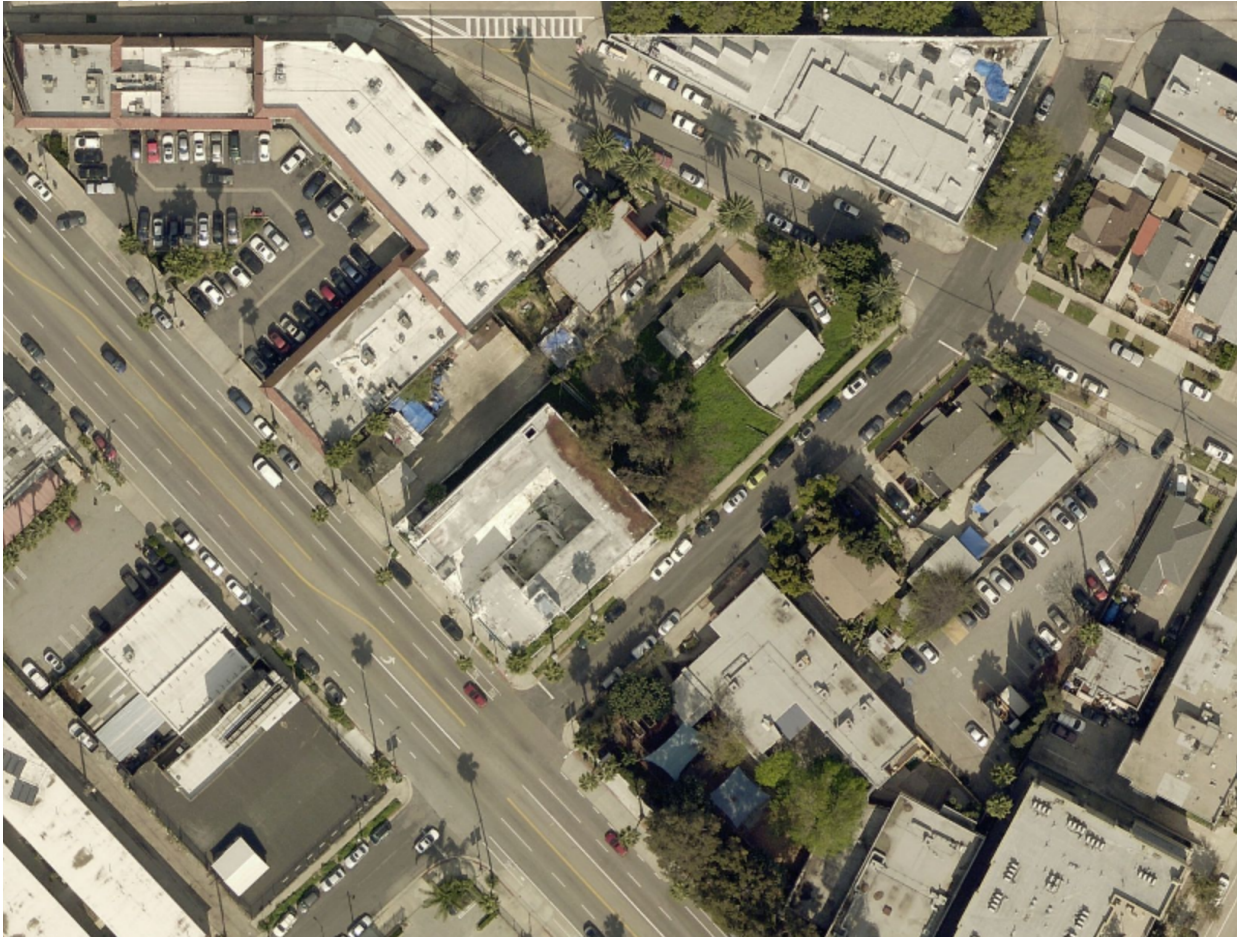


4311 Sunset

Los Angeles, California



Historical Resource Technical Report

Prepared by:
CONSULTING

G P A

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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 Silver Lake-Echo Park-Elysian Valley Community Plan Area of the City of Los Angeles. It consists of five parcels at the northwest corner of West Sunset Boulevard and North Bates Avenue. The parcels are occupied by residential and commercial buildings constructed between 1906 and 1963. The proposed Project would involve the demolition of the existing buildings 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 and the adjacent parcels as well as the parcels on the opposite block faces. There are two previously surveyed historical resources in the Study Area: the Hollywood-Los Feliz Jewish Community Center and the Mabel Normand Feature Film Company buildings.

The existing buildings on the Project Site are not currently listed under national, state, or local landmark or historic district programs. They have not been 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. Given the fact that the buildings are over 45 years of age, it was necessary to evaluate them as potential historical resources under CEQA. Therefore, GPA evaluated the eligibility of the properties for national, state, and local landmark and historic district designation.

After careful inspection, investigation, and evaluation, GPA has concluded that the properties are 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 in some cases due to a lack of 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 buildings on the Project Site that would be removed do 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 impact on the identified historical resources. The new building would introduce a new visual element to the immediate surroundings of the historical resources; however, the Project would not result in a substantial adverse change to the integrity of these historical resources to the degree that they would no longer be eligible for listing as historical resources defined by CEQA. The historical resources would not be materially impaired by the Project. 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 Silver Lake-Echo Park-Elysian Valley Community Plan Area of the City of Los Angeles. It consists of five parcels at the northwest corner of West Sunset Boulevard and North Bates Avenue (**Figure 1** and **Table 1**).

Table 1: Project Site			
APN	Address	Description	Build Date
5429-007-012	4301-4303 West Sunset Boulevard	Property A	1963
5429-007-006	4311 West Sunset Boulevard	Property B	1956
5429-007-011	4300 West Effie Street	Property C	1906
5429-007-010	4306-4308 West Effie Street	Property D	1953
5429-007-009	4312-4314 West Effie Street	Property E	1924



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

The proposed Project would involve the demolition of the existing buildings 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 parcel to the northwest, and the parcels directly across the street (see **Figure 2**). This Study Area was established to account for potential impacts on historical resources 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 they have been previously identified or evaluated as potential historical resources. 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. Two properties were identified as appearing eligible for national, state, or local landmark designation. A description of the historical resources within the Study Area can be found in Section 3.2.
4. Determined that the existing buildings on the Project Site should be evaluated as potential historical resources. Notwithstanding the fact that they were not identified by SurveyLA or any other survey, the buildings are 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, the properties were evaluated individually as potential historical resources 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 buildings on each property. Digital photographs of the exterior of the buildings were taken during the field inspection.
7. Conducted research into the history of the properties. 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 properties.



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 properties comprising the Project Site.
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 properties comprising on the Project Site 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 "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation," U.S. Department of the Interior, National Park Service, Cultural Resources, eds. Patrick Andrus and Rebecca Shrimpton, accessed August 21, 2019, https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf, 7-8.

⁵ "National Register Bulletin 15," 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 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:

- | | |
|------------|--|
| 3S | Appears eligible for National Register as an individual property through survey evaluation. |
| 3CS | Appears eligible for California Register as an individual property through survey evaluation. |
| 5S3 | Appears to be individually eligible for local listing or designation through survey evaluation. |
| 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 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.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 two previously surveyed historical resources in the Study Area (see **Figure 3**). They were both identified by SurveyLA for the Silver Lake-Echo Park-Elysian Valley Community Plan Area. In order to provide a conservative analysis of the Project's potential impacts, this report does not refute the SurveyLA findings regarding the eligibility of these properties.¹⁴ The properties were not researched or reevaluated on an intensive level by GPA to independently determine their eligibility as historical resources.

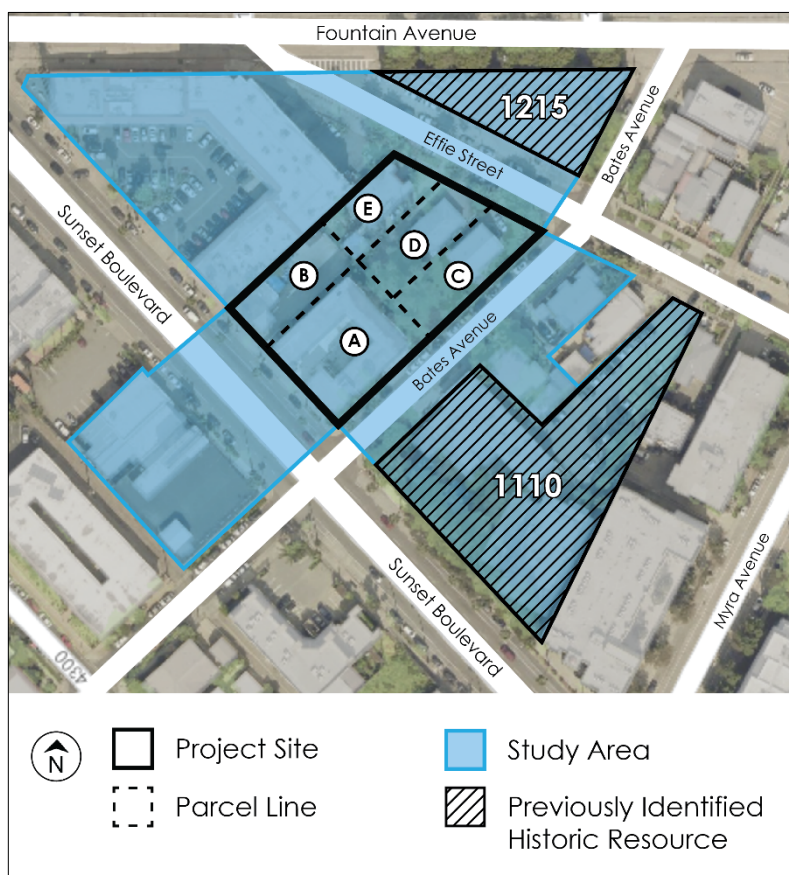


Figure 3: Previously Identified Historic Resources. Base Map: LA County GIS.

¹⁴ CEQA Guidelines §15064.5.



Hollywood-Los Feliz Jewish Community Center, 1110 Bates Avenue

1110 Bates Avenue is located east of the Project Site. The building was constructed in 1951 as the Hollywood-Los Feliz Jewish Community Center, or JCC. It was identified by SurveyLA in 2014 as individually eligible for listing in the National Register, California Register, and for local designation in the Public and Private Institutional Development Context and the Social Clubs and Organizations Theme. The Hollywood-Los Feliz Jewish Community Center represents the post-war growth of the community after World War II as veterans and others moved West with their families. By 1948, the Jewish population of Los Angeles was a quarter of a million. Institutions such as JCCs were constructed in response and provided social and recreational activities to people of all ages. In 2002, the name was changed to the Silverlake Independent Jewish Community Center (SIJCC).

Mabel Normand Feature Film Company, 1215 Bates Avenue

1215 Bates Avenue is located northeast of the Project Site. The building was constructed in 1915 for Mable Normand. It was identified by SurveyLA in 2014 as individually eligible for listing in the National Register, California Register and for local designation in the Entertainment Industry Context and the Origins of the Motion Picture Industry Theme. The building is a rare surviving example of an early motion picture studio. It was the home of the Mabel Normand Feature Film Company from 1916 to 1917. Normand was a silent film star. From 1918 to 1921, it housed the production company of William Hart, a cowboy star.

3.3 History and Description of the Project Site

The Project Site consists of five parcels at the northwest corner of West Sunset Boulevard and North Bates Avenue (see **Figure 4**). It is currently improved with a vacant motel building (Property A), a vacant automobile repair shop (Property B), a single-family residence (Property C), and two duplexes (Properties D and E). Each property is described below.



Figure 4: Project Site. Base Map: LA County GIS.

Property A (APN 5429-007-012, 4301-4303 West Sunset Boulevard)

Property A 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 5**). 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 5: View of south façade of Property A, looking north.

Property B (APN 5429-007-006, 4311 West Sunset Boulevard)

Property B 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 6**). 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 6: View of south and east facades of Property B, looking northwest.

Property C (APN 5429-007-011, 4300 West Effie Street)

Property C 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 7**). 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.



Figure 7: View of north and west facades of Property C, looking southeast.

Property D (APN 5429-007-010, 4306-4308 West Effie Street)

Property D is Assessor's Parcel No. 5429-007-010 and associated with the addresses 4306-4308 West Effie Street. It is currently improved with a duplex constructed in 1953 (see **Figure 8**). 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 door 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 8: View of the north and west facades of Property D, looking southeast.

Property E (APN 5429-007-009, 4312-4314 West Effie Street)

Property E is Assessor's Parcel No. 5429-007-009 and associated with the addresses 4312-4314 West Effie Street. It is currently improved with a duplex constructed in 1924 (see **Figure 9**). 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 could 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 9: View of the north and east facades of Property E, looking south.

4. PROPERTIES IDENTIFIED AND EVALUATED AS POTENTIAL HISTORICAL RESOURCES

4.1 National Register of Historic Places

Property A (APN 5429-007-012, 4301-4303 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 Motel sub-theme within the Commercial Development and the Automobile theme (see **Table 2**). However; the property does not meet the eligibility standards provided in the LACHCS for motels, which states that the building must be an excellent example of the property type.

Table 1: Motel, 1920-1965¹⁵	
Context: Commercial Development, 1850-1980	
Theme: Commercial Development and the Automobile, 1910-1970	
Sub-theme: Motels, 1920-1965	
Property Type: Motel, 1920-1965	
Eligibility Standards	
<ul style="list-style-type: none"> Was designed and historically used to provide lodging for motorists and allowing for a direct link between the room and the automobile 	
<ul style="list-style-type: none"> Is an excellent example of the property type 	
<ul style="list-style-type: none"> Contains design and site layout features that reflect the influence of, and accommodation to, the automobile 	
<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 of the type 	
<ul style="list-style-type: none"> May be of a style or mixture of styles typical of the period of construction such as Streamline Moderne, Spanish Colonial Revival, Googie 	
<ul style="list-style-type: none"> May also be significant within a theme under the Architecture and Engineering context 	
<ul style="list-style-type: none"> Of the layouts typical of adapting to the needs of the automobile and motel patrons (e.g. rows of cabins in the late 1920s and early 1930s, units with integral carports in the late 1930s, linear arrangements with frontal parking in the late 1940s) 	
<ul style="list-style-type: none"> Typically, independently owned and operated 	
Integrity Considerations	
<ul style="list-style-type: none"> Should retain integrity of Design, Location, Feeling, Materials, and Association 	
<ul style="list-style-type: none"> Should retain as much design integrity as possible, including overall massing, significant features, and identifying details such as trim and signage 	
<ul style="list-style-type: none"> Should retain as much of original layout as possible, so as to establish the link between the individual unit and the parked car of the patron inhabiting that unit 	
<ul style="list-style-type: none"> If use has changed, adaptation to new use should allow for maintenance of as much of the original design and site layout as possible 	

¹⁵ Daniel Prosser, "Commercial Development, Commercial Development and the Automobile, The Car and Car Services, Car Showroom," *Los Angeles Citywide Historic Context Statement* (City of Los Angeles Office of Historic Resources, August 2016), 59-68.



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."¹⁶ 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 twentieth 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 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 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 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 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.¹⁷ 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. Lastly, the property is not unified with the adjacent properties by architectural style, use, or development and does not comprise 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 4301-4303 West Sunset Boulevard. Therefore, it does not appear to be significant under Criterion D.

¹⁶ 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), https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

¹⁷ 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 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 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 5429-007-006, 4311 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 Car and Car Services sub-theme within the Commercial Development and the Automobile theme (see **Table 4**). However; the property does not meet the eligibility standards provided in the LACHCS for car repair shops, which states that the building must be an excellent, early, or rare example of the property type.

Table 4: Car Repair, 1920-1970¹⁸	
Context: Commercial Development, 1850-1980	
Theme: Commercial Development and the Automobile, 1910-1970	
Sub-theme: The Car and Car Services, 1920-1970	
Property Type: Car Repair, 1920-1970	
Eligibility Standards	
<ul style="list-style-type: none"> Is an excellent, early, or rare remaining example of the property type 	
<ul style="list-style-type: none"> Contains design and site layout features that reflect the influence of, and adaptation to, the automobile 	
<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 of the type 	
<ul style="list-style-type: none"> Of a style or mixture of styles typical of the period of construction such as Spanish Colonial Revival, Streamline Moderne, and Mid-Century Modern styles 	
<ul style="list-style-type: none"> Typically, also significant within a theme under the Architecture and Engineering context 	
<ul style="list-style-type: none"> Of the layouts typical of adopting to the needs of the automobile (e.g. showroom for parts sold, service bay entrances as dominant façade features, space to maneuver and park automobiles undergoing repair/servicing) 	
<ul style="list-style-type: none"> May be associated with particular companies and/or architects/designers (e.g. Firestone) 	
<ul style="list-style-type: none"> Typically reflects corporate design associated with particular car companies and architects/designers 	
Integrity Considerations	

¹⁸ Daniel Prosser, "Commercial Development, Commercial Development and the Automobile, The Car and Car Services, Car Showroom," *Los Angeles Citywide Historic Context Statement* (City of Los Angeles Office of Historic Resources, August 2016), 42-45.

Table 4: Car Repair, 1920-1970¹⁸

Context: Commercial Development, 1850-1980
Theme: Commercial Development and the Automobile, 1910-1970
Sub-theme: The Car and Car Services, 1920-1970
<ul style="list-style-type: none"> • Should retain integrity of Design, Location, Feeling, Association and Materials
<ul style="list-style-type: none"> • Should retain as much design integrity as possible, including overall massing, significant features, and identifying details such as trim and signage
<ul style="list-style-type: none"> • Some original materials may have been altered, removed, or replaced
<ul style="list-style-type: none"> • Should retain as much of original relationship to the street and to adjacent buildings as possible so as to establish importance of accommodating the structure to the spatial needs of the automobile
<ul style="list-style-type: none"> • If use has changed, adaptation to new use should allow for the maintenance of as much of the original design and site layout as possible
<ul style="list-style-type: none"> • Site integrity should retain original relationship to the street

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 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 possess most of the essential character-defining features of the 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."¹⁹ 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-twentieth century and is not significant within this historic trend. 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 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 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 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. Lastly, the property is not unified with the adjacent properties by architectural style, use, or development and does not comprise a part of a potential historic district. Therefore, this property is not significant under Criterion C.

¹⁹ Andrus and Shrimpton.



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 4311 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 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 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 5429-007-011, 4300 West Effie Street)

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 Residential Development and Suburbanization context for evaluating the property under Criterion A is the Early Residential Development theme (see **Table 5**). However; the property does not meet the eligibility standards provided in the *LACHCS* for single-family residences, which states that the building must be a rare surviving and intact example of the type in the neighborhood.

Table 5: Early Residential Development, 1880-1930²⁰	
Context: Residential Development and Suburbanization, 1850-1980	
Theme: Early Residential Development, 1880-1930	
Property Type: Single and Multi-Family Residence, 1880-1930	
Eligibility Standards	
<ul style="list-style-type: none">• Dates from the period of significance• Represents a very early period of settlement/residential development in a neighborhood or community• Is a rare surviving and intact example of the type in the neighborhood or community	
Character-Defining/Associative Features	
<ul style="list-style-type: none">• Retains most of the essential character-defining features from the period of significance• Has an important association with early settlement or residential development within a neighborhood or community• May also be significant for its association with important early settlers• May be within an area later subdivided and built out• Often site in a prominent location	
Integrity Considerations	
<ul style="list-style-type: none">• Should retain integrity of Design, Location, Feeling, and Association	

²⁰ "Residential Development and Suburbanization, Early Residential Development," *Los Angeles Citywide Historic Context Statement* (City of Los Angeles Office of Historic Resources, September 2017), 6-7

Table 5: Early Residential Development, 1880-1930²⁰

Context: Residential Development and Suburbanization, 1850-1980
Theme: Early Residential Development, 1880-1930
<ul style="list-style-type: none"> • Some original materials may have been altered or removed • Setting may have changed (surrounding buildings and land uses)

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 streetcar 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."²¹ The subject property is merely one of many examples of the residential development that was taking place in Silver Lake during in the early twentieth 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 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. 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 0.2 miles north to Sunset Drive and 0.2 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 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 property was evaluated as a Vernacular Gabled Cottage. These types of cottages began to appear in Los Angeles at the end of the nineteenth 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

²¹ Andrus and Shrimpton.



of houses are increasingly rare due to their age, their architectural significance is usually limited to contribution to a historic district.

The property is a typical example of an early twentieth century vernacular cottage. It does not meet the eligibility standards provided in the LACHCS for a Vernacular Gabled Cottage (see **Table 6**). 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 property 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. Lastly, the property is not unified with a sufficient number of adjacent properties by architectural style, use, or development and does not comprise a part of a potential historic district. Therefore, this property is not significant under Criterion C.

Table 6: Vernacular Gabled Cottage, 1885-1905²²	
Context: Architecture and Engineering, 1850-1980	
Theme: Late 19th and Early 20th Century Residential Architecture, 1885-1910	
Sub-Theme: Vernacular Gabled Cottage, 1885-1905	
Property Type: Single-Family Residence, 1885-1905	
Eligibility Standards	
<ul style="list-style-type: none">• Exemplifies the tenets of the late Victorian era and the Vernacular Gabled Cottage style• Exhibits quality of design through distinctive features• 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 of the style• Full- or partial-width front porches• Gabled roof with slightly overhanging boxed eaves• Minimal ornamentation• One story• Rectangular or L-shaped plans• Represents an early or rare example of the style in the community in which it is located• Tripartite, bay, and double-hung windows• Wood clapboard or shiplap siding	
Integrity Considerations	
<ul style="list-style-type: none">• Should retain integrity of Design, Workmanship, Materials, and Feeling• Retains sufficient integrity to convey significance• Original use may have changed• Setting may have changed (surrounding buildings and land uses)• Location is not a required aspect of integrity in determining significance under Criterion C/3/3 in the area of architecture	

²² GPA Consulting, "Architecture and Engineering, Late 19th and Early 20th Century Residential Architecture," *Los Angeles Citywide Historic Context Statement* (City of Los Angeles Office of Historic Resources, July 2019), 30-33.

Table 6: Vernacular Gabled Cottage, 1885-1905²²

Context: Architecture and Engineering, 1850-1980
Theme: Late 19th and Early 20th Century Residential Architecture, 1885-1910
Sub-Theme: Vernacular Gabled Cottage, 1885-1905
<ul style="list-style-type: none"> • Vernacular Cottages that have been stuccoed are excluded from individual listing under C/3/3 • Security bars may have been added • The most common alteration is the replacement of windows and the enclosure of porches

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 4300 West Effie Street. 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. However, it may be noted that the property retains integrity as a whole. Apparent alterations to the property 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 C 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 D (APN 5429-007-010, 4306-4308 West Effie Street)

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. There is not applicable theme within the Residential Development and Suburbanization context for this property. The original building permit for the building indicates it was constructed in 1953. Settlement in Silver Lake began with the completion of major streetcar 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 property 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."²³ The subject property is merely one of many examples of infill residential development that

²³ Andrus and Shrimpton.

occurred in Silver Lake during in the postwar era and is not significant within this historic trend. 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. 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 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, which is not addressed as a theme in the Architecture and Engineering context. 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 property 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.²⁴ 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. Lastly, the property is not unified with a sufficient number of adjacent properties by architectural style, use, or development and does not comprise 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 4306-4308 West Effie Street. 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. However, it may be noted that the property retains integrity as a whole. Apparent alterations to the property 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;

²⁴ Historic Resources Group & Pasadena Heritage, *Cultural Resources of the Recent Past Historic Context Report*, October 2007.

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 D 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 E (APN 5429-007-009, 4312-4314 West Effie Street)

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 Residential Development and Suburbanization context for evaluating the property under Criterion A is the Early Residential Development theme (see **Table 5** above). However; the property does not meet the eligibility standards provided in the LACHCS for multi-family residences, which states that the building must be a rare surviving and intact example of the type in the neighborhood.

Settlement in Silver Lake began with the completion of major streetcar 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."²⁵ The subject property is merely one of many examples of the residential development that was taking place in Silver Lake during in the early twentieth 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 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 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 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 property was evaluated as a Spanish Colonial Revival duplex. 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

²⁵ Andrus and Shrimpton.

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.

Table 7: Spanish Colonial Revival²⁶	
Context: Architecture and Engineering, 1850-1980	
Theme: Mediterranean and Indigenous Revival Architecture, 1887-1952	
Sub-theme: Spanish Colonial Revival, 1915-1942	
Property Type: Residential	
Property Sub-types: Duplex/Apartment House	
Eligibility Standards	
<ul style="list-style-type: none"> • Exemplifies the character-defining features of the Spanish Colonial Revival style • Exhibits character-defining features of duplexes as described in Multi-Family Residential Theme • Is an excellent example of its type and/or the work of a significant architect or builder • Originally designed as a two-family residence/multiple-family residence • Two to six stories in height 	
Character-Defining/Associative Features	
<ul style="list-style-type: none"> • Architectural detailing is usually limited to public elevations • Complex massing, resulting from turrets, towers, corbelled overhangs, multiple and often asymmetrically organized wings, exterior staircases • Distinctively shaped and capped chimneys • Gable, hipped, and/or flat roof, typically with clay tile roof or roof trim • Incorporation of Art Deco features • One or two stories in height • Patios, courtyards, loggias or covered porches and/or balconies • Single and multi-paned windows, predominantly casement and double-hung sash in type • Stuccoed exteriors; secondary materials may include wrought iron, wood, cast stone, terra cotta, and polychromatic tile • Use of arches of a variety of shapes for windows, doors, niches, openings in wing walls, and other features • Window grilles and screens of wood, wrought iron, or stucco • Wooden plank or carved doors with prominent hinges and hardware 	
Integrity Considerations	
<ul style="list-style-type: none"> • Alterations to garages may be permissible if not visible from the street • Evolution of plant materials is expected, but significant designed landscapes should be retained • Limited window replacement may be acceptable on secondary elevations • New additions should be appropriately scaled and located so as to not overwhelm the original design and massing • Non-original roof tile ideally placed in areas of no or limited visibility 	

²⁶ Daniel Prosser, "Architecture and Engineering, Mediterranean and Indigenous Revival Architecture," *Los Angeles Citywide Historic Context Statement* (City of Los Angeles Office of Historic Resources, November 2018), 14-32.



<ul style="list-style-type: none">• Roof tile replacement should duplicate original in materials, color, texture, dimension, and installation pattern
<ul style="list-style-type: none">• Security bars may have been added, but should not obscure significant openings or be visually prominent
<ul style="list-style-type: none">• Should retain integrity of Design, Workmanship, Feeling, Setting, and Materials
<ul style="list-style-type: none">• Stucco repair or replacement must duplicate the original in texture and appearance

The property does not meet the eligibility standards provided in the *LACHCS* for the Spanish Colonial Revival style (see **Table 6**). It possesses some, but not all of the essential character-defining features of the style. The basic components of the style reflected in the subject property 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. Lastly, the property is not unified with a sufficient number of adjacent properties by architectural style, use, or development and does not comprise 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 4312-4314 West Effie Street. 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. 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 property 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 E 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.



4.2 California Register of Historical Resources

Because the California Register criteria mirror those of the National Register, the five properties evaluated above are 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 five properties evaluated above are also ineligible for listing as a Historic-Cultural Monument 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 four stories in height with restaurant and retail space on the street level and 108 apartment units on the upper levels.

5.3 Analysis of Project Impacts

The proposed Project does not involve the demolition, destruction, relocation, or alteration of any historical resources. None of the buildings proposed for demolition are historical resources 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. For the purposes of analyzing indirect impacts, the Study Area was identified as the Project Site, the adjacent parcel to the northwest, and the parcels directly across the street (see **Figure 2** above). There are two properties in the Study Area that were identified as eligible for listing under national, state, and local landmark programs: the Hollywood-Los Feliz Jewish Community Center and the Mabel Normand Feature Film Company.

The Mabel Normand Feature Film Company is located northeast of the Project Site at 1215 N. Bates Avenue. The proposed Project would introduce a new visual element to the setting of this historical resource; however, the new building would be physically separated from the historic building by the width of Effie Street. The setting of this historical resource would continue to be characterized by a variety of urban, commercial buildings from various eras of development. Accordingly, 1215 N. Bates Avenue would not be materially impaired by the Project, because it would continue to convey its significance. Therefore, the indirect impact on this historical resource would be less than significant.

The name of the Hollywood-Los Feliz Jewish Community Center was changed to the Silverlake Independent Jewish Community Center (SIJCC) in 2002. The property is located southeast of the Project Site at 1110 N. Bates Avenue. The SIJCC is set back from Sunset Boulevard and surrounded by a high hedge along the southwestern edge of the parcel. The proposed Project would introduce a new visual element to the setting of this historical resource; however, the new building would be physically separated from the historic building by the width of Bates Avenue. The Project Site is also a higher elevation than the SIJCC and has been developed with a building substantially taller than the SIJCC since 1964. The setting of this historical resource would continue to be characterized by a variety of urban, commercial buildings from various eras of development. Accordingly, the SIJCC would not be materially impaired by the Project, because it would continue to convey its significance. Therefore, the indirect impact on this historical resource would be less than significant.

6. CONCLUSIONS

The proposed Project is located in the Silver Lake-Echo Park- Elysian Valley Community Plan Area. The Project Site is occupied residential and commercial buildings constructed between 1906 and 1963. The proposed Project would involve the demolition of the existing buildings and the construction of a new mixed-use development. None of the properties are 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 HCMs 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 Status Code for the properties is 6Z, ineligible for designation at the national, state, and local levels through survey evaluation. The Project does not involve the demolition, destruction, relocation, or alteration of any historical resources. Furthermore, it would not reduce the integrity of the identified historical resources in the vicinity. Therefore, the Project would have no direct or indirect impacts on historical resources.

7. REFERENCES

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

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

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. <http://ohp.parks.ca.gov/pages/1069/files/tab8.pdf>.

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.

GPA Consulting. "Architecture and Engineering, Late 19th and Early 20th Century Residential Architecture," *Los Angeles Citywide Historic Context Statement*. City of Los Angeles Office of Historic Resources, July 2019.

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.

Los Angeles Department of Building and Safety Permit Records. Various Dates.

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.

McClelland, Linda, Carol D. Shull, James Charleton, et al. *How to Complete the National Register Registration Form*. US Department of the Interior, National Park Service, Cultural Resources: 1997. <https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf>.

Prosser, Daniel. "Architecture and Engineering, Mediterranean and Indigenous Revival Architecture." *Los Angeles Citywide Historic Context Statement*. City of Los Angeles Office of Historic Resources, November 2018.

Prosser, Daniel. "Commercial Development, Commercial Development and the Automobile, The Car and Car Services, Car Showroom." *Los Angeles Citywide Historic Context Statement*. City of Los Angeles Office of Historic Resources, August 2016.

"Residential Development and Suburbanization, Early Residential Development," *Los Angeles Citywide Historic Context Statement*. City of Los Angeles Office of Historic Resources, September 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 Forms

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) 4301-4303 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 4301-4303 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: 5429-007-012

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

Assessor's Parcel No. 5429-007-012 is 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. 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. (See *Continuation Sheet*).

*P3b. Resource Attributes: (List attributes and codes) HP5. Hotel/motel

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 N.
10/29/14

*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric

☐ Both

1963, 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. 4311 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) 4301 West Sunset Boulevard (Property A) *NRHP Status Code 6Z

Page 2 of 4

B1. Historic Name: Sunset Pacific Motel B2. Common Name: Bates Motel

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

5. Architectural Style: Mid-Century Modern influences

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

1963: constructed

2006: Dry rot repairs

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

*B8. Related Features:

None.

B9a. Architect: Pershing Lin b. Builder: None listed

*B10. Significance: Theme Motels Area Los Angeles

Period of Significance 1920-1965 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 Motel sub-theme within the Commercial Development and the Automobile theme. However; the property does not meet the eligibility standards provided in the *LACHCS* for motels, which states that the building must be an excellent example of the property type. (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

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

CONTINUATION SHEET

Page 3 of 4 *Resource Name or # (Assigned by recorder) 4301 Sunset Boulevard (Property A)

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

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

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 accede 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.

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

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" (Andrus and Shrimpton, 1997). 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 twentieth 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 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 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 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 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 (Mead & Hunt, 2011). 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. Lastly, the property is not unified

CONTINUATION SHEET

Page 4 of 4 *Resource Name or # (Assigned by recorder) 4301 Sunset Boulevard (Property A)

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

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 4301-4303 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 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 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.

Los Angeles Department of Building and Safety Permit Records. 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.

Prosser, Daniel. "Commercial Development, Commercial Development and the Automobile, The Car and Car Services, Car Showroom." *Los Angeles Citywide Historic Context Statement*. City of Los Angeles Office of Historic Resources, August 2016.

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) 4311 West Sunset Boulevard

P1. Other Identifier: Property B

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County _____ 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 4311 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: 5429-007-006

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

Assessor's Parcel No. 5429-007-006 is 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. 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. (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 NW, 10/29/14

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

1956, 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. 4311 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) 4311 West Sunset Boulevard (Property B) *NRHP Status Code 6Z

Page 2 of 4

B1. Historic Name: None B2. Common Name: Same
B3. Original Use: Garage/Auto-Repair B4. Present Use: Vacant

5. Architectural Style: Minimal Traditional

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

1956: Moved to present address

1962: metal canopy added

1998: office addition

*B7. Moved? ☐ No ☒ Yes ☐ Unknown Date: 1956 Original Location: 611 S. Burger

*B8. Related Features:

None.

B9a. Architect: Unknown, if any b. Builder: Unknown

*B10. Significance: Theme Car and Car Services Area Los Angeles

Period of Significance 1920-1970 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 Car and Car Services sub-theme within the Commercial Development and the Automobile theme. However; the property does not meet the eligibility standards provided in the *LACHCS* for car repair shops, which states that the building must be an excellent, early, or rare example of the property type. (See *Continuation Sheet*).

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

*B12. References:

See continuation sheet.

B13. Remarks:

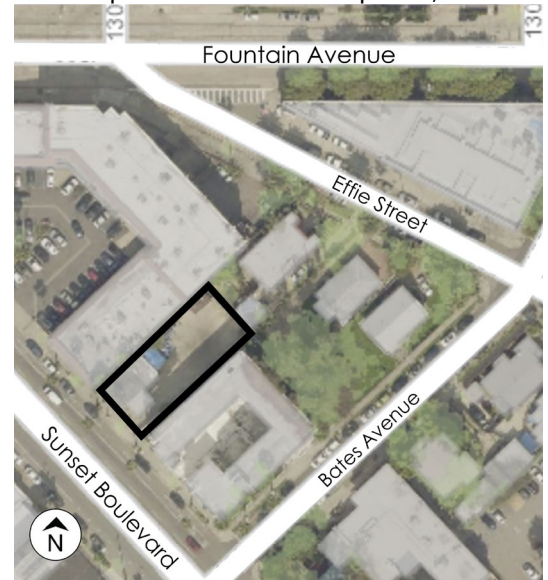
None

*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) 4311 Sunset Boulevard (Property B)

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

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

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.

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

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 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 possess most of the essential character-defining features of the 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-twentieth century and is not significant within this historic trend. 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 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 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 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. 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 4311 West Sunset Boulevard. Therefore, it does not appear to be significant under Criterion D.

CONTINUATION SHEET

Page 4 of 4 *Resource Name or # (Assigned by recorder) 4311 Sunset Boulevard (Property B)

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

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 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.

***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.

Los Angeles Department of Building and Safety Permit Records. 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.

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 5 *Resource Name or #: (Assigned by recorder) 4300 West Effie Street

P1. Other Identifier: Property C

*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 4300 West 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, elevation, decimal degrees, etc., as appropriate)

APN: 5429-007-011

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

Assessor's Parcel No. 5429-007-011 is associated with the address 4300 West Effie Street. It 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. (See Continuation Sheet).

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

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 SE, 10/29/14

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

1906, 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. 4311 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) 4300 West Effie Street *NRHP Status Code 6Z

Page 2 of 5

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

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alterations, and date of alterations)
1906: constructed
Security bars installed at an unknown date.

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

*B8. Related Features:
None.

B9a. Architect: Joseph Hesner b. Builder: Joseph Hesner

*B10. Significance: Theme Early Residential Development/Vernacular Gabled Cottage Area Los Angeles

Period of Significance 1880-1930, 1885-1905 Property Type Residential 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 – 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 Residential Development and Suburbanization context for evaluating the property under Criterion A is the Early Residential Development theme. However; the property does not meet the eligibility standards provided in the Los Angeles Historic Context Statement for single-family residences, which states that the building must be a rare surviving and intact example of the type in the neighborhood. (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 5 *Resource Name or # (Assigned by recorder) 4300 Effie Street (Property C)
*Recorded by: Amanda Duane *Date 4/9/2020 ☒ Continuation ☐ Update

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

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.

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

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 twentieth 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 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. 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 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 property was evaluated as a Vernacular Gabled Cottage. These types of cottages began to appear in Los Angeles at the end of the nineteenth 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,

CONTINUATION SHEET

Page 4 of 5 *Resource Name or # (Assigned by recorder) 4300 Effie Street (Property C)
*Recorded by: Amanda Duane *Date 4/9/2020 ☒ Continuation ☐ Update

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 property is a typical example of an early twentieth century vernacular cottage. It does not meet the eligibility standards provided in the LACHCS for a Vernacular Gabled Cottage (see Table 6). 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 property 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. 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 4300 West Effie Street. 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. However, it may be noted that the property retains integrity as a whole. Apparent alterations to the property 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 C 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.

*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.

Los Angeles Department of Building and Safety Permit Records. Various Dates.

CONTINUATION SHEET

Page 5 of 5 *Resource Name or # (Assigned by recorder) 4300 Effie Street (Property C)

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

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.

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) 4306-4308 West Effie Street

P1. Other Identifier: Property D

*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 4300 West 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, elevation, decimal degrees, etc., as appropriate)

APN: 5429-007-010

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

Assessor's Parcel No. 5429-007-010 is associated with the addresses 4306-4308 West Effie Street. It 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 door each accessed by a separate concrete stoop. (See Continuation Sheet).

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

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 SE, 10/29/14

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

1953, 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. 4311 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) 4306-4308 West Effie Street (Property D) *NRHP Status Code 6Z

Page 2 of 4

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

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

5. Architectural Style: Minimal Traditional

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

1953: constructed

1975: canopy added to rear

Some windows replaced installed at an unknown date.

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

*B8. Related Features:

B9a. Architect: None listed b. Builder: Joe Perry

*B10. Significance: Theme Minimal Traditional Architecture Area Los Angeles

Period of Significance N/A Property Type Residential 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. There is not applicable theme within the Residential Development and Suburbanization context for this property. The original building permit for the building indicates it was constructed in 1953. Settlement in Silver Lake began with the completion of major streetcar 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 property 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." (Andrus and Shrimpton). (See Continuation Sheet).

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

*B12. References:

See continuation sheet.

B13. Remarks:

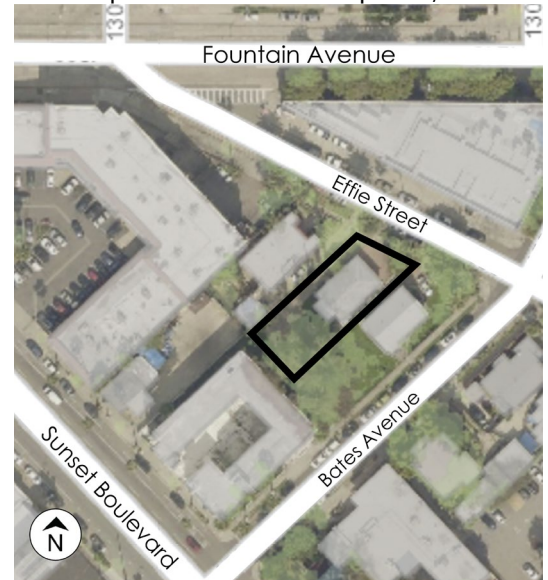
None

*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) 4306 Effie Street (Property D)

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

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

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.

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

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 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. 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 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, which is not addressed as a theme in the Architecture and Engineering context. 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 property 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. 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

CONTINUATION SHEET

Page 4 of 4 *Resource Name or # (Assigned by recorder) 4306 Effie Street (Property D)
*Recorded by: Amanda Duane *Date 4/9/2020 ☒ Continuation ☐ Update

source of information. This is unlikely to be true for the property at 4306-4308 West Effie Street. 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. However, it may be noted that the property retains integrity as a whole. Apparent alterations to the property 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 D 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.

***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.

Los Angeles Department of Building and Safety Permit Records. 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.

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) 4312-4314 West Effie Street

P1. Other Identifier: Property E

*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 4312-4214 West 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, elevation, decimal degrees, etc., as appropriate)

APN: 5429-007-009

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

Assessor's Parcel No. 5429-007-009 is associated with the addresses 4312-4314 West Effie Street. It 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. (See Continuation Sheet).

*P3b. Resource Attributes: (List attributes and codes) HP3. 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 looking SE, 10/29/14

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric

☐ Both
1924, 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. 4311 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) 4312-4314 West Effie Street (Property E) *NRHP Status Code 6Z

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B1. Historic Name: None B2. Common Name: Same
B3. Original Use: Duplex B4. Present Use: Duplex

5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
1924: constructed
Windows replaced and security bars installed at an unknown date.

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

*B8. Related Features:

Detached garage.

B9a. Architect: None listed b. Builder: Harper Bros.

*B10. Significance: Theme Early Residential Development/Spanish Colonial Revival Architecture Area Los Angeles
Period of Significance 1915-1942 Property Type Residential 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 Residential Development and Suburbanization context for evaluating the property under Criterion A is the Early Residential Development theme. However; the property does not meet the eligibility standards provided in the *LACHCS* for multi-family residences, which states that the building must be a rare surviving and intact example of the type in the neighborhood. Settlement in Silver Lake began with the completion of major streetcar 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" (Andrus and Shrimpton). (See *Continuation Sheet*).

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

*B12. References:

See continuation sheet.

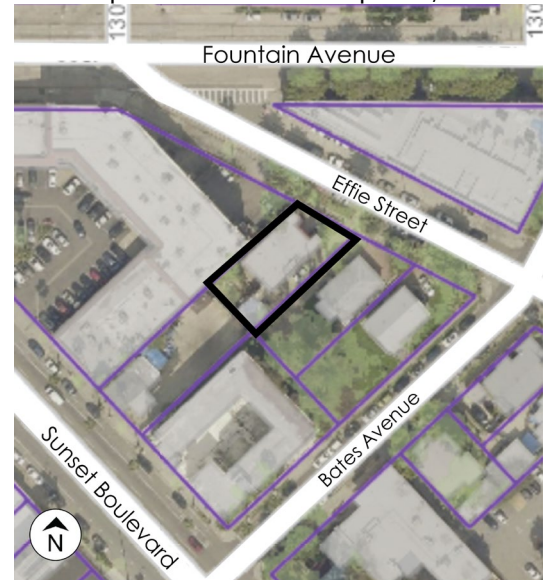
B13. Remarks:

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

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

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.

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

The subject property is merely one of many examples of the residential development that was taking place in Silver Lake during in the early twentieth 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 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 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 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 property was evaluated as a Spanish Colonial Revival duplex. 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 property does not meet the eligibility standards provided in the *LACHCS* for the Spanish Colonial Revival style. It possesses some, but not all of the essential character-defining features of the style. The basic components of the style reflected in the subject property 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

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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. 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 4312-4314 West Effie Street. 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. 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 property 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 E 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.

***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.

Los Angeles Department of Building and Safety Permit Records. 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.