

DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 532  
LOS ANGELES, CA 90012-4801  
CULTURAL HERITAGE COMMISSION  
—  
MARY KLAUS-MARTIN  
PRESIDENT  
ALMA M. CARLISLE  
VICE-PRESIDENT  
RICHARD BARRON  
ROELLA HSIEH LOUIE  
CANDACE YOUNGER  
—  
COMMISSION OFFICE  
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[www.lacity.org/PLN](http://www.lacity.org/PLN)

June 28, 2005

Los Angeles City Council  
Room 395, City Hall  
200 North Spring Street  
Los Angeles, California 90012

ATTENTION: Barbara Greaves, Legislative Assistant  
Planning and Land Use Management Committee

CASE NUMBER: CHC-2004-2522-HCM  
LA LEYENDA APARTMENTS  
1735-1737 N. Whitley Avenue

CD 13  
At the Cultural Heritage Commission meeting of June 15, 2005, the Commission moved to include the above property in the list of Historic-Cultural Monuments, subject to adoption by the City Council.

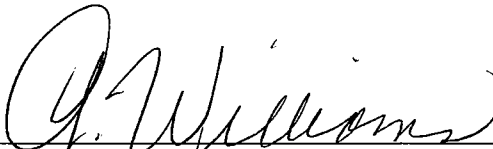
As required under the provisions of Section 22.126 of the Los Angeles Administrative Code, the Commission has solicited opinions and information from the office of the Council District in which the site is located and from any Department or Bureau of the city whose operations may be affected by the designation of such site as an Historic-Cultural Monument. Such designation in and of itself has no fiscal impact. Future applications for permits may cause minimal administrative costs.

The City Council, according to the guidelines set forth in Section 22.125.1 of the Los Angeles Administrative Code, shall act on the proposed inclusion to the list within 60 days of the Council or Commission action, whichever first occurs. By resolution, the Council may extend the period for good cause for an additional 15 days.

The Cultural Heritage Commission would appreciate your inclusion of the subject modification to the list of Historic-Cultural Monuments upon adoption by the City Council.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Martin  
Seconded: Younger  
Ayes: Barron, Louie  
Absent: Carlisle  
Vote: 4-0

  
\_\_\_\_\_  
Gabriele Williams, Commission Executive Assistant II  
Cultural Heritage Commission

GW:gw

Attachment: Staff Report with Findings

c: Councilmember Eric Garcetti, CD 13  
2136 & 2148 Broderick Street Investors, LP, Owners  
Christy McAvoy, Applicant

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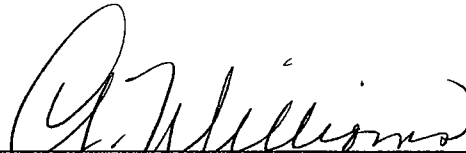
2136 & 2148 Broderick Street Investors, LP, Owners  
100 Shoreline Hwy., Suite 160 A  
Mill Valley, CA 94941

**CERTIFIED MAIL**  
**RETURN RECEIPT REQUESTED**

CASE NUMBER: CHC-2004-2522-HCM  
LA LEYENDA APARTMENTS  
1735-1737 N. Whitley Avenue

As you will note from the attached copy of our communication to the Los Angeles City Council, the Cultural Heritage Commission has moved to include the above-referenced property in the list of Historic-Cultural monuments, subject to adoption by the City Council.

In due course, our transmittal will be given a council file number and will be referred to the Council's Planning and Land Use Management Committee for review and recommendation. If you are interested in attending the Council Committee meeting, you should call Barbara Greaves at (213) 978-1068 for information as to the time and place of the Committee and City Council meetings regarding this matter. Please give Ms. Greaves at least one week from the date of this letter to schedule this item on the Committee Agenda before you call her.

  
\_\_\_\_\_  
Gabriele Williams, Commission Executive Assistant II  
Cultural Heritage Commission

GW:nap

Attachment: CHC Declaration Letter to Council and Staff Report with Findings

c:Christy McAvoy, Applicant  
Notification List  
GIS

## Los Angeles City Planning Department RECOMMENDATION REPORT

**CULTURAL HERITAGE COMMISSION****CASE NO. CHC-2004-2522-HCM**

Location: 1735-1737 N. Whitley Ave.

Council District: 13

**DATE:** June 15, 2005**TIME:** 10:00 a.m.

Community Plan Area: Hollywood

**PLACE:** City Hall, Room 1010

Area Planning Commission: Central

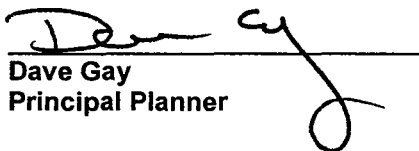
200 N. Spring St.

Neighborhood Council: Hollywood Hills West

Los Angeles, CA, 90012

Legal Description: Hollywood Ocean View Tract, Block 1,  
Lot 23**PROJECT:** Historic-Cultural Monument Application for  
LA LEYENDA APARTMENTS**REQUEST:** Declare the building a  
Historic-Cultural Monument**APPLICANT:** Christy McAvoy (owner's representative)**RECOMMENDATION:**

Declare the site a Historic-Cultural Monument and find that it meets Cultural Heritage Ordinance Definition of a Monument criteria as set forth in Los Angeles Administrative code Section 22.130 because the La Leyenda Apartments is an exemplary instance of Spanish Colonial Revival architecture.



\_\_\_\_\_  
Dave Gay  
Principal Planner



\_\_\_\_\_  
Jay Orin  
Historic Preservation Officer

**Findings**

The building is of particular historic or cultural significance to the City of Los Angeles because: It embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction. Built in 1927, the structure exhibits character-defining features of Spanish Colonial Revival architecture including stucco surfaces which predominate over the openings; low-pitched tile roof; limited number of openings; formal garden; use of decorative ironwork; ceramic tile walls and floors; and Churrigueresque cast stone detailing. Historic building materials and character-defining design elements are generally intact.

**Criteria**

The criterion is Los Angeles Administrative Code Section 22.130, which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural economic or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age. At issue is whether the Commissioners find that the application meets the Ordinance's threshold of significance.

**Attachments:** Parcel Profile Report and Map