

SURVEY RESULTS

GPA surveyed 763 properties with commercial zoning constructed up to and including 1975 at the reconnaissance level. A complete list of properties included in the reconnaissance survey is included as Appendix III.

DESIGNATED HISTORIC RESOURCES

All designated historic resources with commercial zoning were resurveyed at the reconnaissance level and photographed. There are 27 designated commercial, institutional, and industrial properties in West Hollywood. These properties have various combinations of designation at the local, state, and national levels. These properties and their designation statuses are listed in Table I below. There are three properties in West Hollywood listed in the National Register: Sunset Tower at 8358 Sunset Boulevard, Hacienda Arms Apartments at 8439 Sunset Boulevard, and Great Hall/Long Hall at 1200 N. Vista Street. Several properties in West Hollywood have been determined eligible for listing in the National Register through the environmental review of federally funded projects. As a result, these properties were automatically included in the California Register. They include four buildings that form the Santa Monica Boulevard Commercial Grouping. Several properties designated locally contribute to the Old Sherman Thematic Grouping or the Lingenbrink Grouping. None of the designated properties were re-evaluated; however, the new photographs were uploaded to the RuskinARC survey database along with a summary prepared by the City of West Hollywood with the reasons for their designation.

TABLE I: DESIGNATED HISTORIC RESOURCES

LOCATION	DATE OF CONSTRUCTION	THEME/PERIOD	LANDMARK DESIGNATION		
			NR	CR	WH
1. 9025 W. Cynthia St.	1920	Sherman and Adjacent County Lands 1895-1925			X
2. 8341 De Longpre Ave.	1919	Sherman and Adjacent County Lands 1895-1925			X
3. 1282 N. Fairfax Ave.	1924	Sherman and Adjacent County Lands 1895-1925			X
4. 958 Hancock Ave.	1929	West Hollywood 1926-World War II			X
5. 8756 Holloway Dr.	1946	West Hollywood 1926-World War II			X
6. 8760-66 Holloway Dr.	1937	West Hollywood 1926-World War II			X
7. 1343 N. Laurel Ave.	1923	Sherman and Adjacent County Lands 1895-1925			X
8. 8687 Melrose Ave.	1975	Modern West Hollywood 1966-1984			X
9. 837 N. San Vicente Blvd.	1902	Sherman and Adjacent County Lands 1895-1925			X
10. 845 N. San Vicente Blvd.	1905	Sherman and Adjacent County Lands 1895-1925			X
11. 847 N. San Vicente Blvd.	1900	Sherman and Adjacent County Lands 1895-1925			X

TABLE I: DESIGNATED HISTORIC RESOURCES

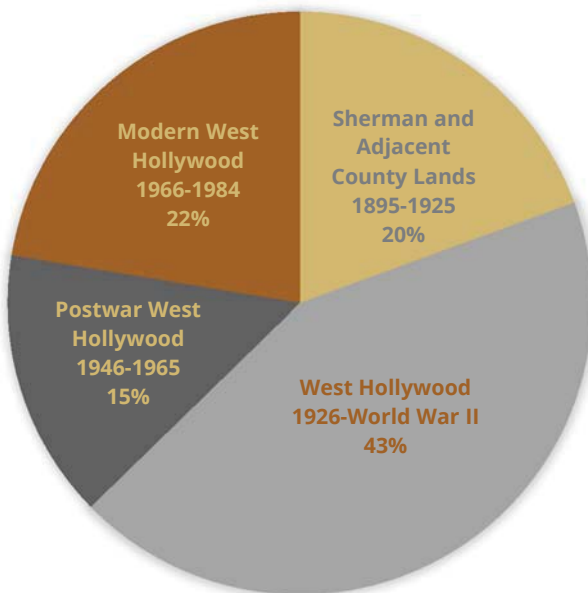
LOCATION	DATE OF CONSTRUCTION	THEME/PERIOD	LANDMARK DESIGNATION		
			NR	CR	WH
12. 850 N. San Vicente Blvd.	1900	Sherman and Adjacent County Lands 1895-1925			X
13. 7643 Santa Monica Blvd.	1953	Postwar West Hollywood 1946-1965		X	
14. 7900-06 Santa Monica Blvd.	1924	Sherman and Adjacent County Lands 1895-1925		X	
15. 7916 Santa Monica Blvd.	1925	Sherman and Adjacent County Lands 1895-1925		X	
16. 7924 Santa Monica Blvd.	1927	West Hollywood 1926-World War II		X	
17. 7936 Santa Monica Blvd.	1936	West Hollywood 1926-World War II		X	
18. 8281 Santa Monica Blvd.	1947	Postwar West Hollywood 1946-1965			X
19. 8431 Santa Monica Blvd.	1926	West Hollywood 1926-World War II			X
20. 8703 Santa Monica Blvd.	1928	West Hollywood 1926-World War II			X
21. 8811 Santa Monica Blvd.	1922	Sherman and Adjacent County Lands 1895-1925			X
22. 8851 Santa Monica Blvd.	1926	West Hollywood 1926-World War II			X
23. 8300 Sunset Blvd.	1962	Postwar West Hollywood 1946-1965		X	
24. 8358 Sunset Blvd.	1930	West Hollywood, 1926-World War II	X	X	X
25. 8439 Sunset Blvd.	1927	West Hollywood 1926-World War II	X	X	X
26. 1200 N. Vista St.	1938	West Hollywood 1926-World War II	X	X	
27. 903 Westbourne Dr.	1922	Sherman and Adjacent County Lands 1895-1925			X

POTENTIAL INDIVIDUAL HISTORIC RESOURCES

The reconnaissance survey initially identified 55 individual properties that warranted further study based upon their potential to convey significance. Other properties were submitted for consideration to the survey team through community engagement, but did not merit further examination (please see Appendix II). After additional research for the development of the historic context statement and feedback from the Community Development Department, the Historic Preservation Commission (HPC), a sub-committee of the HPC, and the community the list of potential individual historic resources was expanded to include 89 properties. These 89 properties were researched and evaluated using the criteria for designation under national, state, and local landmark programs and documented on DPR 523 A and B forms.

Only a small number of the properties identified as eligible for landmark designation pre-date 1925. The majority of the earliest extant resources in the city have already been identified and, in many cases, designated. The majority of potentially eligible properties date from after 1926. Several properties were identified as eligible within multiple periods of significance, reflecting the pattern of reuse and development common throughout the history of West Hollywood.

Potential Individual Resources by Theme/Period



<i>Theme/Period</i>	<i>Number of resources</i>
Sherman and Adjacent County Lands 1895-1925	13
West Hollywood 1926-World War II	29
Postwar West Hollywood 1946-1965	10
Modern West Hollywood 1966-1984	15

Potential individual resources significant under more than one theme/period are counted twice

Of the 89 properties evaluated, 58 appear to be eligible for designation under one or more national, state, and local landmark programs. They represent a broad range of periods and themes in West Hollywood history as well as a variety of architectural styles and building types. These properties and recommended status codes are listed in Table II below, and DPR 523 A and B forms are attached in Appendix IV.

TABLE II: POTENTIAL INDIVIDUAL HISTORIC RESOURCES				
LOCATION	DATE OF CONSTRUCTION	THEME/PERIOD	STATUS CODE	
			FORMER	CURRENT
1. 612 N. Almont Dr.	1909	Sherman and Adjacent County Lands 1895-1925	none	5S3
2. 8800 Beverly Blvd.	1949	Postwar West Hollywood 1946-1965	7N	3S/3CS/6L
3. 8899 Beverly Blvd.	1962	Postwar West Hollywood 1946-1965	none	5S3
4. 1041 Formosa Ave.	1921	West Hollywood 1926-World War II <i>and</i> Postwar West Hollywood 1946-1965	3S	3S/3CS/5S3
5. 7950 Fountain Ave.	1925	Sherman and Adjacent County Lands 1895-1925	none	5S3
6. 7960 Fountain Ave.	1927	West Hollywood 1926-World War II	none	5S3
7. 670 Hammond Ave.	1926/ 1933	West Hollywood 1926-World War II	6Y	3CS
8. 8750 Holloway Dr.	1940/ 1966	Postwar West Hollywood 1946-1965	none	5S3
9. 8938 Keith Ave. (also 812 N. Robertson Blvd.)	1921	Postwar West Hollywood 1946-1965 <i>and</i> Modern West Hollywood 1966-1984	5S2	5S3
10. 1053 La Jolla Ave. (also 8230 Santa Monica Blvd.)	1925	Sherman and Adjacent County Lands 1895-1925	none	5S3
11. 648 N. La Peer Dr.	1929	West Hollywood 1926-World War II <i>and</i> Modern West Hollywood 1966-1984	3S	3CS/5S3
12. 1105 N. Laurel Ave. also (8001-3 Santa Monica Blvd.)	1922	Sherman and Adjacent County Lands 1895-1925	none	5S3
13. 1051 Orange Grove Ave.	1929	West Hollywood 1926-World War II	5S2	3S/3CS/5S3
14. 621 N. Robertson Blvd.	1936	West Hollywood 1926-World War II	3S	3S/3CS/5S3
15. 626 N. Robertson Blvd.	1940	West Hollywood 1926-World War II	none	5S3

TABLE II: POTENTIAL INDIVIDUAL HISTORIC RESOURCES

LOCATION	DATE OF CONSTRUCTION	THEME/PERIOD	STATUS CODE	
			FORMER	CURRENT
16. 646 N. Robertson Blvd.	1940	West Hollywood 1926-World War II	none	5S3
17. 666 N. Robertson Blvd.	1931	West Hollywood 1926-World War II	none	5S3
18. 7156 Santa Monica Blvd.	1925	West Hollywood 1926-World War II	none	3CS/5S3
19. 7201 Santa Monica Blvd.	1923	Sherman and Adjacent County Lands 1895-1925	none	5S3
20. 7207 Santa Monica Blvd.	1924	Sherman and Adjacent County Lands 1895-1925	none	5S3
21. 7400 Santa Monica Blvd. (also 1055-61 N. Martel Ave.)	1924	Sherman and Adjacent County Lands 1895-1925	6Y	5S3
22. 7494 Santa Monica Blvd.	1925	Sherman and Adjacent County Lands 1895-1925	none	5S3
23. 7508 Santa Monica Blvd.	1923	Sherman and Adjacent County Lands 1895-1925	none	5S3
24. 7624 Santa Monica Blvd.	1927	West Hollywood 1926-World War II	none	5S3
25. 7630 Santa Monica Blvd.	1924	Sherman and Adjacent County Lands 1895-1925	none	5S3
26. 7728 Santa Monica Blvd.	1940	West Hollywood 1926-World War II <i>and</i> Modern West Hollywood 1966-1984	none	5S3
27. 7985 Santa Monica Blvd.	1936/ 1974	Modern West Hollywood 1966-1984	none	5S3
28. 8210 Santa Monica Blvd.	1924	Sherman and Adjacent County Lands 1895-1925	none	5S3
29. 8221 Santa Monica Blvd.	1956	Postwar West Hollywood 1946-1965	none	3S/3CS/5S3
30. 8250 Santa Monica Blvd.	1926	West Hollywood 1926-World War II	none	5S3
31. 8271 Santa Monica Blvd.	1925	Sherman and Adjacent County Lands 1895-1925	none	5S3
32. 8447 Santa Monica Blvd.	1927	Modern West Hollywood 1966-1984	5S2	3CS/5S3
33. 8917 Santa Monica Blvd.	1927	West Hollywood 1926-World War II	none	5S3
34. 8980 Santa Monica Blvd.	1931	West Hollywood 1926-World War II	none	5S3
35. 9071 Santa Monica Blvd.	1929	Modern West Hollywood 1966-1984	none	5S3
36. 9079 Santa Monica Blvd.	1946	Modern West Hollywood 1966-1984	none	5S3

TABLE II: POTENTIAL INDIVIDUAL HISTORIC RESOURCES

LOCATION	DATE OF CONSTRUCTION	THEME/PERIOD	STATUS CODE	
			FORMER	CURRENT
37. 9080 Santa Monica Blvd.	1928/ 1938	West Hollywood 1926-World War II	none	3CS/5S3
38. 8301 Sunset Blvd.	1946	Modern West Hollywood 1966-1984	none	5S3
39. 8351 Sunset Blvd.	1976	Modern West Hollywood 1966-1984	none	5S3
40. 8433 Sunset Blvd.	1940	Modern West Hollywood 1966-1984	none	5S3
41. 8585 Sunset Blvd.	1959	Postwar West Hollywood 1946-1965 <i>and</i> Modern West Hollywood 1966-1984	5S3	5S3
42. 8743 Sunset Blvd.	1936	West Hollywood 1926-World War II	5D2	5S3
43. 8760 Sunset Blvd.	1967	Modern West Hollywood 1966-1984	none	5S3
44. 8776 Sunset Blvd.	1935	West Hollywood 1926-World War II	5D2	5S3
45. 8782 Sunset Blvd.	1935	West Hollywood 1926-World War II	5D2	5S3
46. 8901 Sunset Blvd.	1930	Modern West Hollywood 1966-1984	5D2	3S/3CS/5S3
47. 8947 Sunset Blvd.	1936	West Hollywood 1926-World War II	5D2	3S/3CS/5S3
48. 9009 Sunset Blvd.	1938	West Hollywood 1926-World War II <i>and</i> Postwar West Hollywood 1946-1965 <i>and</i> Modern West Hollywood 1966-1984	5D2	3CS/5S3
49. 9015 Sunset Blvd.	1935	West Hollywood 1926-World War II <i>and</i> Postwar West Hollywood 1946-1965 <i>and</i> Modern West Hollywood 1966-1984	5D2	3CS/5S3
50. 9028 Sunset Blvd.	1937	West Hollywood 1926-World War II	5D2	3S/3CS/5S3
51. 9101 Sunset Blvd.	1928	West Hollywood 1926-World War II	5D2	5S3
52. 9111 Sunset Blvd.	1935	West Hollywood 1926-World War II	5D2	5S3
53. 9118-34 Sunset Blvd.	1939	West Hollywood 1926-World War II	5D2	3S/3CS/5S3
54. 9121 Sunset Blvd.	1935	West Hollywood 1926-World War II	5D2	5S3

TABLE II: POTENTIAL INDIVIDUAL HISTORIC RESOURCES				
LOCATION	DATE OF CONSTRUCTION	THEME/PERIOD	STATUS CODE	
			FORMER	CURRENT
55. 9157 Sunset Blvd.	1938	West Hollywood 1926-World War II	5D2	5S3
56. 9165 Sunset Blvd.	1936	West Hollywood 1926-World War II	5D2	3S/3CS/5S3
57. 1150 N. Vista St.	1949	Postwar West Hollywood 1946-1965	none	5S3
58. 801 Westmount Dr.	1925	Sherman and Adjacent County Lands 1895-1925	none	5S3

PROPERTIES EVALUATED AS INELIGIBLE

Following research and evaluation, a total of 31 individual properties were found to be lacking the necessary significance or integrity to qualify as historic resources. Twenty-nine individual properties were given a status code of 6Z (found ineligible for National Register, California Register or local designation through survey evaluation). Five of these properties were identified as potential historic resources in the 1986-87 survey. Two have been demolished and the others have been altered in the intervening years. Two properties were given a status code of 6L (determined ineligible for local designation through the local government review process; but may warrant special consideration in local planning). These properties and recommended status codes are listed in Table III below.

TABLE III: PROPERTIES EVALUATED AS INELIGIBLE				
LOCATION	DATE OF CONSTRUCTION	THEME/PERIOD	STATUS CODE	
			FORMER	CURRENT
1. 603 N. Almont Dr. (also 9009 Melrose Ave.)	1966	Modern West Hollywood 1966-1984	none	6Z
2. 8715 Beverly Blvd.	1931	Postwar West Hollywood 1946-1965	none	6Z
3. 9039 Beverly Blvd.	1931/ 1998	West Hollywood 1926-World War II	3S	6Z
4. 945 N. Fairfax Ave.	1954	Postwar West Hollywood 1946-1965	7N	6Z
5. 827 Hilldale Ave.	1949	Postwar West Hollywood 1946-1965	none	6Z
6. 8930 Keith Ave.	1923	Sherman and Adjacent County Lands 1895-1925	none	6Z
7. 1107 N. Kings Rd.	1947	Postwar West Hollywood 1946-1965	none	6Z
8. 1005 N. La Cienega Blvd.	1948	Postwar West Hollywood 1946-1965	none	6L
9. 8465 Melrose Ave.	1936	West Hollywood 1926-World War II	none	6Z
10. 9021 Melrose Ave.	1961	Postwar West Hollywood 1946-1965	none	6Z

TABLE III: PROPERTIES EVALUATED AS INELIGIBLE

LOCATION	DATE OF CONSTRUCTION	THEME/PERIOD	STATUS CODE	
			FORMER	CURRENT
11. 1001 Poinsettia Pl.	1965	Postwar West Hollywood 1946-1965	none	6Z
12. 641 N. Robertson Blvd.	1948/ 1974	Postwar West Hollywood 1946-1965 Modern West Hollywood 1966-1984	none	6Z
13. 686 N. Robertson Blvd.	1936	Postwar West Hollywood 1946-1965	none	6Z
14. 7496 Santa Monica Blvd.	1947	Postwar West Hollywood 1946-1965	none	6Z
15. 7617 Santa Monica Blvd.	1970	Modern West Hollywood 1966-1984	none	6L
16. 8214 Santa Monica Blvd.	1948	Postwar West Hollywood 1946-1965	none	6Z
17. 8323 Santa Monica Blvd.	1925	Sherman and Adjacent County Lands 1895-1925	none	6Z
18. 8445 Santa Monica Blvd.	1947	Postwar West Hollywood 1946-1965	none	6Z
19. 8465 Santa Monica Blvd.	1954	Postwar West Hollywood 1946-1965	none	6L
20. 9060 Santa Monica Blvd.	1962	Postwar West Hollywood 1946-1965	none	6Z
21. 8225 Sunset Blvd.	1926	West Hollywood 1926-World War II	none	6Z
22. 8401 Sunset Blvd.	1962	Modern West Hollywood 1986-1984	none	6Z
23. 8795 Sunset Blvd. (also 1114 Horn Ave.)	1922	West Hollywood 1926-World War II	5D2	6Z
24. 8801 Sunset Blvd.	1970	Modern West Hollywood 1966-1984	none	6L
25. 8828 Sunset Blvd.	1926	Postwar West Hollywood 1946-1965	none	6Z
26. 8850 Sunset Blvd.	1921	Sherman and Adjacent County Lands 1895-1925 Postwar West Hollywood 1946-1965	none	6Z
27. 8866 Sunset Blvd.	1935	West Hollywood 1926-World War II	5D2	6L
28. 8969 Sunset Blvd.	1951	Postwar West Hollywood 1946-1965	none	6Z
29. 9016 Sunset Blvd.	1934	West Hollywood 1926-World War II	5D2	6Z
30. 9131 Sunset Blvd.	n/a	n/a	5D2	6Z
31. 9145 Sunset Blvd.	1935	West Hollywood 1926-World War II	none	6Z

POTENTIAL HISTORIC DISTRICTS

As part of the survey methodology, the project team considered groups of buildings in the city “united historically or aesthetically by plan or physical development” as potential historic districts. In the 1986-87 survey, a grouping along the Sunset Strip was identified as eligible, but not designated. The identified grouping was not very concentrated. The GPA project team did not believe the collection of buildings identified as contributing to the Sunset Strip grouping possessed the linkage or unity to qualify as a historic district; therefore, the buildings were evaluated individually.

One potential district, Sunset Plaza, was identified as appearing eligible for designation under national, state, and local landmark programs. Sunset Plaza was likewise identified in the 1986-87 survey; however, one contributing building was demolished in the intervening years and replaced with a new building. A new DPR 523 D form was prepared to address this change as well as changes to other buildings. The proposed district boundaries correspond with the historic boundaries of Sunset Plaza, and include one new contributing building that was overlooked in the 1986-87 survey and one new non-contributing building. The proposed district comprises ten contributing buildings (71%) and four non-contributing buildings (29%). The addresses within the proposed district boundaries are listed in Table IV below:

TABLE IV: PROPERTIES IN POTENTIAL SUNSET PLAZA HISTORIC DISTRICT				
LOCATION	DATE OF CONSTRUCTION	THEME/PERIOD	STATUS CODE	
			FORMER	CURRENT
1. 8591-95 Sunset Blvd.	1935-36	West Hollywood 1926-World War II	3D	3D/3CD/5D3
2. 8600-08 Sunset Blvd.	2012	West Hollywood 1926-World War II	3D	6Z
3. 8605-15 Sunset Blvd.	1935-36	West Hollywood 1926-World War II	3D	3D/3CD/5D3
4. 8616-26 Sunset Blvd.	1935-36	West Hollywood 1926-World War II	6Z	6Z
5. 8619 Sunset Blvd.	1935-36	West Hollywood 1926-World War II	3D	3D/3CD/5D3
6. 8623 Sunset Blvd.	1935-36	West Hollywood 1926-World War II	3D	3D/3CD/5D3
7. 8625-37 Sunset Blvd.	1935-36	West Hollywood 1926-World War II	3D	3D/3CD/5D3
8. 8630-60 Sunset Blvd.	1935-36	West Hollywood 1926-World War II	3D	3D/3CD/5D3
9. 8641-53 Sunset Blvd.	1935-36	West Hollywood 1926-World War II	3D	3D/3CD/5D3
10. 8655-73 Sunset Blvd.	1935-36	West Hollywood 1926-World War II	3D	3D/3CD/5D3
11. 8700 Sunset Blvd.	1996	West Hollywood 1926-World War II	none	6Z
12. 8710 Sunset Blvd.	1935-36	West Hollywood 1926-World War II	3D	3D/3CD/5D3
13. 8711 Sunset Blvd.	1935-36	West Hollywood 1926-World War II	none	6Z
14. 8720 Sunset Blvd.	1935-36	West Hollywood 1926-World War II	none	3D/3CD/5D3



RECOMMENDATIONS

The following recommendations are for the ongoing preservation of historic resources within the City of West Hollywood. They are based on standard preservation practice and guidelines as outlined by the National Park Service, the State Office of Historic Preservation, and the National Trust for Historic Preservation. They are also consistent with Chapter 19.58 of West Hollywood Municipal Code, commonly known as the City's Cultural Heritage Preservation Ordinance. GPA Consulting recommends that the City consider the following:

MAINTAIN AND EXPAND RUSKINARC DATABASE

Data for all City of West Hollywood historic resources surveys should be consolidated in RuskinARC. GPA consolidated the data from the 1986-87 survey as well as all of the properties designated under national, state, and local landmark programs as of December 2015, no matter the zoning, to the RuskinARC system. Data from the 2008 multi-family, 2016 Craftsman, and any subsequent survey updates should be added to the RuskinARC database.

GPA also recommends the Community Development Department assign a database manager to RuskinARC. One person should be responsible for editing and updating data in the system on a scheduled basis.

PUBLIC HISTORY

The City of West Hollywood should develop an approach to interpret and commemorate historic places and events no longer represented in the built environment. One possibility is to add pins to the RuskinARC system that would represent "sites of" places important to the history of West Hollywood. Another possibility is to install informative plaques or kiosks throughout the city at locations of historic places and events.

SUBMIT SURVEY RESULTS TO CALIFORNIA OFFICE OF HISTORIC PRESERVATION

The results of the 2016 Commercial Historic Resources Survey should be submitted to the Office of Historic Preservation (OHP) for inclusion in the California Historical Resources Information System (CHRIS). The results of the 2016 survey will supersede former evaluations that remain in the CHRIS.

PUBLIC NOTICE

The City should notify the owners of the properties evaluated as eligible for landmark designation and educate them on general preservation practices, designation procedures, incentive programs, and the general pros and cons of owning a historic resource.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

In accordance with Section 15064.5 of the California Environmental Quality Act (CEQA), properties identified as eligible for landmark designation in a historic resources survey are presumed to be historically significant. Public agencies must treat such properties as historic resources subject to

CEQA unless a preponderance of evidence demonstrates that they are not historically significant. Such evidence could include new information about the significance or integrity of the property that was not known at the time of the survey or physical changes to the property that diminish its integrity after the survey.

SURVEY LIMITATIONS

Future accommodations should be made for the limitations inevitable with a historic resources survey. Since the survey was conducted from the public right-of-way, there may be buildings or portions of buildings that were not visible to the project team. In addition, those properties with multiple buildings, such as schools, churches, and studio lots, may not have been completely visible from the public right-of-way. In the event that a property owner applies to alter or demolish a building that was not visible to the project team from the public right-of-way, the building should be evaluated as a potential historic resource by a qualified professional. The professional should determine if the building has the potential to qualify as an individual historic resource or the potential to contribute to a historic district.



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