beneath the pediment. The transom windows of the eastern four arches (facing Lindbrook Drive) are filled. The building appears to be minimally altered and is in excellent condition. The Assessor reports alterations/additions that took place in 1968. The alteration date may refer to the remodel for the Bratskeller restaurant, which had a medieval castle design from 1968 to the mid-1980s. In 1968-89, the east end was used as a movie theater and the transom windows were filled in that area. The exterior was restored in 1991-92. Many of the window sashes and doors appear to be new construction. | Westwood/UC LA | MS 9; Alternative 1, 2, 3, 4, 5, Option K, L, N, P, R, T | Status Codes 1S and 5S1. Primary No. 19-174110 WSE 44 was determined to be eligible for listing in the NRHP under Criteria A and C as being associated with the history of Westwood and as representing the original architectural style of Westwood in 1986. It was listed in the National Register (NR 92000969) and in the California Register in 1992 as significant on the local level. It was also listed as City of Los Angeles Historic-Cultural Monument #360 in 1988. Based on site investigations and historic research, APN 4363022009 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criteria A and C of the NRHP and Criteria 1 and 3 of the CRHR. |
| WSE 45 | 4363022010 (1139 Glendon Ave., LA) | WSE 45 is located at 1139 Glendon Avenue in a heavily developed urban commercial setting. It is a Spanish Colonial Revival-style two-part commercial block building (Gardens) designed by N. | Westwood/UCL A | MS 9; Alternative 1, 2, 3, 4, 5, Option K, L, N, P, | Status Codes 3S and 3CS. Based on site investigations and historic |

Table D-2. Historic Properties Within Alignment APE (continued)

| Resource Identifier | APN (address) | Description | Alignment near Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|--|---|------------------------|--|--|
| | | <p>Timmerman and constructed in 1933. It occupies the entire irregularly-shaped corner lot and has a southeast-facing orientation. It is a largely one story, though it is two stories on the south elevation. The building has an irregular plan. On the south and east elevations, the building features a gable roof that is covered with red clay tile, sometimes with visible wooden decorative brackets. The window bays are recessed and contain multi-pane and bay window sashes, some with decorative iron grill screens. The building is clad in brick. The upper story may have originally served as an office; it features a wood frame casement window sash and decorative iron grill balcony. The north and southwest corners contain one-story towers with circular roofs covered in red clay tile and topped with a finial; they also feature bands of decorative brick and tile under the eaves. The primary corner façade contains an original wood door with decorative metal work screen, which is framed by an inlaid brick pediment. There are also two chimneys with decorative brick and tile work. In the middle of the roof, there is a glass dome that appears to have enclosed a previously open courtyard. Entrance is through commercial glass double doors on the east and south elevations. The building appears to be minimally altered and is in good condition. The Assessor reports alterations/additions that took place in 1975, but the details are currently unknown. Based on observation, the recorded alterations probably refer to the addition of a glass dome in the middle of the property and the glass entry doors on the south and east elevations. The building has also been seismically retrofitted with concrete lintels and metal ties visible on the north elevation.</p> | | R, T | <p>research, WSE 45 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the Spanish Colonial Revival architectural style.</p> |
| Historic District 1 | Wilshire Boulevard, Malcolm Avenue, Lindbrook Drive, | <p>The following buildings, constructed between 1933 and 1940, appear to be contributors to Historic District 1: WSE 46, WSE 47, WSE 48, and WSE 61. The district's most prevalent property type is the multiple family apartment building, which is built in a Revival architectural style, such as Spanish</p> | Westwood/UC LA | MS 10A; Alternative 1, 2, 3, 4, 5, Option K, L, N, P, R, T | <p>Historic District 1 appears to be eligible under Criterion C of the NRHP and Criterion 3 of the CRHR because it significantly embodies the distinctive characteristics of the Revival architectural styles, specifically as</p> |

Appendix D—Draft Programmatic Agreement and Historic Properties List

Table D-2. Historic Properties Within Alignment APE (continued)

| Resource Identifier | APN (address) | Description | Alignment near Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|--|---|------------------------|--|--|
| | and Glendon Avenue | Colonial Revival or Monterey Revival. The only building that is not a multiple family apartment building is WSE 49, which is a church. The district is located in a heavily developed urban mixed-use setting. The identification of Historic District 1 is preliminary and is not intended to include the full extent of the district. The complete boundaries of the district are not currently known. | | | applied to multiple family properties. The Revival styles represented in the district include Spanish Colonial Revival, Monterey Revival, and Late Gothic Revival. |
| WSE 46 | 4360003031-43 (10830, 10836 Lindbrook Dr., LA) | WSE 46 is a Spanish Colonial Revival-style courtyard apartment complex (Lindbrook Village) designed by Frederick N. Clark and constructed in 1936. It occupies the east half of the parcel and has a courtyard-facing orientation. It is two stories with a roughly U-shaped plan. The building features cross-gabled red tile roofs that are hipped at the corners and have exposed rafter tails; asymmetrically arranged recessed, metal fixed, bay, and casement window sashes, some with decorative grilles or shutters; and stucco and lower-story brick clad walls. On the elevation facing Lindbrook Drive, there is a brick chimney with decorative brick chimney stack. Entries are filled with historic-age wood panel doors; the entries feature a variety of details, such as a brick arch, stairs clad in square terracotta tiles and surrounded by wrought iron railings, small canopies, and/or brick stairs. There are trees and shrubs, stained wooden ceiling beams, and a glazed-tile panel of a ship in the courtyard. At the rear (southeast) are two rectangular plan two-story buildings in the same style as the apartment complex with parking spaces. The building appears to be unaltered and is in excellent condition. The Assessor reports alterations/additions that took place in 1972, but the details are currently unknown. Based on observation, there have been no major alterations or additions. | Westwood/UC LA | MS 10A; Alternative 1, 2, 3, 4, 5, Option K, L, N, P, R, T | Status Codes 3B, 3CB, and 5S1. WSE 46 was listed as City of Los Angeles Historic-Cultural Monument #446 on September 1, 1989, based on its architectural value. Based on site investigations and historic research, WSE 46 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the Spanish Colonial Revival architectural style as applied to the courtyard apartment complex. It also appears to be eligible under Criterion C of the NRHP and Criterion 3 of the CRHR as a contributor to potential Historic District 1 (along with WSE 47, WSE 49, and WSE 61). |
| WSE 47 | 4360003044 to-52 (10840) | WSE 47 is a Monterey Revival-style courtyard apartment complex designed by A.W. Angel and constructed in 1933. It occupies the west half of the parcel and has a courtyard-facing | Westwood/UC LA | MS 10A; Alternative 1, 2, 3, 4, 5, Option K, | Status Codes 3B, 3CB, and 5S1. WSE 47 was listed as City of Los Angeles |

Table D-2. Historic Properties Within Alignment APE (continued)

| Resource Identifier | APN (address) | Description | Alignment near Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|---------------------------------|---|------------------------|--|---|
| | Lindbrook Dr., LA) | orientation. It is two stories with a roughly U-shaped plan. The building features rambling cross-gabled red tile roofs that are hipped at the corners and have exposed rafter tails; asymmetrically arranged recessed, metal frame, fixed, bay, and casement window sashes, some with decorative grilles or shutters; and mostly stucco and some lower-story brick cladding. On the elevation facing Lindbrook Dr., there is a chimney with stucco cladding and a decorative brick chimney stack. Entries contain historic-age wood panel doors and feature a variety of details, such as a metal canopy with scalloped metal sheet, terracotta square tile stairs with wrought iron railings, iron light fixtures, small canopies, and/or brick stairs. The second stories feature projecting balconies with wood supports, exposed roof beams, wrought iron railings, and board and batten siding. There is a variety of low tropical landscaping, brick pavement, and curved brick walls in the courtyard. At the rear (southeast) are two rectangular plan two-story buildings in the same style and parking spaces. The building appears to be unaltered and is in excellent condition. The Assessor reports alterations/additions that took place in 1972, but the details are currently unknown. Based on observation, there have been no major alterations or additions. | | L, N, P, R, T | Historic-Cultural Monument #447 on September 1, 1989, based on its architectural value. Based on site investigations and historic research, WSE 47 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the Monterey Revival architectural style as applied to the courtyard apartment complex. It also appears to be eligible under Criterion C of the NRHP and Criterion 3 of the CRHR as a contributor to potential Historic District 1 (along with WSE 46, WSE 49, and WSE 61). |
| WSE 48 | 4325005054 (10822 Wilshire, LA) | WSE 48 is a Late Gothic Revival-style church building (Westwood Presbyterian Church) constructed in 1938. It occupies the front of the lot and has a north-facing orientation. It is two stories with a T-shaped plan. The sanctuary features a low-pitch gable roof with a cross mounted at the gable peak, a rose window on the primary façade, and board-formed concrete cladding. On the side (east and west) elevations, there are simple buttresses between pointed arch stained-glass windows and small one-story wings. The wing on the west elevation is a small vestibule with a window. On the east | Westwood/UC LA | MS 10A; Option M, N, O, Q, S, T, U | Status Codes 3S and 3CS. Based on site investigations and historic research, WSE 48 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the |

Appendix D—Draft Programmatic Agreement and Historic Properties List

Table D-2. Historic Properties Within Alignment APE (continued)

| Resource Identifier | APN (address) | Description | Alignment near Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|---------------------------------|--|------------------------|--|--|
| | | elevation, the one-story wing is an arched entrance with a small flight of stairs for the sanctuary. The primary façade is symmetrical with a main entry from Wilshire Boulevard through the historic-age wooden, pointed arch double door and side entrances on the east that are covered by a rectangular-plan roof. Historic-age small, recessed and diamond-paned window sashes with hoods are on either side of the main door. In front of the entry are low, wide stairs, lawn, and trees. Connected to the entrance wing, is another rectangular-plan, gable-roof wing/addition that is set at an angle aligned with the boundaries of the lot. At the end of the wing is a square-plan, one-story building that has a flat roof. The rest of the parcel contains a surface parking lot. The building appears to be unaltered and is in good condition. The Assessor reports alterations/additions that took place in 1944, but the details are currently unknown. It was moved to the site in 1950 according to the church's history. The sanctuary was built in 1953 according to the church's own history. Based on observation, this building appears to be unaltered. An education building (this is probably the connecting wing between Hoffman Hall and the sanctuary) was added by 1963. | | | Late Gothic Revival architectural style in a modern manner. |
| WSE 49 | 4360003014 (10801 Wilshire, LA) | WSE 49 is a Late Gothic Revival-style church building (University Bible Church) constructed in 1940. It occupies the front of the parcel and has a south-facing orientation. It is two stories with an L-shaped plan. At the southeast corner, there is a two-story square tower with a multi-sided spire. The building features a medium-pitch, cross-gable roof covered with non-historic age composite shingles; pairs of pointed arched window bays filled with fixed diamond-paned window sashes; and stucco cladding. The primary façade is asymmetrical with a pointed arch entry on Malcolm Avenue that is filled with historic-age wooden double doors. The side elevation and east elevation feature evenly spaced, pointed-arch stained glass | Westwood/UC LA | MS 10A; Alternative 1, 2, 3, 4, 5, Option K, L, P, Q, R | Status Codes 3B and 3CB. Based on site investigations and historic research, WSE 49 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the Late Gothic Revival architectural style in a modern manner. It also appears to be eligible |

Table D-2. Historic Properties Within Alignment APE (continued)

| Resource Identifier | APN (address) | Description | Alignment near Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|--|--|------------------------|--|---|
| | | windows with sills. The gable-front, east elevation also has a row of wood frame, small, rectangular windows with sills. The tower features vents and two louver, diamond-paned window sashes with sills. A wing perpendicular to the sanctuary connects the sanctuary to another gabled entrance off of Malcolm Avenue. Landscaping fronts both street sidewalks. The building appears to be minimally altered and is in good condition. Based on observation, the building appears to have been re-roofed. | | | under Criterion C of the NRHP and Criterion 3 of the CRHR as a contributor to potential Historic District 1 (along with WSE 46, WSE 47, and WSE 61). |
| WSE 50 | 4360004046 (10787 Wilshire Blvd., LA) | WSE 50 is a Postmodern-style with International-style influences residential building (Marie Antoinette Apartments) designed by Weber and Nicholson and constructed in 1962. It occupies the center of its lot and has a south-facing orientation. It is a sixteen story building with a rectangular plan. The building features a flat roof; evenly-spaced, aluminum frame, sliding windows with projecting precast concrete frames (rectangular-shaped outside and boomerang/triangular-shaped inside near the windows), and exposed aggregate gunite exterior cladding. There are cantilever balconies with metal railings on all four corners. On the main façade (south elevation), there is a center concrete bay of four columns of windows. The bay appears to be flat and detached from the façade. Between the window rows are angled projecting panels of concrete that look like the spine of a book. They are centered under the space between the window frames. The primary façade is symmetrical with entry from two metal sliding glass doors recessed under a canopy cover. This entrance is approached from a U-shaped driveway off of Wilshire Boulevard. There are two levels of underground parking with an entrance at the southeast corner of the building. On the north elevation, the penthouse has long, rectangular window bays. The building appears to be unaltered and is in good condition. The Assessor reports | Westwood/UC LA | MS 10A; Alternative 1, 2, 3, 4, 5, Option Q | Status Codes 3S and 3CS. Since the building is less than fifty years of age, it must meet NRHP Criteria Consideration G. Based on site investigations and historic research, WSE 50 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the Postmodern (with International influences) architectural style. |

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Table D-2. Historic Properties Within Alignment APE (continued)

| Resource Identifier | APN (address) | Description | Alignment near Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|-----------------------------------|--|------------------------|--|--|
| | | alterations/additions that took place in 1970, but the details are currently unknown. Based on observation, the building appears to be unaltered. | | | |
| Historic District 2 | | The following buildings, constructed between 1930 and 1938, appear to be contributors to Historic District 2: WSE 62, WSE 63, WSE 64, WSE 65, WSE 66, WSE 67, WSE 68. The district's most prevalent property type is the single family residence, which is built in the Minimal Traditional or Spanish Colonial Revival architectural style. The district is located in a heavily developed urban residential setting. The identification of Historic District 2 is preliminary and is not intended to include the full extent of the district. The complete boundaries of the district are not currently known. | Westwood/UC LA | MS 10B; Option N, O, T, U | Historic District 2 appears to be eligible under Criterion C of the NRHP and Criterion 3 of the CRHR because it significantly embodies the distinctive characteristics of the Minimal Traditional and Spanish Colonial Revival architectural styles. |
| WSE 51 | 4317002009 (1812 Holmby Ave., LA) | WSE 51 contains a Colonial Revival-style single-family residence, a similar style apartment building, and a similar style garage. The buildings were constructed in 1931. The buildings occupy the majority of the lot and have a generally west-facing orientation. The single family residence is one-story; the apartment and garage and two stories; all have rectangular plans, stucco exterior, wood-stained clapboards at their gables, and newly shingled roofs. The single-family residence features a steeply sloped side-gabled roof with exposed rafter tails and a chimney. The window bays are irregularly arranged and filled with wood frame, multi-light double hung sashes, some with shutters. The residence also features brick cladding at the foundation. The apartment building is reached through the alley and features a steeply sloped side-gable roof. There are two single doors (one appears to be original) with single shed-gable canopies. The windows on the first story are two-over-one double hung sashes and, at the ends, casements. The second story window bays contain small casements and larger double casements at the ends. The garage features a steeply sloped roof with | Century City | MS 12; Option R, S, T, U | Status Codes 3S and 3SC. Based on site investigations and historic research, WSE 51 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as buildings that significantly embody the distinctive characteristics of the Colonial Revival architectural style. |

Table D-2. Historic Properties Within Alignment APE (continued)

| Resource Identifier | APN (address) | Description | Alignment near Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|--|--|------------------------|--|--|
| | | exposed rafter tails; wooden-porch supports around the wooden garage doors; and a slight second story overhang. The primary façades of the three buildings appear to be symmetrical. The buildings appear to be minimally altered and are in good condition. Based on observation, the buildings are minimally altered. The window sashes on the rear buildings appear to have been replaced with metal sliders. | | | |
| WSE 52 | 4317002006 (10456 Santa Monica Blvd., LA) | WSE 52 contains Streamline Moderne-style multiple family residential buildings arranged in a bungalow court plan that were constructed in 1937. The court consists of four buildings bilateral-symmetrically organized around a central walkway. The buildings occupy the entire parcel and have a courtyard-facing orientation. The parcel slopes higher to the south and the buildings terrace up from one story at the street, to two stories and three stories at the rear. The buildings have rectangular plans with rounded corners facing the walkway on the one story buildings and rounded corners facing outward on the rear buildings. The buildings feature flat roofs with coping, evenly spaced wooden double-hung sash windows, and stucco cladding and horizontal concrete bands under the sills. The rear buildings have non-historic age metal frame sliding windows. The primary façade of the street facing buildings are symmetrical. The entrances to the apartments along the center concrete walkway are filled with single-leaf doors. The center walkway is concrete with stairs at the rear and landscaping on either side. The buildings appear to be minimally altered and are in good condition. Based on observation, the buildings are minimally altered. Two sets of windows on the rear buildings appear to have been replaced with metal sliders. | Century City | MS 12; Option N, O, R, S | Status Codes 3S and 3CS. Based on site investigations and historic research, WSE 52 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the Streamline Moderne architectural style as applied to the multiple family residences arranged in a bungalow court plan. |
| Historic District 3 | | The following buildings, constructed between 1928 and 1947, appear to be contributors to Historic District 3: WSE 53, WSE 69, WSE 70, WSE 71, WSE 72, WSE 73, WSE 74, and WSE 75. | Century City | MS 12; Option R, S, T, U | Historic District 3 appears to be eligible under Criterion C of the NRHP and Criterion 3 of the CRHR because it significantly |

Appendix D—Draft Programmatic Agreement and Historic Properties List

Table D-2. Historic Properties Within Alignment APE (continued)

| Resource Identifier | APN (address) | Description | Alignment near Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|---|--|------------------------|--|---|
| | | The district's most prevalent property type is the single family residence, which is built in Spanish Colonial Revival or Ranch architectural style. The district is located in a heavily developed urban residential setting. The identification of Historic District 3 is preliminary and is not intended to include the full extent of the district. The complete boundaries of the district are not currently known. | | | embodies the distinctive characteristics of the Spanish Colonial Revival and Ranch architectural styles. |
| WSE 53 | 4319011017 (1948 Fox Hills Dr., LA) | WSE 53 is a Spanish Colonial Revival-style residence constructed in 1936. It occupies the center of the lot and has a southwest-facing orientation. It is one story with an irregular plan. The building features a gable roof covered in red clay tile with a medium-depth overhang at the front. The rear features a flat roof. There is one visible chimney. The windows are irregularly arranged, recessed, and filled with wood frame, multi-light casement and fixed sashes. The walls are clad in stucco. The primary façade is asymmetrical with the entrance recessed below a wide porch that extends over the driveway and features rounded arches and a side gable roof covered in red clay tile. There is a detached garage at the rear (north) corner of the lot. The building appears to be unaltered and is in excellent condition. | Century City | MS 12; Option R, S, T, U | Status Codes 3B and 3CB. Based on site investigations and historic research, WSE 53 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA because it significantly embodies the distinctive characteristics of the Spanish Colonial Revival architectural style. The property also appears to be eligible under Criterion C of the NRHP and Criterion 3 of the CRHR, as a contributor to potential Historic District 3 (along with WSE 69, WSE 70, WSE 71, WSE 72, WSE 73, WSE 74, and WSE 75). |
| WSE 54 | 4319009030 (10300 Santa Monica Blvd., Los Angeles) | WSE 54 is a New England barn-style commercial and residential building (The Barn) constructed in 1949-1950. It occupies the majority of the parcel and has main elevations facing Fox Hills Drive and Santa Monica Boulevard. It is two stories with an L-shaped plan. The building features a moderate pitch, cross-gable, asphalt shingled roof with small eave overhang and exposed rafters. The roof has non-historic age skylights and roof vents. In general, the window bays are regularly arranged and filled with grille covered window sashes on the ground story; wood frame, three-over-two double-hung | Century City | MS 13A; Option P, Q | Status Codes 3S and 3CS. Though the building is more than fifty years old, it achieved significance less than fifty years of age (1965-79) so it must meet NRHP Criteria Consideration G in order to be eligible. Based on site investigations and historic research, WSE 54 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as |

Table D-2. Historic Properties Within Alignment APE (continued)

| Resource Identifier | APN (address) | Description | Alignment near Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|--|--|------------------------|--|--|
| | | <p>window sashes on the second floor; and metal frame, square window sashes on the north elevation gable. The building is clad in wood clapboard siding with end boards. The primary façade is symmetrical with entry from Fox Hills Drive. The entrance contains non-historic age plywood panels attached to the sides of a large, deeply recessed square entry and a small flight of tiled steps. A second entry from Santa Monica Boulevard is a recessed, end-boarded square entry with a casement style, multi-light window sash. Above the second entry is a large dormer with a square, multi-light window sash. The remaining ground floor doors have been filled with plywood panels. The building appears to be minimally altered and is in excellent condition. Based on observation, the window sash on the north elevation and the plywood may be new construction.</p> | | | <p>considered a historical resource for purposes of CEQA under Criterion B of the NRHP and Criterion 2 of the CRHR, as a building that is associated with the later career of architect Archibald Quincy Jones who bought the property in 1965 and used it as his residence and studio from 1965 until his death in 1979.</p> |
| WSE 55 | 4319001900 (241 S. Moreno Dr., Beverly Hills) | <p>WSE 55 is a French Eclectic-style assembly of educational buildings (Beverly Hills High School), constructed in 1936-37. Additions to the main building were designed by Rowland H. Crawford and the Streamline Moderne pool was designed by Stiles O. Clement. The property occupies the east side of the parcel (west of Health Avenue) and has an east-facing orientation. It is two stories with a roughly U-shaped plan that wraps around a large central lawn. Access to the property is from Moreno Drive by way of a flight of steps featuring metal crossed and circular patterned railings. The buildings feature moderate-pitch, hipped roofs, covered with composite shingles, and dormer vents. The window bays are regularly arranged and filled with metal frame sash window. The walls are clad in stucco and brick with quoins. The primary façade is asymmetrical with multiple entries framed by cast concrete surrounds with segmental pediments. In the center there is a square tower with a round clock and finial. On the south side of the parcel is a Streamline Moderne cylindrical-roofed</p> | Century City | MS 14; Option G, H, MOS 2 | <p>Status Codes 3S and 3CS.</p> <p>Based on site investigations and historic research, WSE 55 (Beverly Hills High School and pool) appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the French Eclectic and Streamline Moderne architectural styles.</p> |

Appendix D—Draft Programmatic Agreement and Historic Properties List

Table D-2. Historic Properties Within Alignment APE (continued)

| Resource Identifier | APN (address) | Description | Alignment near Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|---|--|------------------------|--|--|
| | | swimming pool. The projecting end areas of the pool building have rounded corners, horizontal bands, glass block windows, and coping above the windows. There are new classrooms and a science center to the west of Health Avenue, a private street which divides the parcel. The buildings appear to be minimally altered and are in excellent condition. Major additions (north wing to main building, five-story building with classrooms and two-level parking garage) occurred in 1967-70 and were designed by Rowland H. Crawford. In 2005-2007, the Science and Technology Center designed by LPA was added. | | | |
| WSE 56 | 4328014035 (9720 Wilshire Blvd., Beverly Hills) | WSE 56 is a New Formalism-style commercial building (Perpetual Savings Plaza/Pacific Mercantile Bank) designed by Durrell Stone and constructed in 1962. It is set back approximately thirty feet from Wilshire Boulevard, occupying the rear half of the lot. The building is nine stories with a rectangular plan. The building features a flat roof with a parapet and glass curtain walls of fixed metal-framed sashes enframed in a concrete grille of flaring arches (14 arched bays on each floor of primary north façade). The primary façade is symmetrical with the main entrance centered on the first floor. The building appears to be unaltered and is in excellent condition. | Wilshire/Rodeo | MS 15; Alternative 1, 2, 3, 4, 5, Option G, H, MOS 2 | Status Codes 3S and 3CS. Since the building is less than 50 years of age, it must meet NRHP Criteria Consideration G in order to be eligible. Based on site investigations and initial historic research, however, WSE 56 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the New Formalism architectural style. |
| Historic District 4 | | The following buildings, constructed between 1926 and 1953, appear to be contributors to Historic District 4: WSE 57, WSE 77, WSE 78, WSE 79, WSE 80, WSE 81, WSE 82, WSE 83, WSE 84, WSE 85, and WSE 86. The district's most prevalent property type is the multiple family residence, which is built in the Spanish Colonial Revival style. The only buildings that are not Spanish Colonial Revival style are WSE 80 (Ranch), WSE 82 (Minimal Traditional), and WSE 86 (Streamline Moderne). The district is located in a heavily developed urban mixed-use | Wilshire/La Cienega | MS 18, 27; Option C | Historic District 4 appears to be eligible under Criterion C of the NRHP and Criterion 3 of the CRHR because it significantly embodies the distinctive characteristics of the Spanish Colonial, Ranch, Minimal Traditional, and Streamline architectural styles, specifically as applied to multiple family properties. |

Table D-2. Historic Properties Within Alignment APE (continued)

| Resource Identifier | APN (address) | Description | Alignment near Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|--|---|-------------------------|--|---|
| | | setting. The identification of Historic District 4 is preliminary and is not intended to include the full extent of the district. The complete boundaries of the district are not currently known. | | | |
| WSE 57 | 4334022047 (138 N. Hamilton Dr., LA) | WSE 57 is a Spanish Colonial Revival-style multiple family residential building constructed in 1928. It occupies the majority of the lot and has a west-facing orientation. It is two stories with a rectangular plan. The building features a medium-pitch gable roof covered in red clay tile on the front and a flat roof at the rear. The window bays are irregularly arranged and are filled with wood frame, fixed and casement style multi-pane window sashes. There is small recessed balcony with wooden French doors. The walls are clad in stucco. The primary façade is asymmetrical with center entry through recessed arched doorway with decorative voussoirs and two historic-age lamps. Past the entry, there is a flight of concrete stairs and a wood frame door. The center of the second story features a multi-paned rectangular window, a rectangular balcony, and an arched balcony supported by two large brackets. The lower story has two arched, multi-paned windows. The building appears to be unaltered and is in excellent condition. The Assessor reports alterations/additions that took place in 1938, but the details are currently unknown. Based on observation, there have been no major alterations or additions. | Wilshire/La Cienega | MS 27; Option C | Status Codes 3B and 3CB. Based on site investigations and historic research, WSE 57 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the Spanish Colonial Revival architectural style. In addition, the property appears to be eligible as a contributor to potential Historic District 4 (along with WSE 77, WSE 78, WSE 79, WSE 80, WSE 81, WSE 82, WSE 83, WSE 84, WSE 85, and WSE 86). |
| WSE 58 | 4336008909 (715 N. San Vicente Blvd., W. Hollywood) | WSE 58 is a Contemporary-style educational building (San Vicente Branch Library) designed by Edward H. Fickett and constructed in 1960. It occupies the west-center of the lot and has an east-facing orientation. It is one-story with a rectangular plan. The building features a primarily flat roof. Centered on the flat roof is a double folded-plate roof with glazed front-gables to mark the entry. The window bays are symmetrically located and contain metal-frame, fixed-pane | Santa Monica/La Cienega | MS 29; Alternative 4, 5 | Status Codes 3S and 3CS. Based on site investigations and historic research, WSE 58 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion |

Appendix D—Draft Programmatic Agreement and Historic Properties List

Table D-2. Historic Properties Within Alignment APE (continued)

| Resource Identifier | APN (address) | Description | Alignment near Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|--|---|-------------------------|--|--|
| | | <p>window walls. The façade features brick end walls and painted metal panels above the doors and windows. The primary façade is symmetrical with an entry underneath the south gable through metal-frame commercial doors. The north and south ends of the building’s façade are adjacent to a fence, which is connected to the roof of the building by horizontal metal beams. The five feet between the fence and the building are filled with flat concrete blocks and landscaping. The building appears to be minimally altered and is in good condition. Based on observation, the entrance doors have been replaced.</p> | | | <p>3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the Contemporary architectural style and as the work of master architect Edward H. Fickett.</p> |
| WSE 59 | 4337017041 (8687 Melrose Ave., W. Hollywood) | <p>WSE 59 is a slick-skin, postmodern-style commercial building (Pacific Design Center, Blue Building) designed by Cesar Pelli and constructed in 1975. It occupies the northwest section of the parcel and has a south-facing orientation. It is six stories with a rectangular plan. The building features a flat roof with centered, linear skylight; blue-glaze glass, slick-skin curtain wall with black mullions; and on the south elevation, a clear-glass cylindrical tower. Near the roof line, the wall juts out and is lined by a band of clear glaze windows. The primary façade is asymmetrical with two-story entry on the north elevation. The building appears to be unaltered and is in excellent condition.</p> | Santa Monica/La Cienega | MS 29; Alternative 4, 5 | <p>Status Codes 3S, 3CS, 5S1.</p> <p>Primary No. 19-176757</p> <p>Since the building is less than fifty years of age, it must meet NRHP Criteria Consideration G. WSE 59 (and the adjacent Green Buildings) was listed as West Hollywood Designated Cultural Resource (Resolution 03-2983) in 2003 based on its architectural value. It was first recorded in 1987 in a historic survey. Based on site investigations and historic research, WSE 59 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the Postmodern architectural style.</p> |

Table D-2. Historic Properties Within Alignment APE (continued)

| Resource Identifier | APN (address) | Description | Alignment near Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|---|---|------------------------|--|---|
| WSE 60 | 5532006037 (1206 N. Citrus Ave., LA) | WSE 60 is a Colonial Revival-style residential duplex constructed in 1923. It occupies the majority of the lot and has a north-facing orientation. It is two stories with a rectangular plan. The building features a front-gabled roof covered in asphalt shingles. The window bays are arranged symmetrically and contain vinyl frame, horizontal sliding, window sashes. The building is clad in thin wood clapboard, end boards, and a horizontal wood band that divides the second story from the gable. The primary façade is symmetrical with two entries on the ground floor. Each is reached by concrete steps and covered by a porch supported by columns. The porch roof is front gable pediment with a vent and wood siding in the gable. The building appears to be minimally altered and is in good condition. The Assessor reports alterations/additions that took place in 1975, but the details are currently unknown. Based on observation, all the windows have been replaced. | Hollywood/Hig hland | MS 35; Alternative 4, 5 | Status Codes 3S and 3CS. Based on site investigations, WSE 60 appears to possess the requisite significance to be eligible for listing on the NRHP, CRHR, as well as considered a historical resource for purposes of CEQA under Criterion C of the NRHP and Criterion 3 of the CRHR, as a building that significantly embodies the distinctive characteristics of the Colonial Revival architectural style. |

Appendix D—Draft Programmatic Agreement and Historic Properties List

Table D-3. Contributors to Potential Historic District and not Individually Eligible or Listed

| Resource Identifier | APN (address) | Description | Nearest Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|---|--|------------------------|--|--|
| WSE 38 | 5548006017 (6800 Hollywood Blvd., LA) | WSE 38 is a Streamline Moderne-style commercial building with traditional Neoclassical elements (cornice and pilasters) designed by B.D. Bixby and constructed in 1935/1937. It occupies the east half of the parcel and has east- and north-facing orientations. It is a two-part commercial block of two stories with a single-story addition at the rear (south bay of east elevation), and a rectangular plan. The east elevation is five bays wide and the north elevation is two bays. The bays are divided by fluted pilasters and the parapet is topped by a heavy simple cornice. The building features a flat roof, asymmetrically arranged windows on the east elevation and symmetrically arranged windows on the west elevation, and stucco walls. The first floor windows on the west elevation are horizontal fixed metal-frame windows with security grilles. Some windows have been painted over, such as the two slightly recessed, horizontal bands of windows on the second floor of the west elevation. The building is organized around the rounded northeast corner with recessed entry covered by a terrazzo design. The north elevation has two large storefront entries, which each occupies their entire bay. One has only a security gate and the other has multi-pane sliding glass doors and security gates. The west elevation has three doors. The building appears to be moderately altered and is in good condition. Based on observation, the storefronts are new construction. | Hollywood/ Highland | MS 36; Alternative 4, 5 | Status Code 1D. Primary No. 19-174178 WSE 38 was listed in the NRHP and CRHR as a contributor (#57) to the Hollywood Boulevard Commercial and Entertainment District (NR District 85000704) (along with WSE 36, WSE 37, and WSE 39) in 1985 under Criteria A and C of the NRHP (Commerce and Entertainment/Architecture). Based on site investigations and historic research, WSE 38, as an individual resource, does not appear to possess the requisite significance to be eligible for listing on the NRHP and CRHR or considered a historical resource for purposes of CEQA. However, the property does appear to be eligible under Criterion A of the NRHP and Criterion 1 of the CRHR, as a contributor to the district. |
| WSE 39 | 5548006017 (6808-20 Hollywood Blvd., LA) | WSE 39 is a Vernacular style commercial building constructed in 1922/1924. It occupies the west half of the parcel and has a north-facing orientation. It is a two-part commercial block of three stories with a three-story addition at the rear (east), and a rectangular plan. The north elevation is three bays wide. The easternmost bay is an addition, which has with two storefronts, three bays on the upper | Hollywood/ Highland | MS 36; Alternative 4, 5 | Status Code 1D. Primary No. 19-174178 WSE 39 was listed in the NRHP and CRHR as a contributor (#56) to the Hollywood Boulevard Commercial and Entertainment |

Table D-3. Contributors to Potential Historic District and not Individually Eligible or Listed (continued)

| Resource Identifier | APN (address) | Description | Nearest Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|----------------------------------|---|-----------------|---|---|
| | | <p>floors of the north elevation and two bays on the south elevation. The building features a flat roof, evenly arranged horizontal sliding windows with small sills on the upper stories, and stuccoed brick walls. The windows of the upper stories of the building's north elevation have been filled in. The north elevation has a wide, decorative chevron pattern belt course between the first and second stories and an entablature of chevrons and sunburst shapes. The west elevation is brick with segmental arched recessed windows of non-original metal sliders on the upper two stories and filled-in openings at the ends and first story. The exterior of the south elevation is painted brick and has a small number of rectangular, recessed windows of non-original metal sliders. The north elevation consists of six storefronts. A single recessed doorway with a wood door is located at the west end of the north elevation. The west elevation has two centrally located side entrances. The south elevation has four rear entrances on the main building and one rear entrance on the addition. The building appears to be moderately altered and is in good condition. Based on observation, the storefronts and metal-framed window sashes are new construction. There are visible metal ties on the building indicating that it has been seismically retrofitted.</p> | | | <p>District (NR District 85000704) (along with WSE 36, WSE 37, and WSE 38) in 1985 under Criteria A and C of the NRHP (Commerce and Entertainment/Architecture). Based on site investigations and historic research, WSE 39, as an individual resource, does not appear to possess the requisite significance to be eligible for listing on the NRHP and CRHR or considered a historical resource for purposes of CEQA. However, the property does appear to be eligible under Criterion A of the NRHP and Criterion 1 of the CRHR, as a contributor to the district.</p> |
| WSE 61 | 4360003003 - 10824 Lindbrook Dr. | <p>WSE 61 is a Spanish Colonial Revival-style courtyard apartment building (Dracker Apartments/Lindbrook Manor) constructed in 1938. It occupies the entire lot and has a north-facing orientation. It is four stories with rectangular plan containing a large, central rectangular-plan courtyard. The building features low-pitch hipped roofs with exposed rafters. It is covered in red clay tile and has a chimney on the west side. The window bays are regularly arranged and filled with two-over-one double-hung sash windows with shutters</p> | Westwood/UC LA | MS 10A; Alternative 1, 2, 3, 4, 5, Option K, L, N, P, R, T, MOS 1 and 2 | <p>Status Codes 3D and 3CD.</p> <p>Based on site investigations and historic research, WSE 61, as an individual resource, does not appear to possess the requisite significance to be eligible for listing on the NRHP and CRHR or considered a historical resource for purposes of CEQA. However, the property does appear to be eligible under</p> |

Appendix D—Draft Programmatic Agreement and Historic Properties List

Table D-3. Contributors to Potential Historic District and not Individually Eligible or Listed (continued)

| Resource Identifier | APN (address) | Description | Nearest Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|-----------------------------------|---|-----------------|--|--|
| | | and narrow sills, small rectangular double sash window sashes, and glass block windows. The building is clad in stucco. The corners of the building are marked by decorative quoins. Other features include wrought iron railings, historic-period light fixtures. On the northwest corner of the fourth story, there is an overhanging balcony and a round cupola. The primary façade is asymmetrical with central entrance to the courtyard through a cast concrete arch and up a flight of concrete steps paved with square terracotta tile and divided by a center balustrade. Entries to the individual apartments from the courtyard are through original, wooden doors. There are also three wood frame, multi-paned glass doors along the north elevation. The building appears to be minimally altered and is in good condition. The courtyard contains a small, shallow pool and is paved in square terracotta tile. Based on observation, the fencing is not original and a window on the fourth story (northwest corner) has been replaced. | | | Criterion C of the NRHP and Criterion 3 of the CRHR, as a contributor to potential Historic District 1 (along with WSE 46, WSE 47, and WSE 49), because it significantly embodies the distinctive characteristics of the Spanish Colonial Revival architectural style. |
| WSE 62 | 4325010001 - 10806 Wellworth Ave. | WSE 62 is a Minimal Traditional-style residence constructed in 1936. It occupies the center of the corner lot and has a northeast-facing orientation. It is one-story with a V-shaped plan. The building features a low- to medium-pitch gable roof with medium eaves, exposed rafter tails, and a brick chimney. The roof is covered in composite shingles. The windows primarily contain vinyl frame, double-hung sashes. The house is clad in stucco. The primary façade is asymmetrical with a main entrance on the northwest elevation, which is recessed and contains a wooden door. The attached garage and driveway are on Malcolm Avenue, on the south elevation. The building appears to be minimally altered and is in good condition. The Assessor reports alterations/additions that took place in 1942, but the details are currently unknown. Based on observation, the windows | Westwood/UC LA | MS 10A; Option N, O, T, U | Status Codes 3D and 3CD. Based on site investigations and historic research, WSE 62, as an individual resource, does not appear to possess the requisite significance to be eligible for listing on the NRHP and CRHR or considered a historical resource for purposes of CEQA. However, the property does appear to be eligible under Criterion C of the NRHP and Criterion 3 of the CRHR, as a contributor to potential Historic District 2 (along with WSE 63, WSE 64, WSE 65, WSE 66, WSE 67, and WSE 68), because it significantly embodies the distinctive characteristics of the Minimal Traditional |

Table D-3. Contributors to Potential Historic District and not Individually Eligible or Listed (continued)

| Resource Identifier | APN (address) | Description | Nearest Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|-----------------------------------|--|-----------------|--|--|
| | | have been replaced recently and shutters have been removed. The garage may also be a later addition. | | | architectural style. |
| WSE 63 | 4325010002 - 10812 Wellworth Ave. | WSE 63 is a Minimal Traditional-style (with Colonial Revival influences) residence constructed in 1937/1938. It occupies the center of the lot, with a driveway on the east elevation that leads to the garage. It is one story with an irregular plan. The building features a medium-pitched side gable roof with a chimney and a small dormer with pediment and lead-pane window sash. A bump-out on the west end has a hipped roof. The roof has a shallow eave overhang and is covered in asphalt shingles. The primary façade features a lead-pane bay window sash and horizontal sliding metal window sashes with shutters. The entry is through a recessed entrance framed with wainscoting, engaged columns, and an entablature. The attached two-car garage is on the east side of the primary façade and features a wooden door. The walls are clad in stucco. The building appears to be minimally altered and is in good condition. Based on observation, the garage may be a later addition and the metal-frame horizontal sliding window sashes may have replaced earlier lead pane sashes, such as those found in the bay window and the dormer. | Westwood/UC LA | MS 10A; Option N, T | Status Codes 3D and 3CD. Based on site investigations and historic research, WSE 63, as an individual resource, does not appear to possess the requisite significance to be eligible for listing on the NRHP and CRHR or considered a historical resource for purposes of CEQA. However, the property does appear to be eligible under Criterion C of the NRHP and Criterion 3 of the CRHR, as a contributor to potential Historic District 2 (along with WSE 62, WSE 64, WSE 65, WSE 66, WSE 67, and WSE 68), because it significantly embodies the distinctive characteristics of the Minimal Traditional (with Colonial Revival influences) architectural style. |
| WSE 64 | 4325010016 - 1315 Malcolm Ave. | WSE 64 is a Spanish Colonial Revival-style residence constructed in 1930. It occupies the center of the lot and has an east-facing orientation. It is two stories with an L-shaped plan. The building features a low-pitch gable roof covered in red clay tile. The windows are irregularly arranged, recessed, and filled with wood frame, multi-light casement and double-hung sashes with wood sills below. The second story has a balconette. The walls are clad in stucco. The primary façade is asymmetrical; the entrance is not visible. The building appears to be unaltered and is in good condition. There is a detached garage at the rear (southwest) corner of the lot. | Westwood/UC LA | MS 10A; Option N, O, T, U | Status Codes 3D and 3CD. Based on site investigations and historic research, WSE 64, as an individual resource, does not appear to possess the requisite significance to be eligible for listing on the NRHP and CRHR or considered a historical resource for purposes of CEQA. However, the property does appear to be eligible under Criterion C of the NRHP and Criterion 3 of the CRHR, as a contributor to potential Historic |

Appendix D—Draft Programmatic Agreement and Historic Properties List

Table D-3. Contributors to Potential Historic District and not Individually Eligible or Listed (continued)

| Resource Identifier | APN (address) | Description | Nearest Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|--------------------------------|--|-----------------|--|--|
| | | The Assessor reports alterations/additions that took place in 1932, but the details are currently unknown. Based on observation, there have been no major alterations or additions. | | | District 2 (along with WSE 62, WSE 63, WSE 65, WSE 66, WSE 67, and WSE 68), because it significantly embodies the distinctive characteristics of the Spanish Colonial Revival architectural style. |
| WSE 65 | 4325010015 - 1321 Malcolm Ave. | WSE 65 appears to be a Colonial Revival-style residence, though tall trees partially block the view. It was constructed in 1936. It occupies the center of the lot and has an east-facing orientation. It is two stories, with the first story overhanging the first, and a rectangular plan. The building features a medium-pitch, side gable roof covered in composite shingles. A full length balcony, supported by rounded rafters and covered by an extension of the main roof, is on the primary façade of the second story. The windows that are visible appear to be irregularly spaced and filled with wood frame, double-hung, multi-light sashes, with shutters and flower boxes. The walls are clad in stucco. The main entry was not visible. The building appears to be minimally altered and is in good condition. There is a detached garage at the rear (southwest) corner of the lot. The Assessor reports alterations/additions that took place in 1950, but the details are currently unknown. Based on observation, the stucco cladding may not be of historic age. | Westwood/UC LA | MS 10A; Option N, O, T, U | Status Codes 3D and 3CD. Based on site investigations and historic research, WSE 65, as an individual resource, does not appear to possess the requisite significance to be eligible for listing on the NRHP and CRHR or considered a historical resource for purposes of CEQA. However, the property does appear to be eligible under Criterion C of the NRHP and Criterion 3 of the CRHR, as a contributor to potential Historic District 2 (along with WSE 62, WSE 63, WSE 64, WSE 66, WSE 67, and WSE 68), because it significantly embodies the distinctive characteristics of the Colonial Revival architectural style. |
| WSE 66 | 4325011019 - 1316 Malcolm Ave. | WSE 66 is a Spanish Colonial Revival-style residence constructed in 1927. It occupies the center of the lot and has a west-facing orientation. It is two stories with an L-shaped plan. The building features a low-pitch gable roof covered in red clay tile. The windows are irregularly spaced, recessed, arched, and filled with vinyl frame, multi-light casement sashes with wood surrounds. The second story has a set of wood frame French doors leading to a cantilevered balcony. The residence is clad in smooth stucco and features iron balconettes beneath some windows. The primary façade is | Westwood/UC LA | MS 10A; Option O, U | Status Codes 3D and 3CD. Based on site investigations and historic research, WSE 66, as an individual resource, does not appear to possess the requisite significance to be eligible for listing on the NRHP and CRHR or considered a historical resource for purposes of CEQA. However, the property does appear to be eligible under Criterion C of the NRHP and Criterion 3 of the |

Table D-3. Contributors to Potential Historic District and not Individually Eligible or Listed (continued)

| Resource Identifier | APN (address) | Description | Nearest Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|-----------------------------------|--|-----------------|--|---|
| | | asymmetrical; the entrance is not visible. The building appears to be minimally altered and is in good condition. There is a detached garage at the rear (south) corner of the lot and a trellis on the north. The Assessor reports alterations/additions that took place in 1933, but the details are currently unknown. Based on observation, the window sashes have been replaced with vinyl frame sashes. | | | CRHR, as a contributor to potential Historic District 2 (along with WSE 62, WSE 63, WSE 64, WSE 65, WSE 67, and WSE 68), because it significantly embodies the distinctive characteristics of the Spanish Colonial Revival architectural style. |
| WSE 67 | 4325011020 - 1322 Malcolm Ave. | WSE 67 is a Minimal Traditional-style residence constructed in 1935. It occupies the center of a corner lot and has a west-facing orientation. It is one story with a rambling irregular plan that is roughly U-shaped. The attached garage is on the northwest corner. The building features a steep-pitch gable roof with medium overhang and exposed rafter tails. The roof of the garage contains two gables and there is a chimney on the southwest corner. The roof is covered in composite shingles. The windows are irregularly arranged and contain vinyl frame, fixed, casement, and double-hung sashes with wood surrounds. The residence is clad in stucco and, at the gable ends, wood clapboard. The primary façade is asymmetrical with an entry on the west elevation filled with a wooden door. The building appears to be minimally altered and is in good condition. Based on observation, the window sashes have been replaced and the stucco has been reapplied. The garage may also be a later addition, based on the upswept roof and gables present that are not found anywhere else on the residence. | Westwood/UC LA | MS 10B; Option N, O, T, U | Status Codes 3D and 3CD. Based on site investigations and historic research, WSE 67, as an individual resource, does not appear to possess the requisite significance to be eligible for listing on the NRHP and CRHR or considered a historical resource for purposes of CEQA. However, the property does appear to be eligible under Criterion C of the NRHP and Criterion 3 of the CRHR, as a contributor to potential Historic District 2 (along with WSE 62, WSE 63, WSE 64, WSE 65, WSE 66, and WSE 68), because it significantly embodies the distinctive characteristics of the Minimal Traditional architectural style. |
| WSE 68 | 4325014006 - 10792 Rochester Ave. | WSE 68 is a Ranch-style residence constructed in 1935. It occupies the center of a corner lot and has a northwest-facing orientation. It is one story with an irregular plan and a detached garage. The building features a low-pitch hipped roof with a quarter-story square tower on the west elevation. The roof has a deep overhang and exposed rafter tails. The roof is covered in wooden shingles. The windows are | Westwood/UC LA | MS 10B; Option N, O, T, U | Status Codes 3D and 3CD. Based on site investigations and historic research, WSE 68, as an individual resource, does not appear to possess the requisite significance to be eligible for listing on the NRHP and CRHR or considered a historical |

Appendix D—Draft Programmatic Agreement and Historic Properties List

Table D-3. Contributors to Potential Historic District and not Individually Eligible or Listed (continued)

| Resource Identifier | APN (address) | Description | Nearest Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|--------------------------------|--|-----------------|--|--|
| | | irregularly spaced and contain wood frame, double-hung multi-light sashes with wooden surrounds and some with shutters. The walls are clad in stucco and board-and-batten wooden siding. The main entrance, which is filled with a wooden door, is on the northwest corner and is reached by a brick walk. The building appears to be unaltered and in excellent condition. | | | resource for purposes of CEQA. However, the property does appear to be eligible under Criterion C of the NRHP and Criterion 3 of the CRHR, as a contributor to potential Historic District 2 (along with WSE 62, WSE 63, WSE 64, WSE 65, WSE 66, and WSE 67), because it significantly embodies the distinctive characteristics of the Ranch architectural style. |
| WSE 69 | 4319009018 - 1869 Benicia Ave. | WSE 69 is a Spanish Colonial-style residence constructed in 1936. It is located in the center of the lot and has an east-facing orientation. It is one story with an irregular plan. The building features a low-pitch, cross-gable roof covered in red clay tiles. There is a large stuccoed chimney located on the north elevation. The exterior of the building is clad in stucco. The primary façade has one large fixed multi-light window sash with a wrought iron grille. A short stuccoed wall forms a small courtyard/patio area in front of the window. No other windows are visible from the street. The main entrance to the building is not located on the primary façade and is not visible from the street. A driveway on the south side of the building provides access to a detached garage through an archway. The building appears to be minimally altered and is in good condition. The Assessor reports alterations/additions that took place in 1947, but the details are currently unknown. Based on observation, the building appears to be minimally altered. | Century City | MS 12; Option T, U | Status Codes 3D and 3CD. Based on site investigations and historic research, WSE 69, as an individual resource, does not appear to possess the requisite significance to be eligible for listing on the NRHP and CRHR or considered a historical resource for purposes of CEQA. However, the property does appear to be eligible under Criterion C of the NRHP and Criterion 3 of the CRHR, as a contributor to potential Historic District 3 (along with WSE 53, WSE 70, WSE 71, WSE 72, WSE 73, WSE 74, and WSE 75), because it significantly embodies the distinctive characteristics of the Spanish Colonial Revival architectural style. |
| WSE 70 | 4319014007 - 1868 Benicia Ave. | WSE 70 is a Spanish Colonial Revival-style residence constructed in 1940. It is centrally located within the lot and has a west-facing orientation. The building appears to be two-story structure, but is likely a single-story residence situated on a slope with a two-car garage below built at a lower grade. It has an L-shaped plan. It has low-pitch hipped roof covered in red clay tile. There is a short, centrally- | Century City | MS 12; Option T, U | Status Codes 3D and 3CD. Based on site investigations and historic research, WSE 70, as an individual resource, does not appear to possess the requisite significance to be eligible for listing on the NRHP and CRHR or considered a historical |

Table D-3. Contributors to Potential Historic District and not Individually Eligible or Listed (continued)

| Resource Identifier | APN (address) | Description | Nearest Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|-----------------------------------|--|-----------------|--|---|
| | | located chimney visible from the street. The walls are clad in stucco. The primary façade is asymmetrical with the main entrance located beneath a small entry porch supported by thin, rounded posts. Windows on the primary façade are generally multi-light, double-hung sashes with faux shutters. The building appears to be minimally altered and is in good condition. The Assessor reports alterations/additions that took place in 1946, but the details are currently unknown. Based on observation, there have been no major alterations or additions. | | | resource for purposes of CEQA. However, the property does appear to be eligible under Criterion C of the NRHP and Criterion 3 of the CRHR, as a contributor to potential Historic District 3 (along with WSE 53, WSE 69, WSE 71, WSE 72, WSE 73, WSE 74, and WSE 75), because it significantly embodies the distinctive characteristics of the Spanish Colonial Revival architectural style. |
| WSE 71 | 4319011024 - 10338 La Grange Ave. | WSE 71 is a Split-level Ranch-style residence constructed in 1947. It is centered on the lot and has a west-facing orientation. The building has a two-story garage unit intercepted at mid-height by a one-story wing and a generally rectangular floor plan. The building features a low-pitch hipped roof clad in asphalt shingles and a short brick chimney with cap located on the one-story wing. The window bays are asymmetrically arranged and are filled with multi-light double-hung, fixed, or sliding sashes. The walls are clad in stucco. The primary façade is asymmetrical with main entrance located beneath a small entry porch. The porch has a single, decorative metal support. The building appears to be minimally altered and is in good condition. Based on observation, the building appears to be minimally altered; however, it is possible that the two-story garage unit is a later addition. | Century City | MS 12; Option R, S, T, U | Status Codes 3D and 3CD. Based on site investigations and historic research, WSE 71, as an individual resource, does not appear to possess the requisite significance to be eligible for listing on the NRHP and CRHR or considered a historical resource for purposes of CEQA. However, the property does appear to be eligible under Criterion C of the NRHP and Criterion 3 of the CRHR, as a contributor to potential Historic District 3 (along with WSE 53, WSE 69, WSE 70, WSE 72, WSE 73, WSE 74, and WSE 75), because it significantly embodies the distinctive characteristics of the Split-level Ranch architectural style. |
| WSE 72 | 4319011025 - 10350 La Grange Ave. | WSE 72 is a Ranch-style residence constructed in 1936. It is built on a slope with the garage wing situated at a slightly lower grade than the house. The building is centrally-located on the lot with a southwest-facing orientation. It is one story with an irregular plan. The building features low-pitch hipped roofs covered with asphalt shingles, eyebrow dormers, and a short horizontal chimney located on the | Century City | MS 12; Option R, S, T, U | Status Codes 3D and 3CD. Based on site investigations and historic research, WSE 72, as an individual resource, does not appear to possess the requisite significance to be eligible for listing on the NRHP and CRHR or considered a historical |

Appendix D—Draft Programmatic Agreement and Historic Properties List

Table D-3. Contributors to Potential Historic District and not Individually Eligible or Listed (continued)

| Resource Identifier | APN (address) | Description | Nearest Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|---------------------------------|---|-----------------|--|--|
| | | main wing. The window bays are asymmetrically arranged and are primarily filled with multi-light fixed or casement window sashes. The walls are clad in stucco at the base and wood clapboard siding above. The primary façade is asymmetrical with the main entrance centrally-located beneath a small entry porch. The porch has a small shed roof supported by thin square posts connected by decorative metal webbing. The building appears to be minimally altered and is in good condition. The Assessor reports alterations/additions that took place in 1939, but the details are currently unknown. Based on observation, the windows do not appear to be original. | | | resource for purposes of CEQA. However, the property does appear to be eligible under Criterion C of the NRHP and Criterion 3 of the CRHR, as a contributor to potential Historic District 3 (along with WSE 53, WSE 69, WSE 70, WSE 71, WSE 73, WSE 74, and WSE 75), because it significantly embodies the distinctive characteristics of the Ranch architectural style. |
| WSE 73 | 4319011028 - 10323 Dunkirk Ave. | WSE 73 is a Spanish Colonial Revival-style residence constructed in 1929. It is located at the center of the lot and has a southeast-facing orientation. It is one story on a slope with a two story, two-car garage unit built at a lower grade on the south side. The building has a generally rectangular plan. The building has low-pitch shed and front-gable roofs on the primary façade. The rear of the building has a flat roof. The shed and gabled roofs are covered in red clay tiles and the flat roof is covered in asphalt shingles. There is a short, stuccoed chimney located on the primary facade. and the exterior is stucco-clad. The primary façade is asymmetrical and the main entrance is located on the north portion of the primary façade, beneath a small shed roof porch. The windows are asymmetrically arranged and are filled with multi-light casement sashes. The window in the gable end has a decorative iron grille. Above the garage, there is a two-bay wide covered porch with a shed roof covered in red clay tile. The building appears to have been minimally altered and is in good condition. Based on observation, the building appears minimally altered; however, the two-story garage unit may be a later addition. | Century City | MS 12; Option R, S, T, U | Status Codes 3D and 3CD. Based on site investigations and historic research, WSE 73, as an individual resource, does not appear to possess the requisite significance to be eligible for listing on the NRHP and CRHR or considered a historical resource for purposes of CEQA. However, the property does appear to be eligible under Criterion C of the NRHP and Criterion 3 of the CRHR, as a contributor to potential Historic District 3 (along with WSE 53, WSE 69, WSE 70, WSE 71, WSE 72, WSE 74, and WSE 75), because it significantly embodies the distinctive characteristics of the Spanish Colonial Revival architectural style. |

Table D-3. Contributors to Potential Historic District and not Individually Eligible or Listed (continued)

| Resource Identifier | APN (address) | Description | Nearest Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|---------------------------------|---|-----------------|--|--|
| WSE 74 | 4319011029 - 10317 Dunkirk Ave. | WSE 74 is a Spanish Colonial Revival-style residence constructed in 1928. It is located in the center of the lot and has a southeast-facing orientation. It is a one and two-story structure situated on a slope with a two-car garage unit built at a slightly grade lower on the south side. The building has a low-pitch, cross gable roof with multiple rooflines and a T-shaped plan. The roof is clad in red clay tiles and there is a stuccoed chimney located on the east elevation above the one-story portion of the house. The primary façade is asymmetrical and the main entrance is located slightly off-centered, beneath a small shed roof porch. The building is clad in stucco and has decorative square vents at the gable ends. The recessed window bays are asymmetrically arranged and vary in size. They are primarily filled with primarily multi-light casement or single fixed pane sashes. The gable ends of the primary façade have large fixed picture windows; the one above the garage has a decorative grille. The building appears to have been minimally altered and is in good condition. The Assessor reports alterations/additions that took place in 1936, but the details are currently unknown. Based on observation, the two-story garage unit may be a later addition and the window sashes may not be of historic age. | Century City | MS 12; Option R, S, T, U | Status Codes 3D and 3CD. Based on site investigations and historic research, WSE 74, as an individual resource, does not appear to possess the requisite significance to be eligible for listing on the NRHP and CRHR or considered a historical resource for purposes of CEQA. However, the property does appear to be eligible under Criterion C of the NRHP and Criterion 3 of the CRHR, as a contributor to potential Historic District 3 (along with WSE 53, WSE 69, WSE 70, WSE 71, WSE 72, WSE 73, and WSE 75), because it significantly embodies the distinctive characteristics of the Spanish Colonial Revival architectural style. |
| WSE 75 | 4319011030 - 10311 Dunkirk Ave. | WSE 75 is a Spanish Colonial Revival-style residence constructed in 1928. It occupies the center of the lot and has a southeast-facing orientation. It is two stories with an irregular plan. The building features a low-pitch gable roof with shallow eave overhang. The roof is covered in red clay tiles. There is one visible chimney. The windows are irregularly spaced, recessed, and filled with wood frame, casement and fixed multi-light sashes. Some of the windows have metal awnings. The walls are clad in stucco. The primary façade is asymmetrical with the entrance recessed | Century City | MS 12; Option R, S, T, U | Status Codes 3D and 3CD. Based on site investigations and historic research, WSE 75, as an individual resource, does not appear to possess the requisite significance to be eligible for listing on the NRHP and CRHR or considered a historical resource for purposes of CEQA. However, the property does appear to be eligible under Criterion C of the NRHP and Criterion 3 of the |

Appendix D—Draft Programmatic Agreement and Historic Properties List

Table D-3. Contributors to Potential Historic District and not Individually Eligible or Listed (continued)

| Resource Identifier | APN (address) | Description | Nearest Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|---|---|---------------------|--|--|
| | | below a porch, which is supported by columns and three arches. The entry is filled with a wooden door. There is an attached garage on the north side. The building appears to be minimally altered and is in excellent condition. Based on observation, the attached garage may be a later addition. | | | CRHR, as a contributor to potential Historic District 3 (along with WSE 53, WSE 69, WSE 70, WSE 71, WSE 72, WSE 73, and WSE 74), because it significantly embodies the distinctive characteristics of the Spanish Colonial Revival architectural style. |
| WSE 76 | N/A | Resource Identifier WSE 76 was not included as part of this study. | N/A | N/A | N/A |
| WSE 77 | 4334022051 - 128 N. Hamilton Dr., Beverly Hills | WSE 77 is a Spanish Colonial Revival-style multiple family residence constructed in 1926. It occupies the center of the parcel and has a west-facing orientation. It is two stories with a roughly rectangular plan. The building features a low-pitch hipped roof covered in red clay tile on the front and a flat roof at the rear. There is a chimney on the south elevation. The recessed window bays are symmetrically arranged and filled with metal frame casement and fixed pane window sashes. The walls are clad in stucco. The primary façade is symmetrical with entry through an arcaded central porch with three separate single-leaf doors. On either side are red tile shed roof extensions of the porch. The extensions contain arched windows with wooden grilles. There are non-historic age security grills on one window and the doors. The second-story of the façade features a balcony with arcaded balustrade, a pediment with round vent, and an awning. The rear of the building is an unadorned rectangular box with evenly spaced wood frame, rectangular window sashes. On either side of the first story are also arcaded wing walls. The one on the south contains a gate to a small garage in the back. The building appears to be minimally altered and is in good condition. Based on observation, some of the window sashes and the security grilles appear to be later construction. | Wilshire/La Cienega | MS 18; Option C | Status Codes 3D and 3CD. Based on site investigations and historic research, WSE 77, as an individual resource, does not appear to possess the requisite significance to be eligible for listing on the NRHP and CRHR or considered a historical resource for purposes of CEQA. However, the property does appear to be eligible under Criterion C of the NRHP and Criterion 3 of the CRHR, as a contributor to potential Historic District 4 (along with WSE 57, WSE 78, WSE 79, WSE 80, WSE 81, WSE 82, WSE 83, WSE 84, WSE 85, and WSE 86), because it significantly embodies the distinctive characteristics of the Spanish Colonial Revival architectural style. |

Table D-3. Contributors to Potential Historic District and not Individually Eligible or Listed (continued)

| Resource Identifier | APN (address) | Description | Nearest Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|----------------------------------|---|---------------------|--|--|
| WSE 78 | 4334022052 - 126 N. Hamilton Dr. | WSE 78 is a Spanish Colonial Revival-style multiple-family residence constructed in 1928. It occupies the majority of the lot and has a west-facing orientation. It is two stories with a roughly rectangular plan. The north wing projects out from the south end of the building. The south side of the façade features a slightly overhanging second story with an arcaded base. The building features a low-pitch hipped roof covered in red clay tile and a flat roof at the rear. The hipped roof has simple exposed rafter tails. The recessed window bays are irregularly arranged and filled with wood frame fixed and casement window sashes. The second story has two, deeply recessed narrow rectangular windows with simple metal grilles as well as metal balconettes. On either side of the entry are two large rectangular windows. The walls are clad in stucco. The primary façade is asymmetrical with center entry through an arched doorway topped with a red tile-covered shed roof. A small, decorative arched opening is to the left of the arch entry. On either side of the façade are two wing walls. The north wall is stepped at the top and features a small, decorative arched opening; the south wall is large and has a curved square shape and supports a second story balcony. There is a one-story garage in the rear. The building appears to be minimally altered and is in excellent condition. Based on observation, new security grilles have been applied on the first story windows. | Wilshire/La Cienega | MS 18; Option C | Status Codes 3D and 3CD. Based on site investigations and historic research, WSE 78, as an individual resource, does not appear to possess the requisite significance to be eligible for listing on the NRHP and CRHR or considered a historical resource for purposes of CEQA. However, the property does appear to be eligible under Criterion C of the NRHP and Criterion 3 of the CRHR, as a contributor to potential Historic District 4 (along with WSE 57, WSE 77, WSE 79, WSE 80, WSE 81, WSE 82, WSE 83, WSE 84, WSE 85, and WSE 86), because it significantly embodies the distinctive characteristics of the Spanish Colonial Revival architectural style. |
| WSE 79 | 4334021064 - 123 N. Hamilton Dr. | WSE 79 is a Spanish Colonial Revival-style multiple family residence constructed in 1929. It occupies the majority of the lot and has an east-facing orientation. It is two stories with a rectangular plan. The building features a low-pitch front- and side-gable roof covered in red clay tile on the front and a flat roof at the rear. The window bays are irregularly arranged and filled with wood frame fixed and casement window sashes. More specifically, the ground floor features | Wilshire/La Cienega | MS 18; Option C | Status Codes 3D and 3CD. Based on site investigations and historic research, WSE 79, as an individual resource, does not appear to possess the requisite significance to be eligible for listing on the NRHP and CRHR or considered a historical resource for purposes of CEQA. However, the |

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Table D-3. Contributors to Potential Historic District and not Individually Eligible or Listed (continued)

| Resource Identifier | APN (address) | Description | Nearest Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|----------------------------------|--|---------------------|--|--|
| | | a grouping of three multi-pane casement windows to the left of the entry and a large window with a small canopy and wooden grille on the right of the entry. The second story has two tall casement windows with wrought iron balconettes, two small window sashes with projecting wood sills in the center, and two medium size multi-light casement window sashes grouped above a concrete sill on the right. There is decorative rectangular opening with a wood grille in the front gable. The building is clad in stucco. The primary façade is asymmetrical with a center entry through an arch featuring decorative voussoirs. The entry contains four historic-age doors, one for each apartment, and a flight of concrete stairs. The building appears to be minimally altered and is in excellent condition. There is a lawn in front (west) of the property and a detached garage with apartments above on the rear of the lot. | | | property does appear to be eligible under Criterion C of the NRHP and Criterion 3 of the CRHR, as a contributor to potential Historic District 4 (along with WSE 57, WSE 77, WSE 78, WSE 80, WSE 81, WSE 82, WSE 83, WSE 84, WSE 85, and WSE 86), because it significantly embodies the distinctive characteristics of the Spanish Colonial Revival architectural style. |
| WSE 80 | 4334021065 - 125 N. Hamilton Dr. | WSE 80 is a rare two-story Ranch-style multiple family residence constructed in 1953. It occupies the center of the lot and has an east-facing orientation. The building has a rectangular plan. It features a low-pitch, hipped roof with deep, boxed eaves. The roof is covered with composite shingles. There is a chimney on the south side. The window bays are irregularly placed and filled with metal frame multi-pane fixed and casement sashes. The walls are clad in horizontal wood siding on the ground floor and stucco on the upper floor. The south side has decorative concrete grates and a recessed porch on the ground floor and a recessed porch on the upper floor. The façade is asymmetrical with entries and stairways to the upper units on the south side. The entries are filled with wooden doors. The building appears to be unaltered and is in good condition. There is a detached, multi-car garage on the rear (west) side of the lot. | Beverly Center Area | MS 27; Option C | Status Codes 3D and 3CD. Based on site investigations and historic research, WSE 80, as an individual resource, does not appear to possess the requisite significance to be eligible for listing on the NRHP and CRHR or considered a historical resource for purposes of CEQA. However, the property does appear to be eligible under Criterion C of the NRHP and Criterion 3 of the CRHR, as a contributor to potential Historic District 4 (along with WSE 57, WSE 77, WSE 78, WSE 79, WSE 81, WSE 82, WSE 83, WSE 84, WSE 85, and WSE 86), because it significantly embodies the distinctive characteristics of the rare two-story Ranch architectural style. |

Table D-3. Contributors to Potential Historic District and not Individually Eligible or Listed (continued)

| Resource Identifier | APN (address) | Description | Nearest Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|----------------------------------|--|---------------------|--|--|
| WSE 81 | 4334021066 - 127 N. Hamilton Dr. | WSE 81 is a Spanish Colonial Revival-style multiple family residence constructed in 1928. It occupies most of the lot and has an east-facing orientation. It is two stories with a rectangular plan. The building features a low-pitch side and front gable roof covered in red clay tile on the front and a flat roof at the rear. The window bays are recessed and arranged irregularly; some are rectangular and others are arched. They are filled with a variety of window sash types including metal frame sliders, double-hung, and fixed multi-light sashes (unclear if they are wood or vinyl material), some with decorative grating. The second story features a cantilevered balcony with square posts supporting the red clay tile roof. The entry to the balcony is filled with a metal frame, sliding glass door. The building is clad in stucco. The façade is asymmetrical with a recessed entrance reached through a round arch featuring decorative voussoirs. The building appears to be minimally altered and is in good condition. Based on observation, some of the window sashes have been replaced and the sliding glass door to the balcony is later construction. | Beverly Center Area | MS 27; Option C | Status Codes 3D and 3CD. Based on site investigations and historic research, WSE 81, as an individual resource, does not appear to possess the requisite significance to be eligible for listing on the NRHP and CRHR or considered a historical resource for purposes of CEQA. However, the property does appear to be eligible under Criterion C of the NRHP and Criterion 3 of the CRHR, as a contributor to potential Historic District 4 (along with WSE 57, WSE 77, WSE 78, WSE 79, WSE 80, WSE 82, WSE 83, WSE 84, WSE 85, and WSE 86), because it significantly embodies the distinctive characteristics of the Spanish Colonial Revival architectural style. |
| WSE 82 | 4334021068 - 133 N. Hamilton Dr. | WSE 82 is a Minimal Traditional-style multiple family residence constructed in 1946. It occupies the center of the lot and has an east-facing orientation. It is one to two stories with a rectangular plan. The building features a medium-pitch hip roof covered in composite shingles. The window bays are irregularly arranged and are filled with what appear to be wood frame, double hung, multi-light sashes (some of the lights are set in a diamond pattern). Some of the window bays protrude from the wall and have a wooden surround; most window bays have faux shutters. The walls are clad primarily in stucco, with vertical siding and brick on the south end of the east corner. The primary façade is asymmetrical with a small porch and shed roof. The porch | Beverly Center Area | MS 27; Option C | Status Codes 3D and 3CD. Based on site investigations and historic research, WSE 82, as an individual resource, does not appear to possess the requisite significance to be eligible for listing on the NRHP and CRHR or considered a historical resource for purposes of CEQA. However, the property does appear to be eligible under Criterion C of the NRHP and Criterion 3 of the CRHR, as a contributor to potential Historic District 4 (along with WSE 57, WSE 77, WSE 78, WSE 79, WSE 80, WSE 81, WSE 83, WSE |

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Table D-3. Contributors to Potential Historic District and not Individually Eligible or Listed (continued)

| Resource Identifier | APN (address) | Description | Nearest Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|----------------------------------|--|---------------------|--|--|
| | | contains the main entry that appears to be filled with a wooden door. The building appears to be minimally altered and is in good condition. | | | 84, WSE 85, and WSE 86), because it significantly embodies the distinctive characteristics of the Minimal Traditional architectural style. |
| WSE 83 | 4334021075 - 147 N. Hamilton Dr. | WSE 83 is a Spanish Colonial Revival-style multiple family residence constructed in 1931. It occupies the majority of the lot and has an east-facing orientation. It is two stories with a rectangular plan. The building features a low-pitch side gable roof with shallow overhang and exposed rafter tails. The roof is covered in red clay tile. There is a chimney on the north end. The recessed window bays are arranged irregularly and are filled with metal frame double-hung, multi-light sashes with wooden sills. The building is clad in stucco with a molded belt course between the ground floor and the upper floor on the primary façade. There is a small balcony on the south end of the primary façade (second floor) that has a shed roof covered in red clay tile. The porch is trimmed with wood banisters and pillars. The primary façade is asymmetrical. The entries were not visible. The building appears to be minimally altered and is in good condition. Based on observation, the window sashes have been replaced. | Beverly Center Area | MS 27; Option C | Status Codes 3D and 3CD. Based on site investigations and historic research, WSE 83, as an individual resource, does not appear to possess the requisite significance to be eligible for listing on the NRHP and CRHR or considered a historical resource for purposes of CEQA. However, the property does appear to be eligible under Criterion C of the NRHP and Criterion 3 of the CRHR, as a contributor to potential Historic District 4 (along with WSE 57, WSE 77, WSE 78, WSE 79, WSE 80, WSE 81, WSE 82, WSE 84, WSE 85, and WSE 86), because it significantly embodies the distinctive characteristics of the Spanish Colonial Revival architectural style. |
| WSE 84 | 4334021076 - 149 N. Hamilton Dr. | WSE 84 is a Spanish Colonial Revival-style multiple family residence constructed in 1928. It occupies the center of the lot and has an east-facing orientation. It is two stories with a rectangular plan. The building features a medium-pitch, side gable roof covered in red clay tile on the front and a flat roof at the rear. The window bays are recessed and arranged symmetrically; some are rectangular and others are arched. The window bays are filled with wood frame double-hung and fixed window sashes, some with metal security bars and one set with faux shutters. Two of the upper story primary façade windows feature balconettes with metal railings. The | Beverly Center Area | MS 27; Option C | Status Codes 3D and 3CD. Based on site investigations and historic research, WSE 84, as an individual resource, does not appear to possess the requisite significance to be eligible for listing on the NRHP and CRHR or considered a historical resource for purposes of CEQA. However, the property does appear to be eligible under Criterion C of the NRHP and Criterion 3 of the CRHR, as a contributor to potential Historic |

Table D-3. Contributors to Potential Historic District and not Individually Eligible or Listed (continued)

| Resource Identifier | APN (address) | Description | Nearest Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|----------------------------------|--|---------------------|--|--|
| | | building is clad in stucco with a concrete belt course between the lower and upper stories and decorative quoins. The building is symmetrical with a recessed entrance, surrounded by brick, with a large awning above. The entry is filled with a wood door. There is a detached garage at the rear of the lot. The building appears to be minimally altered and is in good condition. | | | District 4 (along with WSE 57, WSE 77, WSE 78, WSE 79, WSE 80, WSE 81, WSE 82, WSE 83, WSE 85, and WSE 86), because it significantly embodies the distinctive characteristics of the Spanish Colonial Revival architectural style. |
| WSE 85 | 4334022049 - 134 N. Hamilton Dr. | WSE 85 is a Spanish Colonial Revival-style multiple-family residence constructed in 1934. It occupies most of the lot and has a west-facing orientation. It is two stories with an irregular plan. The north end of the primary façade projects out for a wing. The building features a low-pitch side gable and hipped roof covered in red clay tile on the front and a flat roof at the rear. There is a chimney on the north elevation. The window bays are regularly arranged and primarily contain metal frame fixed pane window sashes with projecting wood sills. On the first story of the primary façade, there is a wood frame bay window with wood spindle mullions. On the second floor, there is a recessed segmental-arch filled with a triple window sash with smaller wood spindle mullions. The walls are clad in stucco. The primary façade is asymmetrical with center entry through a porch on the first floor or exterior staircase to the second floor porch entry. The second-story porch and the exterior stair have thick pier supports. The porch and windows are covered with non-original security grilles and similar railings on the porch and exterior staircase. A driveway to the south of the building leads to a one-story garage at the rear. The building appears to be minimally altered and is in good condition. Based on observation, the railings and security grilles are non-original and were probably added in the past twenty years | Beverly Center Area | MS 27; Option C | Status Codes 3D and 3CD. Based on site investigations and historic research, WSE 85, as an individual resource, does not appear to possess the requisite significance to be eligible for listing on the NRHP and CRHR or considered a historical resource for purposes of CEQA. However, the property does appear to be eligible under Criterion C of the NRHP and Criterion 3 of the CRHR, as a contributor to potential Historic District 4 (along with WSE 57, WSE 77, WSE 78, WSE 79, WSE 80, WSE 81, WSE 82, WSE 83, WSE 84, and WSE 86), because it significantly embodies the distinctive characteristics of the Spanish Colonial Revival architectural style. |

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Table D-3. Contributors to Potential Historic District and not Individually Eligible or Listed (continued)

| Resource Identifier | APN (address) | Description | Nearest Station | Map Sheet Number (MS); Alignment Alternative Name, Option Name | Eligibility/Notes |
|---------------------|----------------------------------|--|---------------------|--|--|
| WSE 86 | 4334022046 - 140 N. Hamilton Dr. | WSE 86 It is a Streamline Moderne-style (with Neoclassical details) multiple family residence constructed in 1938. It occupies the majority of the lot and has a west-facing orientation. It is two stories with a rectangular plan. The building features a low-pitch hipped roof covered in asphalt shingles. The north side of the main façade projects westward and has its own hipped roof. The window bays are irregularly arranged and filled with wood frame, multi-paned casement window sashes. The window bays on the north and south elevations are evenly spaced and contain wood frame windows with projecting sills. The walls are clad primarily in stucco, though much of the primary façade is obscured by vines, pilaster and denticulated cornices. Over the main entrance there is a balcony with rounded sides and two recessed bands on the bottom. It is topped by a metal railing similar to the design of the main gate. A historic-age wood multi-paned door accesses the balcony. The balcony has a historic-age iron light fixture. The primary façade is asymmetrical with center entry through a decorative wire gate with a geometric leaf design. Two historic-age fixtures, like that found on the balcony, are affixed to either side of the main door. On the north end, there is a wing wall topped with a denticulated cornice and containing a gate of similar design to the main gate. The building appears to be unaltered and is in excellent condition. | Beverly Center Area | MS 27; Option C | Status Codes 3D and 3CD. Based on site investigations and historic research, WSE 86, as an individual resource, does not appear to possess the requisite significance to be eligible for listing on the NRHP and CRHR or considered a historical resource for purposes of CEQA. However, the property does appear to be eligible under Criterion C of the NRHP and Criterion 3 of the CRHR, as a contributor to potential Historic District 4 (along with WSE 57, WSE 77, WSE 78, WSE 79, WSE 80, WSE 81, WSE 82, WSE 83, WSE 84, and WSE 85), because it significantly embodies the distinctive characteristics of the Streamline Moderne architectural style. |

NRHP Status Codes

The codes found here represent a short list of the most frequently used status determinations, selected from a more extensive list that is available from the California OHP on request.

Note that districts themselves are given "S" ratings, while contributors receive "D" ratings. Thus, a district judged eligible for the National Register is rated "3S," but the district's contributors are rated "3D."

The initial number in a code indicates the general status:

- 1—Listed in the National Register.
- 2—Determined eligible for the National Register in a formal process involving federal agencies.
- 3—Appears eligible for listing in the National Register in the judgment of the person(s) completing or reviewing the form.
- 4—Might become eligible for listing.
- 5—Ineligible for the National Register but still of local interest.
- 6—None of the above.
- 7—Undetermined.

Each general status is divided into more specific codes as follows:

1—Listed in the National Register:

- 1S—Separately listed.
- 1D—Contributor to a listed district.
- 1B—Both 1S and 1D.

2—Determined eligible for listing in the National Register:

- 2S1—Determined eligible for separate listing by the Keeper of the National Register.
- 2S2—Determined eligible for separate listing through a consensus determination by a federal agency and the State Historic Preservation Officer.
- 2S3—Determined eligible for separate listing by a unit of the National Park Service other than the Keeper of the National Register.
- 2D1—Contributor to a district determined eligible by the Keeper.
- 2D2—Contributor to a district determined eligible for listing through a consensus determination.
- 2D3—Determined eligible for listing as a contributor to a district by a unit of the National Park Service other than the Keeper.
- 2B5—Determined eligible by more than one method listed above.

3—Appears eligible for listing in the National Register:

- 3S—Appears eligible for separate listing.
- 3D—Contributor to a district that has been fully documented according to OHP instructions and appears eligible for listing.
- 3B—Both 3S and 3D.

4—Might become eligible for listing:

- 4R—Meets both of the following conditions: (1) Is located within the boundaries of a fully documented district that is listed in, determined eligible for, or appears eligible for the National Register; and (2) may become a contributor to the district when it is restored to its appearance during the district's period of significance.
- 4S—May become eligible for separate listing in the National Register when one of the following occurs (use the code for the most important reason if more than one applies):
 - 4S1—The property becomes old enough to meet the Register's 50-year requirement.
 - 4S2—More historical or architectural research is performed on the property.
 - 4S7—The architectural integrity of the property is restored.
 - 4S8—Other properties, which provide more significant examples of the historical or architectural associations connected to this property, are demolished or otherwise lose their architectural integrity.
- 4D—Contributor to a fully documented district that may become eligible for listing when (use the code for the most important reason if more than one applies):
 - 4D1—The district becomes old enough to meet the Register's 50-year requirement.
 - 4D2—More historical or architectural research is performed on the district.
 - 4D7—The integrity of the district is restored.
 - 4D8—Other districts, which provide more significant examples of the historical or architectural associations connected to this district, are demolished or otherwise lose their architectural integrity.
- 4X—May become eligible as a contributor to a district that has not been fully documented.

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5—Not eligible for National Register but of local interest because the resource:

- 5S1—Is separately listed or designated under an existing local ordinance, or is eligible for such listing or designation.
- 5S3—Is not eligible for separate listing or designation under an existing local ordinance but is eligible for special consideration in local planning.
- 5D1—Is a contributor to a fully documented district that is designated or eligible for designation as a local historic district, overlay zone, or preservation area under an existing ordinance or procedure.
- 5D3—Is a contributor to a fully documented district that is unlikely to be designated as a local historic district, overlay zone, or preservation area but is eligible for special consideration in local planning.
- 5N—Needs special consideration for reasons other than the above.

6—None of the above:

- 6W—Removed from listing by the Keeper of the National Register.
- 6X—Determined ineligible for listing in the National Register by the Keeper of the National Register.
- 6Y—Determined ineligible for listing in the National Register through a consensus determination of a federal agency and the State Historic Preservation Officer.
- 6Z—Found ineligible for listing in the National Register through an evaluation process other than those mentioned in 6X and 6Y above.

Not evaluated.

Reference: *Instructions For Recording Historical Resources*; Office of Historic Preservation, Sacramento, CA; March 1995.