

# Junction Gateway Project

## Historical Resource Evaluation Report



Prepared by:



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## TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY</b> .....	<b>1</b>
<b>1. INTRODUCTION</b> .....	<b>2</b>
1.1 Purpose and Qualifications.....	2
1.2 Methodology.....	3
<b>2. REGULATORY ENVIRONMENT</b> .....	<b>4</b>
2.1 National Register of Historic Places.....	4
2.2 California Register of Historical Resources.....	5
2.3 City of Los Angeles Cultural Heritage Ordinance.....	7
<b>3. ENVIRONMENTAL SETTING</b> .....	<b>7</b>
3.1 History and Description of the Surrounding Area.....	7
3.2 History and Description of the Project Site.....	9
<b>4. EVALUATION OF ELIGIBILITY</b> .....	<b>21</b>
4.1 National Register of Historic Places.....	22
4.2 California Register of Historical Resources.....	36
4.3 City of Los Angeles Historic-Cultural Monuments.....	36
<b>5. CONCLUSION</b> .....	<b>36</b>
<b>6. SOURCES</b> .....	<b>37</b>

Appendix A: Preparer’s Resume

Appendix B: DPR 523 Form Sets

Appendix C: Excerpt from SurveyLA Historic Resources Survey Report



## EXECUTIVE SUMMARY

This report presents the results of a historical resource evaluation of the Junction Gateway Project area, located in the Hollywood and Silver Lake – Echo Park – Elysian Valley Community Plan Areas of the City of Los Angeles.

The project area is comprised of three project sites in what is known as the Sunset Junction neighborhood. Site 1 consists of five parcels at the southwest corner of West Sunset Boulevard and North Sanborn Avenue. It is currently improved with an automotive related use, vacant warehouse, and rooming house. Site 2 consists of four parcels at the southwest corner of West Sunset Boulevard and North Manzanita Street. It is currently improved with a two-story retail building. Site 3 consists of five parcels at the northwest corner of West Sunset Boulevard and North Bates Avenue. It is currently improved with a vacant motel building, a vacant automobile repair shop, a single family residence, and two duplexes.

GPA Consulting (GPA) was retained to complete this evaluation as part of the environmental review of the proposed Junction Gateway Project in compliance with the California Environmental Quality Act (CEQA). The project would result in the removal of all extant buildings on each project site. None of the buildings are currently designated as landmarks under national, state or local programs, nor have they been previously identified as potential historical resources.

After careful research and evaluation, GPA concluded that none of the evaluated buildings appear to be individually eligible for listing in the National Register of Historic Places, California Register of Historical Resources, or as a Los Angeles Historic-Cultural Monument due to a lack of significance. GPA also concluded that none of the buildings in the project area are contributors to a potential historic district under the federal, state, or local designation programs. Therefore, the buildings in the project area are not historical resources as defined by CEQA.

## 1. INTRODUCTION

### 1.1 Purpose and Qualifications

The purpose of this report is to determine whether or not the proposed Junction Gateway project will impact historical resources. The project area is comprised of three sites located in the Sunset Junction neighborhood of the Hollywood and Silver Lake – Echo Park – Elysian Valley Community Plan Areas, which are currently improved with a mix of commercial and residential buildings (see Figure 1, below). The project involves the removal of all extant buildings on each project site. GPA Consulting (GPA) was retained to identify historical resources on and in the vicinity of the project sites in compliance with the California Environmental Quality Act (CEQA).

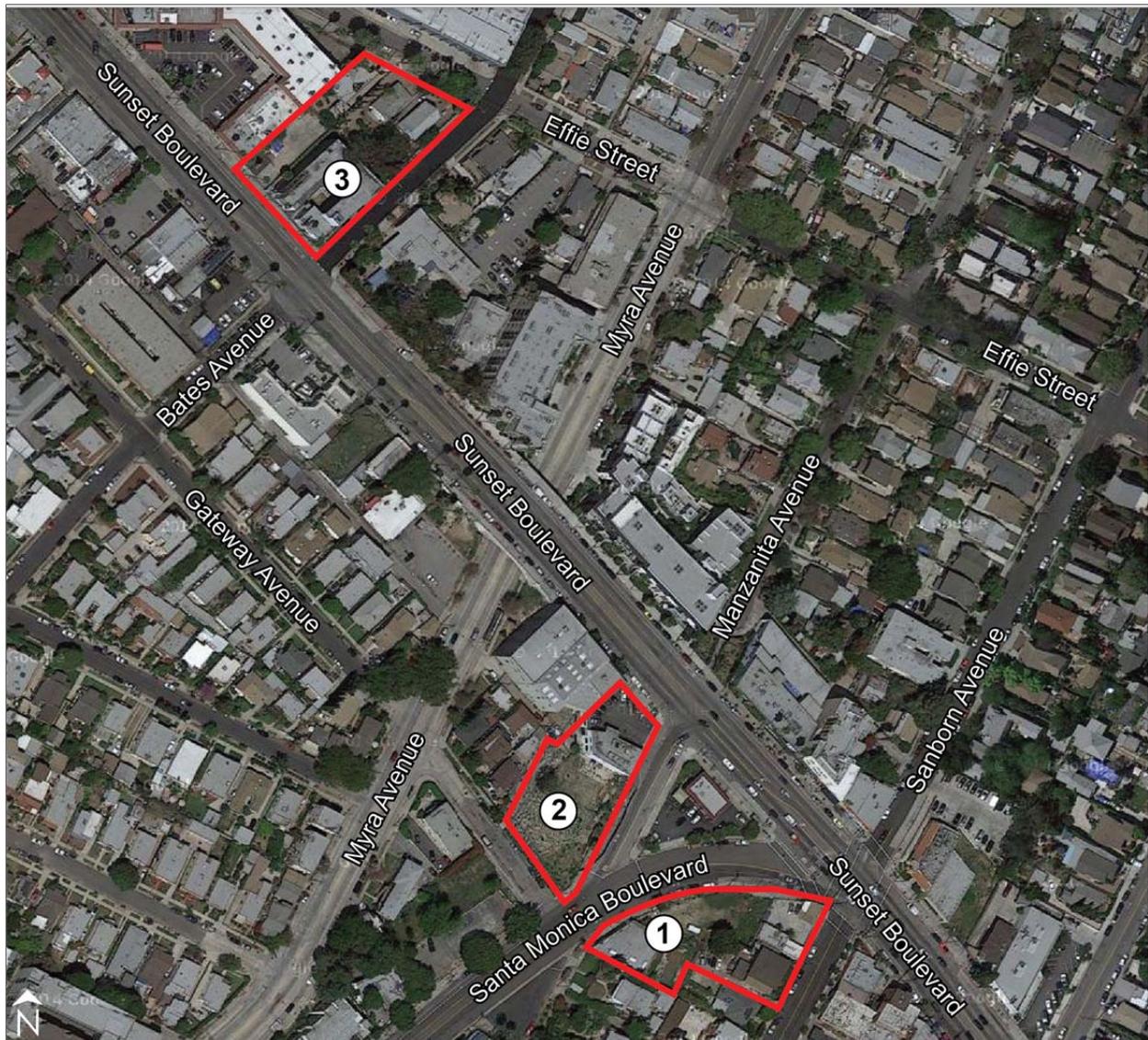


Figure 1: Location map with Project Sites 1, 2, and 3 outlined in red. (Base map: Google Maps)



Jenna Kachour, Associate Preservation Planner at GPA, was responsible for the preparation of this report. Ms. Kachour fulfills the qualifications for historic preservation professionals outlined in Title 36 of the Code of Federal Regulations, Part 61. Her résumé is attached.

## 1.2 Methodology

In preparing this report, the following tasks were performed:

1. Researched the properties within each project site to determine whether or not they are currently listed as landmarks under national, state, or local programs and whether or not they have been previously identified or evaluated as historical resources. This involved a records search at the South Central Coastal Information Center at California State University, Fullerton. The records search revealed that none of the properties have been previously designated, identified, or evaluated. There is one known historical resource in the vicinity of the project area: The Black Cat, Los Angeles Historic-Cultural Monument No. 939, located at 3909 West Sunset Boulevard (approximately one block east of the project area at the northwest corner of Sunset Boulevard and Hyperion Avenue).
2. Researched the properties within each project site to determine whether or not they were identified as significant through SurveyLA, the Los Angeles Historic Resources Survey. Sites 1 and 3 are located in the Silver Lake – Echo Park- Elysian Valley Community Plan Area. The survey results for this Community Plan Area were published in May 2014, and did not identify the properties within either site as a historical resource. However, three of the five properties that comprise Site 1 were identified as part of a potential Sunset Junction Planning District (see excerpt from Survey Report in Appendix C). The Planning District was identified as an early example of a commercial area that developed as a result of the streetcar lines on Sunset and Santa Monica Boulevards, and includes approximately 35 parcels along Sunset Boulevard from Manzanita Street to Lucille Avenue. Planning Districts are geographically defined areas that do not meet eligibility standards for historic district designation but may warrant consideration in local planning. The potential Sunset Junction Planning District is not eligible for historic listing under the national, state or local programs.

Site 2 is located in the Hollywood Community Plan Area. The survey results for this Community Plan Area, with the exception of the properties within the Hollywood Redevelopment Area, have not yet been published. As Site 2 is not within the Redevelopment Area, there are no survey results available at this time for this site. As a result, GPA Consulting contacted the City of Los Angeles Office of Historic Resources and confirmed that the building located on Site 2 was not identified in the SurveyLA fieldwork conducted in the Hollywood Community Plan Area.

3. Conducted a field inspection of each project site to ascertain the general condition and physical integrity of the buildings thereon. Digital photographs were taken during this field inspection. Additional photographs of the various buildings were provided in Phase I Environmental Site Assessment reports provided by the applicant's representative.
4. Obtained and reviewed the building permits for the subject properties from the City of Los Angeles Department of Building and Safety. Dates of construction and subsequent alterations were determined by the building permit record, as well as additional sources, such as the County Assessor's records, field inspection, and historic maps.



5. Researched the subject properties and surrounding area at local libraries and archives to establish their general history, including a review of the relevant databases, newspapers, books, and articles.
6. Utilized the applicable Context/Theme/Property Type (CTP) eligibility standards formulated for SurveyLA, the Los Angeles Historic Resources Survey. Contexts consulted included Commercial Development, 1850-1980; Residential Development and Suburbanization, 1850-1980; and Architecture and Engineering, 1850-1980.
7. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation designations, and assessment processes and programs to evaluate the significance, integrity, and character-defining features of the project site.

## **2. REGULATORY ENVIRONMENT**

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 historic 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.<sup>1</sup> 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."<sup>2</sup>

#### Criteria

To be eligible for listing in the National Register, a property must be at least fifty 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:<sup>3</sup>

- 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

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<sup>1</sup> Public Resources Code Section 5024.1 and 14 CCR Section 4850.

<sup>2</sup> Title 36 Code of Federal Regulations Part 60.2.

<sup>3</sup> Title 36 Code of Federal Regulations Part 60.4.



D. Yield, or may be likely to yield, information important in prehistory or history.

### Physical Integrity

According to *National Register Bulletin #15*, "to be eligible for listing in the National Register, a property must not only be shown to be significant under National Register criteria, but it also must have integrity." Integrity is defined in *National Register Bulletin #15* as "the ability of a property to convey its significance."<sup>4</sup> 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.

### Context

To be eligible for listing in the National Register, a property must also 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."<sup>5</sup> 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.

## **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.<sup>6</sup>

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.<sup>7</sup>

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:

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<sup>4</sup> *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation*, (Washington D.C.: National Park Service, 2002), 44-45.

<sup>5</sup> *National Register Bulletin #15*, 7.

<sup>6</sup> Public Resources Code Section 5024.1 (a).

<sup>7</sup> Public Resources Code Section 5024.1 (d).



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.

Historical resources eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. Resources 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, there is the expectation that properties reflect their appearance during their period of significance.<sup>8</sup>

The California Register may also include properties identified during historical resource surveys. However, the survey must meet all of the following criteria:<sup>9</sup>

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 which have become eligible or ineligible due to changed circumstances or further documentation and those which 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 proscribed by the SOHP in its *Instructions for Recording Historical Resources* provide a three-digit evaluation code for use in classifying potential historical resources. In 2003, the codes were revised to address the California Register. The first digit indicates the general category of evaluation. The second digit is a letter code to indicate whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number, which is coded to describe 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.

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<sup>8</sup> Public Resources Code Section 4852.

<sup>9</sup> Public Resources Code Section 5024.1.



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.

### **2.3 City of Los Angeles Cultural Heritage Ordinance**

The Los Angeles City Council adopted the Cultural Heritage Ordinance in 1962 and amended it in 2007 (Sections 22.171 et. seq. of the Administrative Code). The Ordinance created a Cultural Heritage Commission and criteria for designating Historic-Cultural Monuments. The Commission is comprised of five citizens, appointed by the Mayor, who have exhibited knowledge of Los Angeles history, culture and architecture. The four criteria for Monument designation are stated below:

- The proposed Monument reflects the broad cultural, economic, or social history of the nation, state or community; or
- The proposed Monument is identified with historic personages or with important events in the main currents of national, state or local history; or
- The proposed Monument embodies the characteristics of an architectural type specimen inherently valuable for a study of a period, style or method of construction;
- The proposed Monument is the notable work of a master builder, designer, or architect whose individual genius influenced his or her age.<sup>10</sup>

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 fifty years, to be designated as Monuments.

## **3. ENVIRONMENTAL SETTING**

### **3.1 History and Description of the Project Vicinity**

The project area is located in the Sunset Junction neighborhood of Silver Lake. Sunset Junction refers to the joining of Santa Monica Boulevard with Sunset Boulevard at Sanborn Avenue. Historically, this intersection was the junction of two streetcar lines. Beginning in 1895, an interurban rail line from downtown Los Angeles to Santa Monica ran along Sunset Boulevard until Sanborn Avenue, where it continued along Santa Monica Boulevard. Then, in 1905, a line

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<sup>10</sup> Los Angeles Administrative Code Section 22.171.7.



extending from Sanborn Avenue and running along Sunset Boulevard to Hollywood Boulevard was added. These streetcar lines remained in operation until the early 1950s.<sup>11</sup>

It was the availability of a streetcar line and the proximity to downtown Los Angeles that resulted in the development of Silver Lake. Residential tracts were subdivided on either side of the streetcar line along Sunset Boulevard in the early 1900s, and residential development progressed slowly through the 1910s. Things picked up in the 1920s, however, due to the overall surge in the population of Los Angeles, and the development of motion picture studios in the Silver Lake area, known then as Edendale. Commercial buildings catering to pedestrians, with large storefront windows and entries at the sidewalk, developed along the streets carrying streetcar lines. Many of the early residential tracts included public stairways to provide pedestrian access from the streetcar lines and associated commercial services into the hillside terrain of the neighborhood.<sup>12</sup>

In addition to the streetcar system, Sunset and Santa Monica Boulevards in the vicinity of the project area were once part of the U.S. highway system. Beginning in 1936, U.S. Highway 66 was extended from downtown Los Angeles along Sunset Boulevard to its intersection with Santa Monica Boulevard, and continued along Santa Monica Boulevard to U.S. Highway 1 in Santa Monica. Known as "Route 66" and established in 1926, it was the nation's first all-weather highway linking Chicago to Los Angeles. By 1974, the U.S Highway 66 alignment in California was completely bypassed by newer Interstate routes.<sup>13</sup>

The rising popularity of the automobile, reflected in the fact that there were two cars for every three Los Angeles residents by 1920, also allowed for residential development in Silver Lake to expand further away from the streetcar lines and into the less accessible hillsides.<sup>14</sup> Along the main thoroughfares, and especially on Route 66/Sunset Boulevard, commercial development began to orient itself to the automobile, both in use, such as auto service stations, and in form, with driveways and surface parking areas.

The topography in the immediate vicinity of the project area is relatively flat, but with hillsides rising up to the north, east and south. At present, properties along this portion of Sunset Boulevard are generally improved with low-rise commercial properties, ranging from one to three stories in height. Many of the commercial buildings were constructed in the early 20<sup>th</sup> century, in response to the streetcar lines that ran on Sunset and Santa Monica Boulevards. These buildings have general consistency in size, massing, and use, but many have been altered from their original appearance. Furthermore, new infill development, including commercial strip malls and low rise apartments, has occurred over time. The public right-of-way along this portion of Sunset Boulevard generally consists of two traffic lanes in each direction, parking lanes, and center turning median, plus sidewalks with intermittent street trees. North and south of Sunset Boulevard, properties are primarily residential in use, with a majority of buildings constructed in the 1900s through 1930s, with some infill development in later decades.

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<sup>11</sup> Jim Walker. *Lines of Pacific Electric: Southern & Western Districts*, (Vancouver, WA: Interurbans Publication, 1975).

<sup>12</sup> GPA Consulting, *SurveyLA Historic Resources Survey Report: Silver Lake-Echo Park-Elysian Valley Community Plan Area*, May 2014.

<sup>13</sup> Mead & Hunt, Inc., *National Register of Historic Places Multiple Property Documentation Form: U.S. Highway 66 in California*, September 28, 2011.

<sup>14</sup> GPA Consulting, *SurveyLA Historic Resources Survey Report: Silver Lake-Echo Park-Elysian Valley Community Plan Area*, May 2014.

### 3.2 History and Description of the Project Area

As mentioned above, the project area is comprised of three separate project sites in the vicinity of Sunset Junction. For the purposes of this report, they are referred to as Sites 1, 2, and 3 (see Figure 1, above).

Site 1 consists of five parcels at the southwest corner of West Sunset Boulevard and North Sanborn Avenue (see Figure 2, below). It is currently improved with an automotive related use (Property A), a vacant warehouse (Property B) and a multi-family residence (Property C). The remainder of the site is currently vacant, but the portion immediately west of Property A was once occupied by a Tudor-style streetcar era building that housed A Different Light Bookstore, a gathering place for the LGBT community from 1979 to 1992. This structure was demolished in 2011.



**Figure 2:** Project Site 1 (solid red outline), with parcel lines (dashed red outline) and Properties A, B and C indicated. Base map: Google Maps.

Property A is Assessor's Parcel No. 5427-006-001 and associated with the addresses 4000-02 West Sunset Boulevard and 1075 North Sanborn Avenue. It is currently improved with two buildings, constructed in 1925 and 1950, used for automotive repair services. The 1925 one-story commercial building faces north on to Sunset Boulevard and is set at the rear of the parcel (see Figure 3, below). It is constructed of brick with a concrete foundation and has an irregular-shaped plan. The flat roof is covered in rolled asphalt and has a stepped parapet. The exterior is clad in unfinished brick, except for the east façade, which has a mural painted on its surface. The main entrance is located at the east end of the primary façade and consists of a single, partially-glazed, wood door. A single, fixed window is located to the left of the main entry and two single, louvered wood doors are located to the right. Two auto repair bays with roll-down vehicular doors are located at the west end of the primary façade. Seven gooseneck lighting fixtures are attached to the upper portion of the primary façade, below the parapet.



**Figure 3:** View of east and north facades of the 1925 building on Property A, looking southwest.

The 1950 one-story commercial building faces north on to Sunset Boulevard and is set at the front, northeast corner of the parcel (see Figure 4, below). It is constructed of wood with a concrete foundation and has an irregular-shaped plan. The exterior is clad in stucco and corrugated metal, with murals painted on the east and north facades. The combination roof has slightly overhanging eaves and is covered in composition shingles. The main entrance is located on the south façade, and its configuration could not be determined from the public right-of-way. There is a single, vinyl sliding window with simulated divided lights on the west façade. The property is paved with asphalt and enclosed by a low concrete masonry unit wall topped with metal fencing.



**Figure 4:** View of north and west facades of 1950 building on Property A, looking southeast.

Property B is Assessor's Parcel No. 5427-006-031 and associated with the address 4038 W Santa Monica Boulevard and 1068 N Manzanita Street. It is currently improved with a vacant warehouse building constructed in 1923 (see Figure 5, below). The one-story building faces east on to Santa Monica Boulevard and is set at the front property line. It is constructed of brick with a concrete foundation and has an irregular-shaped plan. The barrel-shaped roof is covered in rolled asphalt and has a flat parapet. The exterior is clad in stucco and has numerous posters affixed to its surface. The main entrance is located at the north end of the primary façade and consists of a single, slab door with a fixed transom window. A roll-down vehicular door set within an opening that has been partially enclosed with concrete masonry units is located at the center of the primary façade. There are two narrow, horizontally-oriented fixed aluminum ribbon windows on either side of the vehicular door. Five light sconces with three globes each are attached to the upper portion of the primary façade, below the parapet.



Figure 5: View of west façade of Property B, looking east.

Property C is Assessor's Parcel No. 5427-006-002 and associated with the address 1069 N. Sanborn Avenue. It is currently improved with a rooming house constructed in 1905 (see Figure 6, below). The two-story building faces east towards Sanborn Avenue and is set at the front property line. It appears to be of wood-frame construction and is rectangular in plan. The composition shingle roof is primarily hipped with a very shallow front-gabled portion at its apex. The building is obscured by heavy vegetation, but there appear to be additions to both the south (side) and west (rear) elevations; the south addition has a pent roof and is two stories in height. The west addition has a flat roof and is one story in height.

The exterior of the building is clad in textured stucco. As previously mentioned, the building is obscured by a cluster of mature shrubs and trees, planted in the narrow section between the elevation and the lot line; therefore, much of the building is not visible from the public right-of-way. Based on what is visible, there are one-over-one double-hung wood windows, aluminum casements, and jalousie windows irregularly arranged on the primary elevation. On the north elevation, there are aluminum casement windows and a projecting porch covered by a hipped roof with wood post supports. The entrance it likely shelters is not visible from the public right-of-way. The rear elevation is not visible from the public right-of-way. On the south elevation, there are irregularly arranged aluminum casement windows.



**Figure 6:** View of east façade of Property C, looking west.

Site 2 consists of four parcels at the southwest corner of West Sunset Boulevard and North Manzanita Street (see Figure 6, below). It is currently improved with a two-story retail building (Property D). The remainder of the site is improved as a surface parking lot.



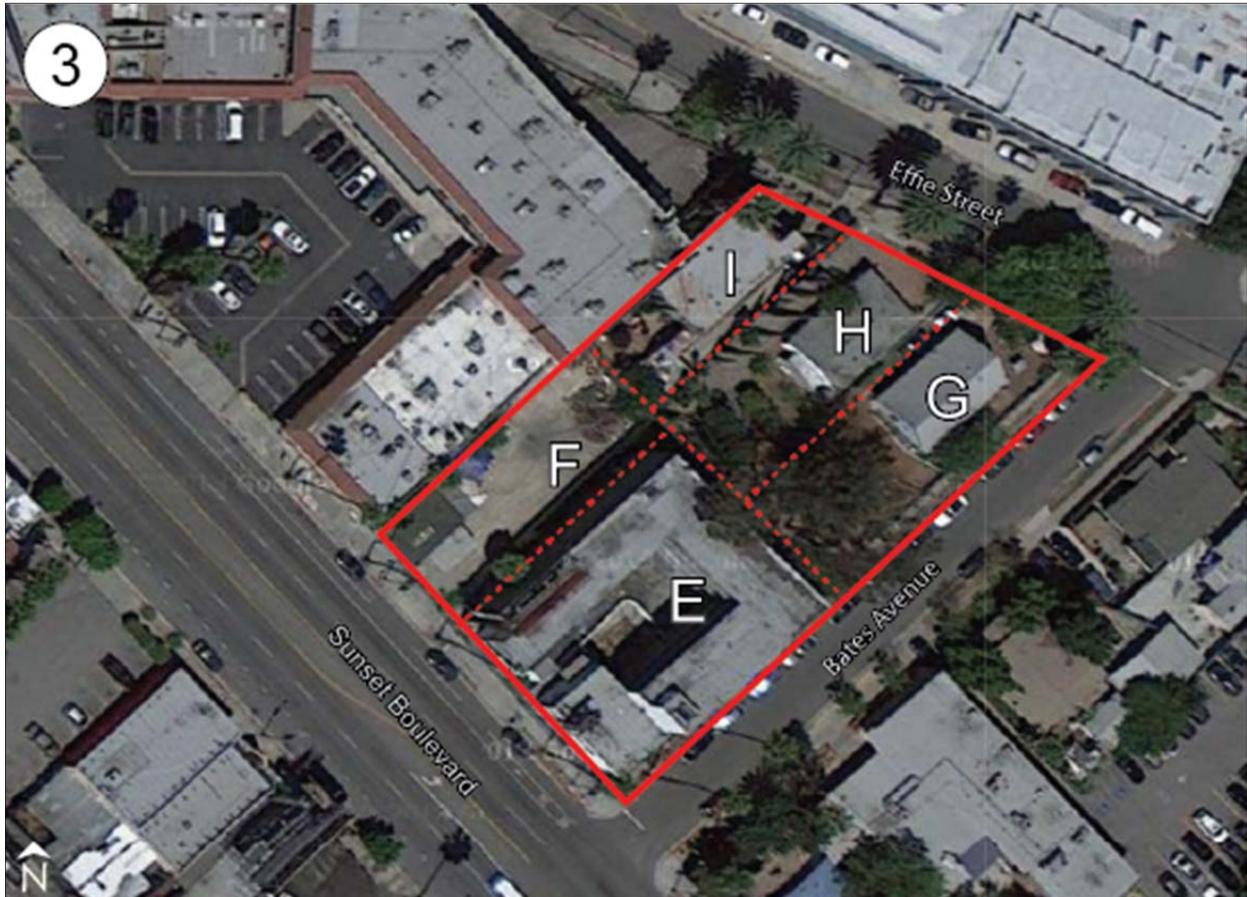
**Figure 7:** Project Site 2 (solid red outline), with parcel lines (dashed red outline) and Property D indicated. Base Map: Google Maps

Property D is Assessor's Parcel No. 5429-002-004 and associated with the addresses 4100 West Sunset Boulevard and 1085-1089 North Manzanita Street. It is currently improved with a two-story commercial building constructed in 1926 (see Figure 8 below). Due to the site's slope, the building appears as a one-story building along Sunset Boulevard and Manzanita Street, and as a two-story building when viewed from Gateway Avenue. The retail building faces east on to Manzanita Street and is set at the rear of the parcel. It is constructed of concrete with a concrete foundation and has an irregular-shaped plan. The flat roof is covered in rolled asphalt and has a flat parapet. The exterior is clad in stucco. The main entrance is located on the south end of the primary façade along Manzanita Street, and consists of recessed double slab doors with a fabric awning above. A secondary entry is located to the left of the main entry and consists of a single slab door. There are two additional secondary entries on the side, north-facing façade along Sunset Boulevard, consisting of a single slab door and a double slab door. Fenestration of the rear, south-facing façade includes a double slab door, four large, multi-pane steel windows on the lower level, and two large fixed aluminum windows on the upper level. A vertical blade sign that reads "cocktails" is affixed to the northeast corner of the building.



**Figure 8:** View of north façade of Property D, looking southwest.

Site 3 consists of five parcels at the northwest corner of West Sunset Boulevard and North Bates Avenue (see Figure 9, below). It is currently improved with a vacant motel building (Property E), a vacant automobile repair shop (Property F), a single-family residence (Property G), and two duplexes (Properties H and I).



**Figure 9:** Project Site 3 (solid red outline), with parcel lines (dashed red outline) and Properties E, F, G, H, and I indicated. Base Map: Google Maps.

Property E is Assessor's Parcel No. 5429-007-012 and associated with the addresses 4301-4303 West Sunset Boulevard. It is currently improved with a vacant two- and three-story motel building constructed in 1963 (see Figure 10, below). The motel faces south on to Sunset Boulevard and is set at the front property line. It is constructed of wood with a concrete foundation and has a U-shaped plan. The flat roof is covered in rolled asphalt and has a flat parapet. The exterior is clad in stucco, with the exception of the rear and west facades, which are constructed of concrete masonry units. There are four floor-to-ceiling panels of mini mosaic tiles on the exterior: two are located on the primary façade and two on the south end of the east façade. The motel office entry is located in a two-story portion of the east wing, on the west façade of the interior courtyard formed by the building's U-shaped configuration. It consists of a single slab door with a corrugated metal awning above. Two boarded-up openings on either side of the door appear to be sidelights. Also visible from the interior courtyard are three floors of motel rooms which open on to exterior corridors with metal balustrades. Semi-subterranean tuck-under parking is located below the first floor of rooms and is accessed via driveways from Sunset Boulevard and Bates Avenue. Access to the upper stories is provided via an exterior staircase and elevator shaft at the west end of the primary façade. There also appears to be a second elevator shaft behind the motel office on the east wing. The type and configuration of the windows could not be observed as they have been boarded up with plywood. A combination roof-top and blade sign is located on top of the two story portion along Sunset Boulevard which reads "Sunset Pacific." The property is enclosed with chain link fencing.

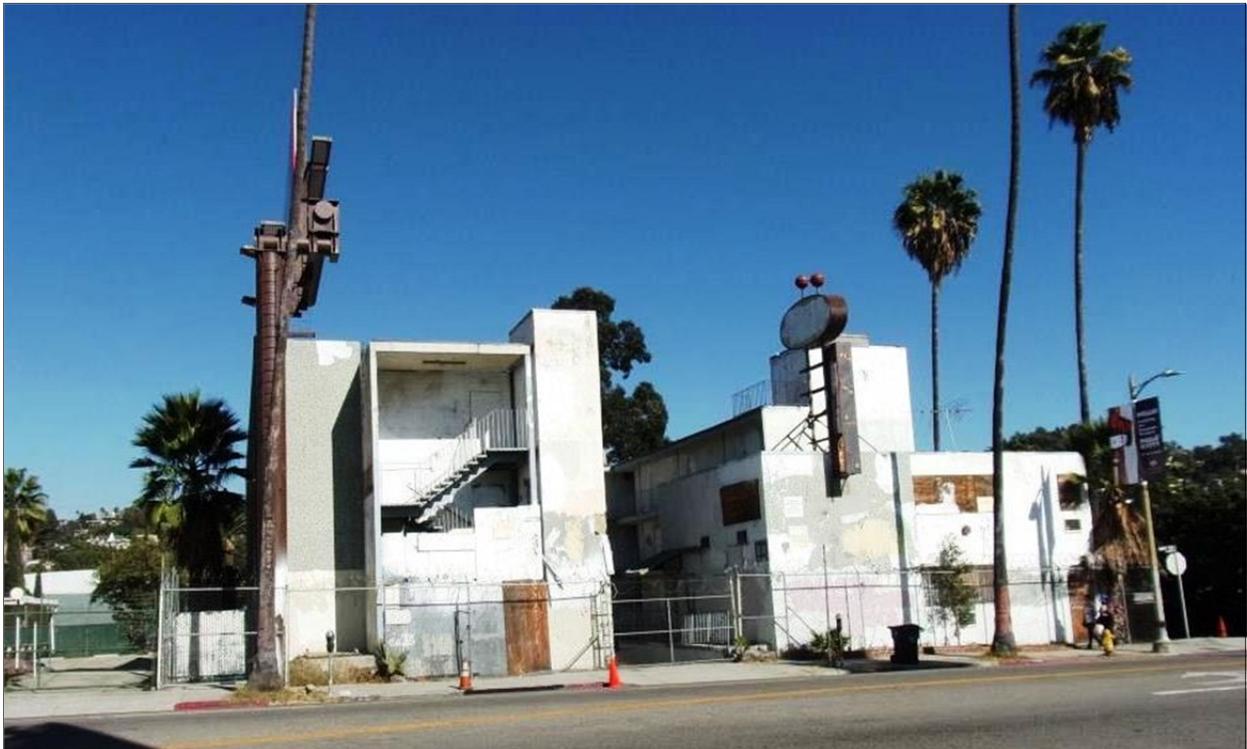


Figure 10: View of south façade of Property E, looking north.

Property F is Assessor's Parcel No. 5429-007-006 and associated with the address 4311 West Sunset Boulevard. City of Los Angeles building permit records indicate the vacant auto repair shop on this parcel was relocated to this site in 1956 (see Figure 11, below). The one-story shop faces east and is located at the southwest corner of the parcel, at the front property line. It is constructed of wood with a concrete foundation and a rectangular-shaped plan. The Dutch gable roof is covered in asphalt composition shingles and has very narrow overhanging boxed eaves. The exterior is clad in stucco. The main entry is located on the primary, east-facing facade and consists of a single, corrugated metal door set within what may be a larger, tilt-up vehicular door. A flat-roofed metal canopy supported by two plain metal posts was added in 1962 and covers the main entry. The south, street-facing façade is partially obscured by fencing, but appears to have one multi-paned steel window and a single slab door. A small prefabricated one-story office, added in 1998, is located just north of the shop building and a small shed was added towards the rear, northwest corner of the parcel at an unknown date. The property is enclosed with chain link fencing.



**Figure 11:** View of south and east facades of Property F, looking northwest.

Property G is Assessor's Parcel No. 5429-007-011 and associated with the address 4300 West Effie Street. It is currently improved with a single-family residence constructed in 1906 (see Figure 12, below). The one-and-a-half-story vernacular gabled cottage faces north on to Effie Street and is located towards the front of the parcel. It is constructed of wood with a wood foundation and has a rectangular-shaped plan. The front gabled roof is covered in asphalt composition shingles and has wide overhanging eaves with exposed, notched rafter tails. The exterior is clad in horizontal wood siding. The primary façade is asymmetrical, with a recessed, partial width porch supported by two wood piers and enclosed by plain metal balustrades. The porch is accessed by a simple wood stairway with wood handrails. Two entry doors are accessed from the porch, and appear to be slab doors. Windows on the primary façade include two double-hung wood windows on the ground floor and one sliding wood window on the upper story. Fenestration on the remaining façades includes single and paired double-hung wood windows on the sides and double-hung and sliding vinyl windows on the rear. Most windows on the ground floor have metal security bars. The property is enclosed with a combination of low concrete masonry unit walls and chain link fencing.



**Figure 12:** View of north and west façades of Property G, looking southeast.

Property H is Assessor's Parcel No. 5429-007-010 and associated with the addresses 4306-08 West Effie Street. It is currently improved with a duplex constructed in 1953 (see Figure 13, below). The one-story residential building faces west and is set towards the front of the parcel. It is constructed of wood with a wood foundation with a rectangular-shaped plan. The hipped roof is covered in asphalt composition shingles and has narrow overhanging eaves with exposed rafters and a fascia board. The exterior is clad in stucco. The main entries to the two units are located on the primary, west-facing façade and consist of one slab and one paneled doors, each accessed by a separate concrete stoop. Windows on the primary façade include two tripartite steel windows consisting of a large, single-pane fixed window flanked by two multi-pane casement windows, one multi-pane paired casement steel window, and a small, narrow slider window. Windows on the north, street-facing façade include one multi-pane paired casement steel window, and one double-hung vinyl window with simulated divided lights. A flat-roofed metal canopy supported by plain metal posts was added to the rear façade in 1975. The property is enclosed with a combination of low concrete masonry unit walls and chain link fencing.



**Figure 13:** View of the north and west facades of Property H, looking southeast.

Property I is Assessor's Parcel No. 5429-007-009 and associated with the addresses 4312-14 West Effie Street. It is currently improved with a duplex constructed in 1924 (see Figure 14, below). The one-story residential building faces north and is set towards the front of the parcel. It is constructed of wood with a concrete foundation with a rectangular-shaped plan. The flat roof is covered in rolled asphalt and has a raised parapet and clay tile coping. The exterior is clad in stucco with a decorative brick wainscot on the primary elevation. The main entries to the two units are located on the primary, north-facing façade and consist of two wood paneled doors, each accessed by a separate set of concrete steps. The doors are recessed into projecting entryways; the entryways are enclosed by a low stucco wall and have three arched openings. Windows on the primary façade include two vinyl sliding windows behind metal security bars. Bas-relief carved decoration is applied above and below these two windows. Windows on the east elevation include grouped and single vinyl sliding windows behind metal security bars. At the south end of the east elevation, there is a concrete staircase that leads to a secondary entrance. The west and south elevations abut adjacent properties and could therefore not be seen from the public right of way. The front property line is enclosed by an iron and concrete masonry unit fence. To the left (east) of the building, there is a concrete driveway which leads to a stucco-clad garage structure at the rear, southeast corner of the property.



Figure 14: View of the north and east facades of Property I, looking south.



## 4. EVALUATION OF ELIGIBILITY

### 4.1 National Register of Historic Places

Each of the nine properties described above (Properties A-I) were evaluated for eligibility to the National Register of Historic Places under each of the four Criteria.

#### Property A (APN 5427-006-001, 4000-02 W Sunset Boulevard and 1075 N Sanborn Avenue)

Criterion A – The subject property was evaluated for its potential association with events that have made a significant contribution to the broad patterns of our history. The context considered in this evaluation was the commercial development of Silver Lake. The applicable theme within this context is “Commercial Development and the Automobile, 1910 – 1980,” and more specifically, the sub-theme “The Car and Car Services, 1910-1960s.” A property is potentially significant under this context and theme if it “demonstrates convenient automobile access from the street” and “was designed and historically used for the sale, service, maintenance or collective off-street parking for the automobile”, “retains most of the character-defining features from the period of significance,” and “retains integrity of location, design, and feeling.”<sup>15</sup>

Building permit records indicate the 1925 building was constructed for use as a “brick store and service station.” An original building permit was not located for the 1950 building. Both buildings are currently used for auto repair services. The property also has automobile access from the street, via a driveway on Sanborn Street, but lacks a driveway along Sunset Boulevard. Automobile access from Sunset Boulevard was likely altered by the addition of the 1950 building to the front of the site. No evidence was found that the property played a significant role in the history of Silver Lake or its auto-related commercial development. According to *National Register Bulletin #15*, “Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property’s specific association must be considered important as well.” The subject property is merely one of many examples of the auto-related commercial development that was taking place in Silver Lake during the first half of the 20<sup>th</sup> century and is not significant within this historic trend. Furthermore, the building has been significantly altered since its construction, and therefore would not be able to convey its significance, if any, from the period of development. Therefore, the property does not appear to be eligible under Criterion A.

Criterion B – The subject property was evaluated for its potential association with the lives of persons significant in our past. Building permits indicate the owner in 1925, the time at which the older of the two extant buildings on this property was constructed, was J. J. Whitlemore. Subsequent owners include George Sa--sten (full name illegible) in 1964 and George Samson in 1981. No information was found suggesting that any of these individual were historic personages. Therefore, the property is ineligible under Criterion B.

Criterion C – The subject property was evaluated for its potential to embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values. The 1923 building is a typical example of an early public garage. It possesses a few characteristic features of the type, such as a building with office and sales space and large service bays for automobiles.<sup>16</sup> It lacks signage oriented to the automobile

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<sup>15</sup> SurveyLA Historic Context Summary Tables: Commercial Development, 1850-1980. May 6, 2014.

<sup>16</sup> Mead & Hunt, Inc., *National Register of Historic Places Multiple Property Documentation Form: U.S. Highway 66 in California*, September 28, 2011.



driver, such as a freestanding or wall sign. Also, there have been some modifications over time, including the replacement of doors, changes to the size of the openings, and the addition of new lighting fixtures. It is a common example of a method of construction, a brick structure. The building is not an important example of a type, period, or method of construction and does not clearly illustrate the pattern of features common to this property type. The original building permit indicates the architect and contractor was John Raine. Classified advertisements in the *Los Angeles Times* indicate he was a licensed builder and contractor working in Los Angeles for over 20 years. However, there is no evidence to suggest he was a master builder. In addition, the building does not possess high artistic values.

The 1950 building is a highly altered example of a mid-century commercial building. It is not a good example of the type or period because it no longer appears to be a commercial building from the 1950s due to substantial alterations. It is a common example of a method of construction, a wood structure. The building's original permit was not found, so it was not possible to determine if it was the work of a master architect or builder. As it appears to have been a common example of a commercial building from the 1950s, it is unlikely that it was the work of a master, though it is not possible to determine this for certain. In addition, the building does not possess high artistic values.

Therefore, this property is not eligible for listing in the National Register under Criterion C.

Criterion D – This criterion was not considered in this report, as it generally applies to archeological resources. At any rate, there is no reason to believe that the property has yielded, or will yield information important to the prehistory or history of the local area, California, or nation.

Integrity – To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. As the property is not significant under any of the National Register criteria, it has no period of significance. Moreover, the property retains just one of the seven aspects of integrity. No evidence was found indicating the buildings have been moved, so the integrity of location is intact. The broad setting of the property has been diminished by the more recent development in the neighborhood. The immediate setting of the 1925 building, which was set back on the lot to allow for convenient automobile access from the street, was compromised by the addition of the 1950 building to the front of the site. Alterations to the 1925 building include the replacement of doors, changes to the size of the openings, and the addition of new lighting fixtures and a painted wall mural. Alterations to the 1950 building include apparent additions on the east and west facades, closing of window and door openings along the east and south facades, and the application of textured stucco and corrugated metal to the exterior. These changes have compromised the design, materials, workmanship, feeling, and association of the property.

Conclusion – Property A does not appear to be significant either individually or as a contributor to a historic district, and does not retain integrity. Therefore it is ineligible for listing in the National Register.

Property B (APN 5427-006-031, 4038 W Santa Monica Boulevard/1068 N Manzanita Street)

Criterion A – The subject property was evaluated for its potential association with events that have made a significant contribution to the broad patterns of our history. The context considered in this evaluation was the commercial development of Silver Lake. The applicable theme within this context is “Commercial Development and the Automobile, 1910 – 1980,” and



more specifically, the sub-theme “The Car and Car Services, 1910-1960s.” A property is potentially significant under this context and theme if it “demonstrates convenient automobile access from the street” and “was designed and historically used for the sale, service, maintenance or collective off-street parking for the automobile”, “retains most of the character-defining features from the period of significance,” and “retains integrity of location, design, and feeling.”<sup>17</sup>

Building permit records indicate this building was constructed in 1923 for use as a “public garage.” The curb cut and vehicular door along the building’s street frontage demonstrate convenient automobile access from the street. No evidence was found that the property played a significant role in the history of Silver Lake or its auto-related commercial development. According to *National Register Bulletin #15*, “Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property’s specific association must be considered important as well.” The subject property is merely one of many examples of the auto-related commercial development that was taking place in Silver Lake during first half of the 20<sup>th</sup> century and is not significant within this historic trend. Furthermore, the building has been significantly altered since its construction, and therefore would not be able to convey its significance, if any, from the period of development. Therefore, the property does not appear to be eligible under Criterion A.

Criterion B – The subject property was evaluated for its potential association with the lives of persons significant in our past. Building permits indicate the owner in 1923 and 1924, the time at which the building was constructed, as Mildred Peete Cobb. Subsequent owners include Russel T. Miller (1965-1967), Thomas B. Miller (1969-1970), Uahe Kazanjian (1971), and Bonifacio A. Bunuan (1984-1989). No information was found suggesting that any of these individual were historic personages. Therefore, the property is ineligible under Criterion B.

Criterion C – The subject property was evaluated for its potential to embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values. The 1925 building is a typical example of an early auto service station. It possesses a few characteristic features of the type, such as a building with office and sales space and large service bays for automobiles.<sup>18</sup> It lacks signage oriented to the automobile driver, such as a freestanding or wall sign. Also, there have been some modifications over time, including the replacement of doors, changes to the size of the openings, and the addition of new lighting fixtures. It is a common example of a method of construction, a concrete structure. The building is not an important example of a type, period, or method of construction and does not clearly illustrate the pattern of features common to this property type. The original building permit does not list an architect and indicates the contractor was John G Kuisy. There is no evidence to suggest he was a master builder. In addition, the building does not possess high artistic values. Therefore, this property is not eligible for listing in the National Register under Criterion C.

Criterion D – This criterion was not considered in this report, as it generally applies to archeological resources. At any rate, there is no reason to believe that the property has yielded, or will yield information important to the prehistory or history of the local area, California, or nation.

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<sup>17</sup> SurveyLA Historic Context Summary Tables: Commercial Development, 1850-1980. May 6, 2014.

<sup>18</sup> Mead & Hunt, Inc., *National Register of Historic Places Multiple Property Documentation Form: U.S. Highway 66 in California*, September 28, 2011.



Integrity – To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. As the property is not significant under any of the National Register criteria, it has no period of significance. Moreover, the property retains just one of the seven aspects of integrity. No evidence was found indicating the building has been moved, so the integrity of location is intact. The broad setting of the property has been diminished by the more recent development in the neighborhood. The immediate setting of the building, which is set towards the front of the lot, was altered by the demolition of a residence that once existed at the rear of the site. Alterations to the building include the replacement of doors and windows, changes to the size of the openings, and the addition of new lighting fixtures. These changes have compromised the design, materials, workmanship, feeling, and association of the property.

Conclusion – Property B does not appear to be significant either individually or as a contributor to a historic district, and does not retain integrity. Therefore it is ineligible for listing in the National Register.

#### Property C (APN 5427-006-002, 1069 N. Sanborn Avenue)

Criterion A – The subject property was evaluated for its potential association with events that have made a significant contribution to the broad patterns of our history. The context considered in this evaluation was the residential development of Silver Lake. The applicable theme within this context is “Early Residential Development, 1880 – 1930,” and more specifically, the sub-theme “Early Multiple-Family Residential Development, 1880-1930.” A property is potentially significant under this context and theme if it “is a rare surviving example of the type in the neighborhood,” “represents a very early period of settlement/residential development in a neighborhood,” “has an important association with early settlement or residential development within a neighborhood,” “retains most of the essential character-defining features from the period of significance,” and “retains integrity of location, feeling, association and materials.”<sup>19</sup> SurveyLA field teams have reserved the Early Residential Development theme for only the earliest and most intact residences in a given Community Plan Area.

Settlement in Silver Lake began with the completion of major street car lines on Sunset and Santa Monica Boulevards in 1895 and 1905. No evidence was found that the property played a significant role in the history of Silver Lake or its early residential development. According to *National Register Bulletin #15*, “Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property’s specific association must be considered important as well.” The subject property is merely one of many examples of the residential development that was taking place in Silver Lake during in the early 20<sup>th</sup> century and is not significant within this historic trend. In addition, the building has undergone some alterations, and is not one of the earliest and most intact residences in the neighborhood. Therefore, the property does not appear to be eligible under Criterion A.

Criterion B – The subject property was evaluated for its potential association with the lives of persons significant in our past. An original building permit was not available, but city directories indicate the following householders and residents: Kenneth W. Glidewell and Eleanor Muir in 1956; Michael Izquierdo in 1963; C.D Mulder in 1964 and 1965; D. Hinestrosa between 1967 and 1968; and Dante E. Delgado in 1973. No information was found to indicate that any of these residents played a significant role in the history of Los Angeles or the development of the Silver Lake neighborhood. Therefore, the property appears ineligible under Criterion B.

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<sup>19</sup> SurveyLA Historic Context Summary Tables: Residential Development and Suburbanization, 1850-1980. May 6, 2014.



Criterion C – The subject property was evaluated for its potential to embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values. The 1905 rooming house is not an important example of a type, period, or method of construction and does not clearly illustrate the pattern of features common to this property type. The building’s original permit was not found, so it was not possible to determine the original architect and builder. As it appears to have been a common example of a residence, there is no evidence to suggest that the architect or builder, if any, would be considered masters in their field. In addition, the building does not possess high artistic values. Therefore, this property is not eligible for listing in the National Register under Criterion C.

Criterion D – This criterion was not considered in this report, as it generally applies to archeological resources. At any rate, there is no reason to believe that the property has yielded, or will yield information important to the prehistory or history of the local area, California, or nation.

Integrity – To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. As the property is not significant under any of the National Register criteria, it has no period of significance. Moreover, the building retains only two aspects of integrity. The building has not been moved and therefore retains integrity of location. The broad setting of the property has been diminished by the more recent development in the neighborhood; however, the immediate setting remains intact. Due to a number of apparent alterations, the integrity of design, materials, workmanship and feeling have been altered. The subject property has been altered to the point that it no longer conveys the feeling of a 1905 residential building. The integrity aspect of association does not apply, as there is no significant association to evaluate.

Conclusion – Although Property C retains some aspects of integrity, it does not appear to be significant either individually or as a contributor to a historic district. Therefore, it is ineligible for listing in the National Register.

#### Property D (APN 5429-002-004, 4100 W Sunset Boulevard and 1085-1089 N Manzanita Street)

Criterion A – The subject property was evaluated for its potential association with events that have made a significant contribution to the broad patterns of our history. The context considered in this evaluation was the commercial development of Silver Lake. The applicable theme within this context is “Markets, 1880-1980,” and the property sub-type is “Drive-in Market.” A property is potentially significant under this context and theme if it “was originally designed for and used as a market or grocery store” and retains most of the character-defining features from the period of significance, as well as integrity of location, design, and feeling.<sup>20</sup>

Building permit records indicate this building was constructed in 1926 for use as “market stores.” No evidence was found that the property played a significant role in the history of Silver Lake or its commercial development. According to *National Register Bulletin #15*, “Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property’s specific association must be considered important as well.” The subject property is merely one of many examples of the commercial development that was taking place in Silver Lake during first half of the 20<sup>th</sup> century and is not significant within this historic trend. Furthermore, the building

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<sup>20</sup> SurveyLA Historic Context Summary Tables: Commercial Development, 1850-1980. May 6, 2014.



has been significantly altered since its construction, and therefore would not be able to convey its significance, if any, from the period of development. Therefore, the property does not appear to be eligible under Criterion A.

Criterion B – The subject property was evaluated for its potential association with the lives of persons significant in our past. Building permits indicate the owner in 1926, the time at which the building was constructed, as M. F. Farrell. Numerous subsequent owners included Da-- Goodman (full name illegible) (1927), Lawrence Farrell (1931), Mr. Gilbert (1951-1953), Samuel Gilbert (1963-1964), Bernard Gilbert (1964-1969), Gary Anderson (1972-1985), Gary & Barbara Anderson (1985), Eugene L. Milew (1999), and Dana Hollister (2003). No information was found suggesting that any of these individual were historic personages. Therefore, the property is ineligible under Criterion B.

Criterion C – The subject property was evaluated for its potential to embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values. The building permit records for the 1926 building imply that it was once a typical example of an early drive-in market. Plot plans on the permits exhibit a few characteristic features of the type, such as a building with a number of small stores sited around a parking lot, which was set back from the road.<sup>21</sup> However, there have been significant modifications over time, including the demolition of a 20' x 70' portion of the building along Sunset Boulevard, and its conversion to a bar and office in 1983. Further alterations include the replacement of doors, closing of building openings, and textures stucco applied to the exterior. It is a common example of a method of construction, a concrete structure. The building is not an important example of a type, period, or method of construction and does not clearly illustrate the pattern of features common to this class of resources. The original building permit indicates the architect was Mark M. Falk. There is no evidence to suggest he was a master architect. In addition, the building does not possess high artistic values. Therefore, this property is not eligible for listing in the National Register under Criterion C.

Criterion D – This criterion was not considered in this report, as it generally applies to archeological resources. At any rate, there is no reason to believe that the property has yielded, or will yield information important to the prehistory or history of the local area, California, or nation.

Integrity – To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. As the property is not significant under any of the National Register criteria, it has no period of significance. Moreover, the property retains just one of the seven aspects of integrity. No evidence was found indicating the building has been moved, so the integrity of location is intact. The broad setting of the property has been diminished by the more recent development in the neighborhood. The immediate setting was altered by the increase in the front parking lot when a portion of the building was demolished in 1983. Alterations to the building include the replacement of doors and windows, closing of door and window openings, and application of textured stucco to the exterior. These changes have compromised the design, materials, workmanship, feeling, and association of the property.

Conclusion – Property D does not appear to be significant either individually or as a contributor to a historic district, and does not retain integrity. Therefore it is ineligible for listing in the National Register.

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<sup>21</sup> Mead & Hunt, Inc., *National Register of Historic Places Multiple Property Documentation Form: U.S. Highway 66 in California*, September 28, 2011.



Property E (APN 5429-007-012, 4301-4303 W Sunset Boulevard)

Criterion A – The subject property was evaluated for its potential association with events that have made a significant contribution to the broad patterns of our history. The context considered in this evaluation was the commercial development of Silver Lake. The applicable theme within this context is “Motels, 1925-1970.” A property is potentially significant under this context and theme if it “was designed and historically used as a motel,” “demonstrates convenient automobile access from the street,” and “retains most of the character-defining features from the period of significance, as well as integrity of location, design, and feeling.”<sup>22</sup>

Building permit records indicate this building was constructed in 1963 for use as a motel. No evidence was found that the property played a significant role in the history of Silver Lake or its commercial development. According to *National Register Bulletin #15*, “Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property’s specific association must be considered important as well.” The subject property is merely one of many examples of the commercial development that was taking place in Silver Lake during the second half of the 20<sup>th</sup> century and is not significant within this historic trend. Furthermore, the building has little intact original material, due to deterioration or removal, and therefore would not be able to convey its significance, if any, from the period of development. Therefore, the property does not appear to be eligible under Criterion A.

Criterion B – The subject property was evaluated for its potential association with the lives of persons significant in our past. Building permits indicate Edward J. Eng as the owner from the time of the motel’s construction in 1963, until at least 2002, when the building was ordered closed due to failures to comply with building and safety citations. No information was found suggesting that Mr. Eng was a historic personage. Therefore, the property is ineligible under Criterion B.

Criterion C – The subject property was evaluated for its potential to embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values. The 1963 building is a typical example of a 1960s-era motel. It exhibits a few characteristic features of the type, such as accommodations housed in a two-story, U-shaped building with rooms accessed from the exterior, an office incorporated into the building, and a sign attached to the building near the road.<sup>23</sup> However, the building has suffered serious neglect over time, resulting in the loss of original materials due to deterioration or removal. While the building exhibits a few aspects of Mid-Century Modernism, such as simple, geometric volumes and a flat roof, it lacks other iconic features, such as a direct expression of the structural system and floor-to-ceiling windows.<sup>24</sup> Moreover, it does not exhibit quality of design through distinctive features. It is a common example of a method of construction, a wood frame structure. The building is not an important example of a type, period, or method of construction. The original building permit indicates the architect was Pershing Lin and the engineer was King Huang. There is no evidence to suggest either individual was a master in their respective field. In addition, the building does not possess high artistic values. Therefore, this property is not eligible for listing in the National Register under Criterion C.

Criterion D – This criterion was not considered in this report, as it generally applies to archeological resources. At any rate, there is no reason to believe that the property has yielded,

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<sup>22</sup> SurveyLA Historic Context Summary Tables: Commercial Development, 1850-1980. May 6, 2014.

<sup>23</sup> Mead & Hunt, Inc., *National Register of Historic Places Multiple Property Documentation Form: U.S. Highway 66 in California*, September 28, 2011.

<sup>24</sup> SurveyLA Historic Context Summary Tables, Architecture and Engineering, 1850-1980, May 6, 2014.



or will yield information important to the prehistory or history of the local area, California, or nation.

Integrity – To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. As the property is not significant under any of the National Register criteria, it has no period of significance. Moreover, the property retains just two of the seven aspects of integrity. No evidence was found indicating the building has been moved, so the integrity of location is intact. The broad setting of the property has been diminished by the more recent development in the neighborhood. The immediate setting remains intact. Alterations to the building include the deterioration and removal of original materials, the full extent of which cannot be known without further research, as the building is extensively boarded up. These changes have compromised the design, materials, workmanship, feeling, and association of the property.

Conclusion – Property E does not appear to be significant either individually or as a contributor to a historic district, and does not retain integrity. Therefore it is ineligible for listing in the National Register.

Property F (APN 5429-007-006, 4311 W Sunset Boulevard)

Criterion A – The subject property was evaluated for its potential association with events that have made a significant contribution to the broad patterns of our history. The context considered in this evaluation was the commercial development of Silver Lake. The applicable theme within this context is “Commercial Development and the Automobile, 1910 – 1980,” and more specifically, the sub-theme “The Car and Car Services, 1910-1960s.” A property is potentially significant under this context and theme if it “demonstrates convenient automobile access from the street” and “was designed and historically used for the sale, service, maintenance or collective off-street parking for the automobile”, “retains most of the character-defining features from the period of significance,” and “retains integrity of location, design, and feeling.”<sup>25</sup>

Building permit records indicate this building was relocated to its current site in 1956 for use as a repair shop. Given the Dutch gable roof form and modest floor area, it appears the building may have been originally constructed as a small single-family residence. The vehicular door on the east façade may have been added to accommodate its new use as a repair shop. Therefore, the building does not appear to meet the eligibility standards for the “car repair” property sub-type. Moreover, no evidence was found that the property played a significant role in the history of Silver Lake or its commercial development. According to *National Register Bulletin #15*, “Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property’s specific association must be considered important as well.” The subject property is merely one of many examples of the auto-related commercial development that was taking place in Silver Lake during the mid-20<sup>th</sup> century and is not significant within this historic trend. Therefore, the property does not appear to be eligible under Criterion A.

Criterion B – The subject property was evaluated for its potential association with the lives of persons significant in our past. Building permits indicate John A. Kirsch was the owner at the time of the building’s relocation in 1956. Paul C. Sullivan was a subsequent owner, from at least 1962

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<sup>25</sup> SurveyLA Historic Context Summary Tables: Commercial Development, 1850-1980. May 6, 2014.



to 1998. No information was found suggesting that either of these individuals were historic personages. Therefore, the property is ineligible under Criterion B.

Criterion C – The subject property was evaluated for its potential to embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values. The building appears to be an altered residential building used for auto repair purposes. It is a common example of a method of construction, a wood frame structure. The building is not an important example of a type, period, or method of construction and does not clearly illustrate the pattern of features common to this property type. The original building permit was not available as the building was relocated to this site. Therefore, the original architect is unknown. However, there is no evidence to suggest this building is the work of a master, although that cannot be known for certain. In addition, the building does not possess high artistic values. Therefore, this property is not eligible for listing in the National Register under Criterion C.

Criterion D – This criterion was not considered in this report, as it generally applies to archeological resources. At any rate, there is no reason to believe that the property has yielded, or will yield information important to the prehistory or history of the local area, California, or nation.

Integrity – To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. As the property is not significant under any of the National Register criteria, it has no period of significance. Moreover, the property does not retain any of the seven aspects of integrity. The building has been moved from its original site, and so does not retain integrity of location or setting. Alterations to the building include the addition of a canopy to the east façade in 1962, and likely, the addition of a vehicular door sometime after the building was relocated in 1956. These changes have compromised the design, materials, workmanship, feeling, and association of the property.

Conclusion – Property F does not appear to be significant either individually or as a contributor to a historic district, and does not retain integrity. Therefore it is ineligible for listing in the National Register.

#### Property G (APN 5429-007-011, 4300 W Effie Street)

Criterion A – The subject property was evaluated for its potential association with events that have made a significant contribution to the broad patterns of our history. The context considered in this evaluation was the residential development of Silver Lake. The applicable theme within this context is “Early Residential Development, 1880 – 1930,” and more specifically, the sub-theme “Early Single-Family Residential Development, 1880-1930.” A property is potentially significant under this context and theme if it “is a rare surviving example of the type in the neighborhood,” “represents a very early period of settlement/residential development in a neighborhood,” “has an important association with early settlement or residential development within a neighborhood,” “retains most of the essential character-defining features from the period of significance,” and “retains integrity of location, feeling, association and materials.”<sup>26</sup> SurveyLA field teams have reserved the Early Residential Development theme for only the earliest and most intact residences in a given Community Plan Area.

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<sup>26</sup> SurveyLA Historic Context Summary Tables: Residential Development and Suburbanization, 1850-1980. May 6, 2014.



An original building permit was not available for the building, but Los Angeles County Assessor's records indicate it was constructed in 1906. Settlement in Silver Lake began with the completion of major street car lines on Sunset and Santa Monica Boulevards in 1895 and 1905. No evidence was found that the property played a significant role in the history of Silver Lake or its early residential development. According to *National Register Bulletin #15*, "Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well." The subject property is merely one of many examples of the residential development that was taking place in Silver Lake during in the early 20<sup>th</sup> century and is not significant within this historic trend. In addition, the building has had some alterations, and is not one of the earliest and most intact residences in the neighborhood. Therefore, the property does not appear to be eligible under Criterion A.

Criterion B – The subject property was evaluated for its potential association with the lives of persons significant in our past. An original building permit was not available, but city directories indicate the following householders and residents: Rev. John P. Dickey (1911), B. Lee Bates (1915, 1917, 1926), Clark H. Bates (1917, 1918), and Adelia B. Dickey (1915, 1918, 1939). The name "Bates" is synonymous with "Bates Avenue," abutting the property to the east, as well as the small "Bates Sunset Boulevard Tract," in which this property is located. B. Lee Bates subdivided the tract and dedicated the street in 1906. Although Bates Avenue does continue about .2 miles north to Sunset Drive and .2 miles south to Lexington Avenue, B. Lee Bates did not subdivide these adjacent tracts. City directory and U.S. Census records indicate that he lived at this address with his brother Clark H. Bates and sister Adelia B. Dickey. Classified ads in 1937, two years after his death in 1935, indicate about 40 properties owned by his estate were auctioned off at that time. No information was found to indicate that B. Lee Bates played a significant role in the history of Los Angeles or the development of the Silver Lake neighborhood. Further, no information was found suggesting that either of his siblings were historic personages. Therefore, the property appears ineligible under Criterion B.

Criterion C – The subject property was evaluated for its potential to embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values. The residence was evaluated as a Vernacular Gabled Cottage. A property is considered significant under this context/theme/property type if it "exemplifies the tenants of the Late Victorian era and the Vernacular Cottage style," "exhibits quality of design through distinctive features," and "was constructed during the period of significance" (1885-1905).<sup>27</sup> These types of cottages began to appear in Los Angeles at the end of the 19<sup>th</sup> century, coinciding with the rate war between the Southern Pacific and Atchison, Topeka & Santa Fe Railway when the population exploded and the demand for affordable housing soared. The earliest examples of vernacular cottages are clad in wood board-and-batten siding, with L-shaped plans dictated by their intersecting roof plans. Later examples, and one of the most commonly-built house types in Los Angeles, are box-shaped cottages with a hipped roof, a recessed porch and a bay window. While they are vernacular and built without conscious attempts at formal style, their detailing and proportions are often linked to Queen Anne, Neoclassical, or Colonial Revival styles. These houses represent the first period of dense neighborhood development in Los Angeles; though these types of houses are increasingly rare due to their age, their architectural significance is usually limited to contribution to a historic district.<sup>28</sup>

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<sup>27</sup> *SurveyLA Historic Context Summary Tables: Architecture and Engineering, 1850-1980. Vernacular Hipped Cottage, 1885-1905.* 2014.

<sup>28</sup> *SurveyLA Historic Context Statement, Theme: Late 19<sup>th</sup>- and Early 20<sup>th</sup> Century Architecture, 1885-1905.* 2010.



The residence is a typical example of an early 20<sup>th</sup> century vernacular cottage. It does not meet the eligibility standards for a Vernacular Gabled Cottage. It possesses some, but not all of the essential character-defining features of the type. The basic components of the type reflected in the subject residence include the one-story height, rectangular shape, wood clapboard siding, a partial-width front porch, and double-hung windows. The typical roof form associated with the Vernacular Gabled Cottage is a gabled roof with slightly overhanging boxed eaves. However, the subject property has a gabled roof with wide overhanging eaves and exposed, notched rafters. In addition, it is lacking in the qualities that are associated with significant examples of the type such as a tripartite or bay window or distinctive features associated with the Queen Anne, Neoclassical, or Colonial Revival styles. In addition, the property was constructed outside the period of significance. An original building permit was not available for the property. Therefore, the original architect is unknown. However, there is no evidence to suggest this building is the work of a master, although that cannot be known for certain. In addition, the building does not possess high artistic values. Therefore, this property is not eligible for listing in the National Register under Criterion C.

Criterion D – This criterion was not considered in this report, as it generally applies to archeological resources. At any rate, there is no reason to believe that the property has yielded, or will yield information important to the prehistory or history of the local area, California, or nation.

Integrity – To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. As the property is not significant under any of the National Register criteria, it has no period of significance. However, it may be noted that the property retains integrity as a whole. Apparent alterations to the residence are relatively limited, and include the replacement of the porch balustrade and steps, and the replacement of some windows on the rear façade. To a large degree, the primary original materials are still present. The broad setting of the property has been diminished by the more recent development in the neighborhood; however, the immediate setting remains intact. Therefore, the property retains all aspects of integrity including location, setting, design, materials, workmanship, feeling, and association.

Conclusion – Although Property G retains integrity, it does not appear to be significant either individually or as a contributor to a historic district. Therefore it is ineligible for listing in the National Register.

#### Property H (APN 5429-007-010, 4306-08 W Effie Street)

Criterion A – The subject property was evaluated for its potential association with events that have made a significant contribution to the broad patterns of our history. The context considered in this evaluation was the residential development of Silver Lake.

The original building permit for the building indicates it was constructed in 1953. Settlement in Silver Lake began with the completion of major street car lines on Sunset and Santa Monica Boulevards in 1895 and 1905. Rising automobile ownership in the 1920s also aided the neighborhood's residential development. By the time the subject residence was constructed in 1953, Silver Lake was largely built-out and new construction was limited to infill development. No evidence was found that the property played a significant role in the history of Silver Lake or its residential development. According to *National Register Bulletin #15*, "Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well." The subject property is merely one of



many examples of infill residential development that occurred in Silver Lake during in the postwar era and is not significant within this historic trend. Therefore, the property does not appear to be eligible under Criterion A.

Criterion B – The subject property was evaluated for its potential association with the lives of persons significant in our past. The original building permit indicates A. Lagezo was the owner in 1953, when the duplex was constructed. Subsequent owners and residents, per building permit and city directory records, include: Annabelle S. Anderson (1956), L. Landres (1956, 1960), Anna Damroze (1976), and Tigran Utundzhyan (1987). No information was found suggesting that any of these individuals were historic personages. Therefore, the property appears ineligible under Criterion B.

Criterion C – The subject property was evaluated for its potential to embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values. The 1953 duplex is a modest example of the Minimal Traditional style. It possesses some, but not all of the essential character-defining features of the type. The basic components of the type reflected in the subject residence include the one-story configuration, rectangular plan, low-pitched hipped roof, and smooth stucco wall cladding, and a lack of decorative exterior detailing. However, it is lacking in the qualities that are associated with significant examples of the type such as wood multi-light windows, projecting three-sided oriel, shallow entry porch with slender wood supports, and wooden shutters.<sup>29</sup> It is a common example of a method of construction, a wood frame structure. The building is not an important example of a type, period, or method of construction. The original building permit does not indicate an architect, but lists Joe Perry as the contractor. Articles in the Los Angeles Times identify Joe Perry as the developer of Holiday Inn hotels in Glendale, Burbank, and Long Beach. He grew up in Glendale, became a carpenter and contractor in the 1950s, and began building hotels in the 1970s. However, there is no evidence to suggest he is recognized as a master builder. In addition, the building does not possess high artistic values. Therefore, this property is not eligible for listing in the National Register under Criterion C.

Criterion D – This criterion was not considered in this report, as it generally applies to archeological resources. At any rate, there is no reason to believe that the property has yielded, or will yield information important to the prehistory or history of the local area, California, or nation.

Integrity – To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. As the property is not significant under any of the National Register criteria, it has no period of significance. However, it may be noted that the property retains integrity as a whole. Apparent alterations to the residence are relatively limited, and include the replacement one window and door and the addition of a shade structure at the rear. To a large degree, the primary original materials are still present. The broad setting of the property has been diminished by the more recent development in the neighborhood; however, the immediate setting remains intact. Therefore, the property retains all aspects of integrity including location, setting, design, materials, workmanship, feeling, and association.

Conclusion – Although Property H retains integrity, it does not appear to be significant either individually or as a contributor to a historic district. Therefore it is ineligible for listing in the National Register.

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<sup>29</sup> Historic Resources Group & Pasadena Heritage, *Cultural Resources of the Recent Past Historic Context Report*, October 2007.



Property I (APN 5429-007-009, 4312-14 Effie Street)

Criterion A – The subject property was evaluated for its potential association with events that have made a significant contribution to the broad patterns of our history. The context considered in this evaluation was the residential development of Silver Lake. The applicable theme within this context is “Early Residential Development, 1880 – 1930,” and more specifically, the sub-theme “Early Multiple-Family Residential Development, 1880-1930.” A property is potentially significant under this context and theme if it “is a rare surviving example of the type in the neighborhood,” “represents a very early period of settlement/residential development in a neighborhood,” “has an important association with early settlement or residential development within a neighborhood,” “retains most of the essential character-defining features from the period of significance,” and “retains integrity of location, feeling, association and materials.”<sup>30</sup> SurveyLA field teams have reserved the Early Residential Development theme for only the earliest and most intact residences in a given Community Plan Area.

Settlement in Silver Lake began with the completion of major street car lines on Sunset and Santa Monica Boulevards in 1895 and 1905. No evidence was found that the property played a significant role in the history of Silver Lake or its early residential development. According to *National Register Bulletin #15*, “Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property’s specific association must be considered important as well.” The subject property is merely one of many examples of the residential development that was taking place in Silver Lake during in the early 20<sup>th</sup> century and is not significant within this historic trend. In addition, the building has had some alterations, and is not one of the earliest and most intact residences in the neighborhood. Therefore, the property does not appear to be eligible under Criterion A.

Criterion B – The subject property was evaluated for its potential association with the lives of persons significant in our past. Building permit records indicate this building was built as a duplex by John Galés (possibly “Gates”) in 1924. No subsequent building permits were on file, but city directories indicate the following householders and residents: Charles and Edna Kallen in 1932; Raymond Seeger from 1961 to 1965; B. Garcia in 1967; B. Garcia and A. Goya in 1968; A. Di Berardino [sic], B. Garcia and A. Goya in 1969, and Lok-Kun Yeung in 1973. No information was found to indicate that any of these residents played a significant role in the history of Los Angeles or the development of the Silver Lake neighborhood. Therefore, the property appears ineligible under Criterion B.

Criterion C – The subject property was evaluated for its potential to embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values. The residence was evaluated as a Spanish Colonial Revival duplex. A property is considered significant under this context/theme/property type if it “exemplifies the character-defining features of the Spanish Colonial Revival style,” “exhibits the character-defining features of a duplex as described in the Multi-Family Residential Theme,” and “Is an excellent example of its type and/or the work of a significant architect or builder,” or “was originally designed as a two-family residence.”<sup>31</sup> The Spanish Colonial Revival Style entered into popularity in Los Angeles just as it experienced the population boom of the 1920s. As a result, a large portion of the development in Los Angeles is Spanish Colonial Revival in style. Architects in Los Angeles popularized the style, while developers mass produced it; Spanish Colonial Revival

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<sup>30</sup> SurveyLA Historic Context Summary Tables: Residential Development and Suburbanization, 1850-1980. May 6, 2014.

<sup>31</sup> SurveyLA Historic Context Summary Tables: Architecture and Engineering, 1850-1980. Spanish Colonial Revival Duplex, 1915-1942. 2014.



homes were even available through mail-order catalogs. The duplex was easily integrated into existing single-family residential neighborhoods, and was an important and viable option for developers during the 1920s, the highpoint of duplex construction in Los Angeles. Because of their prevalence, a Spanish Colonial Revival duplex must be an excellent example of its type or the work of a master; otherwise, their architectural significance is usually limited to contribution to a historic district.<sup>32</sup>

The residence is a typical example of an early 20<sup>th</sup> century Spanish Colonial Revival duplex. It does not meet the eligibility standards for a Spanish Colonial Revival duplex. It possesses some, but not all of the essential character-defining features of the type. The basic components of the type reflected in the subject residence include flat roof with clay tile trim, covered porch entries, stucco exterior and the use of arches. The subject building is lacking in the qualities that are associated with significant examples of the type such as complex massing, including turrets towers and asymmetrical wings, distinctive chimneys, multi-paned casement windows, decorative features such as grilles, rejas, pierced screens and attic vents, and wooden doors with prominent hardware. The original building permit indicates that the property was constructed and designed by the "Harper Brothers." There is no evidence to suggest that the Harper Brothers were masters in their field, and therefore that the building is the work of a master. In addition, the building does not possess high artistic values. Therefore, this property is not eligible for listing in the National Register under Criterion C.

Criterion D – This criterion was not considered in this report, as it generally applies to archeological resources. At any rate, there is no reason to believe that the property has yielded, or will yield information important to the prehistory or history of the local area, California, or nation.

Integrity – To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. As the property is not significant under any of the National Register criteria, it has no period of significance. However, it may be noted that the property retains some integrity. The building has not been moved and therefore retains integrity of location. The broad setting of the property has been diminished by the more recent development in the neighborhood; however, the immediate setting remains intact. Apparent alterations to the residence include the replacement of windows and doors on the primary elevation. However, the primary original materials, workmanship, and design are still present to a degree, and the property is able to invoke a feeling of an early 1920s residential duplex. Therefore, the property retains the integrity aspects of location, setting, design, materials, workmanship, and feeling. The integrity aspect of association does not apply, as there is no significant association to evaluate.

Conclusion – Although Property I retains some aspects of integrity, it does not appear to be significant either individually or as a contributor to a historic district. Therefore it is ineligible for listing in the National Register.

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<sup>32</sup> *SurveyLA Historic Context Statement, Architecture and Designed Landscapes Subtheme: Spanish Colonial Revival, 1915-1942.* 2010.



#### **4.2 California Register of Historical Resources**

Because the California Register criteria mirror those of the National Register, the nine properties evaluated above are also ineligible for listing in the California Register for the same reasons outlined under the National Register evaluation.

#### **4.3 City of Los Angeles Historic-Cultural Monuments**

Likewise, because the City of Los Angeles criteria were modeled on the National and California Register criteria, the nine properties evaluated above are also ineligible for listing as a Historic-Cultural Monument for the same reasons outlined under the National Register evaluation.

### **5. CONCLUSION**

The subject properties are not currently designated under any national, state, or local landmark programs. The properties were evaluated in this report as part of the CEQA compliance process. The properties do not appear to be eligible for listing in the National Register, California Register, or for designation as Los Angeles Historic-Cultural Monuments due to a lack of historical or architectural significance and in some cases lack of integrity. Additionally, they do not appear to contribute to a potential historic district. The recommended evaluation code for the properties is 6Z, ineligible for designation at the national, state, and local levels through survey evaluation. Therefore, the properties are not historical resources subject to CEQA. As the project will have no impact on historical resources, no further study is recommended or required.



## 6. SOURCES

California Code of *Regulations*, California Office of Administrative Law, State of California Government.

County of Los Angeles Assessor's Office records, various dates.

Code of Federal Regulations, Title 36: Parks, Forests, and Public Property. Office of the Federal Register, National Archives and Records Administration, United States Government.

GPA Consulting. *SurveyLA Historic Resources Survey Report: Silver Lake-Echo Park-Elysian Valley Community Plan Area*. May 2014.

Historic Resources Group & Pasadena Heritage. *Cultural Resources of the Recent Past Historic Context Report*. October 2007.

Los Angeles City Directories, various dates.

Los Angeles Times Historical Archives, accessed via ProQuest.

Mead & Hunt, Inc. *National Register of Historic Places Multiple Property Documentation Form: U.S. Highway 66 in California*. September 28, 2011.

*National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation*. Washington D.C.: National Park Service, 2002.

*National Register Bulletin #16: How to Complete the National Register Registration Form*. Washington D.C.: National Park Service, 1997.

*National Register Bulletin #18: How to Evaluate and Nominate Designed Historic Landscapes*. Washington, D.C.: National Park Service, 1987.

Sanborn Fire Insurance Maps, Los Angeles, various dates.

*SurveyLA Historic Context Statement, Theme: Late 19<sup>th</sup>- and Early 20<sup>th</sup> Century Architecture, 1885-1905*. 2010.

*SurveyLA Historic Context Statement, Architecture and Designed Landscapes Subtheme: Spanish Colonial Revival, 1915-1942*. 2010.

SurveyLA Historic Context Summary Tables, Architecture and Engineering, 1850-1980, May 6, 2014.

SurveyLA Historic Context Summary Tables: Commercial Development, 1850-1980. May 6, 2014.

SurveyLA Historic Context Summary Tables: Residential Development and Suburbanization, 1850-1980. May 6, 2014.

Walker, Jim. *Lines of Pacific Electric: Southern & Western Districts*. Vancouver, WA: Interurbans Publication, 1975.



## Appendix A



**JENNA KACHOUR** is an Associate Preservation Planner at GPA. She has over seven years of diversified planning experience in private consulting, public agency, and non-profit settings. She has been professionally involved in the field of historic preservation since 2010. In her prior role as Preservation Director for Pasadena Heritage, Jenna was responsible for annual inspections and project reviews for a portfolio of more than 80 historic preservation easements; advocating for the protection of historic resources by engaging

stakeholders, coordinating with city staff, and addressing decision makers at public hearings; preparing National Register and Local Landmark applications; reviewing CEQA documents and architectural plans to suggest appropriate mitigation measures; and managing a referral service connecting preservation professionals and craftspeople with historic property owners. Since joining GPA, Jenna has prepared compliance reports for Section 106 and CEQA purposes, conducted historic resource surveys, and prepared Mills Act applications.

#### **Educational Background:**

- Master of Planning, University of Southern California, 2007
- Certificate, Historic Preservation, University of Southern California, 2007
- B.S., Public Policy, Management and Planning, University of Southern California, 2007

#### **Professional Experience:**

- GPA Consulting, Associate Preservation Planner, 2013-Present
- Pasadena Heritage, Preservation Director, 2010-2013
- Deborah Murphy Urban Design + Planning, Planner, 2009-2010
- City of Los Angeles Office of Historic Resources, Intern, 2009
- Brown/Meshul, Inc. Land Use Consultants, Assistant Project Manager, 2006-2009
- Los Angeles County Metropolitan Transportation Authority, Intern, 2006

#### **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:**

- Nelles Correctional Facility Specific Plan, Whittier, CEQA Historical Resource Report, 2014
- 6<sup>th</sup> Street Bicycle Lane, Long Beach, CEQA/NEPA Historical Resource Report, 2014
- Daisy Avenue Bicycle Lane, Long Beach, CEQA/NEPA Historical Resource Report, 2014
- Sunset and Everett, Los Angeles, CEQA Historical Resource Evaluation Report, 2014
- Mills Act Program Recommendations Report, Long Beach, 2014
- Mills Act Inspections, Long Beach, 2014
- Mills Act Applications, Laguna Beach, 2014
- Main Street Bridge, Sutter Creek, Historical Resource Evaluation Report, Section 106 Review, 2014
- Avenue 66 Grade Separation, Riverside County, Historical Resource Evaluation Report and FOE, Section 106 Review, 2013
- Silver Lake/Echo Park/Elysian Valley Historic Resource Survey, SurveyLA, 2013-14
- High Desert Corridor, Los Angeles County, Historical Resource Evaluation Report, Section 106 Review, 2013
- 2155 Webster Street, San Francisco, CEQA Historical Resource Report, 2013
- Markham Place Historic District, Pasadena, National Register Nomination, 2013
- Pasadena Heritage, Facade Easement Inspections, 2010-13



## Appendix B

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or # (Assigned by Recorder) 4306-08 W. Effie Street

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Qua Hollywood Date 1966 T 1 S ; R 13 W ; 1/4 of 1/4 of Sec 7 ; SB B.M  
c. Address 4306-08 W. Effie Street City: Los Angeles Zip 90029  
d. UTM (Give more than one for large and/or linear resources) Zone ; mE/ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 5429007010

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The subject property is currently improved with a duplex constructed in 1953. The one-story residential building faces west and is set towards the front of the parcel. It is constructed of wood with a wood foundation with a rectangular-shaped plan. The hipped roof is covered in asphalt composition shingles and has narrow overhanging eaves with exposed rafters and a fascia board. The exterior is clad in stucco. The main entries to the two units are located on the primary, west-facing façade and consist of one slab and one paneled doors, each accessed by a separate concrete stoop. Windows on the primary façade include two tripartite steel windows consisting of a large, single-pane fixed window flanked by two multi-pane casement windows, one multi-pane paired casement steel window, and a small, narrow slider window. Windows on the north, street-facing façade include one multi-pane paired casement steel window, and one double-hung vinyl window with simulated divided lights. A flat-roofed metal canopy supported by plain metal posts was added to the rear façade in 1975. The property is enclosed with a combination of low concrete masonry unit walls and chain link fencing.

\*P3b. Resource Attributes: (List Attributes and codes) HP03. Multiple Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View of front (north) and west facades, looking so

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1953, Los Angeles County Assessor

\*P7. Owner and Address:  
Junction Gateway LLC  
7551 W Sunset Boulevard #203  
Los Angeles, CA 90046

\*P8. Recorded by:  
Jenna Kachour  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 11/3/2014

\*P10. Survey Type: (Describe)  
CEQA Compliance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Junction Gateway Project Historical Resource Evaluation Report, January 2015

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

\*NRHP Status Code 6Z

\*Resource Name or #: (Assigned by Recorder) 4306-08 W. Effie Street

B1. Historic Name: \_\_\_\_\_

B2. Common Name: 4306-08 W. Effie Street

B3. Original Use: Duplex B4. Present Use: Duplex

\*B5. Architectural Style: Minimal Traditional

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Built 1953; shade structure added to rear facade 1975; one window and door replaced at unknown date.

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

\*B8. Related Features \_\_\_\_\_

B9a. Architect: Unknown B9b Builder: Joe Perry

\*B10. Significance: Theme Residential Development and Suburbanization B10 Area: Los Angeles

Period of Significance: 1910-1980 Property Type: Duplex Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Criterion A – The subject property was evaluated for its potential association with events that have made a significant contribution to the broad patterns of our history. The context considered in this evaluation was the residential development of Silver Lake.

The original building permit for the building indicates it was constructed in 1953. Settlement in Silver Lake began with the completion of major street car lines on Sunset and Santa Monica Boulevards in 1895 and 1905. Rising automobile ownership in the 1920s also aided the neighborhood's residential development. By the time the subject residence was constructed in 1953, Silver Lake was largely built-out and new construction was limited to infill development. No evidence was found that the property played a significant role in the history of Silver Lake or its residential development. According to National Register Bulletin #15, "Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well." The subject property is merely one of many examples of infill residential development that occurred in Silver Lake during in the postwar era and is not significant within this historic trend. Therefore, the property does not appear to be eligible under Criterion A. (See Continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

City of Los Angeles SurveyLA Historic Context Statement and Summary Tables

B13. Remarks:

\*B14. Evaluator: Jenna Kachour  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*Date of Evaluation: 11/3/2014

(This space reserved for official comments.)

Sketch Map with north arrow required.



\*Resource Name or #: (Assigned by Recorder) 4306-08 W. Effie Street

Recorded By Jenna Kachour

Date: 11/3/2014

Continuation

Update

B10. Significance (Continued from Page 2): Criterion B – The subject property was evaluated for its potential association with the lives of persons significant in our past. The original building permit indicates A. Lagezo was the owner in 1953, when the duplex was constructed. Subsequent owners and residents, per building permit and city directory records, include: Annabelle S. Anderson (1956), L. Landres (1956, 1960), Anna Damroze (1976), and Tigran Utundzhyan (1987). No information was found suggesting that any of these individuals were historic personages. Therefore, the property appears ineligible under Criterion B.

Criterion C – The subject property was evaluated for its potential to embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values. The 1953 duplex is a modest example of the Minimal Traditional style. It possesses some, but not all of the essential character-defining features of the type. The basic components of the type reflected in the subject residence include the one-story configuration, rectangular plan, low-pitched hipped roof, and smooth stucco wall cladding, and a lack of decorative exterior detailing. However, it is lacking in the qualities that are associated with significant examples of the type such as wood multi-light windows, projecting three-sided oriel, shallow entry porch with slender wood supports, and wooden shutters. It is a common example of a method of construction, a wood frame structure. The building is not an important example of a type, period, or method of construction. The original building permit does not indicate an architect, but lists Joe Perry as the contractor. Articles in the Los Angeles Times identify Joe Perry as the developer of Holiday Inn hotels in Glendale, Burbank, and Long Beach. He grew up in Glendale, became a carpenter and contractor in the 1950s, and began building hotels in the 1970s. However, there is no evidence to suggest he is recognized as a master builder. In addition, the building does not possess high artistic values. Therefore, this property is not eligible for listing in the National Register under Criterion C.

Criterion D – This criterion was not considered in this report, as it generally applies to archeological resources. At any rate, there is no reason to believe that the property has yielded, or will yield information important to the prehistory or history of the local area, California, or nation.

Integrity – To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. As the property is not significant under any of the National Register criteria, it has no period of significance. However, it may be noted that the property retains integrity as a whole. Apparent alterations to the residence are relatively limited, and include the replacement one window and door and the addition of a shade structure at the rear. To a large degree, the primary original materials are still present. The broad setting of the property has been diminished by the more recent development in the neighborhood; however, the immediate setting remains intact. Therefore, the property retains all aspects of integrity including location, setting, design, materials, workmanship, feeling, and association.

Conclusion – Although the subject property retains integrity, it does not appear to be significant either individually or as a contributor to a historic district. Therefore it is ineligible for listing in the National Register.

\*Resource Name or #: (Assigned by Recorder) 4306-08 W. Effie Street

Recorded By Jenna Kachour

Date: 11/3/2014

Continuation

Update



View of front (north) façade, looking south (10/29/14)

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 4311 W. Sunset Boulevard

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Qua Hollywood Date 1966 T 1 S ; R 13 W ; 1/4 of 1/4 of Sec 7 ; SB B.M  
c. Address 4311 W. Sunset Boulevard City: Los Angeles Zip 90029  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 5429007006

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
City of Los Angeles building permit records indicate the vacant auto repair shop on this parcel was relocated to this site in 1956. The one-story shop faces east and is located at the southwest corner of the parcel, at the front property line. It is constructed of wood with a concrete foundation and a rectangular-shaped plan. The Dutch gable roof is covered in asphalt composition shingles and has very narrow overhanging boxed eaves. The exterior is clad in stucco. The main entry is located on the primary, east-facing façade and consists of a single, corrugated metal door set within what may be a larger, tilt-up vehicular door. A flat-roofed metal canopy supported by two plain metal posts was added in 1962 and covers the main entry. The south, street-facing façade is partially obscured by fencing, but appears to have one multi-paned steel window and a single slab door. A small prefabricated one-story office, added in 1998, is located just north of the shop building and a small shed was added towards the rear, northwest corner of the parcel at an unknown date. The property is enclosed with chain link fencing.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)  
View of front (south) and east facades, facing north

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1952, Los Angeles County Assessor

\*P7. Owner and Address:

Junction Gateway LLC  
7551 W Sunset Boulevard #203  
Los Angeles, CA 90046

\*P8. Recorded by:

Jenna Kachour  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 11/3/2014

\*P10. Survey Type: (Describe)

CEQA Compliance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Junction Gateway Project Historical Resource Evaluation Report, January 2015

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

\*NRHP Status Code 6Z

\*Resource Name or #: (Assigned by Recorder) 4311 W. Sunset Boulevard

B1. Historic Name: \_\_\_\_\_

B2. Common Name: 4311 W. Sunset Boulevard

B3. Original Use: Auto Repair B4. Present Use: Vacant

\*B5. Architectural Style: No Style

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Moved to current location 1956: canopy added to east facade 1962: vehicular door added at unknown date.

\*B7. Moved?  No  Yes  Unknown Date: 1956 Original Location: Unkown

\*B8. Related Features None

B9a. Architect: Unknown B9b Builder: Unknown

\*B10. Significance: Theme Commercial Development and the Automobile B10 Area: Los Angeles

Period of Significance: 1910-1980 Property Type: Car Repair Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Criterion A – The subject property was evaluated for its potential association with events that have made a significant contribution to the broad patterns of our history. The context considered in this evaluation was the commercial development of Silver Lake. The applicable theme within this context is “Commercial Development and the Automobile, 1910 – 1980,” and more specifically, the sub-theme “The Car and Car Services, 1910-1960s.” A property is potentially significant under this context and theme if it “demonstrates convenient automobile access from the street” and “was designed and historically used for the sale, service, maintenance or collective off-street parking for the automobile”, “retains most of the character-defining features from the period of significance,” and “retains integrity of location, design, and feeling.”

Building permit records indicate this building was relocated to its current site in 1956 for use as a repair shop. Given the Dutch gable roof form and modest floor area, it appears the building may have been originally constructed as a small single-family residence. The vehicular door on the east façade may have been added to accommodate its new use as a repair shop. Therefore, the building does not appear to meet the eligibility standards for the “car repair” property sub-type. Moreover, no evidence was found that the property played a significant role in the history of Silver Lake or its commercial development. According to National Register Bulletin #15, “Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property’s specific association must be considered important as well.” The subject property is merely one of many examples of the auto-related commercial development that was taking place in Silver Lake during the mid-20th century and is not significant within this historic trend. Therefore, the property does not appear to be eligible under Criterion A. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

City of Los Angeles SurveyLA Historic Context Statement and Summary Tables

B13. Remarks:

\*B14. Evaluator: Jenna Kachour  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*Date of Evaluation: 11/3/2014

(This space reserved for official comments.)

Sketch Map with north arrow required.



\*Resource Name or #:(Assigned by Recorder) 4311 W. Sunset Boulevard

Recorded By Jenna Kachour

Date: 11/3/2014

Continuation

Update

B10. Significance (Continued from Page 2): Criterion B – The subject property was evaluated for its potential association with the lives of persons significant in our past. Building permits indicate John A. Kirsch was the owner at the time of the building's relocation in 1956. Paul C. Sullivan was a subsequent owner, from at least 1962 to 1998. No information was found suggesting that either of these individuals were historic personages. Therefore, the property is ineligible under Criterion B.

Criterion C – The subject property was evaluated for its potential to embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values. The building appears to be an altered residential building used for auto repair purposes. It is a common example of a method of construction, a wood frame structure. The building is not an important example of a type, period, or method of construction and does not clearly illustrate the pattern of features common to this property type. The original building permit was not available as the building was relocated to this site. Therefore, the original architect is unknown. However, there is no evidence to suggest this building is the work of a master, although that cannot be known for certain. In addition, the building does not possess high artistic values. Therefore, this property is not eligible for listing in the National Register under Criterion C.

Criterion D – This criterion was not considered in this report, as it generally applies to archeological resources. At any rate, there is no reason to believe that the property has yielded, or will yield information important to the prehistory or history of the local area, California, or nation.

Integrity – To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. As the property is not significant under any of the National Register criteria, it has no period of significance. Moreover, the property does not retain any of the seven aspects of integrity. The building has been moved from its original site, and so does not retain integrity of location or setting. Alterations to the building include the addition of a canopy to the east façade in 1962, and likely, the addition of a vehicular door sometime after the building was relocated in 1956. These changes have compromised the design, materials, workmanship, feeling, and association of the property.

Conclusion – the subject property does not appear to be significant either individually or as a contributor to a historic district, and does not retain integrity. Therefore it is ineligible for listing in the National Register.

\*Resource Name or #: (Assigned by Recorder) 4311 W. Sunset Boulevard

Recorded By Jenna Kachour

Date: 11/3/2014

Continuation

Update



View of front (south) façade, looking north (10/29/14)



View of front façade, looking northeast (10/29/14)

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 4300 W. Effie Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua Hollywood Date 1966 T 1 S ; R 13 W ; 1/4 of 1/4 of Sec 7 ; SB B.M

c. Address 4300 W. Effie Street City: Los Angeles Zip 90029

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 5429007011

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The subject property is currently improved with a single-family residence constructed in 1906. The one-and-a-half-story vernacular gabled cottage faces north on to Effie Street and is located towards the front of the parcel. It is constructed of wood with a wood foundation and has a rectangular-shaped plan. The front gabled roof is covered in asphalt composition shingles and has wide overhanging eaves with exposed, notched rafter tails. The exterior is clad in horizontal wood siding. The primary façade is asymmetrical, with a recessed, partial width porch supported by two wood piers and enclosed by plain metal balustrades. The porch is accessed by a simple wood stairway with wood handrails. Two entry doors are accessed from the porch, and appear to be slab doors. Windows on the primary façade include two double-hung wood windows on the ground floor and one sliding wood window on the upper story. Fenestration on the remaining facades includes single and paired double-hung wood windows on the sides and double-hung and sliding vinyl windows on the rear. Most windows on the ground floor have metal security bars. The property is enclosed with a combination of low concrete masonry unit walls and chain link fencing.

\*P3b. Resource Attributes: (List Attributes and codes) HP02. Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:  
(View, date, accession #)  
View of front (north) and west facades, looking so

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1906 Los Angeles County Assessor

\*P7. Owner and Address:  
Junction Gateway LLC  
7551 W Sunset Boulevard #203  
Los Angeles, CA 90046

\*P8. Recorded by:  
Jenna Kachour  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 11/3/2014

\*P10. Survey Type: (Describe)  
CEQA Compliance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Junction Gateway Project Historical Resource Evaluation Report, January 2015

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

\*Resource Name or #: (Assigned by Recorder) 4300 W. Effie Street

B1. Historic Name: \_\_\_\_\_

B2. Common Name: 4300 W. Effie Street

B3. Original Use: Single Family Residence B4. Present Use: Single Family Residence

\*B5. Architectural Style: Vernacular Gabled Cottage

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Built 1906; replacement of front porch balustrade and steps and some windows on the rear façade at unknown date.

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

\*B8. Related Features None

B9a. Architect: Unknown B9b builder: Unknown

\*B10. Significance: Theme Early Residential Development B10 area: Los Angeles

Period of Significance: 1880-1930 Property Type: Single-Family Residence Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Criterion A – The subject property was evaluated for its potential association with events that have made a significant contribution to the broad patterns of our history. The context considered in this evaluation was the residential development of Silver Lake. The applicable theme within this context is "Early Residential Development, 1880 – 1930," and more specifically, the sub-theme "Early Single-Family Residential Development, 1880-1930." A property is potentially significant under this context and theme if it "is a rare surviving example of the type in the neighborhood," "represents a very early period of settlement/residential development in a neighborhood," "has an important association with early settlement or residential development within a neighborhood," "retains most of the essential character-defining features from the period of significance," and "retains integrity of location, feeling, association and materials." SurveyLA field teams have reserved the Early Residential Development theme for only the earliest and most intact residences in a given Community Plan Area.

An original building permit was not available for the building, but Los Angeles County Assessor's records indicate it was constructed in 1906. Settlement in Silver Lake began with the completion of major street car lines on Sunset and Santa Monica Boulevards in 1895 and 1905. No evidence was found that the property played a significant role in the history of Silver Lake or its early residential development. According to National Register Bulletin #15, "Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well." The subject property is merely one of many examples of the residential development that was taking place in Silver Lake during in the early 20th century and is not significant within this historic trend. In addition, the building has had some alterations, and is not one of the earliest and most intact residences in the neighborhood. Therefore, the property does not appear to be eligible under Criterion A. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

City of Los Angeles SurveyLA Historic Context Statement and Summary Tables

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Jenna Kachour

GPA Consulting

231 California Street

El Segundo, CA 90245

\*Date of Evaluation: 11/3/2014

(This space reserved for official comments.)



\*Resource Name or #: (Assigned by Recorder) 4300 W. Effie Street

Recorded By Jenna Kachour

Date: 11/3/2014

Continuation

Update

B10. Significance (Continued from Page 2): Criterion B – The subject property was evaluated for its potential association with the lives of persons significant in our past. An original building permit was not available, but city directories indicate the following householders and residents: Rev. John P. Dickey (1911), B. Lee Bates (1915, 1917, 1926), Clark H. Bates (1917, 1918), and Adelia B. Dickey (1915, 1918, 1939). The name "Bates" is synonymous with "Bates Avenue," abutting the property to the east, as well as the small "Bates Sunset Boulevard Tract," in which this property is located. B. Lee Bates subdivided the tract and dedicated the street in 1906. Although Bates Avenue does continue about .2 miles north to Sunset Drive and .2 miles south to Lexington Avenue, B. Lee Bates did not subdivide these adjacent tracts. City directory and U.S. Census records indicate that he lived at this address with his brother Clark H. Bates and sister Adelia B. Dickey. Classified ads in 1937, two years after his death in 1935, indicate about 40 properties owned by his estate were auctioned off at that time. No information was found to indicate that B. Lee Bates played a significant role in the history of Los Angeles or the development of the Silver Lake neighborhood. Further, no information was found suggesting that either of his siblings were historic personages. Therefore, the property appears ineligible under Criterion B.

Criterion C – The subject property was evaluated for its potential to embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values. The residence was evaluated as a Vernacular Gabled Cottage. A property is considered significant under this context/theme/property type if it "exemplifies the tenants of the Late Victorian era and the Vernacular Cottage style," "exhibits quality of design through distinctive features," and "was constructed during the period of significance" (1885-1905). These types of cottages began to appear in Los Angeles at the end of the 19th century, coinciding with the rate war between the Southern Pacific and Atchison, Topeka & Santa Fe Railway when the population exploded and the demand for affordable housing soared. The earliest examples of vernacular cottages are clad in wood board-and-batten siding, with L-shaped plans dictated by their intersecting roof plans. Later examples, and one of the most commonly-built house types in Los Angeles, are box-shaped cottages with a hipped roof, a recessed porch and a bay window. While they are vernacular and built without conscious attempts at formal style, their detailing and proportions are often linked to Queen Anne, Neoclassical, or Colonial Revival styles. These houses represent the first period of dense neighborhood development in Los Angeles; though these types of houses are increasingly rare due to their age, their architectural significance is usually limited to contribution to a historic district. The residence is a typical example of an early 20th century vernacular cottage. It does not meet the eligibility standards for a Vernacular Gabled Cottage. It possesses some, but not all of the essential character-defining features of the type. The basic components of the type reflected in the subject residence include the one-story height, rectangular shape, wood clapboard siding, a partial-width front porch, and double-hung windows. The typical roof form associated with the Vernacular Gabled Cottage is a gabled roof with slightly overhanging boxed eaves. However, the subject property has a gabled roof with wide overhanging eaves and exposed, notched rafters. In addition, it is lacking in the qualities that are associated with significant examples of the type such as a tripartite or bay window or distinctive features associated with the Queen Anne, Neoclassical, or Colonial Revival styles. In addition, the property was constructed outside the period of significance. An original building permit was not available for the property. Therefore, the original architect is unknown. However, there is no evidence to suggest this building is the work of a master, although that cannot be known for certain. In addition, the building does not possess high artistic values. Therefore, this property is not eligible for listing in the National Register under Criterion C.

Criterion D – This criterion was not considered in this report, as it generally applies to archeological resources. At any rate, there is no reason to believe that the property has yielded, or will yield information important to the prehistory or history of the local area, California, or nation.

Integrity – To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. As the property is not significant under any of the National Register criteria, it has no period of significance. However, it may be noted that the property retains integrity as a whole. Apparent alterations to the residence are relatively limited, and include the replacement of the porch balustrade and steps, and the replacement of some windows on the rear façade. To a large degree, the primary original materials are still present. The broad setting of the property has been diminished by the more recent development in the neighborhood; however, the immediate setting remains intact. Therefore, the property retains all aspects of integrity including location, setting, design, materials, workmanship, feeling, and association.

Conclusion – Although the subject property retains integrity, it does not appear to be significant either individually or as a contributor to a historic district. Therefore it is ineligible for listing in the National Register.

\*Resource Name or #: (Assigned by Recorder) 4300 W. Effie Street

Recorded By Jenna Kachour

Date: 11/3/2014

Continuation

Update



View of east façade, looking west (10/29/14)



View of rear (south) façade, looking northwest (10/29/14)

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or # (Assigned by Recorder) 4301-03 W. Sunset Boulevard

**P1. Other Identifier:**

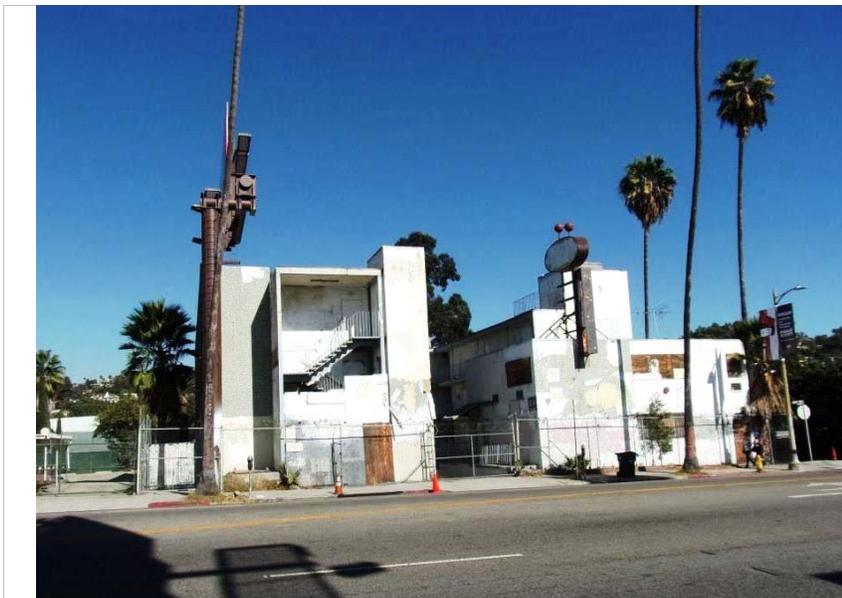
\*P2. Location:  Not for Publication  unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad Hollywoo Date 1966 T 1 S ; R 13 W ; 1/4 of 1/4 of Se 7 ; SB B.M  
c. Address 4301-03 W. Sunset Boulevard City: Los Angeles Zip 90029  
d. UTM (Give more than one for large and/or linear resources) Zone ; mE/ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 5429007012

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The subject property is currently improved with a vacant two- and three-story motel building constructed in 1963. The motel faces south on to Sunset Boulevard and is set at the front property line. It is constructed of wood with a concrete foundation and has a U-shaped plan. The flat roof is covered in rolled asphalt and has a flat parapet. The exterior is clad in stucco, with the exception of the rear and west facades, which are constructed of concrete masonry units. There are four floor-to-ceiling panels of mini mosaic tiles on the exterior: two are located on the primary facade and two on the south end of the east facade. The motel office entry is located in a two-story portion of the east wing, on the west facade of the interior courtyard formed by the building's U-shaped configuration. It consists of a single slab door with a corrugated metal awning above. Two boarded-up openings on either side of the door appear to be sidelights. Also visible from the interior courtyard are three floors of motel rooms which open on to exterior corridors with metal balustrades. Semi-subterranean tuck-under parking is located below the first floor of rooms and is accessed via driveways from Sunset Boulevard and Bates Avenue. Access to the upper stories is provided via an exterior staircase and elevator shaft at the west end of the primary facade. There also appears to be a second elevator shaft behind the motel office on the east wing. The type and configuration of the windows could not be observed as they have been boarded up with plywood. A combination roof-top and blade sign is located on top of the two story portion along Sunset Boulevard which reads "Sunset Pacific." The property is enclosed with chain link fencing.

\*P3b. Resource Attributes: (List Attributes and codes) HP05. Hotel/Motel

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View of front facade, looking north (10/29/14)

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1963 Building Permit

**\*P7. Owner and Address:**

Junction Gateway LLC  
7551 W Sunset Boulevard #203  
Los Angeles, CA 90064

**\*P8. Recorded by:**

Jenna Kachour  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 11/3/2014

\*P10. Survey Type: (Describe)  
CEQA Compliance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Junction Gateway Project Historical Resource Evaluation Report, January 2015

\*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 (List):

# BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

\*NRHP Status Code 6Z

\*Resource Name or #: (Assigned by Recorder) 4301-03 W. Sunset Boulevard

B1. Historic Name: Sunset Pacific Motel

B2. Common Name: Bates Motel

B3. Original Use: Motel

B4. Present Use: Vacant

\*B5. Architectural Style: Mid-Century Modernism

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Built 1963.

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

\*B8. Related Features None

B9a. Architect: Pershing Lin

B9b Builder: Unknown

\*B10. Significance: Theme Commercial Development, Sub-theme: Motels

B10 Area: Los Angeles

Period of Significance: 1925-1970

Property Type: Motel

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Criterion A – The subject property was evaluated for its potential association with events that have made a significant contribution to the broad patterns of our history. The context considered in this evaluation was the commercial development of Silver Lake. The applicable theme within this context is "Motels, 1925-1970." A property is potentially significant under this context and theme if it "was designed and historically used as a motel," "demonstrates convenient automobile access from the street," and "retains most of the character-defining features from the period of significance, as well as integrity of location, design, and feeling."

Building permit records indicate this building was constructed in 1963 for use as a motel. No evidence was found that the property played a significant role in the history of Silver Lake or its commercial development. According to National Register Bulletin #15, "Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well." The subject property is merely one of many examples of the commercial development that was taking place in Silver Lake during first half of the 20th century and is not significant within this historic trend. Furthermore, the building has little intact original material, due to deterioration or removal, and therefore would not be able to convey its significance, if any, from the period of development. Therefore, the property does not appear to be eligible under Criterion A. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

City of Los Angeles SurveyLA Historic Context Statement and Summary Tables

B13. Remarks:

\*B14. Evaluator: Jenna Kachour

GPA Consulting

231 California Street

El Segundo, CA 90245

\*Date of Evaluation: 11/3/2014

(This space reserved for official comments.)

Sketch Map with north arrow required.



\*Resource Name or #:(Assigned by Recorder) 4301-03 W. Sunset Boulevard

Recorded By Jenna Kachour

Date: 11/3/2014

Continuation

Update

B10. Significance (Continued from Page 2): Criterion B – The subject property was evaluated for its potential association with the lives of persons significant in our past. Building permits indicate Edward J. Eng as the owner from the time of the motel's construction in 1963, until at least 2002, when the building was ordered closed due to failures to comply with building and safety citations. No information was found suggesting that Mr. Eng was a historic personage. Therefore, the property is ineligible under Criterion B.

Criterion C – The subject property was evaluated for its potential to embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values. The 1963 building is a typical example of a 1960s-era motel. It exhibits a few characteristic features of the type, such as accommodations housed in a two-story, U-shaped building with rooms accessed from the exterior, an office incorporated into the building, and a sign attached to the building near the road. However, the building has suffered serious neglect over time, resulting in the loss of original materials due to deterioration or removal. While the building exhibits a few aspects of Mid-Century Modernism, such as simple, geometric volumes and a flat roof, it lacks other iconic features, such as a direct expression of the structural system and floor-to-ceiling windows. Moreover, it does not exhibit quality of design through distinctive features. It is a common example of a method of construction, a wood frame structure. The building is not an important example of a type, period, or method of construction. The original building permit indicates the architect was Pershing Lin and the engineer was King Huang. There is no evidence to suggest either individual was a master in their respective field. In addition, the building does not possess high artistic values. Therefore, this property is not eligible for listing in the National Register under Criterion C.

Criterion D – This criterion was not considered in this report, as it generally applies to archeological resources. At any rate, there is no reason to believe that the property has yielded, or will yield information important to the prehistory or history of the local area, California, or nation.

Integrity – To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. As the property is not significant under any of the National Register criteria, it has no period of significance. Moreover, the property retains just two of the seven aspects of integrity. No evidence was found indicating the building has been moved, so the integrity of location is intact. The broad setting of the property has been diminished by the more recent development in the neighborhood. The immediate setting remains intact. Alterations to the building include the deterioration and removal of original materials, the full extent of which cannot be known without further research, as the building is extensively boarded up. These changes have compromised the design, materials, workmanship, feeling, and association of the property.

Conclusion – The subject property does not appear to be significant either individually or as a contributor to a historic district, and does not retain integrity. Therefore it is ineligible for listing in the National Register.

\*Resource Name or #: (Assigned by Recorder) 4301-03 W. Sunset Boulevard

Recorded By Jenna Kachour

Date: 11/3/2014

Continuation

Update



View of courtyard, facing north (10/29/14)



View of east façade, looking west (10/29/14)



SW view of east and rear (north) façades (10/29/14)



NW view of "Sunset Pacific" sign (10/29/14)

State of California - The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code 6Z

Survey #  
 DOE #

Other Listings  
 Review Code

Reviewer

Date

Page 1 \*Resource Name or # (Assigned by Recorder) 4312-14 W. Effie Street

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  unrestricted \*a. County Los Angeles  
 and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
 \*b. USGS 7.5'Quad Hollywoo Date 1966 T 1 S ; R 13 W ; 1/4 of 1/4 of Se 7 ; SB B.M  
 c. Address 4312-14 W. Effie Street City: Los Angeles Zip 90029  
 d. UTM (Give more than one for large and/or linear resources) Zone ; mE/ mN  
 e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 5429-007-009

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
 The subject property is currently improved with a duplex constructed in 1924. The one-story residential building faces north and is set towards the front of the parcel. It is constructed of wood with a concrete foundation with a rectangular-shaped plan. The flat roof is covered in rolled asphalt and has a raised parapet and clay tile coping. The exterior is clad in stucco with a decorative brick wainscot on the primary elevation. The main entries to the two units are located on the primary, north-facing façade and consist of two wood paneled doors, each accessed by a separate set of concrete steps. The doors are recessed into projecting entryways; the entryways are enclosed by a low stucco wall and have three arched openings. Windows on the primary façade include two vinyl sliding windows behind metal security bars. Bas-relief carved decoration is applied above and below these two windows. Windows on the east elevation include grouped and single vinyl sliding windows behind metal security bars. At the south end of the east elevation, there is a concrete staircase that leads to a secondary entrance. The west and south elevations abut adjacent properties and could therefore not be seen from the public right of way. The front property line is enclosed by an iron and concrete masonry unit fence. To the left (east) of the building, there is a concrete driveway which leads to a stucco-clad garage structure at the rear, southeast corner of the property.

\*P3b. Resource Attributes: (List Attributes and codes) HP03. Multiple Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
 SW view of N (front) and E facades (10/29/14)

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both

1924 Los Angeles County Assessor

**\*P7. Owner and Address:**

Junction Gateway LLC  
 7551 W Sunset Boulevard #203  
 Los Angeles, CA 90046

**\*P8. Recorded by:**

Jenna Kachour  
 GPA Consulting  
 231 California Street  
 El Segundo, CA 90245

\*P9. Date Recorded: 12/3/2014

\*P10. Survey Type: (Describe)  
 CEQA Compliance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Junction Gateway Project Historical Resource Evaluation Report, January 2015

\*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 (List): \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

\*NRHP Status Code 6Z

\*Resource Name or #: (Assigned by Recorder) 4312-14 W. Effie Street

B1. Historic Name: \_\_\_\_\_

B2. Common Name: 4312-14 W. Effie Street

B3. Original Use: Multi-family Residence B4. Present Use: Multi-family Residence

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Built 1924; windows and doors on primary facade replaced at unknown date.

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

\*B8. Related Features Garage

B9a. Architect: Harper Bros. B9b Builder: Harper Bros.

\*B10. Significance: Theme Early Residential Development B10 Area: Los Angeles

Period of Significance: 1880-1930 Property Type: Multi-Family Residence Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Criterion A – The subject property was evaluated for its potential association with events that have made a significant contribution to the broad patterns of our history. The context considered in this evaluation was the residential development of Silver Lake. The applicable theme within this context is “Early Residential Development, 1880 – 1930,” and more specifically, the sub-theme “Early Multiple-Family Residential Development, 1880-1930.” A property is potentially significant under this context and theme if it “is a rare surviving example of the type in the neighborhood,” “represents a very early period of settlement/residential development in a neighborhood,” “has an important association with early settlement or residential development within a neighborhood,” “retains most of the essential character-defining features from the period of significance,” and “retains integrity of location, feeling, association and materials.” SurveyLA field teams have reserved the Early Residential Development theme for only the earliest and most intact residences in a given Community Plan Area.

Settlement in Silver Lake began with the completion of major street car lines on Sunset and Santa Monica Boulevards in 1895 and 1905. No evidence was found that the property played a significant role in the history of Silver Lake or its early residential development. According to National Register Bulletin #15, “Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property’s specific association must be considered important as well.” The subject property is merely one of many examples of the residential development that was taking place in Silver Lake during in the early 20th century and is not significant within this historic trend. In addition, the building has had some alterations, and is not one of the earliest and most intact residences in the neighborhood. Therefore, the property does not appear to be eligible under Criterion A. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

City of Los Angeles SurveyLA Historic Context Statement and Summary Tables

B13. Remarks:

\*B14. Evaluator: Jenna Kachour  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*Date of Evaluation: 12/3/2014

(This space reserved for official comments.)

Sketch Map with north arrow required.



\*Resource Name or #: (Assigned by Recorder) 4312-14 W. Effie Street

Recorded By Jenna Kachour

Date: 12/3/2014

Continuation

Update

B10. Significance (Continued from Page 2): Criterion B – The subject property was evaluated for its potential association with the lives of persons significant in our past. Building permit records indicate this building was built as a duplex by John Galés (possibly “Gates”) in 1924. No subsequent building permits were on file, but city directories indicate the following householders and residents: Charles and Edna Kallen in 1932; Raymond Seeger from 1961 to 1965; B. Garcia in 1967; B. Garcia and A. Goya in 1968; A. Di Berardino [sic], B. Garcia and A. Goya in 1969, and Lok-Kun Yeung in 1973. No information was found to indicate that any of these residents played a significant role in the history of Los Angeles or the development of the Silver Lake neighborhood. Therefore, the property appears ineligible under Criterion B.

Criterion C – The subject property was evaluated for its potential to embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values. The residence was evaluated as a Spanish Colonial Revival duplex. A property is considered significant under this context/theme/property type if it “exemplifies the character-defining features of the Spanish Colonial Revival style,” “exhibits the character-defining features of a duplex as described in the Multi-Family Residential Theme,” and “Is an excellent example of its type and/or the work of a significant architect or builder,” or “was originally designed as a two-family residence.” The Spanish Colonial Revival Style entered into popularity in Los Angeles just as it experienced the population boom of the 1920s. As a result, a large portion of the development in Los Angeles is Spanish Colonial Revival in style. Architects in Los Angeles popularized the style, while developers mass produced it; Spanish Colonial Revival homes were even available through mail-order catalogs. The duplex was easily integrated into existing single-family residential neighborhoods, and was an important and viable option for developers during the 1920s, the highpoint of duplex construction in Los Angeles. Because of their prevalence, a Spanish Colonial Revival duplex must be an excellent example of its type or the work of a master; otherwise, their architectural significance is usually limited to contribution to a historic district.

The residence is a typical example of an early 20th century Spanish Colonial Revival duplex. It does not meet the eligibility standards for a Spanish Colonial Revival duplex. It possesses some, but not all of the essential character-defining features of the type. The basic components of the type reflected in the subject residence include flat roof with clay tile trim, covered porch entries, stucco exterior and the use of arches. The subject building is lacking in the qualities that are associated with significant examples of the type such as complex massing, including turrets towers and asymmetrical wings, distinctive chimneys, multi-paned casement windows, decorative features such as grilles, rejas, pierced screens and attic vents, and wooden doors with prominent hardware. The original building permit indicates that the property was constructed and designed by the “Harper Brothers.” There is no evidence to suggest that the Harper Brothers were masters in their field, and therefore that the building is the work of a master. In addition, the building does not possess high artistic values. Therefore, this property is not eligible for listing in the National Register under Criterion C.

Criterion D – This criterion was not considered in this report, as it generally applies to archeological resources. At any rate, there is no reason to believe that the property has yielded, or will yield information important to the prehistory or history of the local area, California, or nation.

Integrity – To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. As the property is not significant under any of the National Register criteria, it has no period of significance. However, it may be noted that the property retains some integrity. The building has not been moved and therefore retains integrity of location. The broad setting of the property has been diminished by the more recent development in the neighborhood; however, the immediate setting remains intact. Apparent alterations to the residence include the replacement of windows and doors on the primary elevation. However, the primary original materials, workmanship, and design are still present to a degree, and the property is able to invoke a feeling of an early 1920s residential duplex. Therefore, the property retains the integrity aspects of location, setting, design, materials, workmanship, and feeling. The integrity aspect of association does not apply, as there is no significant association to evaluate.

Conclusion – Although the subject property retains some aspects of integrity, it does not appear to be significant either individually or as a contributor to a historic district. Therefore it is ineligible for listing in the National Register

\*Resource Name or #: (Assigned by Recorder) 4312-14 W. Effie Street

Recorded By Jenna Kachour

Date: 12/3/2014

Continuation

Update



View of north (front) façade, facing south (10/29/14)

**State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

**Page 1** \*Resource Name or # (Assigned by Recorder) 1069 N. Sanborn Avenue

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad Hollywoo Date 1966 T 1 S ; R 13 W ; 1/4 of \_\_\_\_\_ 1/4 of Se 7 ; SB B.M  
c. Address 1069 N. Sanborn Avenue City: Los Angeles Zip 90029  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 5427-006-002

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The subject property is currently improved with a rooming house constructed in 1905. The two-story building faces east towards Sanborn Avenue and is set at the front property line. It appears to be of wood-frame construction and is rectangular in plan. The composition shingle roof is primarily hipped with a very shallow front-gabled portion at its apex. There appear to be additions to both the south (side) and west (rear) elevations. The south addition has a pent roof and is two stories in height, and the west addition has a flat roof and is one story in height. The exterior of the building is clad in textured stucco. The building is obscured by mature shrubs and trees planted in the narrow section between the elevation and the lot line; therefore, much of the building is not visible from the public right-of-way. Based on what is visible, there are one-over-one double-hung wood windows, aluminum casements, and jalousie windows irregularly arranged on the primary elevation. On the north elevation, there are aluminum casement windows and a projecting porch covered by a hipped roof with wood post supports. The entrance is likely shelters is not visible from the public right-of-way. The rear elevation is not visible from the public right-of-way. On the south elevation, there are irregularly arranged aluminum casement windows.

\*P3b. Resource Attributes: (List Attributes and codes) HP03. Multiple Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
W view of E (front) and S facades (12/17/14)

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1905 Los Angeles County Assessor

\*P7. Owner and Address:

Junction Gateway LLC  
7551 W Sunset Boulevard #203  
Los Angeles, CA 90046

\*P8. Recorded by:

Jenna Kachour  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 12/3/2014

\*P10. Survey Type: (Describe)  
CEQA Compliance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Junction Gateway Project Historical Resource Evaluation Report, January 2015

\*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 (List): \_\_\_\_\_

# BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

\*NRHP Status Code 6Z

\*Resource Name or #: (Assigned by Recorder) 1069 N. Sanborn Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name: 1069 N. Sanborn Avenue

B3. Original Use: Multi-family Residence B4. Present Use: Multi-family Residence

\*B5. Architectural Style: No Style

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Built 1905; remodel kitchen and bath 1956; asbestos applied 1959; additions to side and rear facades, replacement of windows, application of textu

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

\*B8. Related Features None

B9a. Architect: Unknown B9b Builder: Unknown

\*B10. Significance: Theme Early Residential Development B10 Area: Los Angeles

Period of Significance: 1880-1930 Property Type: Multi-family Residence Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Criterion A – The subject property was evaluated for its potential association with events that have made a significant contribution to the broad patterns of our history. The context considered in this evaluation was the residential development of Silver Lake. The applicable theme within this context is “Early Residential Development, 1880 – 1930,” and more specifically, the sub-theme “Early Multiple-Family Residential Development, 1880-1930.” A property is potentially significant under this context and theme if it “is a rare surviving example of the type in the neighborhood,” “represents a very early period of settlement/residential development in a neighborhood,” “has an important association with early settlement or residential development within a neighborhood,” “retains most of the essential character-defining features from the period of significance,” and “retains integrity of location, feeling, association and materials.” SurveyLA field teams have reserved the Early Residential Development theme for only the earliest and most intact residences in a given Community Plan Area.

Settlement in Silver Lake began with the completion of major street car lines on Sunset and Santa Monica Boulevards in 1895 and 1905. No evidence was found that the property played a significant role in the history of Silver Lake or its early residential development. According to National Register Bulletin #15, “Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property’s specific association must be considered important as well.” The subject property is merely one of many examples of the residential development that was taking place in Silver Lake during in the early 20th century and is not significant within this historic trend. In addition, the building has undergone some alterations, and is not one of the earliest and most intact residences in the neighborhood. Therefore, the property does not appear to be eligible under Criterion A. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

City of Los Angeles SurveyLA Historic Context Statement and Summary Tables

B13. Remarks:

\*B14. Evaluator: Jenna Kachour  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*Date of Evaluation: 12/3/2014

(This space reserved for official comments.)

Sketch Map with north arrow required.



\*Resource Name or #:(Assigned by Recorder) 1069 N. Sanborn Avenue

Recorded By Jenna Kachour

Date: 12/3/2014

Continuation

Update

B10. Significance (Continued from Page 2): Criterion B – The subject property was evaluated for its potential association with the lives of persons significant in our past. An original building permit was not available, but city directories indicate the following householders and residents: Kenneth W. Glidewell and Eleanor Muir in 1956; Michael Izquierdo in 1963; C.D Mulder in 1964 and 1965; D. Hiestrosa between 1967 and 1968; and Dante E. Delgado in 1973. No information was found to indicate that any of these residents played a significant role in the history of Los Angeles or the development of the Silver Lake neighborhood. Therefore, the property appears ineligible under Criterion B.

Criterion C – The subject property was evaluated for its potential to embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values. The 1905 rooming house is not an important example of a type, period, or method of construction and does not clearly illustrate the pattern of features common to this property type. The building's original permit was not found, so it was not possible to determine the original architect and builder. As it appears to have been a common example of a residence, there is no evidence to suggest that the architect or builder, if any, would be considered masters in their field. In addition, the building does not possess high artistic values. Therefore, this property is not eligible for listing in the National Register under Criterion C.

Criterion D – This criterion was not considered in this report, as it generally applies to archeological resources. At any rate, there is no reason to believe that the property has yielded, or will yield information important to the prehistory or history of the local area, California, or nation.

Integrity – To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. As the property is not significant under any of the National Register criteria, it has no period of significance. Moreover, the building retains only two aspects of integrity. The building has not been moved and therefore retains integrity of location. The broad setting of the property has been diminished by the more recent development in the neighborhood; however, the immediate setting remains intact. Due to a number of apparent alterations, the integrity of design, materials, workmanship and feeling have been altered. The subject property has been altered to the point that it no longer conveys the feeling of a 1905 residential building. The integrity aspect of association does not apply, as there is no significant association to evaluate.

Conclusion – Although the subject property retains some aspects of integrity, it does not appear to be significant either individually or as a contributor to a historic district. Therefore, it is ineligible for listing in the National Register.

\*Resource Name or #: (Assigned by Recorder) 1069 N. Sanborn Avenue

Recorded By Jenna Kachour

Date: 12/3/2014

Continuation

Update



NW view of S (side) and E (front) facades (12/17/14)



W view of N (side) and E (front) facades (12/17/14)

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 4028 W. Santa Monica Boulevard

P1. Other Identifier: 1068 N. Manzanita Street

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua Hollywood Date 1966 T 1 S ; R 13 W ; 1/4 of 1/4 of Sec 7 ; SB B.M

c. Address 4028 W. Santa Monica Boulevard City: Los Angeles Zip 90029

d. UTM (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 5427006031

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The subject property is currently improved with a vacant warehouse building constructed in 1923. The one-story building faces east on to Santa Monica Boulevard and is set at the front property line. It is constructed of brick with a concrete foundation and has an irregular-shaped plan. The barrel-shaped roof is covered in rolled asphalt and has a flat parapet. The exterior is clad in stucco and has numerous posters affixed to its surface. The main entrance is located at the north end of the primary façade and consists of a single, slab door with a fixed transom window. A roll-down vehicular door set within an opening that has been partially enclosed with concrete masonry units is located at the center of the primary façade. There are two narrow, horizontally-oriented fixed aluminum ribbon windows on either side of the vehicular door. Five light sconces with three globes each are attached to the upper portion of the primary façade, below the parapet.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)  
View of front (west) facade, looking east (10/29/14)

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1923, Los Angeles County Assessor

\*P7. Owner and Address:  
Junction Gateway LLC  
7551 W Sunset Boulevard #203  
Los Angeles, CA 90046

\*P8. Recorded by:  
Jenna Kachour  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 11/3/2014

\*P10. Survey Type: (Describe)  
CEQA Compliance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Junction Gateway Project Historical Resource Evaluation Report, January 2015

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List):

# BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

\*NRHP Status Code 6Z

\*Resource Name or #: (Assigned by Recorder) 4028 W. Santa Monica Boulevard

B1. Historic Name: \_\_\_\_\_

B2. Common Name: 4028 W. Santa Monica Boulevard

B3. Original Use: Auto Repair B4. Present Use: Warehouse

\*B5. Architectural Style: Commercial, Vernacular

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Built 1923; Replacement of doors and windows, changes to the size of the openings, and the addition of new lighting fixtures at unknown date.

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

\*B8. Related Features None

B9a. Architect: Unknown B9b Builder: John G. Kuisy

\*B10. Significance: Theme Commercial Development and the Automobile B10 Area: Los Angeles

Period of Significance: 1910 – 1980 Property Type: Gas/Service Station Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Criterion A – The subject property was evaluated for its potential association with events that have made a significant contribution to the broad patterns of our history. The context considered in this evaluation was the commercial development of Silver Lake. The applicable theme within this context is "Commercial Development and the Automobile, 1910 – 1980," and more specifically, the sub-theme "The Car and Car Services, 1910-1960s." A property is potentially significant under this context and theme if it "demonstrates convenient automobile access from the street" and "was designed and historically used for the sale, service, maintenance or collective off-street parking for the automobile", "retains most of the character-defining features from the period of significance," and "retains integrity of location, design, and feeling."

Building permit records indicate this building was constructed in 1923 for use as a "public garage." The curb cut and vehicular door along the building's street frontage demonstrate convenient automobile access from the street. No evidence was found that the property played a significant role in the history of Silver Lake or its auto-related commercial development. According to National Register Bulletin #15, "Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well." The subject property is merely one of many examples of the auto-related commercial development that was taking place in Silver Lake during first half of the 20th century and is not significant within this historic trend. Furthermore, the building has been significantly altered since its construction, and therefore would not be able to convey its significance, if any, from the period of development. Therefore, the property does not appear to be eligible under Criterion A. (See continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

City of Los Angeles SurveyLA Historic Context Statement and Summary Tables

B13. Remarks:

\*B14. Evaluator: Jenna Kachour  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*Date of Evaluation: 11/3/2014

(This space reserved for official comments.)

Sketch Map with north arrow required.



\*Resource Name or #:(Assigned by Recorder) 4028 W. Santa Monica Boulevard

Recorded By Jenna Kachour

Date: 11/3/2014

Continuation

Update

B10. Significance (Continued from Page 2): Criterion B – The subject property was evaluated for its potential association with the lives of persons significant in our past. Building permits indicate the owner in 1923 and 1924, the time at which the building was constructed, as Mildred Peete Cobb. Subsequent owners include Russel T. Miller (1965-1967), Thomas B. Miller (1969-1970), Uahe Kazanjian (1971), and Bonifacio A. Bunuan (1984-1989). No information was found suggesting that any of these individual were historic personages. Therefore, the property is ineligible under Criterion B.

Criterion C – The subject property was evaluated for its potential to embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values. The 1925 building is a typical example of an early auto service station. It possesses a few characteristic features of the type, such as a building with office and sales space and large service bays for automobiles. It lacks signage oriented to the automobile driver, such as a freestanding or wall sign. Also, there have been some modifications over time, including the replacement of doors, changes to the size of the openings, and the addition of new lighting fixtures. It is a common example of a method of construction, a concrete structure. The building is not an important example of a type, period, or method of construction and does not clearly illustrate the pattern of features common to this property type. The original building permit does not list an architect and indicates the contractor was John G Kuisy. There is no evidence to suggest he was a master builder. In addition, the building does not possess high artistic values. Therefore, this property is not eligible for listing in the National Register under Criterion C.

Criterion D – This criterion was not considered in this report, as it generally applies to archeological resources. At any rate, there is no reason to believe that the property has yielded, or will yield information important to the prehistory or history of the local area, California, or nation.

Integrity – To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. As the property is not significant under any of the National Register criteria, it has no period of significance. Moreover, the property retains just one of the seven aspects of integrity. No evidence was found indicating the building has been moved, so the integrity of location is intact. The broad setting of the property has been diminished by the more recent development in the neighborhood. The immediate setting of the building, which is set towards the front of the lot, was altered by the demolition of a residence that once existed at the rear of the site. Alterations to the building include the replacement of doors and windows, changes to the size of the openings, and the addition of new lighting fixtures. These changes have compromised the design, materials, workmanship, feeling, and association of the property.

Conclusion – The subject property does not appear to be significant either individually or as a contributor to a historic district, and does not retain integrity. Therefore it is ineligible for listing in the National Register.

**\*Resource Name or #:**(Assigned by Recorder) 4028 W. Santa Monica Boulevard

**Recorded By** Jenna Kachour

**Date:** 11/3/2014

Continuation

Update



View of north and front (west) facades, looking southeast (10/29/14)



View of south façade, looking north (10/29/14)

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or # (Assigned by Recorder) 4000-02 W. Sunset Boulevard

P1. Other Identifier: 1075 N. Sanborn Avenue

\*P2. Location:  Not for Publication  unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Quad Hollywood Date 1966 T 1 S ; R 13 W ; 1/4 of 1/4 of Se 7 ; SB B.M

c. Address 4000-02 W. Sunset Boulevard City: Los Angeles Zip 90029

d. UTM (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 5427006001

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The subject property is currently improved with two buildings, constructed in 1925 and 1950, used for automotive repair services. The 1925 one-story commercial building faces north on to Sunset Boulevard and is set at the rear of the parcel. It is constructed of brick with a concrete foundation and has an irregular-shaped plan. The flat roof is covered in rolled asphalt and has a stepped parapet. The exterior is clad in unfinished brick, except for the east façade, which is has a mural painted on its surface. The main entrance is located at the east end of the primary façade and consists of a single, partially-glazed, wood door. A single, fixed window is located to the left of the main entry and two single, louvered wood doors are located to the right. Two auto repair bays with roll-down vehicular doors are located at the west end of the primary façade. Seven gooseneck lighting fixtures are attached to the upper portion of the primary façade, below the parapet. (See Continuation Sheet)

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)  
W view of 1925 (L) and 1950 (R) bldgs (10/29/14)

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1925, 1950 Los Angeles County Assessor

\*P7. Owner and Address:

Junction Gateway LLC  
7551 W Sunset Boulevard  
Los Angeles, CA 90046

\*P8. Recorded by:

Jenna Kachour  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 11/3/2014

\*P10. Survey Type: (Describe)  
CEQA Compliance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Junction Gateway Project Historical Resource Evaluation Report, January 2015

\*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 (List):

# BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

\*NRHP Status Code 6Z

\*Resource Name or #: (Assigned by Recorder) 4000-02 W. Sunset Boulevard

B1. Historic Name: \_\_\_\_\_

B2. Common Name: 4000-02 West Sunset Boulevard

B3. Original Use: Auto Repair B4. Present Use: Auto Repair

\*B5. Architectural Style: Commercial, Vernacular

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Built 1925; second building added 1950. Alterations to 1925 building include replacement of doors, changes to the size of the openings, and add

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

\*B8. Related Features None

B9a. Architect: John Raine B9b Builder: John Raine

\*B10. Significance: Theme Commercial Development and the Automobile B10 Area: Los Angeles

Period of Significance: 1910-1980 Property Type: Gas/Service Station Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Criterion A – The subject property was evaluated for its potential association with events that have made a significant contribution to the broad patterns of our history. The context considered in this evaluation was the commercial development of Silver Lake. The applicable theme within this context is “Commercial Development and the Automobile, 1910 – 1980,” and more specifically, the sub-theme “The Car and Car Services, 1910-1960s.” A property is potentially significant under this context and theme if it “demonstrates convenient automobile access from the street” and “was designed and historically used for the sale, service, maintenance or collective off-street parking for the automobile”, “retains most of the character-defining features from the period of significance,” and “retains integrity of location, design, and feeling.”

Building permit records indicate the 1925 building was constructed for use as a “brick store and service station.” An original building permit was not located for the 1950 building. Both buildings are currently used for auto repair services. The property also has automobile access from the street, via a driveway on Sanborn Street, but lacks a driveway along Sunset Boulevard. Automobile access from Sunset Boulevard was likely altered by the addition of the 1950 building to the front of the site. No evidence was found that the property played a significant role in the history of Silver Lake or its auto-related commercial development. According to National Register Bulletin #15, “Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property’s specific association must be considered important as well.” The subject property is merely one of many examples of the auto-related commercial development that was taking place in Silver Lake during the first half of the 20th century and is not significant within this historic trend. Furthermore, the building has been significantly altered since its construction, and therefore would not be able to convey its significance, if any, from the period of development. Therefore, the property does not appear to be eligible under Criterion A. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

City of Los Angeles SurveyLA Historic Context Statement and Summary Tables

B13. Remarks:

\*B14. Evaluator: Jenna Kachour  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*Date of Evaluation: 11/3/2014

(This space reserved for official comments.)

Sketch Map with north arrow required.



\*Resource Name or #: (Assigned by Recorder) 4000-02 W. Sunset Boulevard

Recorded By Jenna Kachour

Date: 11/3/2014

Continuation

Update

P3a. Description (Continued from Page 2): The 1950 one-story commercial building faces north on to Sunset Boulevard and is set at the front, northeast corner of the parcel. It is constructed of wood with a concrete foundation and has an irregular-shaped plan. The exterior is clad in stucco and corrugated metal, with murals painted on the east and north facades. The combination roof has slightly overhanging eaves and is covered in composition shingles. The main entrance is located on the south façade, and its configuration could not be determined from the public right-of-way. There is a single, vinyl sliding window with simulated divided lights on the west façade. The property is paved with asphalt and enclosed by a low concrete masonry unit wall topped with metal fencing.

B10. Significance (Continued from Page 2): Criterion B – The subject property was evaluated for its potential association with the lives of persons significant in our past. Building permits indicate the owner in 1925, the time at which the older of the two extant buildings on this property was constructed, was J. J. Whittemore. Subsequent owners include George Sa--sten (full name illegible) in 1964 and George Samson in 1981. No information was found suggesting that any of these individual were historic personages. Therefore, the property is ineligible under Criterion B.

Criterion C – The subject property was evaluated for its potential to embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values. The 1923 building is a typical example of an early public garage. It possesses a few characteristic features of the type, such as a building with office and sales space and large service bays for automobiles. It lacks signage oriented to the automobile driver, such as a freestanding or wall sign. Also, there have been some modifications over time, including the replacement of doors, changes to the size of the openings, and the addition of new lighting fixtures. It is a common example of a method of construction, a brick structure. The building is not an important example of a type, period, or method of construction and does not clearly illustrate the pattern of features common to this property type. The original building permit indicates the architect and contractor was John Raine. Classified advertisements in the Los Angeles Times indicate he was a licensed builder and contractor working in Los Angeles for over 20 years. However, there is no evidence to suggest he was a master builder. In addition, the building does not possess high artistic values.

The 1950 building is a highly altered example of a mid-century commercial building. It is not a good example of the type or period because it no longer appears to be a commercial building from the 1950s due to substantial alterations. It is a common example of a method of construction, a wood structure. The building's original permit was not found, so it was not possible to determine if it was the work of a master architect or builder. As it appears to have been a common example of a commercial building from the 1950s, it is unlikely that it was the work of a master, though it is not possible to determine this for certain. In addition, the building does not possess high artistic values.

Therefore, this property is not eligible for listing in the National Register under Criterion C.

Criterion D – This criterion was not considered in this report, as it generally applies to archeological resources. At any rate, there is no reason to believe that the property has yielded, or will yield information important to the prehistory or history of the local area, California, or nation.

Integrity – To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. As the property is not significant under any of the National Register criteria, it has no period of significance. Moreover, the property retains just one of the seven aspects of integrity. No evidence was found indicating the buildings have been moved, so the integrity of location is intact. The broad setting of the property has been diminished by the more recent development in the neighborhood. The immediate setting of the 1925 building, which was set back on the lot to allow for convenient automobile access from the street, was compromised by the addition of the 1950 building to the front of the site. Alterations to the 1925 building include the replacement of doors, changes to the size of the openings, and the addition of new lighting fixtures and a painted wall mural. Alterations to the 1950 building include apparent additions on the east and west facades, closing of window and door openings along the east and south facades, and the application of textured stucco and corrugated metal to the exterior. These changes have compromised the design, materials, workmanship, feeling, and association of the property.

Conclusion – The subject property does not appear to be significant either individually or as a contributor to a historic district, and does not retain integrity. Therefore it is ineligible for listing in the National Register.

\*Resource Name or #:(Assigned by Recorder) 4000-02 W. Sunset Boulevard

Recorded By Jenna Kachour

Date: 11/3/2014

Continuation

Update



SW view of 1925 building N and E facades (10/29/14)



West view of east façade of 1950 building (10/29/14)



SE view of 1925 building N and W facades (10/29/14)



SE view of 1950 building S and W facades (10/29/14)

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or # (Assigned by Recorder) 4100 W. Sunset Boulevard

P1. Other Identifier: 1085-1089 N. Manzanita Street

\*P2. Location:  Not for Publication  unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Quad Hollywoo Date 1966 T 1 S ; R 13 W ; 1/4 of 1/4 of Se 7 ; SB B.M

c. Address 4100 W. Sunset Boulevard City: Los Angeles Zip 90029

d. UTM (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 5429002004

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The subject property is currently improved with a two-story commercial building constructed in 1926. Due to the site's slope, the building appears as a one-story building along Sunset Boulevard and Manzanita Street, and as a two-story building when viewed from Gateway Avenue. The retail building faces east on to Manzanita Street and is set at the rear of the parcel. It is constructed of concrete with a concrete foundation and has an irregular-shaped plan. The flat roof is covered in rolled asphalt and has a flat parapet. The exterior is clad in stucco. The main entrance is located on the south end of the primary façade along Manzanita Street, and consists of recessed double slab doors with a fabric awning above. A secondary entry is located to the left of the main entry and consists of a single slab door. There are two additional secondary entries on the side, north-facing façade along Sunset Boulevard, consisting of a single slab door and a double slab door. Fenestration of the rear, south-facing façade includes a double slab door, four large, multi-pane steel windows on the lower level, and two large fixed aluminum windows on the upper level. A vertical blade sign that reads "cocktails" is affixed to the northeast corner of the building.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)  
SW view of N (front) and E façades (10/29/14)

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1926 Los Angeles County Assessor

\*P7. Owner and Address:

Junction Gateway LLC  
7551 Sunset Boulevard #203  
Los Angeles, CA 90046

\*P8. Recorded by:

Jenna Kachour  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 11/3/2014

\*P10. Survey Type: (Describe)  
CEQA Compliance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Junction Gateway Project Historical Resource Evaluation Report, January 2015

\*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 (List):

# BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

\*NRHP Status Code 6Z

\*Resource Name or #: (Assigned by Recorder) 4100 W. Sunset Boulevard

B1. Historic Name: \_\_\_\_\_

B2. Common Name: 4100 Bar

B3. Original Use: Market B4. Present Use: Bar

\*B5. Architectural Style: Commercial, Vernacular

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Built 1926; 20' x 70' portion at northwest building corner demolished 1983; closing of door and window openings and application of textured stucco

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

\*B8. Related Features None

B9a. Architect: Mark M. Falk B9b Builder: Unknown

\*B10. Significance: Theme Commercial Development, Sub-theme: Markets B10 Area: Los Angeles

Period of Significance: 1880-1980 Property Type: Drive-in Market Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Criterion A – The subject property was evaluated for its potential association with events that have made a significant contribution to the broad patterns of our history. The context considered in this evaluation was the commercial development of Silver Lake. The applicable theme within this context is "Markets, 1880-1980," and the property sub-type is "Drive-in Market." A property is potentially significant under this context and theme if it "was originally designed for and used as a market or grocery store" and retains most of the character-defining features from the period of significance, as well as integrity of location, design, and feeling.

Building permit records indicate this building was constructed in 1926 for use as "market stores." No evidence was found that the property played a significant role in the history of Silver Lake or its commercial development. According to National Register Bulletin #15, "Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well." The subject property is merely one of many examples of the commercial development that was taking place in Silver Lake during first half of the 20th century and is not significant within this historic trend. Furthermore, the building has been significantly altered since its construction, and therefore would not be able to convey its significance, if any, from the period of development. Therefore, the property does not appear to be eligible under Criterion A. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

City of Los Angeles SurveyLA Historic Context Statement and Summary Tables

B13. Remarks:

\*B14. Evaluator: Jenna Kachour  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*Date of Evaluation: 4/11/2014

(This space reserved for official comments.)

Sketch Map with north arrow required.



\*Resource Name or #:(Assigned by Recorder) 4100 W. Sunset Boulevard

Recorded By Jenna Kachour

Date: 4/11/2014

Continuation

Update

B10. Significance (Continued from Page 2): Criterion B – The subject property was evaluated for its potential association with the lives of persons significant in our past. Building permits indicate the owner in 1926, the time at which the building was constructed, as M. F. Farrell. Numerous subsequent owners included Da-- Goodman (full name illegible) (1927), Lawrence Farrell (1931), Mr. Gilbert (1951-1953), Samuel Gilbert (1963-1964), Bernard Gilbert (1964-1969), Gary Anderson (1972-1985), Gary & Barbara Anderson (1985), Eugene L. Milew (1999), and Dana Hollister (2003). No information was found suggesting that any of these individual were historic personages. Therefore, the property is ineligible under Criterion B.

Criterion C – The subject property was evaluated for its potential to embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values. The building permit records for the 1926 building imply that it was once a typical example of an early drive-in market. Plot plans on the permits exhibit a few characteristic features of the type, such as a building with a number of small stores sited around a parking lot, which was set back from the road. However, there have been significant modifications over time, including the demolition of a 20' x 70' portion of the building along Sunset Boulevard, and its conversion to a bar and office in 1983. Further alterations include the replacement of doors, closing of building openings, and textures stucco applied to the exterior. It is a common example of a method of construction, a concrete structure. The building is not an important example of a type, period, or method of construction and does not clearly illustrate the pattern of features common to this class of resources. The original building permit indicates the architect was Mark M. Falk. There is no evidence to suggest he was a master architect. In addition, the building does not possess high artistic values. Therefore, this property is not eligible for listing in the National Register under Criterion C.

Criterion D – This criterion was not considered in this report, as it generally applies to archeological resources. At any rate, there is no reason to believe that the property has yielded, or will yield information important to the prehistory or history of the local area, California, or nation.

Integrity – To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. As the property is not significant under any of the National Register criteria, it has no period of significance. Moreover, the property retains just one of the seven aspects of integrity. No evidence was found indicating the building has been moved, so the integrity of location is intact. The broad setting of the property has been diminished by the more recent development in the neighborhood. The immediate setting was altered by the increase in the front parking lot when a portion of the building was demolished in 1983. Alterations to the building include the replacement of doors and windows, closing of door and window openings, and application of textured stucco to the exterior. These changes have compromised the design, materials, workmanship, feeling, and association of the property.

Conclusion – The subject property does not appear to be significant either individually or as a contributor to a historic district, and does not retain integrity. Therefore it is ineligible for listing in the National Register.

\*Resource Name or #: (Assigned by Recorder) 4100 W. Sunset Boulevard

Recorded By Jenna Kachour

Date: 4/11/2014

Continuation

Update



View of east façade, looking southwest (10/29/14)



View of east façade, looking northwest (10/29/14)



View of rear (south) façade, looking north (10/29/14)



## Appendix C

### Name: Sunset Junction Planning District

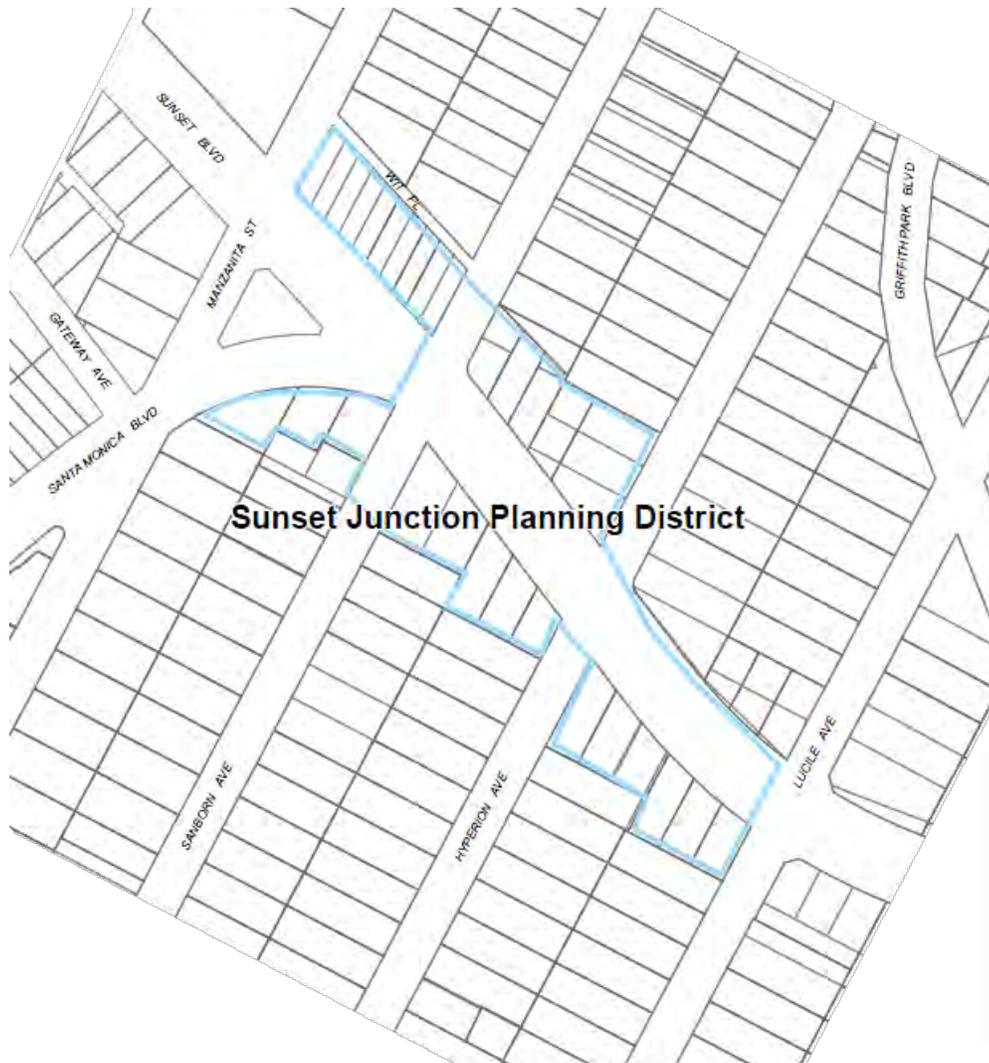


#### Description:

The Sunset Junction Planning District is located in the western portion of the Silver Lake area. The district is made up of both sides of Sunset Boulevard and generally bounded by Manzanita Street on the west and Hyperion Avenue to the east. The district is small, consisting of approximately 35 rectangular parcels. The topography of the district is relatively flat, compared to the surrounding Silver Lake area. The streets surrounding the district wind through the hills, following the natural contours of the area. The district is made up of low-rise commercial properties one to two stories in height. The majority of properties abut the sidewalk and vehicular accommodation is generally limited to curbside parking. The properties within the planning district all maintain a general uniformity in size, massing and use; however, many have been altered. Common alterations include the replacement of storefronts, cladding, doors and windows and the installation of awnings.

#### Significance:

The Sunset Junction Planning District is significant as an example of a commercial area that developed as a direct result of the streetcar lines on Sunset and Santa Monica Boulevards and the area contains many examples of early 20th century commercial buildings. It remained an important commercial center through World War II and beginning in the 1960s it emerged as a LGBT-friendly neighborhood including landmarks like the Black Cat (HCM #939) and A Different Light Bookstore, which was demolished prior to this survey. Tensions between the LGBT and Latino populations during the 1970s led the Sunset Junction Neighborhood Alliance to organize the first Sunset Junction Street Fair in 1980. While the area does not retain sufficient integrity or cohesion to qualify as a historic district, it may warrant special consideration for local planning purposes. The feeling of a localized neighborhood commercial center is intact, along with massing, setback and general use of properties, though many have undergone alterations. As a result, there is no longer a consistent pattern of development or architectural style and the cumulative impact of these alterations has compromised the overall integrity of the district. Therefore, it does not appear to be eligible for historic district designation; however, it may warrant special consideration in the local planning process.



**Context 1:**

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Commercial Development, 1873-1934
Sub theme:	No SubTheme
Property type:	Streetcar Commercial District
Property sub type:	No Sub-Type
Criteria:	A/1/1&C/3/3
Status code:	6LQ
Reason:	An early example of a commercial area that developed as a direct result of the streetcar lines on Sunset and Santa Monica Boulevards. Contains many examples of commercial buildings from the early 20th century. Does not retain sufficient integrity for historic district designation.