

4100 Sunset

Los Angeles, California



Historical Resource Technical Report

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CONSULTING

G P A

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TABLE OF CONTENTS

1. INTRODUCTION	1
1.1 Purpose	1
1.2 Study Area	2
1.3 Methodology	2
1.3 Qualifications of Preparers.....	4
2. REGULATORY FRAMEWORK	5
2.1 National Register of Historic Places	5
2.2 California Register of Historical Resources	6
2.3 Los Angeles Cultural Heritage Ordinance	8
3. ENVIRONMENTAL SETTING	9
3.1 Brief History of the Area.....	9
3.2 Previously Identified Historical Resources in the Study Area	10
3.3 History and Description of the Project Site	10
4. PROPERTIES IDENTIFIED AND EVALUATED AS POTENTIAL HISTORICAL RESOURCES.....	13
4.1 National Register of Historic Places	13
4.2 California Register of Historical Resources	15
4.3 Los Angeles Cultural Heritage Ordinance	15
5. PROJECT IMPACTS.....	16
5.1 Thresholds for Impacts on Historical Resources	16
5.2 Project Description	16
5.3 Analysis of Project Impacts	17
6. CONCLUSIONS	18
7. REFERENCES	19
Appendix A – Résumé	
Appendix B – DPR Form	



EXECUTIVE SUMMARY

The purpose of this report is to analyze whether or not a proposed project (Project) would impact historical resources defined by the California Environmental Quality Act (CEQA). The Project Site is located in the Hollywood Community Plan Area of the City of Los Angeles. It consists of four parcels at the southwest corner of West Sunset Boulevard and North Manzanita Street. The parcels are occupied by a surface parking lot and one commercial building constructed in 1926. The primary address for the commercial building is 4100 West Sunset Boulevard. The proposed Project would involve the demolition of the existing building and the construction of a new mixed-use development.

GPA Consulting (GPA) was retained to identify historical resources on and in the vicinity of the Project Site, to assess any potential impacts the Project may have on identified historical resources, and to recommend mitigation measures as appropriate. As the Project would involve new construction, a Study Area was established to account for potential impacts on historical resources identified in the vicinity. The Study Area includes the Project Site, the adjacent parcels, and the parcels directly across the street.

The existing building on the Project Site is not currently listed under national, state, or local landmark or historic district programs. Furthermore, it was not identified in any previous historic resource surveys, including Survey LA. A records search prepared by the South Central Coastal Information Center revealed no prior evaluations of any of the properties comprising the Project Site or Study Area. Given the fact that the building at 4100 West Sunset Boulevard is over 45 years of age, it was necessary to evaluate it as potential historical resource under CEQA. Therefore, GPA evaluated the eligibility of the property for national, state, and local landmark and historic district designation.

After careful inspection, investigation, and evaluation, GPA has concluded that 4100 West Sunset Boulevard is ineligible for listing in the National Register of Historic Places, California Register of Historical Resources, as well as ineligible for designation as a Los Angeles Historic-Cultural Monument for lack of historical significance, architectural distinction and integrity. Thus, the property is not a historical resource as defined by CEQA.

The threshold for determining significant impacts on historical resources in the State CEQA Guidelines is whether the proposed project would cause a substantial adverse change, which is defined as demolition, destruction, relocation, or alteration of the resource or its immediate vicinity such that the historical resource is materially impaired. As the existing building on the Project Site that would be removed does not meet the definition of a historical resource according to CEQA, the Project would have no direct impacts on historical resources.

The indirect impacts from the Project were also analyzed. It was concluded that the Project would have no indirect impacts on historical resources as there are none in the Study Area, and therefore, no historical resources would be materially impaired by the Project. Therefore, no mitigation is required or recommended.

1. INTRODUCTION

1.1 Purpose

The purpose of this report is to analyze whether or not a proposed project (Project) would impact historical resources as defined by the California Environmental Quality Act (CEQA). The Project Site is located in the Hollywood Community Plan Area of the City of Los Angeles. It consists of four parcels at the southwest corner of West Sunset Boulevard and North Manzanita Street (**Figure 1** and **Table 1**).

Table 1: Project Site			
APN	Address	Description	Build Date
5429-002-004	4100 West Sunset Boulevard aka 1089 North Manzanita Street	Property A	1926
5429-007-003	1083 North Manzanita Street	Surface Parking	N/A
5429-007-002	1077 North Manzanita Street	Surface Parking	N/A
5429-007-018	1071 North Manzanita Street	Surface Parking	N/A

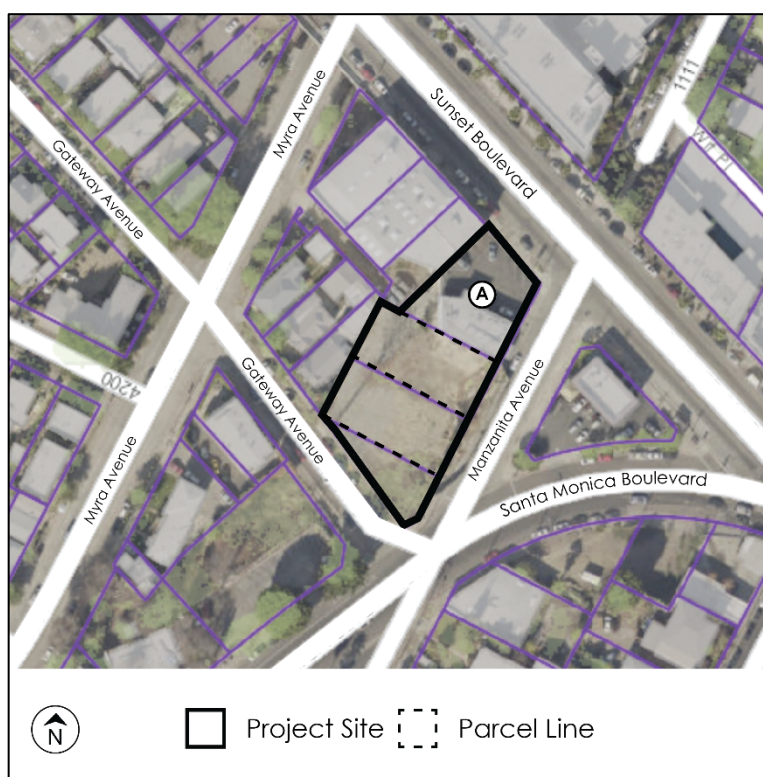


Figure 1: Project Site. Base Map: LA County GIS.

The proposed Project would involve the demolition of the existing building and the construction of a new mixed-use development. GPA Consulting (GPA) was retained to identify historical resources on and in the vicinity of the Project Site, to assess any potential impacts the Project may have on the identified historical resources, and to recommend mitigation measures, as warranted, for compliance with CEQA.

1.2 Study Area

GPA conducted a field inspection of the Project Site and vicinity to determine the scope of the study. As the Project involves new construction, the Study Area was identified as the Project Site, the adjacent parcels, and the parcels directly across the street (see **Figure 2**). This Study Area was established to account for potential impacts on historical resources that may exist in the vicinity. Parcels beyond this Study Area were not included because the Project would have no potential to directly or indirectly impact the buildings on these distant parcels or their surrounding setting. The buildings and streets immediately surrounding the Project Site create a geographic and visual separation between the parcels beyond the Study Area and the Project Site. The Project Site therefore cannot be reasonably considered part of the environmental setting of historical resources beyond the Study Area due to this intervening space.

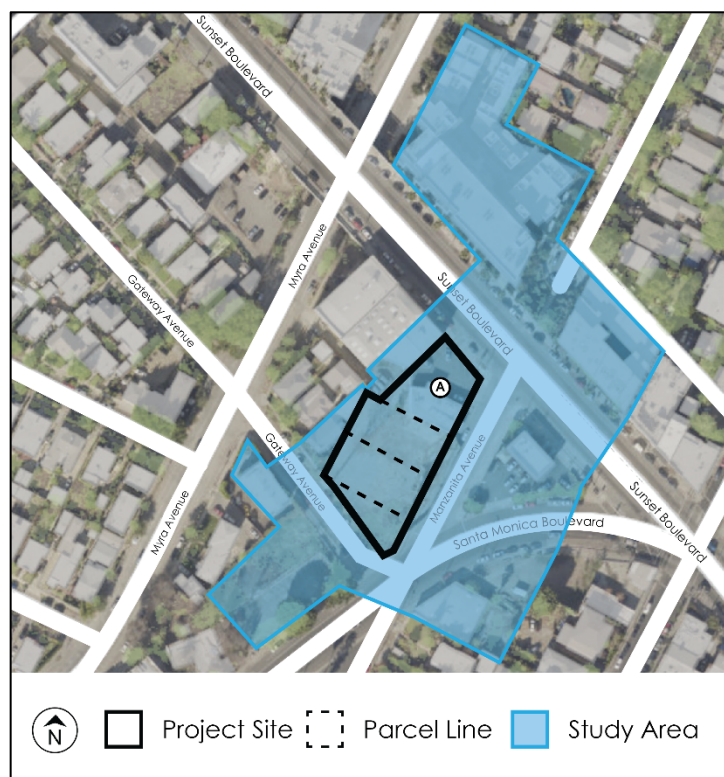


Figure 2: Study Area. Base Map: LA County GIS.

1.3 Methodology

In preparing this report, GPA performed the following tasks:

1. Requested a records search from the South Central Coastal Information Center (SCCIC) to determine whether or not the Project Site contains any properties that are currently listed under national, state, or local landmark or historic district programs and whether or not it has been previously identified or evaluated as a potential historical resource. This involved a review of the California Historic Resources Inventory System (CHRIS), which includes data on properties listed and determined eligible for listing in the National Register



of Historic Places, listed and determined eligible for listing in the California Register of Historical Resources, California Registered Historical Landmarks, Points of Historical Interest, as well as properties that have been evaluated in historic resources surveys and other planning activities. Per the records search results prepared by SCCIC, there were no previously recorded properties on the Project Site included in CHRIS.

2. Consulted the Los Angeles Historic Resources Inventory website, HistoricPlacesLA.org, to determine if any properties on the Project Site or within the Study Area are designated Los Angeles Historic-Cultural Monuments (HCM) or within a designated Historic Preservation Overlay Zone (HPOZ). This research revealed that there are no HCMs or HPOZs located within the Study Area.
3. Consulted the findings of SurveyLA, the citywide historic resources survey of Los Angeles, to determine if any properties on the Project Site or within the Study Area were identified as potential historical resources. This research revealed that there are no properties on the Project Site or within the Study Area identified as significant by SurveyLA.
4. Determined that the existing building at 4100 West Sunset Boulevard should be evaluated as a potential historical resource. Notwithstanding the fact that it was not identified by SurveyLA or any other survey, the building is over 45 years of age.
5. Determined that the surrounding area did not require examination as a potential historic district for the purposes of this report. The surrounding area is characterized by multiple periods of development and does not convey a distinct sense of time and place. Therefore, 4100 West Sunset Boulevard was evaluated individually as a potential historical resource under national, state, and local criteria according to National Park Service, State Office of Historic Preservation, and City of Los Angeles standards.
6. Conducted an intensive field inspection of the Project Site, during which GPA assessed the general condition and physical integrity of the building thereon. Digital photographs of the exterior of the building were taken during the field inspection.
7. Conducted research into the history of 4100 West Sunset Boulevard. Sources referenced included building permit records, city directories, historic aerial photographs, prior survey data, newspaper archives, Sanborn Fire Insurance maps, and the *Los Angeles Times* newspaper archives, available through the Los Angeles Public Library.
8. Conducted research into the history of the surrounding area to determine the appropriate historic contexts under which to evaluate the property.
9. Consulted the Context/Theme/Property Type (CTP) eligibility standards formulated for the *Los Angeles Citywide Historic Context Statement (LACHCS)* to identify the appropriate CTPs under which to evaluate the property.
10. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to national, state, and local historic preservation designations, and assessment processes and programs to evaluate the significance and integrity of the property as potential historical resources.



11. Reviewed and analyzed the conceptual plans and related documents to determine if the Project would have an impact on the identified historical resources as defined by CEQA (see **Appendix C** for the Entitlement Submittal).

1.3 Qualifications of Preparers

Jenna Kachour, Senior 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 included in **Appendix A**.

2. REGULATORY FRAMEWORK

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 historical resources or has been identified as historically significant in a historic resources survey (provided certain statutory criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant.¹ A lead agency may also treat a resource as historic if it meets statutory requirements and substantial evidence supports the conclusion. 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."²

Criteria

To be eligible for listing in the National Register, a property must be at least 50 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:³

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

Context

To be eligible for listing in the National Register, a property must 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

¹ Public Resources Code §5024.1 and 14 California Code of Regulations §4850 & §15064.5(a)(2).

² Title 36 Code of Federal Regulations Part 60.2.

³ Title 36 Code of Federal Regulations Part 60.4.



made clear."⁴ 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.

Integrity

In addition to possessing significance within a historic context, to be eligible for listing in the National Register a property must have integrity. Integrity is defined in National Register Bulletin #15 as "the ability of a property to convey its significance."⁵ 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. Integrity is based on significance: why, where, and when a property is important. Thus, the significance of the property must be fully established before the integrity is analyzed.

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.⁶

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.⁷

Criteria and Integrity

For those properties not automatically listed, 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:

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

⁴ Patrick Andrus and Rebecca Shrimpton, eds., *How to Apply the National Register Criteria for Evaluation*, (US Department of the Interior, National Park Service, Cultural Resources:1997), 7-8, accessed January 29, 2020, https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

⁵ Andrus and Shrimpton, 44-45.

⁶ Public Resources Code §5024.1 (a).

⁷ Public Resources Code §5024.1 (d).



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.

Properties eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. A property 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.⁸

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

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 SOHP procedures and requirements;
3. The resource is evaluated and determined by the 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 that have become eligible or ineligible due to changed circumstances or further documentation and those that 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 prescribed by the SOHP in its Instructions for Recording Historical Resources provide a Status Code for use in classifying potential historical resources. In 2003, the Status Codes were revised to address the California Register. These Status Codes are used statewide in the preparation of historical resource surveys and evaluation reports. The first code is a number that indicates the general category of evaluation. The second code is a letter that indicates whether the property is separately eligible (S), eligible as part of a district (D), or both (B). There is sometimes a third code that describes 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.
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.

⁸ Public Resources Code §4852.

⁹ Public Resources Code §5024.1.



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.

The specific Status Codes referred to in this report are as follows:

- 6Z** Found ineligible for National Register, California Register, or local designation through survey evaluation.

2.3 Los Angeles Cultural Heritage Ordinance

The Los Angeles City Council adopted the Cultural Heritage Ordinance in 1962 and amended it in 2018 (Ordinance No. 185472). The Ordinance created a Cultural Heritage Commission and criteria for designating Historic-Cultural Monuments (HCM). The Commission comprises five citizens, appointed by the Mayor, who have exhibited knowledge of Los Angeles history, culture, and architecture. The three criteria for HCM designation are stated below:

1. The proposed HCM is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic, or social history of the nation, state or community; or
2. The proposed HCM is associated with the lives of historic personages important to national, state or local history; or
3. The proposed HCM embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

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 50 years, to be designated as HCMs.

3. ENVIRONMENTAL SETTING

3.1 Brief History of the Area

The Project Site 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 extending from Sanborn Avenue and running along Sunset Boulevard to Hollywood Boulevard was added. These streetcar lines remained in operation until the early 1950s.¹⁰

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.¹¹

In addition to the streetcar system, Sunset and Santa Monica Boulevards in the vicinity of the project area were once part of the US highway system. Beginning in 1936, US 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 US 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 US Highway 66 alignment in California was completely bypassed by newer Interstate routes.¹²

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.¹³ 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 20th century, in response

¹⁰ Jim Walker. *Lines of Pacific Electric: Southern & Western Districts*, (Vancouver, WA: Interurbans Publication, 1975).

¹¹ GPA Consulting, *SurveyLA Historic Resources Survey Report: Silver Lake-Echo Park-Elysian Valley Community Plan Area*, May 2014.

¹² Mead & Hunt, Inc., *National Register of Historic Places Multiple Property Documentation Form: U.S. Highway 66 in California*, September 28, 2011.

¹³ GPA Consulting, *SurveyLA Historic Resources Survey Report: Silver Lake-Echo Park-Elysian Valley Community Plan Area*, May 2014.



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.

3.2 Previously Identified Historical Resources in the Study Area

There are no previously surveyed historical resources in the Study Area. The Sunset Junction Planning District was identified by SurveyLA 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 listing under the national, state or local historic district programs. Thus, it is not a historical resource as defined by CEQA.

3.3 History and Description of the Project Site

The Project Site consists of four parcels at the southwest corner of West Sunset Boulevard and North Manzanita Street (see **Figure 3**). It is currently improved with a two-story commercial building (Property A). The remainder of the Project Site is used as a surface parking lot. Property A is described below.



Figure 3: Project Site. Base Map: LA County GIS.

Property A (APN 5429-002-004, 4100 West Sunset Boulevard)

Property A is Assessor's Parcel No. 5429-002-004 and associated with the address 4100 West Sunset Boulevard. The alternative address is 1085-1089 North Manzanita Street. The property is currently improved with a two-story commercial building constructed in 1926 (see **Figure 4**). 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 building faces north on to Sunset Boulevard 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 west end of the north elevation along Sunset Boulevard and consists of recessed double slab doors with a fabric awning above. A secondary entry is located to the east of the main entrance and consists of a single slab door. There are two additional secondary entries on the side, east-facing elevation along Manzanita Street, consisting of a single slab door and a double slab door. Fenestration of the rear, south-facing elevation 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.

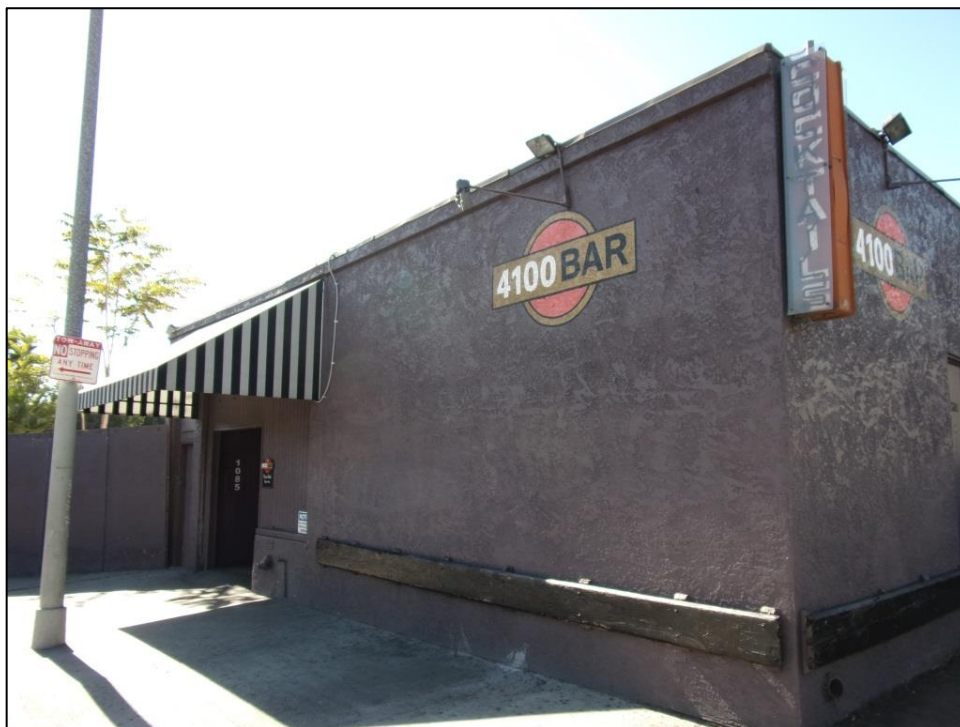


Figure 4: View of north elevation (Sunset Boulevard) of Property A, looking southwest.



Figure 5: View of east elevation (Manzanita Street) of Property A, looking southwest

4. PROPERTIES IDENTIFIED AND EVALUATED AS POTENTIAL HISTORICAL RESOURCES

4.1 National Register of Historic Places

Property A (APN 5429-002-004, 4100 West Sunset Boulevard)

Criterion A – The property was evaluated for its potential association with events that have made a significant contribution to the broad patterns of our history. The most applicable theme within the Commercial Development context for evaluating the property under Criterion A is the Markets sub-theme within the Neighborhood Commercial Development theme (see **Table 2**). However, the property does not meet the eligibility standards provided in the *LACHCS* for neighborhood markets, which states that the building must contain design features that reflect trends in neighborhood commercial design.

Table 1: Neighborhood Market, 1910-1975¹⁴	
Context: Commercial Development, 1850-1980	
Theme: Neighborhood Commercial Development, 1880-1980	
Sub-theme: Markets, 1910-1975	
Property Type: Neighborhood Market, 1910-1975	
Eligibility Standards	
<ul style="list-style-type: none"> Contains design features that reflect trends in neighborhood commercial design 	
<ul style="list-style-type: none"> For supermarkets, features automobile orientation, including parking 	
<ul style="list-style-type: none"> For neighborhood markets, features pedestrian orientation 	
<ul style="list-style-type: none"> Was constructed during the period of significance 	
Character-Defining/Associative Features	
<ul style="list-style-type: none"> Retains most of the essential character defining features from the period of significance 	
<ul style="list-style-type: none"> Of a style or mixture of styles typical of the 1910-1975 period 	
<ul style="list-style-type: none"> May reflect prototype or corporate designs associated with particular supermarket chains 	
<ul style="list-style-type: none"> May be associated with noted architects/designers 	
<ul style="list-style-type: none"> Features site plans that locate the primary entrance off the sidewalk for neighborhood markets and off a parking lot for supermarkets 	
<ul style="list-style-type: none"> Associated with activities typical of neighborhood economic and social life 	
Integrity Considerations	
<ul style="list-style-type: none"> Should retain integrity of Design, Location, Feeling, Materials, and Association 	
<ul style="list-style-type: none"> Original use may have changed 	
<ul style="list-style-type: none"> Setting may have changed (surrounding buildings and land uses) 	
<ul style="list-style-type: none"> Should maintain if possible original relationship to the street and to neighboring structures 	
<ul style="list-style-type: none"> Architectural integrity should be intact, retaining original massing, significant features, and identifying details 	

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

¹⁴ Daniel Prosser, “Commercial Development, Neighborhood Commercial Development,” *Los Angeles Citywide Historic Context Statement* (City of Los Angeles Office of Historic Resources, August 2017), 56-67.



specific association must be considered important as well."¹⁵ 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 twentieth 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 is not significant under Criterion A.

Criterion B – The 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 individuals were historic personages. Therefore, the property is not significant under Criterion B.

Criterion C – The 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.¹⁶ 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 textured stucco applied to the exterior. The concrete structure represents a common method of construction. 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. Lastly, the property is not unified with the adjacent properties by architectural style, use, or development history and does not represent a part of a potential historic district. Therefore, this property is not significant under Criterion C.

Criterion D – To be eligible for listing under Criterion D, a property's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological resources but may apply to a built resource in instances where a resource may contain important information about such topics as construction techniques or human activity. In any case, the resource must be the principal source of information. This is unlikely to be true for the property at 4100 West Sunset Boulevard. Therefore, it does not appear to be significant under Criterion D.

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

¹⁵ Andrus and Shrimpton, 12.

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



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 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.

4.2 California Register of Historical Resources

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

4.3 Los Angeles Cultural Heritage Ordinance

Likewise, because the City of Los Angeles criteria were modeled on the National and California Register criteria, the property evaluated above is also ineligible for listing as a HCM for the same reasons outlined under the National Register evaluation.

5. PROJECT IMPACTS

5.1 Thresholds for Impacts on Historical Resources

The State CEQA Guidelines set the standard for determining the significance of impacts to historical resources in Title 14 California Code of Regulations Section 15064.5(b), which states:

A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

Title 14 California Code of Regulations Section 15064.5(b)(1) further clarifies “substantial adverse change” as follows:

Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

Title 14 California Code of Regulations Section 15064.5(b)(2) in turn explains that a historical resource is “materially impaired” when a project:

Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

The following factors are set forth in the City of Los Angeles' “L.A. CEQA Thresholds Guide,” which states that a project would normally have a significant impact on a historical resource if it would result in a substantial adverse change in the significance of the historical resource. A substantial adverse change in significance occurs if the project involves:

- Demolition of a significant resource;
- Relocation that does not maintain the integrity and (historical/architectural) significance of a significant resource;
- Conversion, rehabilitation, or alteration of a significant resource which does not conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; or
- Construction that reduces the integrity or significance of important resources on the site or in the vicinity.

As such, the test for determining whether or not a proposed project will have a significant impact on an identified historical resource is whether or not the project will alter in an adverse manner the physical integrity of the historical resource such that it would no longer be eligible for listing in the National or California Registers or other landmark programs such as the list of HCMs.

5.2 Project Description

The Applicant proposes the demolition of the existing building on the Project Site and the construction of a mixed-use development. The new building would be five stories in height with



restaurant and retail space on the street level and 91 apartment units on the upper levels. The fifth story would be set back from the front of the building. The new building would also include residential, retail, and public parking spaces.

5.3 Analysis of Project Impacts

The proposed Project does not involve the demolition, destruction, relocation, or alteration of any historical resources. The building proposed for demolition does not qualify as a historical resource defined by CEQA. Therefore, the Project would have no direct impacts on historical resources.

CEQA also requires the analysis of indirect impacts on historical resources in the vicinity of the Project Site. For the purposes of analyzing indirect impacts, the Study Area was identified as the Project Site, the adjacent parcels as well as the parcels directly across the street (see **Figure 2** above). None of the properties in the Study Area were identified as eligible for listing under national, state, and local landmark or historic district programs by SurveyLA or any other previous historic resources surveys of the vicinity. Therefore, the Project would not result in any indirect impact on historical resources.

6. CONCLUSIONS

The proposed Project is located in the Hollywood Community Plan Area. The Project Site is occupied by a commercial building constructed in 1926. The proposed Project would involve the demolition of the existing building and the construction of a new mixed-use development. None of the parcels comprising the Project Site are currently designated under any national, state, or local landmark programs. The property at 4100 West Sunset Boulevard was evaluated in this report as part of the CEQA compliance process. The property does not appear to be eligible for listing in the National Register, California Register, or for designation as an HCM due to a lack of historical or architectural significance and a lack of integrity. Additionally, it does not appear to contribute to a potential historic district. The recommended Status Code for the property is 6Z, ineligible for designation at the national, state, and local levels through survey evaluation. The Project would have no direct or indirect impacts on historical resources. The Project does not involve the demolition, destruction, relocation, or alteration of any historical resources. Furthermore, it would not reduce the integrity of any historical resources in the vicinity.



7. REFERENCES

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

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California State Office of Historic Preservation, Department of Parks & Recreation. "Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historic Resources Inventory Directory." Accessed November 2019.
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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.

How to Apply the National Register Criteria for Evaluation. US Department of the Interior, National Park Service, Cultural Resources: 1997. Edited by Patrick Andrus and Rebecca Shrimpton.
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Prosser, Daniel. "Commercial Development, Neighborhood Commercial Development." *Los Angeles Citywide Historic Context Statement*. City of Los Angeles Office of Historic Resources, August 2017.

Sanborn Fire Insurance Maps, Los Angeles, various dates.

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



Appendix A – Résumé



JENNA KACHOUR is a Senior Preservation Planner at GPA. She has been involved in the field of historic preservation since 2010. Jenna graduated from the University of Southern California with a Master of Planning and a Certificate in Historic Preservation. She has since worked in private urban planning and historic preservation consulting in California. Jenna joined GPA in 2013 and has skillfully supervised historic resources surveys and the preparation of environmental compliance documents in accordance with Section 106 of the National Historic Preservation Act for numerous transportation projects throughout California. She is particularly experienced in working with Caltrans and local agencies in the

preparation of environmental compliance documents for the Local Assistance Program. Jenna is also experienced in the preparation of environmental compliance documents in accordance with the California Environmental Quality Act and National Environmental Quality Act.

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, Senior Preservation Planner, 2013-Present
- Pasadena Heritage, Preservation Director, 2010-2013
- Deborah Murphy Urban Design + Planning, Planner, 2009-2010
- Brown/Meshul, Inc. Land Use Consultants, Assistant Project Manager, 2006-2009

Qualifications:

- Meets the Secretary of the Interior's Professional Qualifications Standards for architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.
- National Preservation Institute, Section 106: An Introduction

Selected Projects:

- North Hollywood to Pasadena Bus Rapid Transit Corridor Project, CEQA Historical Resource Technical Report, 2019-2020
- High Speed Rail, Burbank to Los Angeles Project Section, CEQA/NEPA Historical Resource Technical Report, 2016-2020
- Figueroa & Flower, Los Angeles, CEQA Historical Resource Technical Report, 2018
- 949 S. Hope Street, Los Angeles, CEQA Historical Resource Technical Report, 2017
- Olympic & Figueroa, Los Angeles, CEQA Historical Resource Technical Report, 2017
- 1442-52 Tamarind Avenue, Los Angeles, CEQA Historical Resource Evaluation Report, 2016
- Trident Center Office Complex, Los Angeles, Historical Resource Technical Report, 2016
- 1056 S. La Cienega Boulevard, Los Angeles, CEQA Historical Resource Technical Report, 2016
- 1336-1400 Gordon Street, Los Angeles, CEQA Historical Resource Evaluation Report, 2016
- Avenue 66 Grade Separation, Riverside County, CEQA/NEPA Historical Resource Technical Report, 2015
- Fourth and Hill Streets, Los Angeles, CEQA Historical Resource Technical Report, 2015
- 6th Street Bicycle Lane, Long Beach, CEQA/NEPA Historical Resource Technical Report, 2014
- High Desert Corridor, Los Angeles County, Section 106 Historical Resource Evaluation Report, 2013



Appendix B – DPR Form

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 4100 West Sunset Boulevard

P1. Other Identifier: Property A

*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 Los Angeles Date 2018 T 1S; R 13W; _____ 1/4 of _____ 1/4 of Sec _____; S.B. B.M.

c. Address 4100 West 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, elevation, decimal degrees, etc., as appropriate)

APN: 5429-002-004

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

Assessor's Parcel No. 5429-002-004 is associated with the address 4100 West Sunset Boulevard. The alternative address is 1085-1089 North Manzanita Street. The 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 building faces north on to Sunset Boulevard 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. (See Continuation Sheet).

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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



*P4. Resources Present: ☒

Building ☐ Structure ☐ Object ☐
Site ☐ District ☐ Element of District
☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) View looking SW, 10/29/14

*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric

☐ Both

1926, LA County Tax Assessor

*P7. Owner and Address:

Junction Gateway LLC

7551 W. Sunset Blvd #203

Los Angeles, CA 90046

*P8. Recorded by: (Name, affiliation, and address)

Amanda Duane, GPA Consulting

617 S. Olive Street, Suite 910

Los Angeles, CA 90014

*P9. Date Recorded: 4/9/2020

*P10. Survey Type: (Describe)

Intensive

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

GPA Consulting. 4100 Sunset, Los Angeles, California: Historical Resource Technical Report. Los Angeles: April 2020.

*Attachments: ☐ NONE ☐ Location 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

*Resource Name or # (Assigned by recorder) 4100 West Sunset Boulevard (Property A) *NRHP Status Code 6Z

Page 2 of 4

B1. Historic Name: None B2. Common Name: Same

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

5. Architectural Style: None

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

1926: constructed

1983: converted to bar and office

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None.

B9a. Architect: Mark M. Falk b. Builder: None listed

*B10. Significance: Theme Neighborhood Market Area Los Angeles

Period of Significance 1910-1975 Property Type Commercial Applicable Criteria N/A

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

National Register of Historic Places Evaluation

Criterion A – The property was evaluated for its potential association with events that have made a significant contribution to the broad patterns of our history. The most applicable theme within the Commercial Development context for evaluating the property under Criterion A is the Markets sub-theme within the Neighborhood Commercial Development theme. However, the property does not meet the eligibility standards provided in the LACHCS for neighborhood markets, which states that the building must contain design features that reflect trends in neighborhood commercial design. (See *Continuation Sheet*).

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

*B12. References:

See continuation sheet.

B13. Remarks:

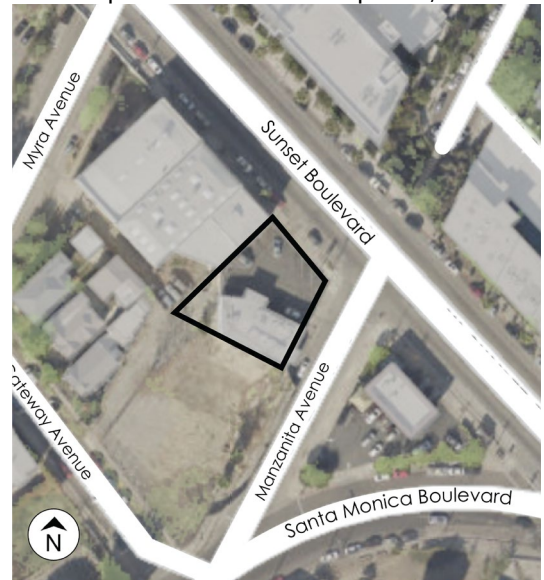
None

*B14. Evaluator: Jenna Kachour

*Date of Evaluation: November 2014, revised April 2020

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Page 3 of 4 *Resource Name or # (Assigned by recorder) 4100 Sunset Boulevard (Property A)

*Recorded by: Amanda Duane *Date 4/9/2020 ☒ Continuation ☐ Update

***P3a. Description (Continued from Page 1):**

The main entrance is located on the west end of the north elevation along Sunset Boulevard and consists of recessed double slab doors with a fabric awning above. A secondary entry is located to the east of the main entrance and consists of a single slab door. There are two additional secondary entries on the side, east-facing elevation along Manzanita Street, consisting of a single slab door and a double slab door. Fenestration of the rear, south-facing elevation 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.

***B10. Significance (Continued from Page 2):**

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" (Andrus & Shrimpton, 1997). 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 twentieth 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 is not significant under Criterion A.

Criterion B – The 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 individuals were historic personages. Therefore, the property is not significant under Criterion B.

Criterion C – The 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 (Mead & Hunt, 2011). 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 textured stucco applied to the exterior. The concrete structure represents a common method of construction. 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. Lastly, the property is not unified with the adjacent properties by architectural style, use, or development history and does not represent a part of a potential historic district. Therefore, this property is not significant under Criterion C.

CONTINUATION SHEET

Page 4 of 4 *Resource Name or # (Assigned by recorder) 4100 Sunset Boulevard (Property A)

*Recorded by: Amanda Duane *Date 4/9/2020 ☒ Continuation ☐ Update

Criterion D – To be eligible for listing under Criterion D, a property's physical material must have yielded, or may be likely to yield, information important to history or prehistory. This criterion generally applies to archaeological resources but may apply to a built resource in instances where a resource may contain important information about such topics as construction techniques or human activity. In any case, the resource must be the principal source of information. This is unlikely to be true for the property at 4100 West Sunset Boulevard. Therefore, it does not appear to be significant under Criterion D.

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 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.

***B12. References:**

How to Apply the National Register Criteria for Evaluation. US Department of the Interior, National Park Service, Cultural Resources: 1997. Edited by Patrick Andrus and Rebecca Shrimpton.
https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

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

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