

Memorandum

Date: March 24, 2009

To: Ross Young, Castle & Cooke

cc: David Greenwood, Bob Stark, file

From: Alex Hardy

Subject: **Historic architecture review of Thornton & Century Club sites**

ICF Jones & Stokes architectural historian David Greenwood conducted a survey of the two-part Castle & Cooke project site on February 19, 2009, to determine whether the structures proposed for demolition as part of the Castle & Cooke FBO project would be considered historic resources according to the California Environmental Quality Act (CEQA). David also reviewed available documents to gather information on the structures and to assist in the determination of the disposition as historic resources. This memo presents a brief summary of his findings, which will be incorporated into the initial study ICF Jones & Stokes is preparing for this project.

CEQA generally defines a “historically significant” resource as “a resource listed or eligible for listing on the California Register of Historical Resources” (CRHR) (Public Resources Code 5024.1; 14 California Code of Regulations 15064.5), and requires assessment of a project’s potential to produce a substantial adverse change in a significant cultural resource. The CRHR is administered by the State Office of Preservation, and serves as a state-wide listing of California’s significant historical and archaeological resources. A cultural resource is eligible for CRHR listing if it meets one or more of the following criteria:

- it is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
- it is associated with the lives of persons important to our past;
- it embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values; or
- it has yielded, or may be likely to yield, information important to prehistory or history.

ICF Jones & Stokes used a 50-year screening criterion for examining the structures for historic resources potential. This is based on National Park Service criteria for evaluating sites for eligibility for National Register of Historic Places listing. Under this criterion, a building or

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property greater than 50 years old would warrant additional examination for its resource potential; a building or property less than 50 years old would have to be exceptionally valuable from a historical perspective to qualify as a significant resource. As detailed below, most of the buildings on site did not meet the 50 year screening criterion; the building that did meet this criterion was found not to be exceptionally valuable from a historical perspective.

None of the on-site structures meet the criteria for eligibility on the CRHR, and none are considered historically significant resources.

Thornton Site: Hanger and Office buildings at 7520 and 7530 Hayvenhurst Avenue.



Hanger and office buildings, 7520 (at left) and 7530 (at right) Hayvenhurst Avenue.

Since both aircraft hangers are less than 50 years of age, they do not meet the 50-year age criteria for evaluation regarding historical resources. The Hanger and Office buildings, located at 7520 and 7530 Hayvenhurst Avenue, do not meet the 50-year age criteria for evaluation at this time and are not considered historical resources. See below for details regarding building construction dates:

Van Nuys Building permit #VN 72725 was issued on March 8, 1984, for the construction of a two-story office and storage of aircraft hanger, located at 7520 Hayvenhurst Avenue, in the amount of \$1,142,000 for the owner of Thornton Corp.

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Van Nuys Building permit #VN 72724 was issued on March 8, 1984, for the construction of a two-story office and storage of aircraft hanger, located at 7530 Hayvenhurst Avenue, in the amount of \$1'142,000 for the owner of James Kunkle.

Century Aero Club Site: Aircraft Hanger and offices at 7614 Hayvenhurst Avenue, and office pilots-class & club building at 7552 Hayvenhurst Avenue.



Aircraft hanger and offices, 7614 Hayvenhurst Avenue.

Van Nuys Building permit #VN 8063 was issued on April 10, 1950, for the construction of a one-story aircraft hanger measuring 96 by 140 feet, located at 7614 Hayvenhurst Avenue, in the amount of \$40,500 for the owner of City of Los Angeles – Department of Airports. This building meets the 50-year age criteria for evaluation regarding historical resources and, accordingly, was further examined for its potential consideration as a historic resource.

Significance Finding: The aircraft hanger and offices building, located at 7614 Hayvenhurst Avenue, is a one-story rectangular steel building with corrugated metal siding and roof. Light metal steel trusses and beams support the roof, windows are steel casement hopper type with twelve panes, and the floor is concrete slab. There has been an office addition constructed to the east side of the building. This aircraft hanger with offices is not a distinctive, outstanding example of an air craft hanger, and it has been altered with the addition of the offices; therefore, it lacks sufficient architectural quality and integrity to be eligible for listing in the National Register of Historic Places and the California Register of Historical Resources under Criterion 3. Further, the building has no known associations with events or persons important in local, state

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or national history; therefore, it does not appear to be eligible for listing in the National or California Register under Criteria 1 or 2, respectively.



Office, pilots-class & meeting room, 7552 Hayvenhurst Avenue.

This building is less than 50 years of age, and does not meet the 50-year age criteria for evaluation; and therefore is not considered an historical resource at this time. See below for details regarding the building construction date.

Los Angeles Building permit #50150 was issued on May 10, 1972, for the construction of a one-story office, pilots-class & meeting room building measuring 60 by 35 feet, located at 7552 Hayvenhurst Avenue, in the amount of \$40,000 for the owner of Beechcraft West, Inc.