

HISTORIC PRESERVATION COMMISSION  
MULTI-FAMILY SURVEY AD-HOC COMMITTEE  
UNFINISHED BUSINESS

MAY 15, 2024

SUBJECT: DRAFT HISTORIC CONTEXT STATEMENT AND HISTORIC RESOURCES SURVEY UPDATE FOR THE RESIDENTIAL PROPERTIES IN THE R2, R3, AND R4 MULTI-FAMILY ZONING DISTRICTS

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### **STATEMENT ON THE SUBJECT**

The Historic Preservation Commission Ad-Hoc Committee will review an updated draft Historic Context Statement (HCS) and initial draft Multi-Family Historic Resources Survey (Survey) for residential properties in the R2, R3, and R4 multi-family zoning districts.

### **RECOMMENDATION**

Staff recommends that the Ad-Hoc Committee review the updated draft HCS and Survey, provide comments to staff and the City's consultant, and receive comments from the public and interested parties before the final version is prepared and presented to the Historic Preservation Commission.

### **BACKGROUND**

On June 9, 2021, the Ad-Hoc Committee reviewed and commented on the initial draft of the HCS at a publicly available, teleconferenced meeting. A subsequent Ad-Hoc Committee meeting was held on May 22, 2022, to review an updated version of the HCS. Based on the comments received at the two prior Ad-Hoc Committee meetings, the draft HCS has been further revised by GPA Consulting.

The HCS and Survey update was completed in two phases between October 2020 and December 2023. During Phase 1, GPA Consulting (GPA) began by preparing an update to the HCS included in the 2008 *City of West Hollywood R2, R3, R4 Multi-Family Survey Report*. The HCS update was revised in response to comments from the staff and Ad-Hoc Committee and results of the Survey.

GPA conducted a reconnaissance survey of over 2,000 properties in the R2, R3, and R4 zones constructed by 1984. The results of the Survey were used to refine the HCS update and identify properties for intensive-level evaluations. GPA prepared new intensive-level evaluations for properties identified as potentially eligible during the reconnaissance survey and submitted through public comment. GPA also updated certain evaluations for properties that were previously evaluated in 2008. Evaluations were recorded on state Department of Parks and Recreation (DPR) survey forms called a Primary Record and a Building, Structure and Object Record (DPR 523 A and B, respectively). In total, 163 DPR

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A and B Forms were prepared for 172 individual property evaluations, and two District Records (DPR 523 D) with Location Maps (DPR 523 J) and an additional 25 DPR A Forms for properties within the boundaries of the district study areas.

Of the 172 individual evaluations, a total of 70 properties appear to be individually eligible for listing in the national, state, and/or local registers. Sixteen (16) were not visible from the public right-of-way and could not be fully assessed. Eighty-six (86) were found ineligible for national, state, and local listing due to a lack of significance, integrity, or both.

Staff and GPA Consulting will provide the HPC Ad-Hoc Committee with an overview of the contents in the updated draft HCS and Survey (EXHIBIT A and B).

## **EXHIBIT**

- A. Draft Historic Resources Survey and Historic Context Statement
- B. Draft Survey Reconnaissance Matrix