
APPENDIX L
HISTORICAL RESOURCES ANALYSIS

**Rose Hill Courts
4466 Florizel Street
Los Angeles, California**

Historical Resource Technical Report



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CONSULTING

G P A

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EXECUTIVE SUMMARY

The Applicant proposes to redevelop Rose Hill Courts (Project) in the Northeast Los Angeles Community Plan Area of the City of Los Angeles. The Project site is bounded by East Florizel Street on the north, North McKenzie Avenue on the east, East Mercury Avenue on the south, and North Boundary Avenue on the west. The purpose of this report was to determine if the Project would impact any historical resources within the study area in compliance with the California Environmental Quality Act (CEQA). The study area included the Project site and a 500-foot radius around the Project site.

The Project site consists of Rose Hill Courts, a public housing complex developed by the Los Angeles Housing Authority (HACLA) in 1942. The complex was formally determined eligible for listing in the National Register of Historic Places (National Register) as a historic district in 2003 through the federal review process under Section 106 of the National Historic Preservation Act. As such, it was automatically listed in the California Register of Historical Resources (California Register). Properties that are listed in the California Register are historical resources defined by CEQA.

The proposed Project would involve the demolition of the existing complex, including one administration building and 14 residential buildings containing 100 dwelling units with on-street parking. A new complex would be constructed in two phases and composed of one community building and 13 residential buildings containing approximately 191 dwelling units with 176 parking spaces.

GPA concluded that the Project would have a significant direct impact on the historical resource. Rose Hill Courts would be materially impaired by the Project because it would no longer be listed in the California Register and eligible for listing in the National Register if it were demolished. The only way of reducing the impact on the historical resource would be redesigning the Project to preserve Rose Hill Courts. Mitigation measures are recommended, but they would not reduce the impact to level of less than significant.

The Project would have no indirect impacts on historical resources in the vicinity, because there are none.

The potential for cumulative impacts from the Project were also considered. In an abundance of caution, GPA concluded that the Project would have a significant cumulative impact on historical resources. Although there are no known related projects involving historical resources within a similar context or property type as Rose Hill Courts, it is reasonably foreseeable that HACLA could redevelop, partially redevelop, or significantly rehabilitate other public housing complexes in the future. If those public housing projects were historical resources, the project could potentially contribute to cumulative impacts on historical resources.

1. INTRODUCTION

1.1 Purpose and Qualifications

The purpose of this report is to analyze whether or not a proposed project (Project) would impact historical resources. The Project would involve one parcel located at 4466 Florizel Street identified as Assessor Parcel Number 5305-011-900 in the Rose Hill neighborhood of the City of Los Angeles (see Figure 1). The five-acre property is occupied by Rose Hill Courts, a public housing complex completed in 1942 consisting of 14 residential buildings containing 100 dwelling units and one administration building. The Project would involve the demolition of the existing buildings at Rose Hill Courts and construction of 13 residential buildings containing approximately 191 dwelling units and one community building containing a management office.

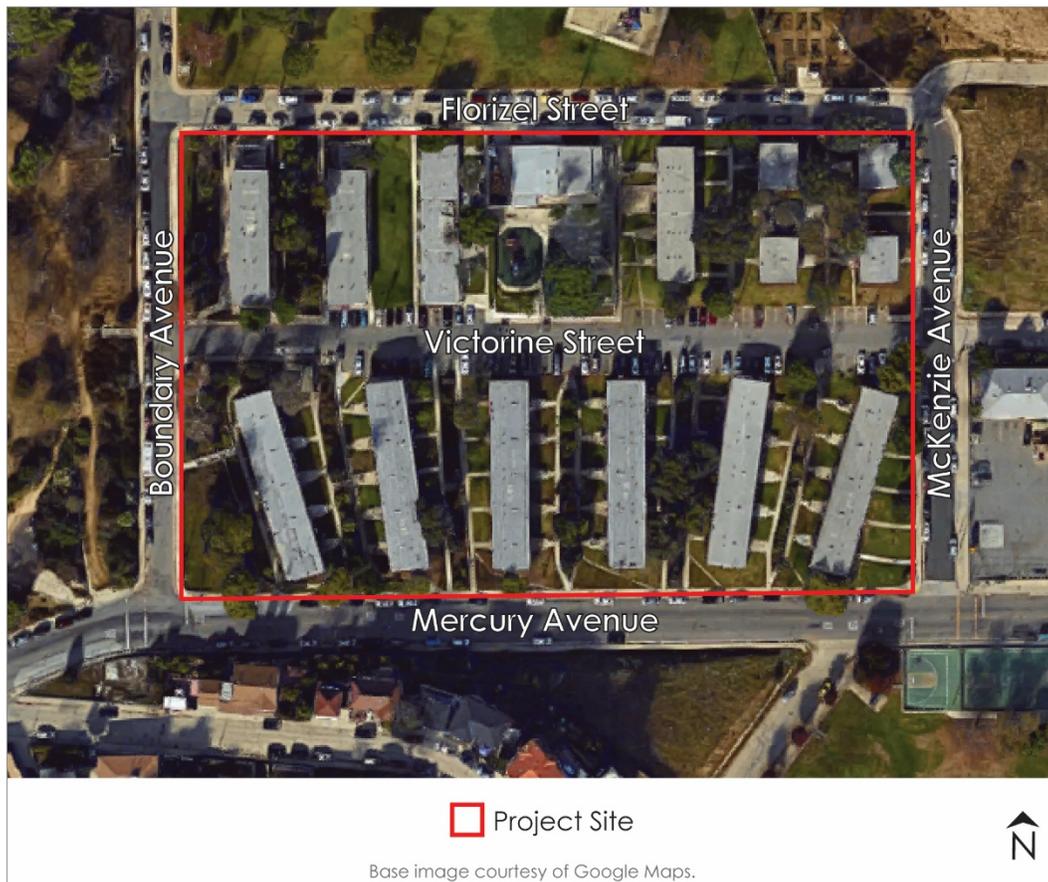


Figure 1: Location of the Project site

GPA Consulting (GPA) was retained to identify historical resources on and in the vicinity of the Project site, to assess any impacts the Project may have on the identified historical resources, and to recommend mitigation measures, as appropriate, for compliance with the California Environmental Quality Act (CEQA).

Teresa Grimes, Amanda Yoder, and Audrey von Ahrens were responsible for the preparation of this report. They each fulfill the qualifications for historic preservation professionals outlined in Title 36 of the Code of Federal Regulations, Part 61. Their résumés are attached in Appendix A.

1.2 Methodology

In preparing this report, GPA performed the following tasks:

1. Conducted a preliminary field inspection and preliminary research of the Project site and vicinity to determine the scope of the study. As the Project involves new construction, the study area was identified as the Project site and adjacent parcels within a 500-foot radius (see Figure 18). This study area was established to account for potential indirect impacts on historical resources in the vicinity. Parcels beyond this general study area were not included because the Project would have no potential to directly or indirectly impact the buildings on these distant parcels or their surrounding setting. The sloping topography and expanses of open space immediately surrounding the Project site create a geographic and visual separation between the parcels beyond the study area and the Project site. The Project site therefore cannot be reasonably considered part of the environmental setting of any historical resources beyond the study area due to this intervening space.
2. Researched the Project site to determine whether or not the property at 4466 Florizel Street (APN 5305-011-900) is currently listed as a landmark under national, state, or local programs and whether or not it has been previously identified or evaluated as a historical resource. This involved a records search at the South Central Coastal Information Center at California State University, Fullerton. The records search did not identify any designated or previously recorded resources on the property. Subsequent outreach to the State Office of Historic Preservation revealed that the property was formally determined eligible for listing in the National Register of Historic Places in 2003 and included in the California Register of Historical Resources. The state historic resource inventory forms are attached in Appendix B.
3. Conducted a secondary field inspection of the property to confirm that had not been significantly altered since it was determined eligible in 2003.
4. Researched the history of the property to fill information gaps in the state historic resource inventory forms. Sources consulted included City of Los Angeles building permit records, Sanborn Fire Insurance Maps, and historic photograph collections.
5. Consulted the Los Angeles Historic Resources Inventory website, HistoricPlacesLA.org, to determine if any properties within the study area are designated Los Angeles Historic-Cultural Monuments (HCM) or Historic Preservation Overlay Zones (HPOZ). This research revealed there are no HCMs or HPOZs located within the study area.
6. Consulted the findings for the Northeast Los Angeles Plan Area of SurveyLA, the citywide historic resources survey of Los Angeles, to determine if any properties within the study area were identified as potential historical resources. See Table III for a list of improved properties in the study area. This research revealed that there are no previously surveyed historical resources within the study area.
7. Reviewed and analyzed the proposed site plan and related documents to determine if the Project would have an impact on the identified historical resource as defined by CEQA.

2. REGULATORY FRAMEWORK

Generally, a lead agency must consider a property a historical resource under CEQA if it is eligible for listing in the California Register of Historical Resources (California Register). The California Register is modeled after the National Register of Historic Places (National Register). Furthermore, a property is presumed to be historically significant if it is listed in a local register of historical resources or has been identified as historically significant in a historic resources survey (provided certain criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant.¹ The National Register, California Register, and local designation programs are discussed below.

2.1 National Register of Historic Places

The National Register is "an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."²

Criteria

To be eligible for listing in the National Register, a property must be at least 50 years of age (unless the property is of "exceptional importance") and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of the following four established criteria:³

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Associated with the lives of persons significant in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Yield, or may be likely to yield, information important in prehistory or history.

Context

To be eligible for listing in the National Register, a property must be significant within a historic context. *National Register Bulletin #15* states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are "those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is made clear."⁴ A property must represent an important aspect of the area's history or prehistory and possess the requisite integrity to qualify for the National Register.

¹ Public Resources Code §5024.1 and 14 California Code of Regulations §4850 & §15064.5(a)(2).

² Title 36 Code of Federal Regulations Part 60.2.

³ Title 36 Code of Federal Regulations Part 60.4.

⁴ *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation* (Washington D.C.: National Park Service, Department of the Interior, 1997), 7-8.

Integrity

In addition to possessing significance within a historic context, to be eligible for listing in the National Register a property must have integrity. Integrity is defined in *National Register Bulletin #15* as "the ability of a property to convey its significance."⁵ Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: feeling, association, workmanship, location, design, setting, and materials. Integrity is based on significance: why, where, and when a property is important. Thus, the significance of the property must be fully established before the integrity is analyzed.

Historic Districts

The National Register includes significant properties, which are classified as buildings, sites, districts, structures, or objects. A historic district "derives its importance from being a unified entity, even though it is often composed of a variety of resources. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties."⁶

A district is defined as a geographically definable area of land containing a significant concentration of buildings, sites, structures, or objects united by past events or aesthetically by plan or physical development.⁷ A district's significance and historic integrity should help determine the boundaries. Other factors include:

- Visual barriers that mark a change in the historic character of the area or that break the continuity of the district, such as new construction, highways, or development of a different character;
- Visual changes in the character of the area due to different architectural styles, types, or periods, or to a decline in the concentration of contributing resources;
- Boundaries at a specific time in history, such as the original city limits or the legally recorded boundaries of a housing subdivision, estate, or ranch; and
- Clearly differentiated patterns of historical development, such as commercial versus residential or industrial.⁸

Within historic districts, properties are identified as contributing and noncontributing. A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a district is significant because:

- It was present during the period of significance, relates to the significance of the district, and retains its physical integrity; or
- It independently meets the criterion for listing in the National Register.⁹

⁵ *National Register Bulletin #15*, 44-45.

⁶ *Ibid*, 5.

⁷ Title 36 Code of Federal Regulations Part 60.3(d).

⁸ *National Register Bulletin #21: Defining Boundaries for National Register Properties Form* (Washington D.C.: U.S. Department of the Interior, 1997), 12.

2.2 California Register of Historical Resources

In 1992, Governor Wilson signed Assembly Bill 2881 into law establishing the California Register. The California Register is an authoritative guide used by state and local agencies, private groups, and citizens to identify historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.¹⁰

The California Register consists of properties that are listed automatically as well as those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- State Historical Landmarks from No. 0770 onward; and
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (SOHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.¹¹

Criteria and Integrity

For those properties not automatically listed, the criteria for eligibility of listing in the California Register are based upon National Register criteria, but are identified as 1-4 instead of A-D. To be eligible for listing in the California Register, a property generally must be at least 50 years of age and must possess significance at the local, state, or national level, under one or more of the following four criteria:

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

Properties eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. A property less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand its historical importance. While the enabling legislation for the California Register is less rigorous with regard to the issue of integrity,

⁹ *National Register Bulletin #16: How to Complete the National Register Registration Form* (Washington D.C.: U.S. Department of the Interior, 1997), 16.

¹⁰ Public Resources Code §5024.1 (a).

¹¹ Public Resources Code §5024.1 (d).



there is the expectation that properties reflect their appearance during their period of significance.¹²

The California Register may also include properties identified during historic resource surveys. However, the survey must meet all of the following criteria:¹³

1. The survey has been or will be included in the State Historic Resources Inventory;
2. The survey and the survey documentation were prepared in accordance with office [SOHP] procedures and requirements;
3. The resource is evaluated and determined by the office [SOHP] to have a significance rating of Category 1 to 5 on a DPR Form 523; and
4. If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources that have become eligible or ineligible due to changed circumstances or further documentation and those that have been demolished or altered in a manner that substantially diminishes the significance of the resource.

SOHP Survey Methodology

The evaluation instructions and classification system prescribed by the SOHP in its *Instructions for Recording Historical Resources* provide a Status Code for use in classifying potential historical resources. In 2003, the Status Codes were revised to address the California Register. These Status Codes are used statewide in the preparation of historical resource surveys and evaluation reports. The first code is a number that indicates the general category of evaluation. The second code is a letter that indicates whether the property is separately eligible (S), eligible as part of a district (D), or both (B). There is sometimes a third code that describes some of the circumstances or conditions of the evaluation. The general evaluation categories are as follows:

1. Listed in the National Register or the California Register.
2. Determined eligible for listing in the National Register or the California Register.
3. Appears eligible for listing in the National Register or the California Register through survey evaluation.
4. Appears eligible for listing in the National Register or the California Register through other evaluation.
5. Recognized as historically significant by local government.
6. Not eligible for listing or designation as specified.
7. Not evaluated or needs re-evaluation.

¹² Public Resources Code §4852.

¹³ Public Resources Code §5024.1.

2.3 Los Angeles Cultural Heritage Ordinance

The Los Angeles City Council adopted the Cultural Heritage Ordinance¹⁴ in 1962 and amended it in 2018 (Ordinance No. 185472). The Ordinance created a Cultural Heritage Commission and criteria for designating Historic-Cultural Monuments (HCM). The Commission comprises five citizens, appointed by the Mayor, who have exhibited knowledge of Los Angeles history, culture, and architecture. The three criteria for HCM designation are stated below:

1. The proposed HCM is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic, or social history of the nation, state or community; or
2. The proposed HCM is associated with the lives of historic personages important to national, state or local history; or
3. The proposed HCM embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

Unlike the National and California Registers, the Ordinance makes no mention of concepts such as physical integrity or period of significance. Moreover, properties do not have to reach a minimum age requirement, such as 50 years, to be designated as HCMs.

¹⁴ Los Angeles Administrative Code §22.171 of Article 1, Chapter 9, Division 22.

3. ENVIRONMENTAL SETTING

3.1 History and Description of Rose Hill Courts

Located in the Rose Hill neighborhood of Northeast Los Angeles, the five-acre Project site is rectangular in shape and is bounded by East Florizel Street on the north, North McKenzie Avenue on the east, East Mercury Avenue on the south, and North Boundary Avenue on the west. Land uses surrounding the Project site include public open space and parkland to the west, north, and east. Ernest E. Debs Regional Park is located to the west, Rose Hill Park to the north, and the Rose Hill Recreation Center to the southeast. Our Lady of Guadalupe School, Rose Hill is located east of the Project site, along Browne Avenue. Specifically across McKenzie Avenue is a parking lot and classroom building associated with the school. Also east of the Project site is a City-owned vacant lot. Single-family and multi-family residential developments are located to the south. The closest residential development to the Project site is across Mercury Avenue; however, the buildings are oriented toward Sardonyx Street and sit at a higher elevation than the Project site.



Figure 2: View looking south on McKenzie Avenue toward City-owned vacant lot on left and Project site on right



Figure 3: View looking west on Florizel Street toward Project site on left and Rose Hill Park on right



Figure 4: View looking southeast from Rose Hill Park along Florizel Street toward Project site



Figure 5: View looking southwest from Rose Hill Park along Florizel Street toward Project site



Figure 6: View looking from Boundary Avenue east on Victorine Street through Project site



Figure 7: View looking north on Boundary Avenue toward Project site on right and Ernest E. Debs Regional Park on left



Figure 8: View looking southwest from Project site on Mercury Avenue toward rear yards of residential development



Figure 9: View looking southwest from intersection of Galena Street and Mercury Avenue toward Rose Hill Recreation Center



Figure 10: View looking northeast from intersection of McKenzie and Mercury Avenues toward parking lot for Our Lady of Guadalupe School Rose Hill



Figure 11: View looking northeast from intersection of McKenzie and Browne Avenues toward City-owned vacant lot



Figure 12: View looking northwest from intersection of McKenzie and Browne Avenues toward Project site on left

The Project site is occupied by Rose Hill Courts, a public housing complex composed of 15 buildings. The property is bisected on an east-west axis by East Victorine Street, creating a north and a south block. The property is on a slope; the northwest end is the highest point and the southeast end is the lowest point. The landscaping consists of grassy open areas with mature trees and shrubs, as well as concrete planters. The 15 buildings include an administration building and 14 residential buildings containing 100 dwelling units. The buildings are rectangular or square in plan and are generally arranged in parallel groupings. The north block includes the Administration Building facing Florizel Street. To the west of the Administration Building there are three rectangular residential buildings, and to the east are one rectangular and four, square residential buildings. The south block includes six rectangular residential buildings. Parking for the complex consists of surface spaces situated in a paved area along Victorine Street.

There are five building types on the site. All of the buildings are one or two stories in height, with wood-frame construction, concrete slab foundations, and composition roofing. Table I lists the types of buildings, the number of each building type, and how many residential units in each type.

TABLE I: BUILDING TYPES		
Building Type	Number of Building Type	Number of Units in Type
A	2	10
B	1	6
C	6	10
D	4	2
E	1	6

Designed in the modern style typical of public housing complexes of the period, the residential buildings generally have low-pitched side gable roofs with slightly overhanging eaves and exposed rafter tails. The roofs were originally covered with tar and gravel, but are now covered with a rolled composition material. Exterior walls are sheathed with stucco. Front and rear entrances are typically situated in pairs and feature a shared concrete stoop sheltered by a non-original flared mansard hood; originally the hoods were flat. The doors have been replaced throughout and metal security doors have been installed. The stoops are surrounded by simple metal railings. The fenestration consists of original steel multi-paned casement windows throughout all of the buildings, except one building where the original windows were replaced. Window openings are generally stacked vertically.

Building Type A:

This building type is two stories; because of the slope on the site, the first story is partially below-grade. Building Type A consists of ten one-bedroom apartments—five on the first story and five on the second story. The roof on Type A is side-gabled and the exterior walls are unarticulated. The front of the building is characterized by paired entrances on single stoops; at the rear of the building, there is just one entrance per stoop. There are two of this building type on the property, located in the northwest corner. They are separated by a planted area

with mature trees, succulents, and shrubs. The planted area is surrounded by a concrete retaining wall. There is a concrete path that leads to each entrance, at the front and rear of the buildings, terminating in a set of shallow, concrete steps with metal handrails. The walkway curves at the north and south ends to meet the main sidewalk around the property.

Building Type B:

This building type is the only residential building that is one story in height. Building Type B consists of six, one-bedroom apartments. The roof on Type B is a sloping shed roof and the exterior walls are unarticulated. The front and rear of the building appears very similar; however, at the rear of the building, there are small concrete areas with clotheslines for each apartment. There are concrete walkways that lead to each entrance, terminating in a set of shallow, concrete steps with a metal handrail. These walkways are also connected to the main sidewalk around the

property. There is one of this building type on the property. It is located directly west of the Administration Building.

Building Type C:

This building type is two stories in height. Building Type C consists of eight, two-bedroom apartments and two, three-bedroom apartments. The three-bedroom apartments are on the north and south ends of the building. All of the apartments are two-story units. The roof on Type A is side-gabled, and the second story has a slight overhang over the first. The front of the building is characterized by paired entrances on single stoops; at the rear of the building, there is just one entrance per stoop for each unit. There are six of this building type on the property. They

are arranged symmetrically on the south block. Planters with mature trees, succulents, and

shrubs separate the buildings. The planted area is surrounded by a concrete retaining wall. There is a concrete path that leads to each entrance at the front and rear of these buildings, terminating in a set of shallow, concrete steps with metal handrails. These walkways are also connected to the main sidewalk around the property. In the rear yards, there is a clothesline for each unit.

Building Type D:



This building type is two stories. Building Type D consists of two, three-bedroom apartments. All of the apartments are two-story units. The roof on Type D is side-gabled and the second story has a slight overhang over the first. The front of the building is characterized by paired entrances on single stoops; at the rear of the building, there is just one entrance per stoop for each unit. There are four of this building type on the site. They are arranged symmetrically in the northeastern portion of the site. The rear of the buildings all face a central yard with clotheslines for each

unit. There is a concrete path that leads to each entrance at the front and rear of these buildings, terminating in a set of shallow, concrete steps with metal handrails. The front and rear walkways connect with the main sidewalk around the property.

Building Type E:



This building type is two stories. Building Type E consists of six, four-bedroom apartments and two, one-bedroom apartments. The roof on Type E is side-gabled and the exterior walls are unarticulated. The front and rear of the building appears very similar; however, at the rear of the building, there are small concrete areas with clotheslines for each residential unit. One of the units has a concrete handicapped-accessible ramp. There is one of this building type on the property. It is located directly east of the Administration Building. There is a concrete path

that leads to each entrance at the front and rear of this building, terminating in a set of shallow, concrete steps with metal handrails. The front and rear walkways connect with the main sidewalk around the property.

Administration Building:

The Administration Building is centered on the north block, with a street address of 4466 Florizel. The primary elevation faces north towards Florizel Street. It is generally rectangular in plan and has a cross-gabled, composition roof with open eaves and exposed rafters. The exterior is clad in smooth stucco. The windows are multi-light steel casements with metal security bars installed on the exterior. The primary entrance is centered on the north elevation and consists of a pair of metal slab doors. The entrance is accessed by a set of concrete steps and a concrete handicap-accessible ramp that were constructed at an unknown date. The stairs and the ramp



have round metal handrails. On the east elevation, there is a secondary entrance that consists of a single metal slab door. The secondary entrance is accessed by a set of concrete steps. On the west elevation, there is a concrete block enclosure for maintenance equipment and vehicles. On the south elevation, there is a rear entrance that consists of a pair of metal slab doors. The entrance is accessed by a set of concrete steps. All of the metal slab doors are non-original. South of the building, there is a children's playground area, concrete picnic

tables and outdoor grills. Inside the Administration Building there are offices, and a common room with a kitchen, pantry, and two bathrooms.



Figure 13: Building Types on the Site (GPA)

Alterations to the property include the replacement of the hoods above the entrances, the replacement of the windows in one residential building on the south block, and the construction of a handicap access ramp on the Administration Building. Table II summarizes the available building permit records. Alterations that have taken place but were not described in the available permits include the replacement of doors on the front and rear elevations of the Administration Building; originally, these doors were partially-glazed and presumably wood. They were replaced with metal slab doors at an unknown date for security reasons. A portion of the



original maintenance yard was enclosed for a building addition at the southwest corner at an unknown date. The original wood paneled doors in the residential buildings were also replaced with metal slab doors and metal security doors were installed as well.

TABLE II: ALTERATIONS		
Date	Work Completed	Architect Contractor
11/27/1947	15 new buildings; 14 low rent housing, one administration	Rose Hill Architects/Blake E. Beatty
12/3/1969	90-foot block wall	Paul Tucker, Jr./J.E. Blak Masonry
8/23/1971; 6/23/1972	Modernize kitchens	Ric Albin
10/27/1986	Reroof	LA Southwestern Roofing Co.
9/23/1997	Replace entry doors and jambs (same size) and any damaged studs. Add security doors and smoke detectors. Modify rear stair handrail as required.	Owner
10/15/1999	Change of use from apartment to rec room, 1 story at Unit 2. New handicap ramp.	Owner
3/12/2002	Structural repair of damage resulting from termite activity and water intrusion for all units of a 2 story, 10-unit apartment building.	Owner

3.2 Significance and Integrity of Rose Hill Courts

National Register of Historic Places

Rose Hill Courts was formally determined eligible for listing in the National Register at the local level of significance under Criteria A and C. It is significant under Criterion A for its association with the development of public and defense worker housing in Los Angeles during the Second World War, and under Criterion C as a Los Angeles public housing complex based on the planning and design principles of the Garden City and Modern movements. Its period of significance extends from the date construction began through the end of World War II.¹⁵

Criterion A

Rose Hill Courts is significant under Criterion A as one of the first ten public housing developments in Los Angeles. It was constructed in 1942 by HACLA with federal funds allocated under the United States Housing Act of 1937. Also known as the Wallace-Steagall Act, this law initiated the development of public housing across the United States, leaving the design and construction details to local authorities.

¹⁵ The summary statements of significance are mostly excerpted from the State Historical Resources Inventory forms prepared by Historic Resources Group, 2002. The forms are included in Appendix C.

During the Great Depression, overcrowded and dilapidated housing and homelessness were major problems in Los Angeles. Private housing construction slowed dramatically, while the population increased. According to the Real Property Inventory in 1939, 7,702 people lived in units with no inside toilet facilities. A year later, the U.S. Census for the City of Los Angeles found 19,039 families living in overcrowded conditions.

Migration to Los Angeles from other parts of the country exacerbated the housing problem. Between 1930 and 1940, the population of Los Angeles rose from approximately 1.2 million to 1.5 million, yet the construction of new housing units was very low. During the late 1930s and early 1940s, several aircraft manufacturing firms relocated to Southern California and joined local firms such as Douglas Aircraft. Increased growth in the shipping industry also began to pull Los Angeles out of the Great Depression. The growing demand for labor meant that those that were underemployed or unemployed could rejoin the work force. Eventually, however, thousands of workers arrived in Los Angeles seeking manufacturing jobs in the city's emerging aircraft and ship building industries.¹⁶

HALCA was chartered by the State of California in 1938 as part of a comprehensive program to alleviate housing shortages, to eradicate substandard housing, and to improve housing quality. A clause in the Wagner-Steagall Act, known as the "equivalent elimination clause," explicitly linked the policy of slum clearance to the construction of new public housing. The clause required local agencies to destroy "slum properties" in a quantity equal to the number of new dwelling units being constructed. Legislators believed that this requirement would eliminate the competition between the government and the private housing market.

Nicola Giulii was appointed the chairman of the board and Charles H. Fennel was hired as the executive director of HACL. However, local politics in Los Angeles prevented the newly formed agency from commencing with its mission. In 1939, Frank Shaw was replaced by Fletcher Bowron as mayor in a controversial recall election. Mayor Bowron and members of the council began to question whether the City should continue to appropriate funds to HACL. With a grant from the Works Progress Administration, the agency was able to conduct a survey of housing conditions in Los Angeles to demonstrate the need for federal funds. As a result, HACL identified the location of its first projects. \$25,000,000 in federal funds were earmarked for Los Angeles, although the survey identified a need for \$45,000,000.¹⁷ By the end of 1939, HACL had developed plans and issued bids for its first project, Ramona Village in Boyle Heights.

In 1941, HACL acquired five acres of land in Montecito Heights for the construction of Rose Hill Courts. Rose Hill was the place name for the area at the end of the nineteenth century, but the name slowly began to fade away. Huntington Drive was originally called Rose Road, but was changed by 1900. The Rose Hill Tract was subdivided by the real estate firm Grider & Hamilton in 1904. The tract included 132 lots that were conveniently located near a Pacific Electric Railway stop at Huntington Drive and Monterey Road. A 50-x-75-foot lot could be purchased for as little as \$150. Lots sold slowly, however, by 1909 there were enough children living in the area for the construction of a school. After the area was annexed by the City of Los Angeles, the name was changed from the Rose Hill School to the Huntington Drive School, and later the Huntington Drive Elementary School.

¹⁶ Greg Hise, *Magnetic Los Angeles, Planning the Twentieth Century Metropolis*. (Baltimore: The Johns Hopkins University Press, 1997) 129.

¹⁷ "Slum Funds Needs Cited," *Los Angeles Times*, August 24, 1939, A18.

During the 1920s, the Rose Hill Civic Improvement Association attempted to preserve the predominately Anglo majority. The group actively prevented Japanese immigrants from moving into the area.¹⁸ By the end of the decade, the area was almost exclusively occupied by Mexican Americans. In the 1930 U.S. Census, many of the men living in the area indicated that they worked in the construction or railroad industries. Although tens of thousands of Mexican and Mexican Americans in Los Angeles were deported by repatriation programs during the 1930s, the Rose Hill neighborhood continued to be predominately Latino.



Figure 14: Rose Hill Courts Housing Project, 1951
(USC Digital Library, Los Angeles Examiner Collection)

HACLA demolished the existing buildings on the Rose Hill site in 1941, and commenced building the new housing project in 1942. The *Los Angeles Times* reported that "a total of 125 old houses will have to be razed to clear the property."¹⁹ The United States' entrance into World War II in December 1941 interrupted the construction of Rose Hill Courts. At this point, winning the war became the federal government's first priority. As part of its mobilization efforts, the government reassigned all new public housing projects still under construction as war worker housing for the purposes of national defense. This mandate included Rose Hill Courts.

Rose Hill Courts was completed in June 1942 and opened to defense workers later that year. After the war, the property again became public housing as many of the residents returned to other parts of the country, or found housing elsewhere. Rose Hill Courts filled an essential need for new quality housing in Los Angeles during and after the Second World War. It remains in this same use today.

Criterion C

Rose Hill Courts is significant under Criterion C as a public housing complex in Los Angeles based on the planning and design principles of the Garden City and Modern movements of the late 1930s and early 1940s. During this period, local architects and community planners adapted the principles of these movements and constructed innovative new forms of multi-family housing, including the city's first public housing developments, such as Rose Hill Courts.

The Garden City and Modern movements began in Europe and spread to the United States in the 1920s. Organizations such as the Regional Planning Association of America (RPAA) championed garden cities and advocated comprehensive planning based on social scientific research. Members of the RPAA included Clarence Stein, Edith Elmer Wood, Henry Wright, Lewis Mumford, and Catherine Bauer. The group was instrumental in the planning and construction of

¹⁸ "Rose Hill Continues Antijapanese Fight," *Los Angeles Times*, December 23, 1921, II9.

¹⁹ "Slum Demolition Project Starts, Officials Watch Razing of First House to Clear Site for New Structures," *Los Angeles Times*, September 3, 1941, 13.

Radburn, a planned community in suburban New Jersey and one of the first garden cities in the United States. Radburn was highly regarded and often cited as a model application of modern concepts in planning and architecture. Garden city concepts employed at Radburn, including "superblock" development and the segregation of automobile and pedestrian traffic, were later applied to the development of large apartment complexes throughout the United States.



Figure 15: Rose Hill Courts Housing Project, 1951
(Los Angeles Public Library Photograph Collection)

Within the RPAA, Catherine Bauer was regarded as an expert in new European housing types. In 1934, she authored the book *Modern Housing*, which argued that European housing programs had produced a completely different type of shelter and a new framework for producing it. The European programs were developed primarily by nonprofit organizations or the government, and master-planned as component parts of larger neighborhoods. Bauer defined this approach as the essence of "modern housing." She advocated the development of similar projects in the United States.

During the Great Depression, the Federal government adopted many ideas proposed by Bauer and other New Deal housing reformers. For example, it responded to the slowdown in housing construction, overcrowding, and decline in housing quality across the country by undertaking "slum clearance, new town and public housing construction, mortgage insurance, and national planning."²⁰

A new multi-family housing type known as "garden apartments" emerged at this time. Characteristics of garden apartments include the use of superblocks in development of the site, the segregation of automobile and pedestrian traffic, low to medium density and building coverage, the standardization of building types with a maximum of three stories in height, and an emphasis on open space. The complexes were often Modern in character. Many housing reformers viewed the geometric forms, industrial materials, and spatial character common to Modern architecture as a symbolic break with traditional building forms and methods.

Other innovations existed in the site planning. By eliminating the street grid and the traditional lot pattern, architects could arrange the buildings in these complexes in new ways. The designs often featured U-shaped or L-shaped plans and arrangements that created interior courtyards and oriented the buildings away from the street. Many of these new housing projects included children's play spaces and community buildings as well. Reformers believed that the construction of common spaces and the application of modern technology to housing

²⁰ Eugenie Lader Birch, "Radburn and the American Planning Movement: The Persistence of an Idea," in *Introduction to Planning History in the United States*. Donald A. Krueckberg (ed.) (New Brunswick: Rutgers University Press, 1983), 128.

construction facilitated new social arrangements such as group childcare, and allowed for less household work and more collective ways of living.

Housing reformers like Bauer believed that the physical form of these communities allowed for a healthier life, both physically and socially. They contrasted the new developments with examples of the worst tenement housing, which were often dark, poorly ventilated, and overcrowded. Reformers explained that buildings oriented around common courtyards provided apartment units with more natural light and better air circulation, while creating spaces for social interaction among residents. Many of these design elements were incorporated into Los Angeles public housing.

In 1938, the Wyvernwood Apartments became the first garden apartment complex built in the City of Los Angeles and the first to employ the ideals of contemporary housing reformers. Baldwin Hills Village (now Village Green), another early example of garden apartment design in Los Angeles, was designated as a National Historic Landmark in 2001 for its advances in community planning and architecture. While these projects were under construction, HACLA developed plans for ten public housing developments, including Rose Hill Courts. During a period when architectural commissions were few and a commitment to the social goals of modernism was high, HACLA attracted some of the most respected and innovative architects in Los Angeles to work on its projects.

Rose Hill Courts was designed by a group known as Rose Hill Architects, comprised of architects William F. Ruck and Claud Beelman and landscape architect Hammond Sadler. It appears that the three men formed the firm for this project, and did not work together on any other projects.

William Frederick Ruck was born in Germany in 1886. He immigrated to the United States in 1924 with his wife, Elizabeth.²¹ Research did not reveal information about his education or the earliest points of his career; however, as early as 1929, Ruck was in association with architect and interior designer Jock D. Peters, practicing as the firm of Peters & Ruck.²² It is unknown how long the firm practiced. Ruck later joined forces with civil engineer Zara Witkin, collaborating on numerous residential designs and an unrealized design for an opera house in downtown Los Angeles. Ruck served as the chief architect for Rose Hill Architects and continued to design single-family residences until as late as 1947.²³ He died in 1971.²⁴

Claud Beelman was born in Bellefontaine, Ohio in 1884 and attended the architecture school at Harvard. He moved to Los Angeles in 1921, partnering with Aleck Curlett. Curlett & Beelman designed a number of Los Angeles' most iconic buildings, including the Roosevelt Building (1925) and the Elks Lodge (1925, now Park Plaza Hotel). Though still partnered with Curlett, Beelman branched out to create designs on his own, one of which was the beloved Eastern Columbia Building (1930). After collaborating on Rose Hill Courts, Beelman continued to explore modern design, producing later work such as the Superior Oil Company Building, now better known as the Standard Hotel (1955), and the Occidental Petroleum Building (1962), which is now part of

²¹ Ancestry.com, U.S. Naturalization Records, accessed September 21, 2015.

²² Arthur Millier, "Art Center Outlined," *Los Angeles Times*, October 27, 1929, 18.

²³ Lee Howard, "Los Angeles Now the Architectural Capital of the World," *Los Angeles Times*, December 7, 1947.

²⁴ Ancestry.com, California Death Index, accessed September, 21, 2015.

UCLA's Hammer Museum. Beelman died in 1963.²⁵

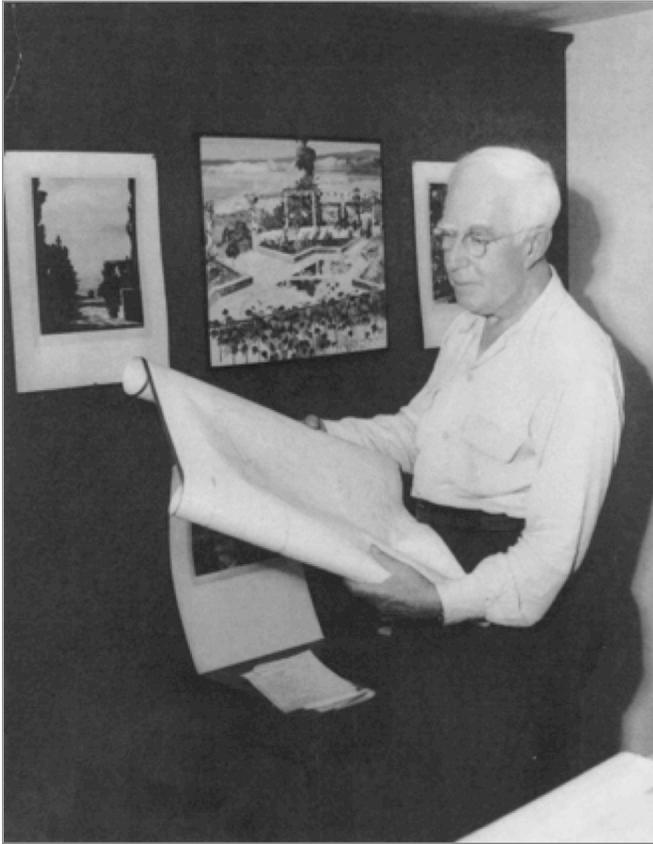


Figure 16: Hammond Sadler
(Baldwin Hills Village and the Village Green, The
Wyvernwood Series)

Hammond Sadler was born in England in 1886. He studied at the University of Reading, and worked at London's Barr & Sudgeon Nursery for several years after graduating. In 1913, Sadler traveled to the United States to work with the renowned Olmsted Brothers landscape architecture firm, where he assisted on the plans for Palos Verdes Estates, Rancho Los Alamitos, and the Washington State Capitol grounds. In 1934, he opened his own firm in California, designing large estates in affluent areas such as Beverly Hills and Bel Air, including Casa Encantada. In 1939, he began designing more modern landscapes for large-scale public and private housing projects such as Wyvernwood, Estrada Courts, and Rose Hill Courts. Sadler would continue to design landscapes for a wide variety of clients until his death in 1958.²⁶

The application of Garden City and Modern principles to the development of public housing in Los Angeles is represented in the characteristics of Rose Hill Courts. These characteristics

include the low density and building coverage; the placement and orientation of the buildings; and Modern architectural characteristics, including the standardization and repetition of building types. A 1942 article in *Southwest Builder and Contractor* referred to Rose Hill Courts as a "typically Californian housing project." The buildings cover just over 19 percent of the land. None of the buildings exceed two stories in height, creating a density of just 20 units per acre. Thus the architects were able to maintain a low density, minimize the building site coverage, maximize open space, and produce the required number of units.²⁷

The architectural style of the buildings at Rose Hill Courts is typical of public housing developments from this period. The lack of exterior ornament, the presence of low-pitched roofs, and the horizontal lines created by bands of windows reflect the modernist aesthetic favored by many contemporary housing reformers. Designs were repeated throughout the complex, as the

²⁵ "Services for Architect Claud Beelman Set," *Los Angeles Times*, February 2, 1963, A6.

²⁶ The Cultural Landscape Foundation, "Hammond Sadler," accessed September 10, 2015, <https://tclf.org/pioneer/hammond-sadler>.

²⁷ "Rose Hill Courts Typically Californian Housing Project in Foothills," *Southwest Builder and Contractor*, October 16, 1942, 14-16.

standardization and repetition of type kept material costs down and created a sense of unity throughout the project.

Rose Hill Courts is significant for its association with the development of public and defense worker housing in Los Angeles during the Second World War, and reflects the manner in which housing reformers adapted planning and design concepts of the Garden City and Modern movements to the development of public housing.

Integrity

To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the period of significance is usually measured by the length of the associations. The period of significance considered under Criterion A is 1941, the date of construction, to 1945, the end of World War II. The period of significance for Criterion C is 1941, the date of construction.

The property retains full integrity of location and setting; the buildings have not been moved, and still occupy an entire block surrounded by a low-density residential area, as they would have been during the period of significance. The property still retains sufficient integrity of design; the arrangement and layout of buildings and the circulation pattern are unchanged from their original configurations. The integrity of the landscape plan has been diminished by the loss of original trees and shrubs and the seemingly random addition of new plant material. While the materials are fairly common and some are in poor condition, the property retains overall integrity of materials because there has been limited removal and replacement. The techniques used to construct the buildings were relatively simple but unchanged. Therefore property retains the integrity of workmanship. The property also retains its integrity of feeling and association; the overall physical features convey the property's historic character and are able to evoke the sense of a postwar public housing complex.

Summary

Rose Hill Courts is eligible for listing in the National Register at the local level. It is significant under Criteria A and C and retains all aspects of integrity. It is significant under Criterion A for its association with wartime development of public and defense worker housing, as one of the first public housing developments in the city of Los Angeles. It also embodies the distinctive characteristics of a public housing complex and represents the application of planning and design principles of the mid-twentieth century to this new property type. Overall, Rose Hill Courts retains all aspects of integrity. Exterior alterations have mainly been limited to the loss of original planting material and the replacement of original doors.

California Register of Historical Resources

Properties like Rose Hill Courts that are formally determined eligible for listing in the National Register through the federal review process under Section 106 of the National Historic Preservation Act are automatically listed in the California Register. The California Register criteria for eligibility mirror those of the National Register. Therefore, Rose Hill Courts is eligible for listing in the California Register for the same reasons outlined above.



Los Angeles Cultural Heritage Ordinance

Likewise, because the City of Los Angeles criteria were modeled on the National and California Register criteria, Rose Hill Courts appears to be eligible for designation as a HCM for the same reasons outlined under the National Register evaluation.

4. PROJECT IMPACTS

4.1 Determining the Significance of Impacts on Historical Resources

State CEQA Guidelines Appendix G

In accordance with Appendix G of the State CEQA Guidelines, the Project would have a significant impact related to historical resources if it would:

- *Threshold (a): Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?*

Los Angeles CEQA Thresholds Guide

The Los Angeles CEQA Thresholds Guide states that the determination of significance shall be made on a case-by-case basis, considering the following criteria to evaluate historical resources:

- Demolition of a significant resource;
- Relocation that does not maintain the integrity and significance of a significant resource;
- Conversion, rehabilitation, or alteration of a significant resource which does not conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; or
- Construction that reduces the integrity or significance of important resources on the site or in the vicinity.

As such, the test for determining whether or not a proposed project would have a significant impact on an identified historical resource is whether or not the project would alter in an adverse manner the physical integrity of the historical resource such that it would no longer be eligible for listing in the National or California Registers or other landmark programs such as the list of HCMs.

4.2 Project Description

The proposed Project would involve the demolition of the existing buildings and the construction of 14 new buildings with 176 parking spaces and new landscaping. There would be 13 residential buildings containing 191 affordable housing units, including 102 one-bedroom units, 61 two-bedroom units, 20 three-bedroom units, and eight four-bedroom units. Additionally, the community building may include a fitness center, laundry area, community room that incorporates the history of Rose Hill Courts and the surrounding neighborhood, onsite property management, and onsite social services.

The proposed buildings range from one to four stories with a maximum height of 50 feet. The Project would be constructed in two phases, Phase I will be comprised of two, four-story, multi-family buildings. The proposed design of these buildings is contemporary with flat parapet roofs, cement fiberboard siding, and material and color accents. Phase II would be comprised of building types of varying scale, including two-story townhouses wrapping around a two-level concrete parking garage, and two-story townhouses and flats with tuck-under parking. The proposed design of most of these buildings is contemporary with pitched roofs, gable ends, horizontal siding, vertical board/batten siding, window trim, planter boxes and base details.

The Project would include 128,200 square-feet of open space and landscaped areas with walkways. These spaces would be programmed to include outdoor communal space with shaded seating and grills, and children's play areas with tot-lots and paved surfaces. Several courtyards are also proposed on site. Landscaping would consist of drought tolerant and low maintenance plant materials. Trees such as Sycamore, Oaks Palo Verde, Mesquite, Western Redbud, Strawberry Tree, Desert Willow, Australian Willow, African Sumac, Palms, and Crape Myrtle.



Figure 17: Proposed site plan (Withee Malcolm Architects, 2018)

4.3 Analysis of Project Impacts

Potential Direct Impacts

The proposed Project would involve the demolition of the existing Rose Hill Courts public housing complex. Rose Hill Courts is a historical resource because it was formally determined eligible for listing in the National Register and is listed in the California Register. In most circumstances, the demolition of a historical resource cannot be mitigated to a less than significant level. As explicitly defined by CEQA, a substantial adverse change to a historical resource means demolition, destruction, relocation, or alteration of the resource such that its significance is materially impaired.²⁸ Rose Hill Courts would be materially impaired by the Project because it would no longer be listed in the California Register and eligible for listing in the National Register if it were demolished. Therefore, the Project would have a significant adverse impact on the historical resource. The only way of reducing the impact on the historical resource would be

²⁸ Public Resources Code §5020.1(q).

redesigning the Project to preserve Rose Hill Courts,(or a significant portion thereof) the feasibility of which is addressed in the DEIR.

Potential Indirect Impacts

This report also analyzes the potential for the Project to result in indirect impacts on historical resources in the vicinity. Indirect impacts or secondary effects are reasonably foreseeable and caused by a project, but occur at a different time or place.²⁹ As described in Section 1.2 above and illustrated in Figure 18 below, the study area for the report included the Project site and a 500-foot radius. Ernest E. Debs Regional Park, Rose Hill Park, and Rose Hill Recreation Center are located west, north, and southeast. Our Lady of Guadalupe School, Rose Hill is located east of the Project site, along Browne Avenue. Specifically across McKenzie Avenue is a parking lot and classroom building associated with the school. Also east of the Project site is a City-owned vacant lot. Single-family and multi-family residential developments are located to the south. Other than Rose Hill Courts, none of the properties in the study area are currently listed under national, state, or local landmark or historic district programs. Furthermore, none of the properties have been previously identified or recorded as significant in a historical resources survey, including SurveyLA. Therefore, there is no potential for the Project to result in indirect impacts on historical resources in the vicinity.

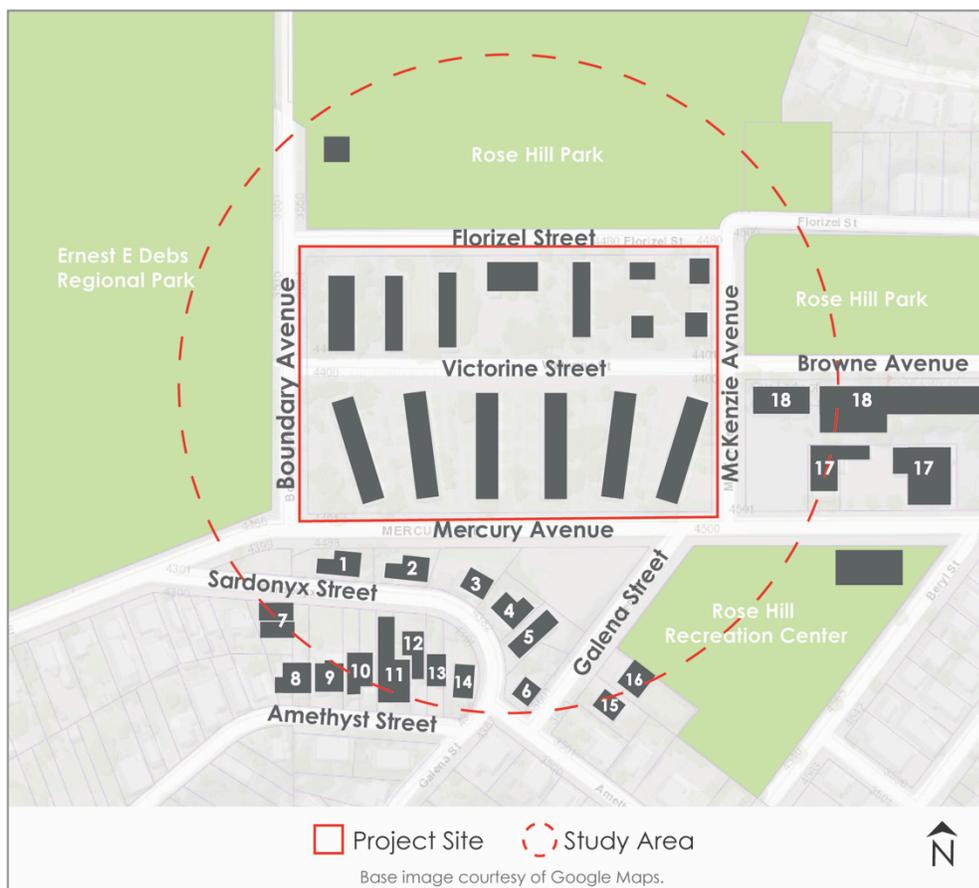


Figure 18: Location of Project site and 500-foot radius study area

²⁹ 14 California Code of Regulations § 15358 (a)(2)

TABLE IV: IMPROVED PROPERTIES WITHIN STUDY AREA			
Map Ref. #	Address	APN	Property Type
1	4357 Sardonyx Street	5305-030-007	Singe-Family Residential
2	4369 Sardonyx Street	5305-030-008	Singe-Family Residential
3	4371 Sardonyx Street	5305-030-009	Singe-Family Residential
4	4377 Sardonyx Street	5305-030-004	Singe-Family Residential
5	3615 Galena Street	5305-030-003	Singe-Family Residential
6	3501 Amethyst Street	5305-030-002	Singe-Family Residential
7	4342 Sardonyx Street	5303-029-018	Singe-Family Residential
8	3477 Amethyst Street	5305-031-001, -029-001	Singe-Family Residential
9	3479 Amethyst Street	5205-031-002	Multi-Family Residential
10	3485 Amethyst Street	5205-031-003, -004	Singe-Family Residential
11	3489 Amethyst Street	5205-031-020	Singe-Family Residential
12	3491 Amethyst Street	5205-031-021	Singe-Family Residential
13	3495 Amethyst Street	5305-031-008	Singe-Family Residential
14	3499 Amethyst Street	5305-031-009	Singe-Family Residential
15	3608 Galena Street	5305-032-004	Singe-Family Residential
16	3612 Galena Street	5305-032-003	Singe-Family Residential
17	4509, 4527 Mercury Avenue	5305-009-007, -019	Religious Institution
18	4531 Mercury Avenue	5305-009-018	Religious Institution

Potential Cumulative Impacts

In addition to the potential direct and indirect impacts discussed above, CEQA requires that potential cumulative impacts also be considered. Cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.³⁰ Rose Hills Courts was previously determined eligible at the local level of significance under Criterion A for its association with the development of public

³⁰ 14 California Code of Regulations § 15355

and defense worker housing in Los Angeles during the Second World War, and under Criterion C as a Los Angeles public housing complex based on the planning and design principles of the Garden City and Modern movements (see Section 3.2).

Including Rose Hill Courts, there are at least 34 public and private garden apartment complexes in Los Angeles (see Table V). Many, but not necessarily all of the complexes are listed or identified as eligible for listing in a historical resources survey. All are examples of garden apartment complexes, but only a few are examples of public and defense worker housing in Los Angeles constructed during World War II. Rose Hill Courts was among the first ten projects constructed by HACLA. The others include Ramona Gardens, Pico Gardens, Pueblo del Rio, Rancho San Pedro, Aliso Village, Estrada Courts, William Mead Homes, Avalon Gardens, and Hacienda Village (now Gonzaque Village). Aliso Village and Pico Gardens are not included in Table V as they were demolished in 1999 and replaced with new housing developments.

In late 2016, HACLA began developing a Vision Plan to guide its efforts in preserving and producing affordable housing within the City of Los Angeles. The Vision Plan involved a holistic assessment of 20 existing HACLA properties, including public garden apartment complexes in Table V. Each property was evaluated against four primary categories in order to prioritize both the depth and type of investment needed. Together, the classified scores indicate which properties should be prioritized for one of the following three types of investment:

- Light Rehabilitation and/or Community Enhancement, including physical improvements to enhance the site as well as programs to improve health, educational, employment, and safety for residents.
- Significant Rehabilitation/Partial Redevelopment, including comprehensive improvements to rehabilitate existing units, and may also include limited new construction.
- Redevelopment, including demolition or some or all existing units and replacement with new units. On certain sites, this may increase total number of units and/or introduce complimentary non-residential uses.

While there are no related projects involving the complexes in Table V, HACLA's Vision Plan identifies several for possible redevelopment and significant rehabilitation/partial redevelopment based upon the scoring criteria. As the Vision Plan is a long-range plan to preserve and expand affordable housing over the next 25 years, it is reasonably foreseeable that one or more or more of the HACLA complexes in Table V could be redeveloped, partially redeveloped, and/or significantly rehabilitated. Therefore, the Project could contribute to a cumulative impact on public and defense worker housing projects or garden apartment complexes that may be historical resources.

TABLE V: EXTANT PUBLIC AND PRIVATE GARDEN APARTMENT COMPLEXES IN LOS ANGELES				
#	Name	Address	Year	Owner
1	Avalon Gardens	701 East 88th Place	1942	Public
2	Baldwin Gardens	5802 Bowcroft Street	1949	Private
3	Baldwin Hills Village (now Village Green)	5300 Rodeo Road	1942	Private

4	Belford Park Apartments	8809 Belford Avenue	1950	Private
5	Chase Knolls	13401 Riverside Drive	1949	Private
6	Chesapeake Rodeo Apts.	4500 West Rodeo Lane	1951	Private
7	Crenshaw Village	4220 Santa Rosalia Drive	1948	Private
8	Dorset Village	3130 West Slauson Avenue	1941	Private
9	Estrada Courts	3232 Estrada Street	1942	Public
10	Estrada Courts Extension	see Estrada Courts	1954	Public
11	Fairfax Park Apartments	5720 West Jefferson Boulevard	1948	Private
12	Gloria Home Apts.	3700 South Nicolet Avenue	1953	Private
13	Hacienda Village (now Gonzaque Village)	1515 East 105th Street	1942	Public
14	Imperial Compton (now Nickerson Gardens)	1590 114th Street	1955	Public
15	Imperial Courts	2214 East 114th Street	1955	Public
16	Jordan Downs ³¹	2114 East Century Boulevard	1944	Public
17	Ladera Townhouse	6233 South La Brea Avenue	1950	Private
18	Lincoln Place	1042 Frederick Street	1950	Private
19	Mar Vista Gardens	11965 Allin Street	1954	Public
20	North Hollywood Manor	6724 Tujunga Avenue	1950	Private
21	Parklabrea (now Park La Brea)	6200 West 3rd Street	1943/51	Private
22	Pueblo del Rio	1801 East 53rd Street	1942	Public
23	Pueblo del Rio Extension	55th St and Long Beach Avenue	1955	Public
24	Ramona Gardens	2830 Lancaster Street	1941	Public
25	Rancho San Pedro	275 West 1st Street	1942	Public
26	Rancho San Pedro	see Rancho San Pedro	1953	Public
27	Extension			
28	Rancho Vega	10403 Edison Way	1945	Private
29	Rose Hills Courts	4466 Florizel Street	1942	Public
30	San Fernando Gardens	10995 Lehigh Avenue	1955	Public
31	Sunset Barrington Apts.	233 South Barrington Avenue	1950	Private
32	Verdugo Mesa	4269 Verdugo Road	1950	Private
33	William Mead Homes	1300 North Cardinal Street	1942	Public
34	Wyvernwood	2901 East Olympic Boulevard	1939	Private

4.4 Mitigation Measures

The Project would have a significant adverse impact on Rose Hill Courts, which is listed in the California Register and therefore a historical resource under CEQA. The impact would be direct and cumulative. For compliance with CEQA, the lead agency, in this case the Housing Authority

³¹ Jordan Downs is in the processes of being demolished and redeveloped. However, the property was determined ineligible for listing in the National Register through Section 106 of the National Historic Preservation Act.



of the City of Los Angeles, is required to identify potentially feasible measures to mitigate significant impacts and to ensure that any adopted measures are fully enforceable through permit conditions, agreements, or other measures.³²

The Project is also subject to Section 106 of the National Historic Preservation Act through Stipulation VIII in the *Programmatic Agreement (PA) Among the City of Los Angeles, the California State Historic Preservation Officer, and the Advisory Council on Historic Preservation Regarding Historic Properties Affected by use of Community Development Block Grants; McKinney Act Homeless Programs including the Emergency Shelter Grants Program, Transitional Housing, Permanent Housing for the Homeless Handicapped, and Supplemental Assistance for Facilities to Assist the Homeless; Home Investment Partnership Funds, and the Shelter Plus Care Program*, which has similar requirements for the mitigation adverse effects. Thus, the mitigation measures for the Project pertaining to the impact on the historical resource shall be consistent with the Standard Mitigation Measure Agreement developed under the PA (see Appendix C).

³² CEQA Guidelines Title 14, Chapter 3 §15064.5(b)(4)].

5. CONCLUSIONS

The Project proposes to demolish Rose Hill Courts at 4466 Florizel Street. The property is a historical resource defined by CEQA because it was formally determined eligible for listing in the National Register in 2003 and is automatically included in the California Register. Therefore, the Project would have a significant adverse impact on the environment and mitigation is required. Implementation of mitigation measures would not reduce the direct impact on the historical resource to a less than significant level. The only way of avoiding the direct impact on the historical resource would be to redesign the Project to preserve the Rose Hill Courts public housing complex.

The potential for indirect impacts from the proposed Project were also considered. As there are no historical resources located within the vicinity of the Project site, the Project would have no potential for indirect impacts on historical resources.

Although there are no related projects involving historical resources that are significant within the same contexts as Rose Hill Courts, the Project could contribute to a potentially significant cumulative impact on historical resources. It is possible that other public housing complexes that are historical resources could be redeveloped, partially redeveloped, and/or significantly rehabilitated in a manner that would cause a significant adverse impact on the environment.

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Appendix A – Résumés



TERESA GRIMES is a Principal Architectural Historian at GPA with over 25 years of experience in the field of historic preservation. She is widely recognized as an expert in the identification and evaluation of historical resources having successfully prepared dozens of landmark and historic district applications for a wide variety of property types. Teresa graduated from the University of California in Los Angeles with a Master of Arts in Architecture, and has worked in the private, public, and non-profit sectors. She has led the GPA Historic Preservation team since 2009, skillfully supervising a wide array of projects throughout California. Teresa has extensive experience in the preparation of environmental

compliance documents in accordance with the California Environmental Quality Act for projects involving major landmarks. Additionally, she has coordinated and reviewed documents for smaller-scale commercial, institutional, and residential property types throughout Los Angeles County. Teresa also participated in SurveyLA, the citywide historic resource survey of Los Angeles, from its inception, contributing to multiple sections of the citywide context statement and coordinating community plan area historic resources surveys.

Educational Background:

- M.A., Architecture, University of California, Los Angeles, 1992
- B.A., Political Science, University of California, Los Angeles, 1986

Professional Experience:

- GPA Consulting, Principal Architectural Historian, 2009-Present
- Christopher A. Joseph & Associates, Senior Architectural Historian, 2006-2009
- Teresa Grimes/Historic Preservation, Principal, 1999-2005, 1993-1994, 1991-1992
- Historic Resources Group, Architectural Historian, 1994-1998
- Getty Conservation Institute, Research Associate, 1992-1993
- Los Angeles Conservancy, Preservation Officer, 1988-1991

Qualifications:

- Meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

Professional Activities:

- Pasadena Heritage Board Member, 2008-2012
- Highland Park Heritage Trust Board Member, 1996-1998
- West Hollywood Cultural Heritage Advisory Board Member, 1990-1994

Selected Projects:

- Los Angeles County Museum of Art Master Plan, CEQA Historical Resource Technical Report, 2019
- Vine/Afton/DeLongpre, Los Angeles CEQA Historical Resource Technical Report, 2019
- Rose Hill Courts, Los Angeles, CEQA/NEPA Historical Resource Technical Report, 2019
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- City of Hope Master Plan, Duarte, CEQA Historical Resource Report, 2017
- 8th and Figueroa Tower, Los Angeles, CEQA Historical Resource Report, 2017
- John Anson Ford Theatres, Los Angeles County, CEQA Historical Resource Report, 2015
- LA Biomed Master Plan, Torrance, CEQA Historical Resource Report, 2014
- May Company, Laurel Plaza, Los Angeles, CEQA Historical Resource Report, 2014
- United Artist Theater, Los Angeles, CEQA Historical Resource Report, 2013
- Claremont Graduate University Master Plan, CEQA Historical Resource Report, 2013



AMANDA DUANE is an Associate Architectural Historian at GPA. She has been involved in the field of historic preservation since 2011. Amanda graduated from Savannah College of Art and Design with a Bachelor of Fine Arts in Historic Preservation. She has since worked in private historic preservation consulting in California. Amanda joined GPA in 2012 and her experience has included the preparation of environmental compliance documents in accordance with the California Environmental Quality Act and Section 106 of the National Historic Preservation Act; Historic American Buildings Survey/Historic American Engineering Record recordation; large-scale historic resources

surveys; Federal Rehabilitation Tax Credit and Mills Act applications; National Register of Historic Place nominations; local landmark applications; historic context statements; and evaluations of eligibility for a wide variety of projects and property types throughout California. She is experienced in working with local governments to develop design guidelines for administering local design review.

Educational Background:

- B.F.A, Historic Preservation, Savannah College of Art and Design, 2011

Professional Experience:

- GPA Consulting, Associate Architectural Historian, 2012-Present
- Architectural Resources Group, Intern, 2012
- City of Los Angeles, Office of Historic Resources, Intern, 2011-2012

Qualifications:

- Meets the Secretary of the Interior's Professional Qualifications Standards for architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.
- National Preservation Institute, Section 106: An Introduction

Professional Activities:

- California Preservation Foundation Conference Programs Committee, 2017

Selected Projects:

- High Speed Rail, Los Angeles to Burbank, CEQA/NEPA Historical Resource Technical Report, 2016-2018
- Rose Hill Courts, Los Angeles, CEQA/NEPA Historical Resource Technical Report, 2019
- 847-97 W. 10th Street, Los Angeles, CEQA Historical Resource Evaluation Report, 2018
- Oakwood School Master Plan, Los Angeles, Historical Resource Technical Report, 2016
- Villa Carlotta, Los Angeles, CEQA Historical Resource Technical Report, 2016
- Mira Loma Detention Center Women's Facility, Los Angeles County, CEQA Historical Resource Technical Report, 2016
- Commonwealth Nursery, Los Angeles, CEQA Historical Resource Technical Report, 2016
- City Market of Los Angeles, CEQA Historical Resource Technical Report, 2015
- 732 S. Spring Street, Los Angeles, CEQA Historical Resource Technical Report, 2015
- 1000 S. Santa Fe Avenue, Los Angeles, CEQA Historical Resource Technical Report, 2015
- LA Biomed, Torrance, CEQA Historical Resource Technical Report, 2014
- Willys Knight Building, Los Angeles, CEQA Historical Resource Technical Report, 2013
- High Desert Corridor, Los Angeles County, Historical Resource Evaluation Report, Section 106 Review, 2013
- Claremont Graduate University Master Plan, CEQA Historical Resource Technical Report, 2013



AUDREY VON AHRENS is an Architectural Historian II at GPA. She has been involved in the field of historic preservation since 2013. Audrey graduated from the University of Pennsylvania with a Master of Science in Historic Preservation and City Planning where she focused on preservation planning and community economic development. She has since worked in private historic preservation consulting in California. Audrey joined GPA in 2017 and her experience has included the preparation of environmental compliance documents in accordance with the California Environmental Quality Act and Section 106 of the

National Historic Preservation Act; historic context statements; Secretary of the Interior's Standards analysis; large-scale historic resource surveys; and evaluations of eligibility for a wide variety of projects and property types throughout Southern California. Audrey is also experienced in coordinating with property owners and local governments in the preparation and review of Mills Act applications and the inspection and reporting of properties applying for or with existing Mills Act contracts.

Educational Background:

- M.S., Historic Preservation, University of Pennsylvania, 2016
- Master of City Planning, University of Pennsylvania, 2016
- B.A., Architectural Studies, University of Pittsburgh, 2013
- B.A., Urban Studies, University of Pittsburgh, 2013

Professional Experience:

- GPA Consulting, Architectural Historian II, 2017-Present
- Heritage Consulting, Inc., Intern, 2015-2016
- Tacony Community Development Corp., Intern, 2014
- Pittsburgh History & Landmarks Foundation, Intern, 2013
- University of Pittsburgh, Teaching Assistant, 2012-2013
- City of Pittsburgh Planning Department, Intern, 2012
- Pittsburgh Downtown Partnership, Intern, 2011

Qualifications:

- Meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

Selected Projects:

- CF Braun & Company Plant, Alhambra, CEQA Historical Resource Technical Report, 2018
- Westlake 619, Los Angeles, CEQA Historical Resource Technical Report, 2018
- Broadway Federal, Midtown Branch, CEQA Historical Resource Technical Report, 2018
- High Speed Rail, Burbank to Los Angeles Project Section, CEQA/NEPA Historical Resource Technical Report, 2017-2018
- Golden Avenue Bridge Replacement, Section 106 Historical Resources Evaluation Report, 2017
- Los Angeles Mills Act Program, Inspection Reports, 2017
- Laguna Beach Mills Act Program, Application Reports, 2017
- 91/605, Los Angeles County, Section 106 Historical Resources Evaluation Report, 2017
- Vine/Afton/DeLongpre, Los Angeles CEQA Historical Resource Technical Report, 2017
- Sunset & Western, Los Angeles, CEQA Historical Resource Technical Report, 2017
- Vermont Corridor, Los Angeles, CEQA Historical Resource Technical Report, 2017
- Hollywood Roosevelt, Los Angeles, Preservation Plan, 2017
- Farmers & Merchants Bank Building, Los Angeles, Preservation Plan, 2017
- SurveyLA, African American Historic Context Statement, 2017
- Hughes Industrial Historic District Interpretive Program, 2017

Appendix B – State Historic Resource Inventory Forms

PRIMARY RECORD

Other Listings

Review Code _____ Reviewer _____ Date _____

Page 1 of 9

Resource Name or #: ROSE HILL COURTS

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted

a. County Los Angeles

and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 4466 FLORIZEL ST

City Los Angeles

Zip 90032

d. UTM: Zone ; mE/ mN

e. Other Locational Data:

P3a. Description:

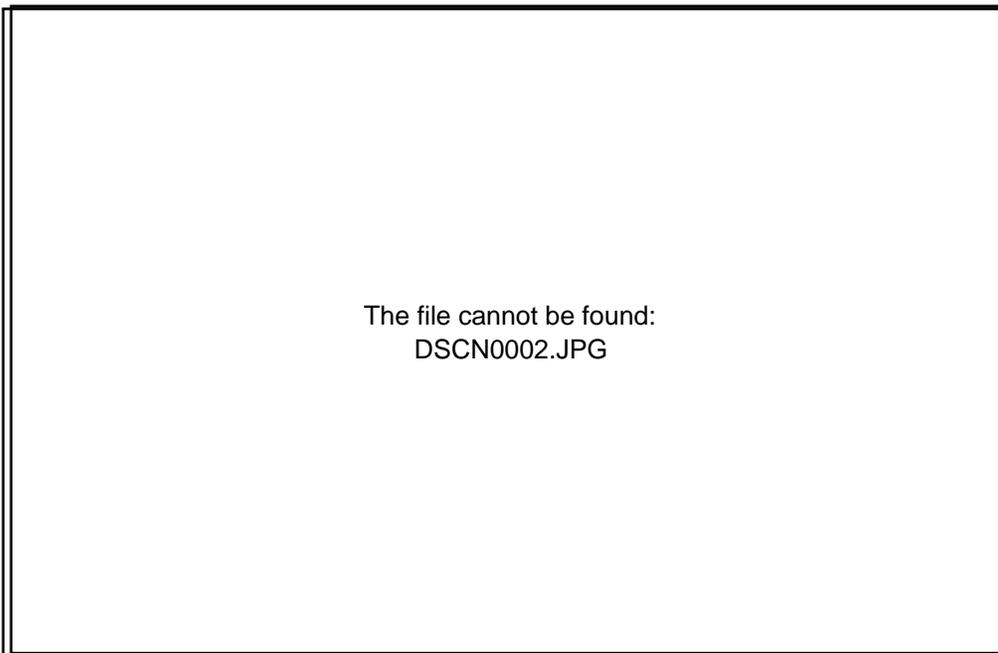
The property contains a multiple family public housing complex in the Montecito Heights area of Northeast Los Angeles. The five-acre property is bounded by East Florizel Street on the north, North McKenzie Avenue on the east, East Mercury Avenue on the south, and North Boundary Avenue on the west. The property is bisected on an east-west axis by East Victorine Street. The boundaries of the property, as delineated, reflect the original boundaries of the public housing complex upon its completion in 1942. The surrounding area is characterized by single family and multiple family residential development.

The public housing complex is composed of fifteen structures. These include fourteen apartment buildings containing 100 dwelling units and an administration building on a rectangular parcel of land. The apartment buildings are rectangular or square in plan and are arranged in parallel groupings to create a series of courtyards throughout the complex. The courtyards consist of grassy open areas landscaped with mature trees and shrubs. The buildings are accessed by concrete walkways.

(See Continuation Sheet).

P3b. Resources Attributes: 03 Multiple Family Property

P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Description of Photo:

Looking west

P6. Date Constructed/Age and

Sources: Historic Both
 Prehistoric

1941-42 (F) Building Permit

P7. Owner and Address:

Housing Authority of the City of
Los Angeles

P8. Recorded by:

Historic Resources Group
1728 Whitley Ave., Hollywood, CA
90028

P9. Date Recorded: 12/10/2002

P10. Survey Type:

City of Los Angeles Section 106
Review.

P11. Report Citation: None.

Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other:

CONTINUATION SHEET

Page 2 of 9

Resource Name or #: ROSE HILL COURTS

Recorded by: ICF International

Date: 12/10/2002

Continuation Update

P3a. Description:

All of the buildings are one or two stories in height, with wood-frame construction, concrete slab floors, and composition roofing. The apartment buildings each contain four to twelve dwelling units. In the rectangular apartment buildings, dwelling units are arranged in a boxcar configuration, with each unit extending the width of the building. In the square apartment buildings, units are arranged in pairs.

Designed in the modern style typical of public housing projects of the period, the buildings have low-pitched side gable roofs with slightly overhanging eaves and exposed rafter tails. Exterior walls are clad with stucco. Paired entrances typically feature a concrete stoop sheltered by a non-original flared mansard hood. The fenestration consists of original metal multiple-light casement windows throughout all of the buildings.

The property is in good condition. Each of the buildings remains in its original location. With the exception of the entrance hoods above the entrances, no major alterations have been made to the complex.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 9

NRHP Status Code 2S2

Resource Name or #: ROSE HILL COURTS

B1. Historic Name: Rose Hill Courts

B2. Common Name: Rose Hill Courts

B3. Original Use: Public Housing/War Housing

B4. Present Use: Public Housing

B5. Architectural Style: Modern Garden Apartments

B6. Construction History:

B7. Moved? No Yes Unknown **Date:** **Original Location:**

B8. Related Features:

B9a. Architect: Rose Hill Architects

b. Builder: Housing Authority of the City of Los Angeles

B10. Significance: Theme Public Housing; World War II Housing; Modern Planning **Area** City of Los Angeles

Period of Significance 1941-1945 **Property Type** Public Housing/Garden Apartment Complex **Applicable Criteria** A, C

Rose Hill Courts is eligible for listing in the National Register of Historic Places at the local level of significance under Criteria A and C. It is significant under Criterion A for its association with the development of public and defense worker housing in Los Angeles during the Second World War, and under Criterion C as a Los Angeles public housing complex based on the planning and design principles of the Garden City and Modern movements. Its period of significance extends from the date construction began through the end of World War II.

Rose Hill Courts is significant under Criterion A as one of the first ten public housing projects in Los Angeles. Located in the Montecito Heights area of East Los Angeles, it was constructed between 1941 and 1942 by the Housing Authority of the City of Los Angeles (HACLA) with federal funds allocated under the United States Housing Act (also known as the Wagner-Steagall Act) in 1937. This law initiated the development of public housing across the United States, leaving the design and construction details to local authorities.

(Continued).

B11. Additional Resource Attributes: 03 Multiple Family Property

B12. References: (See Continuation Sheet).

B13. Remarks:

B14. Evaluator: Christy Johnson McAvoy, Historic Resources Group, 1728 Whitley Ave., Hollywood, CA 90028

Date of Evaluation: 12/10/2002

(This space reserved for official comments.)

CONTINUATION SHEET

Page 4 of 9

Resource Name or #: ROSE HILL COURTS

Recorded by: ICF International

Date: 12/10/2002

Continuation Update

B10. Significance:

During the Great Depression, overcrowding, homelessness, and dilapidated housing were major problems in Los Angeles. Private housing construction slowed dramatically, while the population increased. According to the Real Property Inventory in 1939, 7,702 people lived in units with no inside toilet facilities. A year later, the 1940 Census found 19,039 families living in overcrowded conditions.

Migration to Los Angeles from other parts of the country exacerbated the problem. During the late 1930s and early 1940s, thousands of workers arrived in Los Angeles seeking manufacturing jobs in the city's emerging aircraft assembly and ship building industries. In 1941, for example, "13,000 new workers were joining Los Angeles' industrial payroll each month" (Hise, 129).

The City of Los Angeles planned, designed, and constructed the apartments at Rose Hill Courts as part of a comprehensive program to alleviate these shortages, to eradicate slums, and to improve housing quality. A clause in the Wagner-Steagall Act, known as the "equivalent elimination clause," explicitly linked the policy of slum clearance to the construction of new public housing. The clause required local agencies to destroy "slum properties" in a quantity equal to the number of new dwelling units being constructed. Legislators believed that this requirement would eliminate the competition between the government and the private housing market. In 1938, HACLA began purchasing private property in areas designated as slums, often using the power of eminent domain, and developed plans for ten public housing complexes.

HACLA acquired five acres of land in Montecito Heights for the site of Rose Hill Courts. They demolished the existing buildings on the site, devised a new street plan, and commenced building the new housing project in 1941. The United States' entrance into World War II in December 1941 interrupted the construction of Rose Hill Courts. At this point, winning the war became the federal government's first priority. As part of its mobilization efforts, the government reassigned all new public housing projects still under construction as war housing for the purposes of national defense. This mandate included Rose Hill Courts.

Rose Hill Courts was completed in June 1942 and opened to defense workers later that year. After the war, the property again became public housing as many war worker families returned to other parts of the country, or found housing elsewhere. Rose Hill Courts filled an essential need for new quality housing in Los Angeles during and after the Second World War. It remains in this same use today.

Rose Hill Courts is significant under Criterion C as a public housing development in Los Angeles based on the planning and design principles of the Garden City and Modern movements of the late 1930s and early 1940s. During this period, local architects and community planners adapted the principles of these movements and constructed innovative new forms of multiple family housing, including the city's first public housing developments, such as Rose Hill Courts.

The Garden City and Modern movements began in Europe and spread to the United States in the 1920s. Organizations such as the Regional Planning Association of America (RPAA) championed garden cities and advocated comprehensive planning based on social scientific research. Members of the RPAA included Clarence Stein, Edith Elmer Wood, Henry Wright, Lewis Mumford, and Catherine Bauer. The group was instrumental in the planning and construction of Radburn, a planned community in suburban New Jersey and one of the first garden cities in the United States. Radburn was highly regarded and often cited as a model application of modern concepts in planning and architecture. Garden city concepts employed at Radburn, including "superblock" development and the segregation of automobile and pedestrian traffic, were later applied to the development of large apartment complexes throughout the United States.

(Continued).

CONTINUATION SHEET

Page 5 of 9

Resource Name or #: ROSE HILL COURTS

Recorded by: ICF International

Date: 12/10/2002

Continuation Update

B10. Significance, continued:

Within the RPAA, Catherine Bauer was regarded as an expert in new European housing types. In 1934, she authored the book Modern Housing, which argued that European housing programs had produced a completely different type of shelter and a new framework for producing it. The European programs were developed primarily by nonprofit organizations or the government, and master-planned as component parts of larger neighborhoods. Bauer defined this approach as the essence of "modern housing." She advocated the development of similar projects in the United States.

During the Great Depression, the Federal government adopted many ideas proposed by Bauer and other New Deal housing reformers. For example, it responded to the slowdown in housing construction, overcrowding, and decline in housing quality across the country by undertaking "slum clearance, new town and public housing construction, mortgage insurance, and national planning" (Birch, 128).

A new multiple family housing type known as "garden apartments" emerged at this time. Characteristics of garden apartments include the use of superblocks in development of the site, the segregation of automobile and pedestrian traffic, low to medium density and building coverage, the standardization of building types with a maximum of three stories in height, and an emphasis on open space. The complexes were often Modern in character. Many housing reformers viewed the geometric forms, industrial materials, and spatial character common to Modern architecture as a symbolic break with traditional building forms and methods.

Other innovations existed in the site planning. By eliminating the street grid and the traditional lot pattern, architects could arrange the buildings in these complexes in new ways. The designs often featured U-shaped or L-shaped plans and arrangements that created interior courtyards and oriented the buildings away from the street.

Many of these new housing projects included children's play spaces and community buildings as well. Reformers believed that the construction of common spaces and the application of modern technology to housing construction facilitated new social arrangements such as group childcare, and allowed for less household work and more collective ways of living.

Housing reformers like Bauer believed that the physical form of these communities allowed for a healthier life, both physically and socially. They contrasted the new developments with examples of the worst tenement housing, which were often dark, poorly ventilated, and overcrowded. Reformers explained that buildings oriented around common courtyards provided apartment units with more natural light and better air circulation, while creating spaces for social interaction among residents. Many of these design elements were incorporated into Los Angeles public housing, including Rose Hill Courts.

In 1938, the Wyvernwood Apartments became the first garden apartment complex built in the City of Los Angeles and the first to employ the ideals of contemporary housing reformers. Baldwin Hills Village (now Village Green), another early example of garden apartment design in Los Angeles, was designated as a National Historic Landmark in 2001 for its advances in community planning and architecture. While these projects were under construction, HACLA developed plans for ten public housing projects, including Rose Hill Courts. During a period when architectural commissions were few and a commitment to the social goals of modernism was high, HACLA attracted some of the most respected and innovative architects in Los Angeles to work on its projects.

Rose Hill Courts was designed by a group known as Rose Hill Architects, comprised of noted architects W. F. Ruck and Claude Beelman. Beelman is particularly notable in the architectural development of Los Angeles. Several examples of his work are listed on the National Register or designated as local Historic-Cultural Monuments.

(Continued).

CONTINUATION SHEET

Page 6 of 9

Resource Name or #: ROSE HILL COURTS

Recorded by: ICF International

Date: 12/10/2002

Continuation Update

B10. Significance, continued:

The application of Garden City and Modern principles to the development of public housing in Los Angeles is represented in the characteristics of Rose Hill Courts. These characteristics include the development of the site as a superblock; low density and building coverage; the placement and orientation of the buildings; and Modern architectural characteristics, including the standardization and repetition of building types.

Using the power of eminent domain, HACLA assembled several individual parcels and demolished all buildings on the site intended for Rose Hill Courts. The architects designed the housing complex as a complete planning unit or superblock, arranging the individual apartment buildings in linear patterns across the five-acre site.

A 1942 article in *Southwest Builder and Contractor* referred to Rose Hill Courts as a “typically Californian housing project.” The buildings cover just over 19 percent of the land. None of the buildings exceed two stories in height, creating a density of just 20 units per acre. Thus the architects were able to maintain a low density, minimize the building site coverage, maximize open space, and produce the required number of units.

The architectural style of the buildings at Rose Hill Courts is typical of public housing projects from this period. The lack of exterior ornament, the presence of low-pitched roofs, and the horizontal lines created by bands of windows reflect the modernist aesthetic favored by many contemporary housing reformers. Designs were repeated throughout the complex, as the standardization and repetition of type kept material costs down and created a sense of unity throughout the project.

Rose Hill Courts is significant for its association with the development of public and defense worker housing in Los Angeles during the Second World War, and reflects the manner in which housing reformers adapted planning and design concepts of the Garden City and Modern movements to the development of public housing.

CONTINUATION SHEET

Page 7 of 9

Resource Name or #: ROSE HILL COURTS

Recorded by: ICF International

Date: 12/10/2002

Continuation Update

D7. References, continued:

Birch, Eugenie Lader. "Radburn and the American Planning Movement: The Persistence of an Idea," chapter 7 in Introduction to Planning History in the United States, Donald A. Krueckberg (ed.) New Brunswick, New Jersey: Rutgers, 1983.

City of Los Angeles. Department of Building and Safety. Property Profile Reports. Historical Building Permits.

Cuff, Dana. The Provisional City: Los Angeles Stories of Architecture and Urbanism. Cambridge, Massachusetts: MIT Press, 2000.

Hise, Greg. Magnetic Los Angeles: Planning the Twentieth-Century Metropolis. Baltimore and London: Johns Hopkins University Press, 1997.

Housing Authority of the City of Los Angeles. Agency Overview. November, 1990.

Housing Authority of the City of Los Angeles. A Decent Home. An American Right. The 5th, 6th, and 7th Consolidated Annual Reports, 1945.

Los Angeles Public Library. Housing Authority of the City of Los Angeles Photographs, Security Pacific Collection.

Moga, Steven. *Project and Slums: A Context Statement*. University of California Los Angeles Comprehensive Project for the Degree Master of Arts in Urban Planning, 1999.

"Rose Hill Courts Typically Californian Housing Project in the Foothills." *Southwest Builder and Contractor*. October 16, 1942.

Sanborn Fire Insurance Maps.

Appendix C – Standard Mitigation Measures for Adverse Effects

APPENDIX B

STANDARD MITIGATION MEASURES FOR ADVERSE EFFECTS

When deemed appropriate by the City in consultation with the SHPO, the City and the SHPO may develop and execute without Council participation a written Standard Mitigation Measures Agreement (SMMA) that includes one or more of the following Standard Mitigation Measures (SMMs) for undertakings not listed in Stipulation VIII.B. The City must submit copies of all fully executed SMMA's to the SHPO and retain copies of all such SMMA's in accordance with Stipulations VIII.A.2. and XVIII.A. of this PA.

A. Prior to demolition, alteration or relocation of an Historic Property, the City shall:

1. contact the HABS/HAER Coordinator, Western Regional Office of the National Park Service, San Francisco, CA, to determine what level and kind of recordation is required for the Property. Unless otherwise agreed to by HABS/HAER, the City shall ensure that all documentation is completed and accepted by HABS/HAER before it authorizes the activity that would adversely affect the Property to proceed, and that copies of this documentation are made available to the SHPO and to appropriate local archives designated by the SHPO; OR

2. record the Property in accordance with in accordance with a Recordation Plan (RP) developed by the SHPO.

a. At a minimum, RPs shall establish recordation methods and standards.

b. The City shall consult with the SHPO to identify appropriate archives where the City will deposit copies of the recordation materials.

c. The City and the SHPO may mutually agree to waive the recordation requirement if the affected Historic Properties will be substantially repaired in accordance with the Standards.

B. The City, in consultation with the SHPO, shall identify appropriate parties to receive salvaged architectural features. The City shall ensure that significant architectural features are salvaged before demolition or alteration and that they are properly stored and protected. When feasible and appropriate, salvaged architectural features shall be reused in other preservation projects.

C. The City shall ensure that, where the SHPO has determined that the treatment of Historic Properties or the design of new buildings cannot feasibly meet the Standards or any SHPO-approved design guidelines, the work shall be carried out in accordance with construction documents or work write-ups that have been reviewed and approved by the SHPO.

D. The City shall ensure that a Marketing Plan (MP) proposed either by the City or the SHPO is implemented before demolition or relocation of Historic Properties is authorized. The MP shall include those elements specified in Items 1-4, pgs. 33-34 of the Council's publication, Preparing Agreement Documents (1989). The City shall review all purchase offers in consultation with the SHPO.