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CITY PLANNING  
OFFICE OF HISTORIC RESOURCES  
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[www.planning.lacity.org](http://www.planning.lacity.org)

Date: **JAN 22 2015**

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

Attention: Sharon Gin, Legislative Assistant  
Planning and Land Use Management Committee

CASE NUMBER: **CF-14-1199-HCM**  
**LAUREL TERRACE STREET TREES**  
**CANTURA STREET FROM VANTAGE TO RHODES AVENUES; RHODES**  
**AVENUE FROM VENTURA BOULEVARD TO LAUREL TERRACE**

At the Cultural Heritage Commission meeting of **December 18, 2014**, the Commission moved to include the above property in the list of Historic-Cultural Monument, subject to adoption by the City Council.

As required under the provisions of Section 22.171.10 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 a Historic-Cultural Monument. Such designation in and of itself has no fiscal impact. Future applications for permits may cause minimal administrative costs.

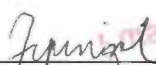
The City Council, according to the guidelines set forth in Section 22.171 of the Los Angeles Administrative Code, shall act on the proposed inclusion to the list within 90 days of the Council or Commission action, whichever first occurs. By resolution, the Council may extend the period for good cause 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: Commissioner Milofsky  
Seconded: Commissioner Barron  
Ayes: Commissioner Irvine, Kennard, and Barron

**Vote: 5-0**

  
Fely C. Pingol, Commission Executive Assistant  
Cultural Heritage Commission

Attachment: Application

c: Councilmember Paul Krekorian, Second Council District  
City of Los Angeles, Bureau of Street Lighting      City of Los Angeles, Bureau of Street Services  
GIS

**Los Angeles Department of City Planning  
RECOMMENDATION REPORT**

**CULTURAL HERITAGE COMMISSION**

**CASE NO.: CF 14-1199**

**HEARING DATE:** December 18, 2014  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

**Location:** Cantura Street from Vantage to Rhodes  
Avenues; Rhodes Avenue from Ventura Blvd. to  
Laurel Terrace  
**Council District:** 2  
**Community Plan Area:** Sherman Oaks - Studio  
City - Toluca Lake - Cahuenga Pass  
**Area Planning Commission:** South Valley  
**Neighborhood Council:** Studio City  
**Legal Description:** TR 7203

**PROJECT:** Historic-Cultural Monument Application for the  
LAUREL TERRACE STREET TREES

**REQUEST:** Declare the property a Historic-Cultural Monument

**OWNER:** City of Los Angeles, Bureau of Street Lighting  
1149 S. Broadway, Suite 200  
Los Angeles, CA 90015

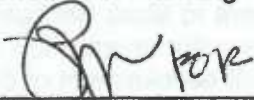
City of Los Angeles, Bureau of Street Services  
1149 South Broadway, 4th floor  
Los Angeles, CA 90015


**APPLICANT:** City of Los Angeles, Council District 2  
200 N. Spring Street  
Los Angeles, CA 90012

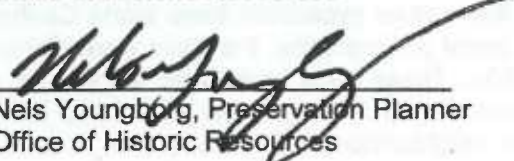
**RECOMMENDATION That the Cultural Heritage Commission:**

1. **Declare the area**, comprising of the street trees and light posts, a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.
2. **Adopt** the staff report and findings.

MICHAEL J. LOGRANDE  
Director of Planning

  
\_\_\_\_\_  
Ken Bernstein, AICP, Manager  
Office of Historic Resources

  
\_\_\_\_\_  
Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

  
\_\_\_\_\_  
Nels Youngberg, Preservation Planner  
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

## **Laurel Terrace Street Trees**

**CF 14-1199**

**Page 2 of 3**

### **FINDINGS**

- The area reflects the "broad cultural, economic, or social history of the nation, State or community" by its association with early suburbanization of Studio City in relation to the popularization of the automobile and the growth in the entertainment industry-related residential development.

### **CRITERIA**

The criterion is the Cultural Heritage Ordinance 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.

### **SUMMARY**

The Laurel Terrace Street Trees area spans a portion of a 1920's residential development in Studio City. It covers the public portions of Cantura Street, from Vantage Avenue in the east to Rhodes Avenue in the west, and Rhodes Avenue, from Ventura Boulevard in the north to Laurel Terrace Drive in the south. This area is populated by sycamore trees that were planted during the initial development of the neighborhood and by granite light posts installed during its period of significance.

This area was identified in SurveyLA as Laurel Terrace Residential Historic District and eligible for designation at the State and Local level. The following is an excerpt from the SurveyLA report regarding the Laurel Terrace Residential Historic District:

The tract comprising this area was subdivided in 1923 and 1924 by David G. Maxwell, a cattle breeder from Iowa. In 1920, Maxwell purchased a 263-acre ranch near the intersection of Ventura Blvd. and Laurel Canyon Blvd. from long-time valley fruit rancher A. J. Gwynn. Later that same year, he established Maxwell Farms, and in 1923, he offered the first subdivision in the development, initially referred to as "Maxwell Laurel Terrace."

While a handful of buildings date to the 1920's, construction began in earnest in the 1930's, as settlement increased along with Studio City's growing profile as a center for the entertainment industry. The neighborhood was situated adjacent to Mack Sennett's Studioland (later Republic Pictures, now CBS Studio Center), near the intersection of Ventura Blvd. and Radford Ave., which helped jump-start residential development of the tract.

An important feature of this neighborhood is the mature sycamore trees along Cantura Street and Rhodes Ave. According to historic aerial photographs, the trees were planted at the time of the tract's subdivision in the 1920's. These trees have been the subject of several newspaper articles over the years, including a 1996 Los Angeles Daily News article which noted that the trees "give that neighborhood an identify that is sorely lacking elsewhere in our fair city."



## **DISCUSSION**

The Laurel Terrace Street Trees successfully meets one of the specified Historic-Cultural Monument criteria: 1) reflects "the broad cultural, economic or social history of the nation, State or community." This area is significant as one of Studio City's earliest residential subdivisions with many of the original features of the development extant, including the Sycamore Trees and the granite light posts along Cantura St. and Rhodes Ave.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS**

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 *"consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment."*

State of California CEQA Guidelines Article 19, Section 15331, Class 31 *"consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings."*

The designation of the Laurel Terrace Street Trees as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic structures. The Secretary of the Interior's Standards of Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of Historic buildings in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving Rehabilitating, Restoring, and Reconstructing Historic Buildings.

## **BACKGROUND**

On October 8th, 2014 the City Council initiated a motion to take the property under consideration. On November 6<sup>th</sup>, Commissioners Barron and Irvine inspected the site with Lambert Giessinger of the Office of Historic Resources (OHR) staff. Separately, Commissioner Milofsky inspected the site. And later the same day, November 6<sup>th</sup>, 2014, Commissioners Scrafano and Kennard inspected the site with Nels Youngborg of the OHR staff.



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 1. PROPERTY IDENTIFICATION

Proposed Monument Name: <b>Laurel Terrace Street Trees</b>		Current name of property	
Other Associated Names:			
Street Address: <b>Cantura Street between Vantage and Rhodes Ave.</b>		Zip: <b>91604</b>	Council District: <b>2</b>
Range of Addresses on Property: <b>N/A</b>		Community Name: <b>Studio City</b>	
Assessor Parcel Number: <b>N/A</b>	Tract: <b>TR 7203</b>	Block: <b>N/A</b>	Lot: <b>N/A</b>
Identification cont'd: <b>Non-Parcel Resources along the street on both sides</b>			
Proposed Monument Property Type:	<input type="checkbox"/> Building	<input type="checkbox"/> Structure	<input type="checkbox"/> Object
	<input type="checkbox"/> Site/Open Space	<input checked="" type="checkbox"/> Natural Feature	
Describe any additional resources located on the property to be included in the nomination, here:			

## 2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: <b>1923</b>	<input type="checkbox"/> Factual <input checked="" type="checkbox"/> Estimated	Threatened? <b>None</b>
Architect/Designer: <b>None</b>		Contractor: <b>None</b>
Original Use: <b>Street Trees</b>		Present Use: <b>Street Trees</b>
Is the Proposed Monument on its Original Site?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No (explain in section 7) <input type="checkbox"/> Unknown (explain in section 7)

## 3. STYLE & MATERIALS

Architectural Style: <b>Not Applicable - Landscaping</b>		Stories: <b>0</b>	Plan Shape: <b>Unknown</b>
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type:	Type: <b>Select</b>	
CLADDING	Material: <b>Select</b>	Material: <b>Select</b>	
ROOF	Type: <b>Select</b>	Type: <b>Select</b>	
	Material: <b>Select</b>	Material: <b>Select</b>	
WINDOWS	Type:	Type:	
	Material: <b>Select</b>	Material: <b>Select</b>	
ENTRY	Style:	Style:	
DOOR	Type: <b>Select</b>	Type: <b>Select</b>	



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM



### 4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.


### 5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

Listed in the National Register of Historic Places	
Listed in the California Register of Historical Resources	
Formally determined eligible for the National and/or California Registers	
Located in an Historic Preservation Overlay Zone (HPOZ)	Contributing feature Non-contributing feature
<input checked="" type="checkbox"/> Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s): SurveyLA, Laurel Terrace Residential Historic District
Other historical or cultural resource designations:	

### 6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):	
<input checked="" type="checkbox"/>	Reflects the broad cultural, economic, or social history of the nation, state, or community
<input type="checkbox"/>	Is identified with historic personages or with important events in the main currents of national, state, or local history
<input type="checkbox"/>	Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction
<input type="checkbox"/>	A notable work of a master builder, designer, or architect whose individual genius influenced his or her age



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 7. WRITTEN STATEMENTS

*This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.*

**A. Proposed Monument Description** - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

**B. Statement of Significance** - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

## 8. CONTACT INFORMATION

### Applicant

Name: City of Los Angeles		Company:	
Street Address: 200 N. Spring Street		City: Los Angeles	State: CA
Zip: 90012	Phone Number: 213-978-1192	Email: planning.ohr@lacity.org	

### Property Owner

Is the owner in support of the nomination?      Yes      No      Unknown

Name: Bureau of Street Services		Company: City of Los Angeles	
Street Address: 1149 S. Broadway, 4th Floor		City: Los Angeles	State: CA
Zip: 90293	Phone Number:	Email:	

### Nomination Preparer/Applicant's Representative

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

### APPLICATION CHECKLIST

- |   |   |
|---|---|
| 1. ✓ Nomination Form  | 5. ✓ Copies of Primary/Secondary Documentation  |
| 2. ✓ Written Statements A and B   | 6. ✓ Copies of Building Permits for Major Alterations<br>(include first construction permits) |
| 3. ✓ Bibliography   | 7. ✓ Additional, Contemporary Photos  |
| 4. ✓ Two Primary Photos of Exterior/Main Facade<br>(8x10, the main photo of the proposed monument. Also<br>email a digital copy of the main photo to:<br>planning.ohr@lacity.org) | 8. ✓ Historical Photos  |
|   | 9. ✓ Zimas Parcel Report for all Nominated Parcels<br>(including map)                         |

## 10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.

- |                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.                                     |
| <input checked="" type="checkbox"/> | I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation. |
| <input checked="" type="checkbox"/> | I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.  |

Name:

Date:

Signature:

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources  
Department of City Planning  
200 N. Spring Street, Room 620  
Los Angeles, CA 90012

Phone: 213-978-1200  
Website: [preservation.lacity.org](http://preservation.lacity.org)



## **7. WRITTEN STATEMENTS**

### **A- Proposed Monument Description:**

The proposed monument consists of a grouping of mature sycamore trees that line Cantura Street in Studio City, between Vantage and Rhodes Avenues. The trees are predominately sycamores that were planted during the development of the tract in 1923. Although some types of sycamore trees are local plant foliage that are protected under the Protected Tree Ordinance, these trees are not local species and have no protection under the law.

The area surrounding the street trees is a residential neighborhood with modest-sized lots, averaging 50 by 135 feet. The street features uniform setbacks, concrete sidewalks, and original light standards. The area occupies flat terrain with a rectilinear street pattern.

### **B- Statement of Significance:**

The Laurel Terrace Street Trees meet the Cultural Heritage Ordinance definition of a monument under the criteria of "reflects the broad cultural, economic, or social history of the nation, state or community." The trees do this by representing one of Studio City's earliest residential subdivisions, Maxwell Laurel Terrace. SurveyLA found this area eligible as a historic district and identified the street trees on Cantura a contributing feature of the district:

Comprising one of Studio City's earliest residential neighborhoods, the Laurel Terrace Residential Historic District is significant as an excellent example of an automobile suburb, and for its association with the entertainment industry in Studio City. The district's period of significance is 1923 to 1953, when most of the residences were constructed.

The tracts comprising the district were subdivided in 1923 and 1924 by David G. Maxwell, a cattle breeder from Iowa. In 1920, Maxwell purchased a 263-acre ranch near the intersection of Ventura Boulevard and Laurel Canyon Boulevard from long-time valley fruit rancher A.J. Gwynn. Later that same year, he established Maxwell Farms, and in 1923, he offered the first subdivision in the development, initially referred to as "Maxwell Laurel Terrace."

While a handful of buildings date to the 1920s, construction began in earnest in the 1930s, as settlement increased along with Studio City's growing profile as a center for the entertainment industry. The neighborhood was situated adjacent to Mack Sennett's Studioland (later Republic Pictures, now CBS Studio Center), near the intersection of Ventura Boulevard and Radford Avenue, which helped jump-start residential settlement in the area.

An active marketing campaign, along with speculative building fueled by FHA mortgage guarantee programs, helped spur development in these tracts in the 1930s. By 1939, according to Home Owners Loan Corporation survey documents, the neighborhood had been settled

primarily by "business and professional men, motion picture minor executives and employees," with an annual income ranging between \$2,500 and \$7,000.

An important feature of the district is the mature Sycamore trees along Cantura Street, between Vantage and Rhodes Avenues. According to aerial photographs, the trees were planted at the time of the tract's subdivision in the 1920s. These trees have been the subject of several newspaper articles over the years, including a 1996 Los Angeles Daily News article which noted that the trees "give that neighborhood an identity that is sorely lacking elsewhere in our fair city."

The district is significant as one of Studio City's earliest residential subdivisions. The neighborhood stands out as a concentration of pre-World War II residential development in an area where most of the adjacent tracts dates from the postwar period. It is also significant as a collection of more modest residences associated with the local entertainment industry.

Occupying the flatlands of Studio City just off Ventura Boulevard, this neighborhood stands in contrast to the more affluent areas in the nearby hills and canyons.

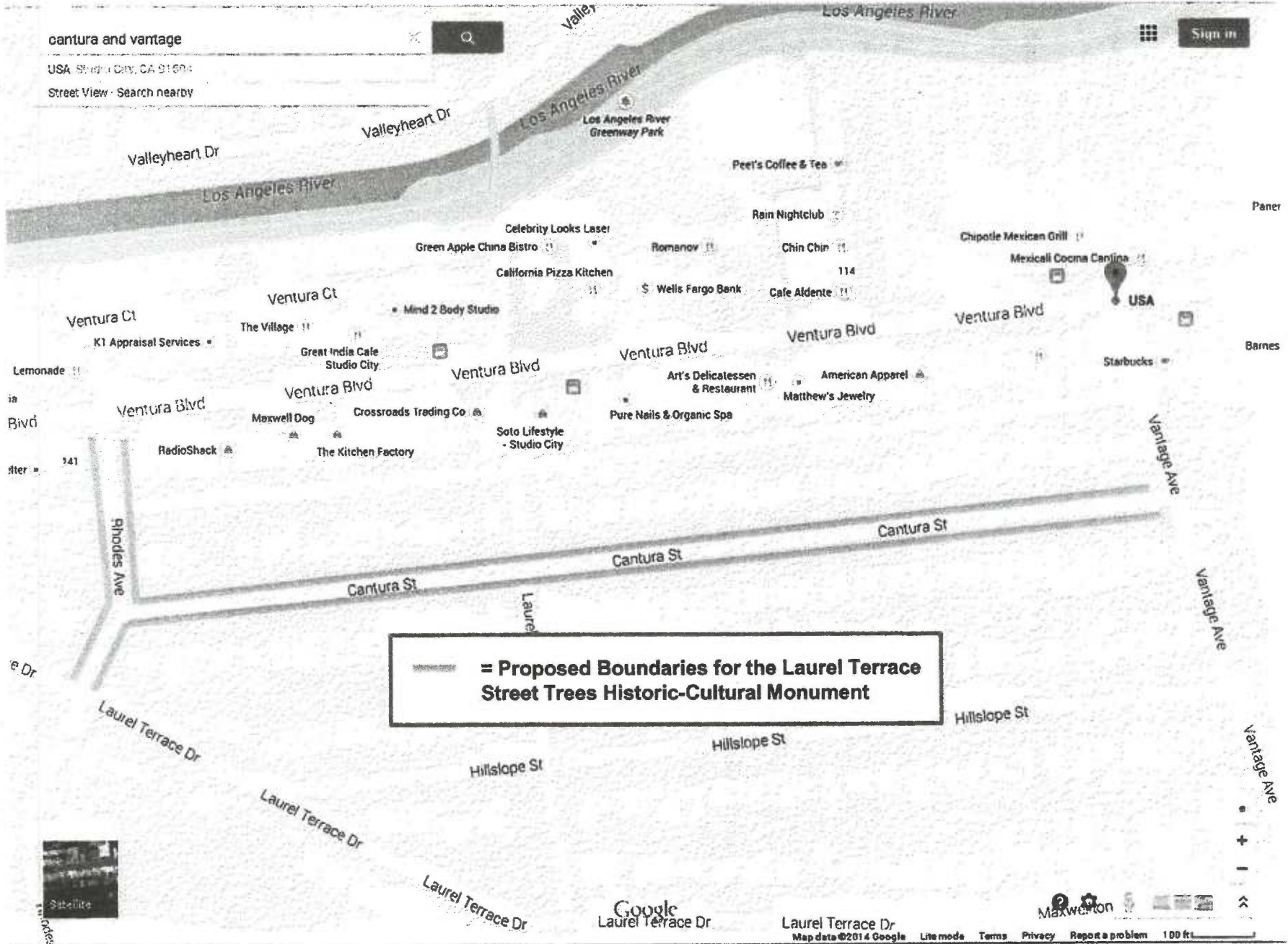
Due to this evidence, the street trees on Cantura should be designated as a Historical-Cultural Monument in celebration of this history of Studio City development.

cantura and vantage

USA Studio City, CA 91604

Street View - Search nearby

Sign in



= Proposed Boundaries for the Laurel Terrace Street Trees Historic-Cultural Monument

Google  
Laurel Terrace Dr

Laurel Terrace Dr

Map data ©2014 Google Lite mode Terms Privacy Report a problem 100 ft



**CF-14-1199**  
Declaration Letter Mailing List  
MAILING DATE: 01/22/2015

GIS/Fae Tsukamoto  
City Hall, Room 825  
**Mail Stop 395**

Council District 2  
City Hall, Room 435  
**Mail Stop 202**

City of Los Angeles,  
Bureau of Street Services  
1149 S. Broadway, 4<sup>th</sup> Floor  
Los Angeles, Ca 90015

City of Los Angeles  
Bureau of Street Lighting  
1149 S. Broadway, Suite 200  
Los Angeles, Ca 90015

Sharon Gin  
Legislative Assistant  
City Clerk, Room 395  
**Mail Stop 160**