

December 7, 2021

SENT VIA E-MAIL

clerk.plumcommittee@lacity.org
Planning and Land Use Management Committee
200 North Spring Street, Room 340
Los Angeles, CA 90012

Re: Agenda Items 15 and 16; Comments and Objections for
Council File 21-0119; Taix French Restaurant, 1911 Sunset Blvd.;
Historical Cultural Monument Case No. CHC-2020-5524-HCM

Honorable PLUM Committee Members:

I incorporate by reference all objections and comments made by others regarding this matter. Please include this letter and enclosures in the record for the above-referenced council file and any supplemental files that may follow.

It's not surprising Councilmember Mitch O'Farrell would take something as simple as a Historical Cultural Monument ("HCM") designation, and pervert and distort it through his "Modified Findings" to serve his developer pals.

Taix was appropriately approved for HCM designation. (See **Exhibits 1** and **2** from SurveyLA.) This decision was finalized by City Council on June 4, 2021. Why this matter has returned to the PLUM Committee for consideration when it appears only Councilmember Mitch O'Farrell (and his developer pals) is interested in a change is beyond me. What strings had to be pulled or favors promised to make that happen?

Throughout his tenure as Councilmember and his time as one of then-Councilmember Eric Garcetti's deputies, Mitch O'Farrell has proven time and again that he cares very little, if at all, for the historic preservation of Council District 13. He only chimes in when it serves him politically or serves a developer. Perish the thought he take his constituents into consideration.

As then-Councilmember Eric Garcetti's deputy, Councilmember O'Farrell had nothing to say to developer CIM group for the destruction of the Old Spaghetti Factory façade. Once he became CD 13's Councilmember, he still could not be bothered to admonish the developers that were given millions to preserve the façade but instead opted for a midnight demolition.

"...the CRA determined that Sunset/Gordon could only be built if the taxpayers of Los Angeles contributed \$17.24 million in public funds, in order to assure that the developer would make his profit goal of \$28.39 million.

As part of the project's "public benefit," the façade of the Old Spaghetti Factory building was required to be retained and restored to its original beautiful appearance as the former Peerless Auto Showroom building....

...
...Councilman Mitch O'Farrell, who succeeded Garcetti after the lawsuit was filed, said he thinks the demolition permit never should have been issued. He declined to fault anyone in particular..." See **Exhibit 3**.

Historic locales registered as cultural resources seem unable to survive under the carelessness of Councilmember O'Farrell's *un*-watchful eye. In just the last 2 months, residents learned the historic **1920s** Pig 'n Whistle café was GUTTED despite concerns about the destruction were voiced by preservationists. It was only *after* the damage was done that Councilmember O'Farrell's office finally put a stop-work order on the illegal demo. (Gosh, are you noticing the pattern here?)

"Schave said historians and preservationists have been alerting LADBS, the city's Office of Historic Resources and city officials about the construction at the Pig 'N Whistle since they noticed work being done on its interior in August.

"Everybody's just been screaming for months that this slow-motion train wreck is happening," he added."

...
"Hollywood Heritage complained for months about unpermitted Pig 'n Whistle work, but the city... did nothing to stop the destruction. Heads should roll. The implication is that City Planning looks the other way when the property owner is Netflix, or when staff just assume it is. Is that because of NFLX' special relationship with Hollywood councilman Mitch O'Farrell, who helped them buy the Egyptian?"

...
"We know that Mitch O'Farrell's inclination is that anybody who can write him a check is a constituent," she says. "That's not the truth. His constituents are the people who were emailing him yesterday saying, 'Hey, we want you to call Building & Safety, which had a report saying there was construction happening without permits, and close it. We want you to do something.'" See **Exhibit 4**.

When Councilmember O'Farrell isn't busy allowing the destruction of precious, historical resources, he approves projects that would shroud them in the new projects' shadows. The Palladium Residences project he approved in 2016 is now under construction following a hard-fought battle in court by stakeholders that would rather have the spotlight on the historic Hollywood Palladium than the offensive lights of this out-of-scale and unneeded luxury project. (See **Exhibit 5**.)

As one of Councilmember Mitch O'Farrell's first acts as District 13 representative, he approved the controversial Millennium Hollywood Towers in July 2013 despite warnings from stakeholders and the California State Geologist that building on top of the

Hollywood Earthquake Faultline was a bad idea. Beyond the outrageous safety hazards, the project would have stunted the Capitol Records building – another historical and cultural resource. (See **Exhibit 6**.) Another hard-fought battle taken all the way to the California Supreme Court stopped the project. But Mitch O’Farrell has another chance at doing his developer buddies a solid by approving the latest iteration of the monstrous project – Hollywood Center project.

Councilmember O’Farrell has a proven track record of choosing developers over preserving the history of Council District 13. Many times, he does so under the guise of including affordable housing in his project approvals. (Note: He also doesn’t care about providing affordable housing to constituents. He holds another track record for that as well.)

At the end of the day, it’s all a matter of how many Councilmembers want to continue to be accomplices in the ongoing egregious acts of Council District 13’s supposed representative. Vote NO on Mitch O’Farrell’s amendments to the already approved HCM designation!

Sincerely,
Veronica Lebron
Stakeholder & Voter

Encls.

- Exhibit 1 – Los Angeles Historic Resources Inventory – Taix French Restaurant
- Exhibit 2 – Excerpt of Survey LA’s Historic Resources Survey Report of Silver Lake – Echo Park – Elysian Valley Community Plan Area
- Exhibit 3 – Various Articles about the Old Spaghetti Factory
- Exhibit 4 – Various Articles about the Pig n’ Whistle
- Exhibit 5 – Palladium – Council vote and project renderings
- Exhibit 6 – Millennium Hollywood 2013 – Council Vote and project renderings

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EXHIBIT 1



Taix French Restaurant Historic Resource

Resource Report

Historic Resource
Summary

Names

Taix French Restaurant (Alternative)
Taix French Restaurant (Primary)

Important Dates

1929-01-01 (Built Date)

Images



Resource Types
Building

Architect

Builder

Owner

Location Information

Addresses

1911 W SUNSET BLVD Primary
2000 W RESERVOIR ST Alternative
1921 W SUNSET BLVD Alternative
1915 W SUNSET BLVD Alternative
1918 W RESERVOIR ST Alternative
1910 W RESERVOIR ST Alternative
2008 W RESERVOIR ST Alternative
2018 W RESERVOIR ST Alternative
2016 W RESERVOIR ST Alternative
2010 W RESERVOIR ST Alternative
1911 W SUNSET BLVD Primary
2000 W RESERVOIR ST Alternative
1921 W SUNSET BLVD Alternative
1915 W SUNSET BLVD Alternative
1918 W RESERVOIR ST Alternative
1910 W RESERVOIR ST Alternative
2008 W RESERVOIR ST Alternative
2018 W RESERVOIR ST Alternative
2016 W RESERVOIR ST Alternative
2010 W RESERVOIR ST Alternative

Location Description

No descriptions recorded

Administrative Areas

Los Angeles City Council District 13 (Council District)
Silver Lake - Echo Park - Elysian Valley Community Plan Area (Community Plan Area)
GREATER ECHO PARK ELYSIAN NEIGHBORHOOD COUNCIL (Neighborhood Council)

Resource Description

Classification

Type: Commercial-Food Service,
Restaurant/Tavern Use: Historic Style:
French Revival (Norman)

Type: California OHP Resource Attribute -
HP06. 1-3 story commercial building

Features

Component: Cladding Type: Half timbering;
Stucco, smooth Material: none defined

Component: Details Type: Sign Material: none
defined

Component: Door Type: Paneled; Double
Material: Wood

Component: Entryway Type: Wall; Recessed
Material: Stone

Component: Entryway Type: Vehicular entry
Material: none defined

Component: Façade Type: Asymmetrical
Material: none defined

Component: Plan Type: Rectangular Material:
none defined

Component: Roof Type: Tower; Flat; Cupola
Material: Rolled Asphalt

Component: Storefront Type: Sign; Planters;
Recessed Material: none defined

Component: Window Type: Shutters;
Unknown; Single Material: Wood

Component: Window Type: Shutters; Paired;
Obscure glass; Casement Material: Wood

Narrative Description

No description available

Alterations

No major alterations

Resource Significance

Evaluation Details

Date Evaluated
2013-11-06

Context/Theme

Commercial Development, 1850-1980
Commercial Identity, 1850-1980
Commercial

Eligibility Standards

- Was the founding location of, or the long-term location of, a business significant in commercial history
- Is associated with a business that made important contributions to commercial growth and development

Integrity Aspects

Location
Association
Feeling
Workmanship
Setting
Retains sufficient integrity to convey significance
Design

California Historic Resources Status Codes (explanation of codes)

5S3

Significance Statement

"Taix French Restaurant has been located here since 1962. Established in 1927, the restaurant was originally located downtown in the Champ D'Or Hotel, which itself was founded in 1912 by the Taix family. However, it appears to meet local criteria only and may not meet significance thresholds for National Register or California Register eligibility."

Periods of Significance
From: 1962-01-01

External References

External System
References

House ID: 690245

Property Identification Number: 139-5A207 30

SurveyLA ID: 926892e8-a6e9-4af9-8df8-
d0a65b7010f7

Related Resources

Related Historic Resources None

Related Historic Districts None

Related Activities SurveyLA - Silver Lake - Echo Park - Elysian
Valley Survey (was assessed in / assessed)

Related Historic Events None

Related
People/Organizations GPA Consulting, Inc.

Related Information
Resources

Images



Documents

[SurveyLA: Silver Lake-Echo Park-Elysian
Valley Historic Resources Survey Report](#)
(Document/Text, is referred to in / refers to)

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EXHIBIT 2

SurveyLA

Los Angeles Historic Resources Survey

Historic Resources Survey Report Silver Lake-Echo Park-Elysian Valley Community Plan Area



Prepared for:

City of Los Angeles
Department of City Planning
Office of Historic Resources



Prepared by:

GPA Consulting, Inc.
El Segundo, CA

May 2014

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- Appendix A: Individual Resources
- Appendix B: Non-Parcel Resources
- Appendix C: Historic Districts & Planning Districts

Project Overview

This historic resources survey report (“Survey Report”) has been completed on behalf of the City of Los Angeles Department of City Planning’s Office of Historic Resources (OHR) for the SurveyLA historic resources survey of the Silver Lake-Echo Park-Elysian Valley Community Plan Area (CPA). This project was undertaken from May 2013 to February 2014 by GPA Consulting, Inc. (GPA).

This Survey Report provides a summary of the work completed, including a description of the Survey Area; an overview of the field methodology; a summary of relevant contexts, themes and property types; and complete lists of all recorded resources. This Survey Report is intended to be used in conjunction with the **SurveyLA Field Results Master Report** (“Master Report”), which provides a detailed discussion of SurveyLA methodology and explains the terms used in this report and associated appendices. The Master Report, Survey Report, and Appendices are available at www.surveyla.org.

SurveyLA Methodology Summary

Below is a brief summary of SurveyLA methodology. Refer to the Master Report discussed above for more information.

Field Survey Methods

- Properties surveyed for SurveyLA are evaluated for eligibility for listing in the National Register of Historic Places, California Register of Historical Resources, and for local designation as City Historic-Cultural Monuments (HCM) or Historic Preservation Overlay Zones (HPOZ), commonly known as historic districts.
- Field surveyors cover the entire area within the boundaries of a CPA. However, only resources that have been identified as significant within the contexts developed for SurveyLA are recorded.
- Consultants making resource evaluations meet the Secretary of the Interior’s Professional Qualification Standards in Architectural History, History, or a related field.
- Surveys focus on identifying significant resources dating from about 1850 to 1980.
- All surveys are completed from the public right-of-way (from vehicles or on foot as needed).
- Digital photographs are taken of all evaluated resources.

Field Surveys do not include:

- Individual resources and historic districts (including HPOZs) that are already designated (listed in the National, California or local registers).
- Community Redevelopment Area (CRA) surveys conducted within the last five years
- Potential Historic Preservation Overlay Zone (HPOZ) areas which have been surveyed in the last five years and are in the process of being designated.

SurveyLA Resources Types

SurveyLA identifies individual resources, non-parcel resources, historic districts and district contributors and non-contributors. Each of these is described below. Appendices A, B, and C are organized by resource type.

- **Individual Resources** are generally resources located within a single assessor parcel such as a residence or duplex. However, a parcel may include more than one individual resource, if each appears to be significant.
- **Non-Parcel Resources** are not associated with Assessor Parcel Numbers (APNs) and generally do not have addresses. Examples include street trees, street lights, landscaped medians, bridges, and signs.
- **Historic Districts** are areas that are related geographically and by theme. Districts may include single or multiple parcels, depending on the resource. Examples of resources that may be recorded as historic districts include residential neighborhoods, garden apartments, commercial areas, large estates, school and hospital campuses, and industrial complexes.
- **District Contributors and Non-Contributors** are buildings, structures, sites, objects, and other features located within historic districts. Generally, non-contributing resources are those that are extensively altered, built outside the period of significance, or that do not relate to historic contexts and themes defined for the district.
- **Planning Districts** are areas that are related geographically and by theme, but do not meet eligibility standards for designation. This is generally because the majority of the contributing features have been altered, resulting in a cumulative impact on the overall integrity of the area that makes it ineligible as a Historic District. The Planning District determination, therefore, is used as a tool to inform new Community Plans being developed by the Department of City Planning. These areas have consistent planning features – such as height, massing, setbacks, and street trees – which warrant consideration in the local planning process.

Project Team

The Silver Lake-Echo Park-Elysian Valley survey team included the following personnel from GPA: Teresa Grimes, Principal Architectural Historian; Laura O'Neill, Senior Architectural Historian; Jenna Kachour, Associate Architectural Historian; Elysha Paluszek, Architectural Historian II; and Amanda Yoder, Architectural Historian I. Teresa Grimes served as the project manager.

Reconnaissance survey work was conducted by senior staff from GPA and Architectural Resources Group (ARG). The aforementioned staff included Teresa Grimes and Laura O'Neill from GPA, and Katie Horak, Senior Associate at ARG.

Survey Area

Description of the Survey Area

The identified survey area for Silver Lake-Echo Park-Elysian Valley corresponds with the boundary for the Silver Lake-Echo Park-Elysian Valley CPA. Located approximately two miles northwest of downtown Los Angeles, the Survey Area has an irregular boundary. It is generally bounded by Hoover Street on the west, Temple Street on the southwest, Hyperion Avenue on the northwest, the Los Angeles River on the northeast, and Broadway and Interstate 110 (Harbor Freeway) on the southeast. The CPA is surrounded by the Hollywood, Wilshire, Westlake, Central City, Central City North, and Northeast Los Angeles CPAs. (See Survey Area Map below.)

Comprising some 4,800 acres, the CPA consists of a total of 20,190 parcels. Of these, 18,150 parcels were surveyed by SurveyLA.¹ SurveyLA generally does not include properties constructed after 1980, individual resources and historic districts designated under federal, state, or local programs; and areas that have been surveyed by the Los Angeles Community Redevelopment Agency within the last five years. The Angelino Heights Historic Preservation Overlay Zone (HPOZ), the Echo Park Community Design Overlay District, and the Northeast Los Angeles River Revitalization Area² are located within the boundaries of the CPA. The Angelino Heights HPOZ and the Northeast Los Angeles River Revitalization Area were excluded from SurveyLA because they are either designated or have been recently surveyed. The Echo Park Community

¹ This number is an estimate. To arrive at the number of parcels surveyed, the project team extracted data from the FiGGS application, first establishing via the use of status codes what parcels had been previously designated and then eliminating duplicate addresses (as the data was producing duplicate addresses).

² The survey of the Northeast Los Angeles River Revitalization Area was conducted in 2012 for the Los Angeles Community Redevelopment Agency. The purpose was to identify known and potential historic resources within the area, which was being studied as a redevelopment plan.

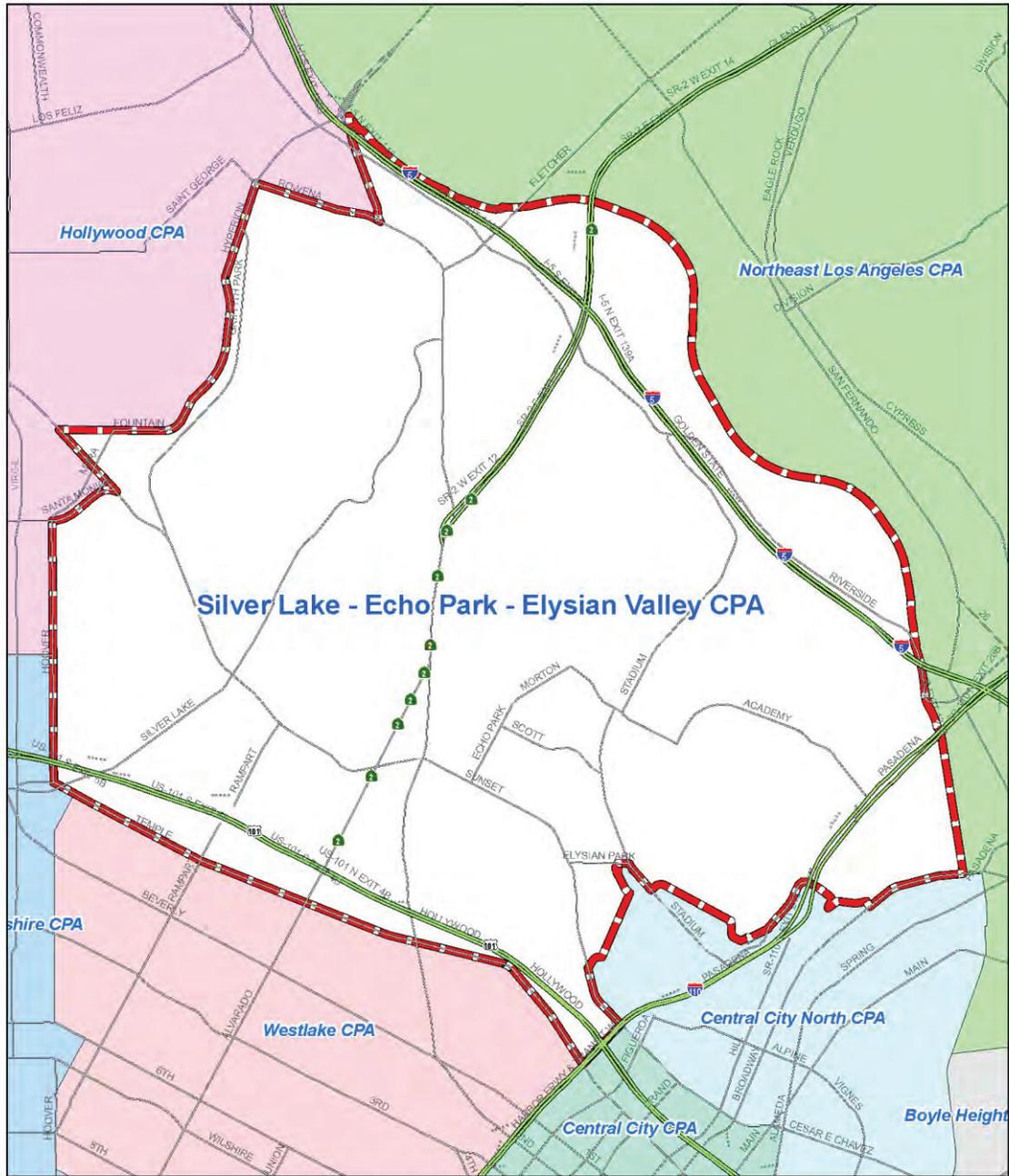
Design Overlay District was previously surveyed as a potential HPOZ, but determined ineligible. Therefore the area was surveyed only for individual resources by SurveyLA.

Major transportation routes through the CPA include four freeways. U.S. 101 Freeway (Hollywood Freeway), Interstate 110 (Harbor Freeway), and Interstate 5 (Golden State Freeway) cut through the Survey Area near its borders. State Route 2 (Glendale Freeway) cuts through the approximate middle of the Survey Area in a northeast-southwest direction. These freeway corridors are elevated above street level, and with their associated access ramps, establish barriers and provide funnels for traffic through the surrounding street grid in the northeast, southeast, and southwest portions of the CPA.

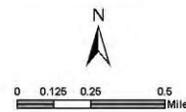
The CPA is characterized by a mix of quiet residential neighborhoods and busy arterials lined with commercial uses. The development in the area took place primarily during the first half of the 20th century. Development after World War II consisted mostly of infill in older neighborhoods. The CPA includes the neighborhoods of Echo Park, Elysian Valley, and Silver Lake, which contain an eclectic mixture of property types and architectural styles. The often hilly topography of the CPA has resulted in neighborhoods with curvilinear streets (as discussed above) and residences, both single- and multi-family, that are constructed to respond to their sites and are designed to be set into the hillside. The historical development of these neighborhoods is described below. Commercial development is largely concentrated along major streets, such as Glendale Boulevard, Alvarado Street, Temple Street, and Sunset Boulevard, which run through the entire length of the Survey Area. Commercial development also occurs along smaller streets such as Silver Lake Boulevard. The CPA is also home to a Major League Baseball stadium, two municipal parks, and two municipal reservoirs.

The natural topography of the Survey Area is highly variable and accounts for the irregular street pattern. The northeast portion of the CPA along the banks of the Los Angeles River is a flat plain that has been developed with a combination of residential and industrial uses. The area that is wedged between the river and the Golden State Freeway is part of the Northeast Los Angeles River Revitalization Area, which was previously surveyed. In the southeastern portion of the CPA, streets run along a grid that is oriented 45 degrees off the cardinal directions, indicating that it is within the original city land grant. Elysian Park and Dodger Stadium dominate this area. Elysian Park was partly set aside for public use in the city charter because of the hilly terrain. In the northwestern portion of the CPA, the grid is interrupted by more curvilinear streets. The streets in the Silver Lake neighborhood, located in the northern portion of the CPA and roughly bisected by the Glendale Freeway, are more irregular to accommodate the hilly topography and to navigate around the Silver Lake and Ivanhoe Reservoirs. Much of the CPA is home to public stairways, which provide pedestrian access between streets and accommodate for the hilly terrain.

Survey Area Map



**Silver Lake - Echo Park -
Elysian Valley
Survey Area**



Development History

The Survey Area's first inhabitants were native people referred to as the Tongva. The Spanish would later name these native people "Gabrieleno" in reference to Mission San Gabriel founded in 1771. Spanish explorers under Gaspar de Portola and Father Juan Crespi encountered the Tongva in 1769 during their expedition through the area. They had been sent north from Mexico to establish settlements in the territory known as "Alta California." Their expedition camped on the riverbank near the present-day entrance to Elysian Park. The campsite is designated California Historical Landmark #655.³

In 1781, the Pueblo de Los Angeles was founded near this campsite. A large portion of the Survey Area belonged to the public lands surrounding the pueblo. The Spanish government encouraged settlement in territory by the establishment of large land grants called ranchos. The ranchos were originally concessions from the Spanish crown, permitting settlement and granting grazing rights on specific tracts of land, while the crown retained the title. In 1821, Mexico achieved its independence from Spain, and the Spanish territory of Alta California came under control of the Mexican government. The Mexican governors of Alta California eventually gained the power to make additional land grants, and many more grants were made under Mexican rule. Land in the northwestern portion of the Survey Area was originally part of Rancho Los Feliz, which was granted to Jose Vicente Feliz in 1796. The communities of Ivanhoe and Kenilworth, part of present-day Silver Lake, were eventually formed from a portion of this early rancho. No resources from this period remain in the Survey Area.

A railroad rate war between the Union Pacific and Santa Fe in 1885 reduced the price of a ticket from St. Louis to Los Angeles to one dollar. Within a few years, more than 100,000 newcomers had arrived in Southern California, creating a real estate boom that drove land prices skyward. The bubble finally burst in 1887, leaving many paper millionaires suddenly penniless. But by that time, the land around downtown Los Angeles, including Echo Park, gave way to development.

During the late 19th and early 20th centuries, streetcar service played a key role in laying the groundwork for the future growth of the area. Commercial and residential development generally extended into the area from downtown Los Angeles north and west along streetcar lines. Angelino Heights, located in the southeastern portion of the CPA, is considered to be the first suburban development outside of downtown Los Angeles. It was developed as a direct result of a horse-drawn streetcar line on Temple Street. The line was later electrified and incorporated into the Los Angeles Railway Yellow Car system. Pacific Electric Red Car lines on Riverside Drive and Sunset

³ At the northwest corner of North Broadway and Park Row Drive is a bronze plaque that marks the beginning of the six-mile Portola Trail through Elysian Park.

Boulevard carried development further west into the neighborhoods of Echo Park and Elysian Valley.⁴ The Olive Street Substation on Sunset Boulevard was constructed by the Pacific Electric Company in 1905 to service the line between downtown Los Angeles and Hollywood.

In other parts of the CPA development patterns clearly reflect automobile influences, as evidenced by the numerous tracts of single-family residences located in the hilly areas along Echo Park and Silver Lake Boulevards. By 1920, there were two automobiles for every three residents in Los Angeles. U.S. Highway 66, popularly known as “Route 66,” was the nation’s first all-weather highway linking Chicago to Los Angeles; a portion of this famous highway was Sunset Boulevard.

The historical development of Echo Park, Elysian Valley, and Silver Lake is described below.

Echo Park

Echo Park was initially developed by real estate developer Thomas Kelley and other investors. They purchased 70 acres of land, including what is now Echo Park Lake, and named it the Montana Tract.⁵ The first lots were put up for sale in 1887. The availability of public transportation made the area easily accessible from downtown Los Angeles and encouraged residential development. In 1886, the Ostrich Farm Railway (later to become Sunset Boulevard) was laid out. It ran through the middle of what became the Washington Heights Tract, created the next year. Two other tracts making up what is now Echo Park are the Echo Park Tract, subdivided in 1903, and the Lake Side Tract, also subdivided in 1903.⁶

The community of Echo Park thrived in the late 19th century due to the oil industry. In 1892, a major oil field was discovered south of what is now Temple Street in the southernmost portion of the CPA.⁷ Ties to the early film industry also encouraged development. The Edendale area of Echo Park became home to a number of early film studios, which were established along Glendale Boulevard in the 1910s. Early studios included Disney (HCM #163), Talmadge (later ABC), and Mack Sennett’s Keystone Studios (HCM #256), which produced the comedy “Keystone Cops.” The area was also

⁴ “About the Silver Lake Community, Los Angeles, California,” Welcome to Silver Lake, http://www.silverlake.org/about_silverlake/aboutSL_frmset.htm (accessed December 3, 2013).

⁵ Echo Park Historical Society, “The Presence of the Past,” Historic Echo Park – Historic Overview, <http://historicechopark.org/id37.html> (accessed December 3, 2013).

⁶ Jones and Stokes, “Echo Park Historic Preservation Overlay Zone Historic Resources Survey,” December 2007, 19.

⁷ Echo Park Historical Society, “The Presence of the Past,” <http://historicechopark.org/id37.html> (accessed December 3, 2013).

frequently used for filming on location; for example, the Laurel and Hardy film “The Music Box” was filmed in the area.⁸

Development continued in the first decade of the 20th century with the subdivision of tracts such as Sunset Boulevard Heights, northeast of what is now Sunset Boulevard and Echo Park Avenue. The area began to develop in earnest in the 1920s, a period when the city at large experienced a development boom. Due to the hillside terrain, the area is home to numerous public stairways (including one where “The Music Box” was filmed), which were first constructed of wood and later replaced with concrete stairs.⁹ The presence of the Pacific Electric Red Car line along Sunset Boulevard encouraged commercial development along the street in the 1910s and 1920s. There are individual commercial buildings along Sunset Boulevard that reflect the influence of the streetcar system on the development of Los Angeles. A small collection of buildings on Sunset Boulevard near the intersection of Innes Avenue is unique in that it combines commercial and residential uses in building forms that respond to the hilly topography. Two of these resources are bungalow courts with commercial storefronts facing Sunset Boulevard and residential units lining a central stairway.

The irregular topography generally made the area unsuitable for large-scale institutional development. The two notable exceptions to this rule are Angelus Temple and Queen of Angels Hospital. Angelus Temple is located north of Echo Park and is the home of the International Church of the Foursquare Gospel. The church was founded by evangelist Aimee Semple McPherson and opened in 1923. It had a capacity of 5,300.¹⁰ McPherson was a renowned evangelist and was famous for her theatrical sermons; the Church of the Foursquare Gospel was incredibly popular and remains in existence to this day. Angelus Temple was designated a National Historic Landmark in 1992. Queen of Angels Hospital is located north of the present-day Hollywood Freeway and was founded by the Franciscan Sisters of the Sacred Heart in 1925. The sisters raised the money to build the hospital and it quickly grew to be one of the largest hospitals in the region. The building was completed in 1927 and expanded in 1933 and 1937. It is now the home of a Christian ministry called The Dream Center.

Echo Park Lake began as a reservoir that captured run-off water from the Los Angeles River. It was known as Reservoir #4 and was created in 1870 as part of the original water system for Los Angeles. Thomas Kelley and other investors purchased the

⁸ “About the Silver Lake Community, Los Angeles, California,” Welcome to Silver Lake, http://www.silverlake.org/about_silverlake/aboutSL_frmset.htm (accessed December 3, 2013); Echo Park Historical Society, “Edendale: Where ‘Hollywood’ Began,” <http://historicechopark.org/id9.html> (accessed December 3, 2013).

⁹ Jones and Stokes, 28.

¹⁰ “Foursquare History,” Angelus Temple, <http://www.angelustemple.org/new-here/history/> (accessed December 8, 2013); Amy Dawes, *Sunset Boulevard: Cruising the Heart of Los Angeles* (Los Angeles, CA: Los Angeles Times Books, 2002), 38.

reservoir and surrounding land, but after years of legal battles to claim water rights to the reservoir, they eventually donated the land around the reservoir to the city for use as a park.¹¹ One of the city's earliest municipal parks, Echo Park's first phase of development occurred between 1892 and 1895 (Echo Park is HCM #836). It was later expanded south to Temple Street with open space, and tennis and croquet courts. The Echo Park Recreation Center (now the Bellevue Recreation Center) was constructed in 1925 and designed by Allied Architects; a library was built three years later (demolished in 1974). A new boathouse was constructed in 1932 to replace an earlier one. Much of the southern portion of the park was affected when the Hollywood Freeway was constructed through the area in the latter half of the 1940s; the freeway eliminated many of the amenities that once existed there, including a fountain, sports field, and walking paths.¹²

The Echo Park neighborhood became a haven for intellectuals and radicals beginning in the late 1920s. Numerous politicians and journalists, both mainstream and radical, lived in Echo Park because of its proximity to downtown Los Angeles. Prominent individuals who resided in the area included the author, editor, and lawyer Carey McWilliams and newspaper columnist and Los Angeles City Council member Estelle Lawton Lindsey. Phillip Dike and Paul Landacre were two of many artists who lived in Echo Park. Dike was a distinguished water colorist as well as an artist at Walt Disney Studios. Landacre was one of the most important printmakers of the modern era. His fascination with printmaking developed in the late 1920s when he met the bookshop and gallery owner Jake Zeitlin, who also lived in the neighborhood. Landacre's house was designated HCM #839 in 2006.

Elysian Valley

The Elysian Valley neighborhood is sandwiched between the Elysian Park hills and the Los Angeles River. The area was annexed by the City of Los Angeles in 1910. The land was devoted to Mexican-, Chinese-, and Japanese-owned farms until 1913 when it began to be subdivided.¹³ Growth continued into the 1920s, with residential construction occurring and transforming the previously agricultural land into neighborhoods.¹⁴ A small industrial area developed along the Los Angeles River, and many of the area residents worked at Taylor Yard, the Southern Pacific Railroad switching facility and freight yard located just across the river from the community.¹⁵

¹¹ City of Los Angeles Planning Department, "Echo Park Community Design Overlay District: A Part of the General Plan, City of Los Angeles," 2009, 23.

¹² Echo Park Historical Society, "The Historic Heart of Echo Park," Echo Park Lake, <http://historicechopark.org/id99.html> (accessed December 3, 2013).

¹³ Penelope McMillan, "Elysian Valley- Frogtown Holds Bucolic 'Secret' Minutes From Downtown L.A.," *Los Angeles Times*, March 8, 1987, p. B1.

¹⁴ Historic Resources Group and Galvin Preservation Associates, "Historic Resources Survey Report – Northeast Los Angeles River Revitalization Area," June 2012, 24.

¹⁵ Historic Resources Group and Galvin Preservation Associates, 24-25.

Another major employer in the area was Four S Bakery, a bread bakery founded in 1922.¹⁶ Residential development continued into the 1950s, but the area retained a small-town feel due to its relative geographic isolation between the Los Angeles River and Elysian Park. After 1954 it became known locally as “Frogtown,” when thousands of frogs from the Los Angeles River filled the streets and yards. The area was cut off from the remainder of the CPA by the construction of the Golden State Freeway in 1962.¹⁷

The Elysian Valley neighborhood takes its name from Elysian Park, the first municipal park in Los Angeles. Elysian Park was originally part of the public lands surrounding the Los Angeles pueblo. Formerly known as Rock Quarry Hills, this hilly outcropping was reserved as public land by the mayor in 1886.¹⁸ It was developed into a municipal park in the 1890s. The 575-acre park contains Southern California’s first botanical garden, the Chavez Ravine Arboretum (HCM #48), as well as the Los Angeles Police Academy (the Rock Garden is HCM #110) and Barlow Hospital (HCM #504).¹⁹

Dodger Stadium is surrounded by Elysian Park on the north, east, and west. The general location of Dodger Stadium was called Chavez Ravine for Julian Chavez, a Mexican pioneer who served on the first County Board of Supervisors.²⁰ By the 1930s, the area was home to three mostly Mexican American neighborhoods called Palo Verde, La Loma, and Bishop. In 1950, the Housing Authority of the City of Los Angeles decided to raze the neighborhoods for the construction of a multi-story, low-income public housing project called Elysian Park Heights. The acclaimed modernist architect Richard Neutra was hired to develop the plan. Using their power of eminent domain, the Housing Authority began to purchase the property in Chavez Ravine. Despite their protests, most of the property was purchased by 1952 and the residents were displaced. The Elysian Park Heights project was not implemented, however, due to opposition from a number of interest groups, who played up Cold War-era fears of socialism to eliminate support for publically funded housing.²¹

Following the rejection of the public housing project, local boosters flagged Chavez Ravine as the ideal location for a Major League Baseball stadium. After lengthy negotiations with Brooklyn Dodgers owner Walter O’Malley, a referendum on the issue that passed by less than 25,000 votes, and several positive court decisions, Chavez

¹⁶ Denise Hamilton, “Northeast L.A.’s Bakery Business Rising,” *Los Angeles Times*, April 30, 1987, p.GD10.

¹⁷ McMillan, B6.

¹⁸ Echo Park Historical Society, “Los Angeles’ First Park,” Historic Echo Park – Elysian Park, <http://historicechopark.org/id31.html> (accessed December 3, 2013).

¹⁹ Echo Park Historical Society, “The Presence of the Past,” Historic Echo Park – Historic Overview, <http://historicechopark.org/id37.html> (accessed December 3, 2013).

²⁰ Jones and Stokes, 30.

²¹ Nathan Masters, “Chavez Ravine: Community to Controversial Real Estate,” SoCal Focus, http://www.kcet.org/updaily/socal_focus/history/la-as-subject/history-of-chavez-ravine.html (accessed January 17, 2014).

Ravine was deeded to O'Malley in 1959.²² The Dodgers actually moved to Los Angeles in 1957 and played in the Los Angeles Memorial Coliseum until Dodger Stadium opened in 1962. The construction of the stadium displaced the few remaining residents of Chavez Ravine.

Silver Lake

The Silver Lake neighborhood was originally called Ivanhoe, named by Scotsman Hugo Reid after the book by Sir Walter Scott. Due to its proximity to downtown Los Angeles, the area developed with residential neighborhoods relatively early in the city's history. Lots began to be sold during the real estate boom in 1887. The area was made more attractive to homebuyers after the Pacific Electric railroad provided access in 1904.²³ Early residential tracts including Childs Heights, Rowland Heights, and Mabery Heights were subdivided on either side of Sunset Boulevard, which was the path of a streetcar line. Like Echo Park, many of the early tracts in Silver Lake featured public stairways because of the hillside terrain of its neighborhoods. The land in the northern portion of Silver Lake became part of the City of Los Angeles as part of the East Hollywood Annexation in 1910.²⁴ The completion of Glendale Boulevard in 1915, which connected Los Angeles to Glendale by a bridge over the Los Angeles River, stimulated interest in the development of the Silver Lake neighborhood.

The community was centered around the Silver Lake and Ivanhoe Reservoirs (HCM #422). It is from the Silver Lake Reservoir that the community gets its present name. The reservoir was named in honor of Herman Silver, a Jewish pioneer who was elected to the City Council and served as the Chairman of the City's Water Commission. Both reservoirs were designed by Chief Engineer William Mulholland, and were constructed in 1906 and 1907. They were only to be utilized in the event of an emergency at first; it was not until 1920s, when demand for water rose with the area's increasing population, that they were used on a regular basis.²⁵

Moreno Highlands was one of the largest tracts developed in Silver Lake. Located on the west side of the Silver Lake Reservoir, it was developed during the 1920s and 1930s by Daisy Canfield, wife of film star Antonio Moreno. The land was originally part of the Canfield-Moreno Estate (HCM #391), the couple's residence, which sits at the top of the hillside tract. The Moreno Highlands Tract opened in 1926. The *Los Angeles Times*

²² Masters, "Chavez Ravine," http://www.kcet.org/updaily/socal_focus/history/la-as-subject/history-of-chavez-ravine.html (accessed January 17, 2014).

²³ Jenifer Palmer-Lacy and the Silver Lake Neighborhood Council History Collective, "History of the Silver Lake Neighborhood," Silver Lake Neighborhood Council, <http://silverlakenc.org/history/> (accessed December 8, 2013).

²⁴ Los Angeles County GIS Data Portal, "City Annexations – Annexation Maps," <http://egis3.lacounty.gov/dataportal/2013/06/11/city-annexations/> (accessed December 4, 2013).

²⁵ "Silver Lake and Ivanhoe Reservoirs," Silver Lake Reservoirs Conservancy, <http://www.silverlakereservoirs.org/projects/reservoir-history/> (accessed December 3, 2013).

reported the tract's rapid pace of development in the latter half of the 1920s, due in large part to its proximity to downtown and its views of surrounding areas. By 1930, there were 193 homes in the development.²⁶ Between 1936 and 1938, another 120 homes were constructed and by 1938 there were plans for 300 more homes.²⁷ The neighborhood was so popular that the *Los Angeles Times* reported a housing scarcity, stating that "not a house is available there for rent and dwellings sell as quickly as they are completed."²⁸ Development continued into the late 1930s, with 85 new homes constructed in the tract by 1940.²⁹ The tract continued to develop into the 1960s.

Many of the individuals who purchased lots in the Moreno Highlands, as well as the other tracts that make up present-day Silver Lake, commissioned the pioneers of modern architecture to design their homes. Many such homes employed engineering techniques that allowed the houses to be perched on the edge of hillside lots that were previously considered to be unbuildable. Single- and multi-family residences by Rudolph Schindler, Richard Neutra, Raphael Soriano, John Lautner, Gregory Ain, Harwell Hamilton Harris, and J.R. Davidson, to name a few, are sprinkled throughout the hillsides. Some of the earliest and most important examples include the How House (1925, HCM #895), Sacks Apartments (1926-40), Falk Apartments (1939) by Schindler; the Tierman House (1938-1939, HCM #124), Daniels House (1939), and Orans House (1941) by Ain; the Alexander House (1941) by Harris; the Lipetz House (1935, HCM #967) by Soriano; the Sabsay House (1940) by Davidson; and the Koblick House (1937) and McIntosh House (1939) by Neutra. The fact that many of the more avant-garde architects in Los Angeles, including Richard Neutra, John Lautner, and A.E. Morris, lived and worked in the area also helps explain the rich history of modern architecture in Silver Lake. This history has been added to in subsequent decades by a whole new generation of architects who have also pushed the traditional boundaries of architecture.

Residential development in Silver Lake has been accompanied by the construction of commercial, religious, and educational buildings throughout its history. In the 1920s, a small commercial district developed in the center of the neighborhood on Silver Lake Boulevard, southeast of the Silver Lake Reservoir. However, most of the commercial development occurred on the edges along Glendale Boulevard, Sunset Boulevard, Rowena Avenue, and Hyperion Avenue and consisted of retail shops and restaurants intended to serve the area's residents. One of the older businesses in the area is the Red Lion Tavern on Glendale Boulevard. The largest institutional property in the area, the Hollywood-Los Feliz Jewish Community Center, is located just north of Sunset

²⁶ No Author, "Tract Reaches Peak Activity," *Los Angeles Times*, May 18, 1930, p. D5.

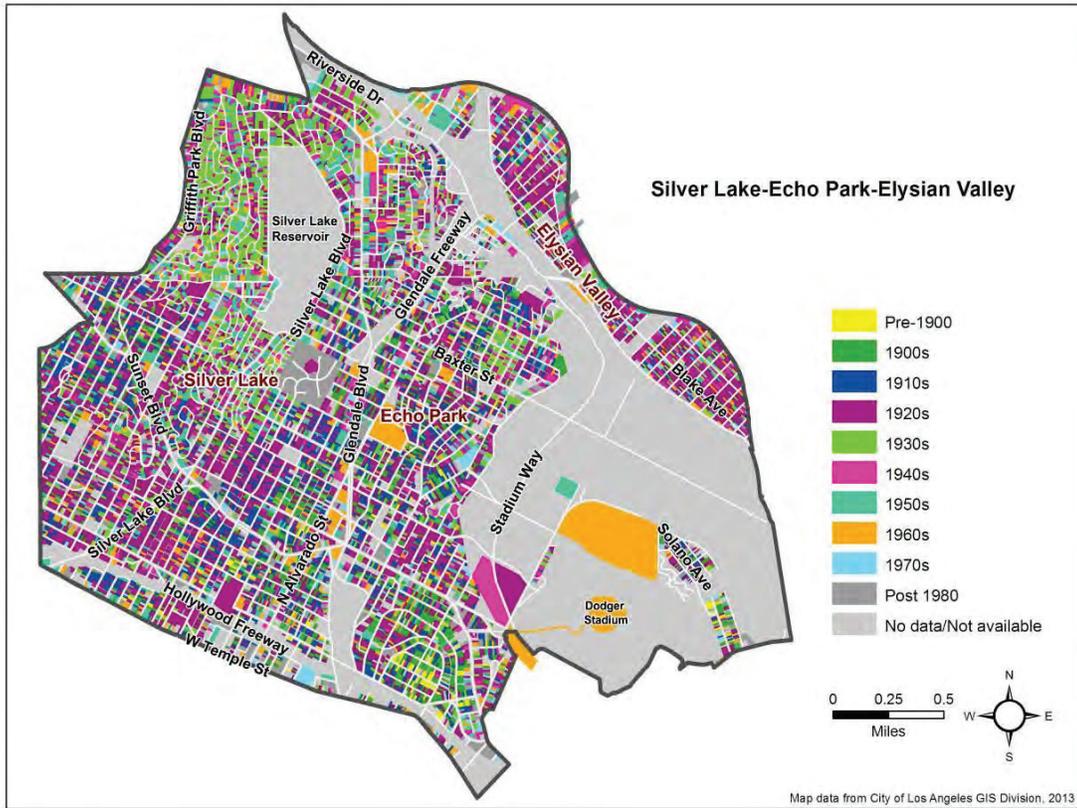
²⁷ No Author, "New Structural Activity Slated," *Los Angeles Times*, February 2, 1936, p. E3.

²⁸ No Author, "Demonstration Dwelling Ready for Inspection," *Los Angeles Times*, November 3, 1935, p. D3.

²⁹ No Author, "Eighty-Five Houses Erected at Moreno Highlands Tract," *Los Angeles Times*, September 8, 1940, p. E3.

Boulevard on Bates Avenue. It represents the postwar growth of the Jewish community and is now called the Silver Lake Independent Jewish Community Center.

Development by Decade Map



The neighborhoods in the Survey Area, especially Echo Park and Silver Lake, have long been a refuge for gay, lesbian, bisexual, and transgender (LGBT) persons. The early motion picture companies in the Edendale area of Echo Park drew LGBT persons looking for opportunities in this new industry. Julian Eltinge, one of the preeminent female impersonators of his era, moved to Silver Lake in 1917 to break into the motion picture industry. Many of the key members of the gay civil rights movement lived in the area including Harry Hay, Dale Jennings, and Don Slater. These three men along with several others founded the Mattachine Society, one of the earliest homophile organizations in the U.S., in the Silver Lake home of Harry Hay in 1950. By the postwar era, the LGBT community grew larger and more visible. In 1967, Silver Lake was the scene of one of the nation’s first gay civil rights protests after police raided the Black Cat Tavern (HCM #939) when men were seen kissing on New Years Eve. During the 1970s, businesses, such as bars, restaurants, and bookstores, were established around Sunset Junction to cater to the LGBT community.

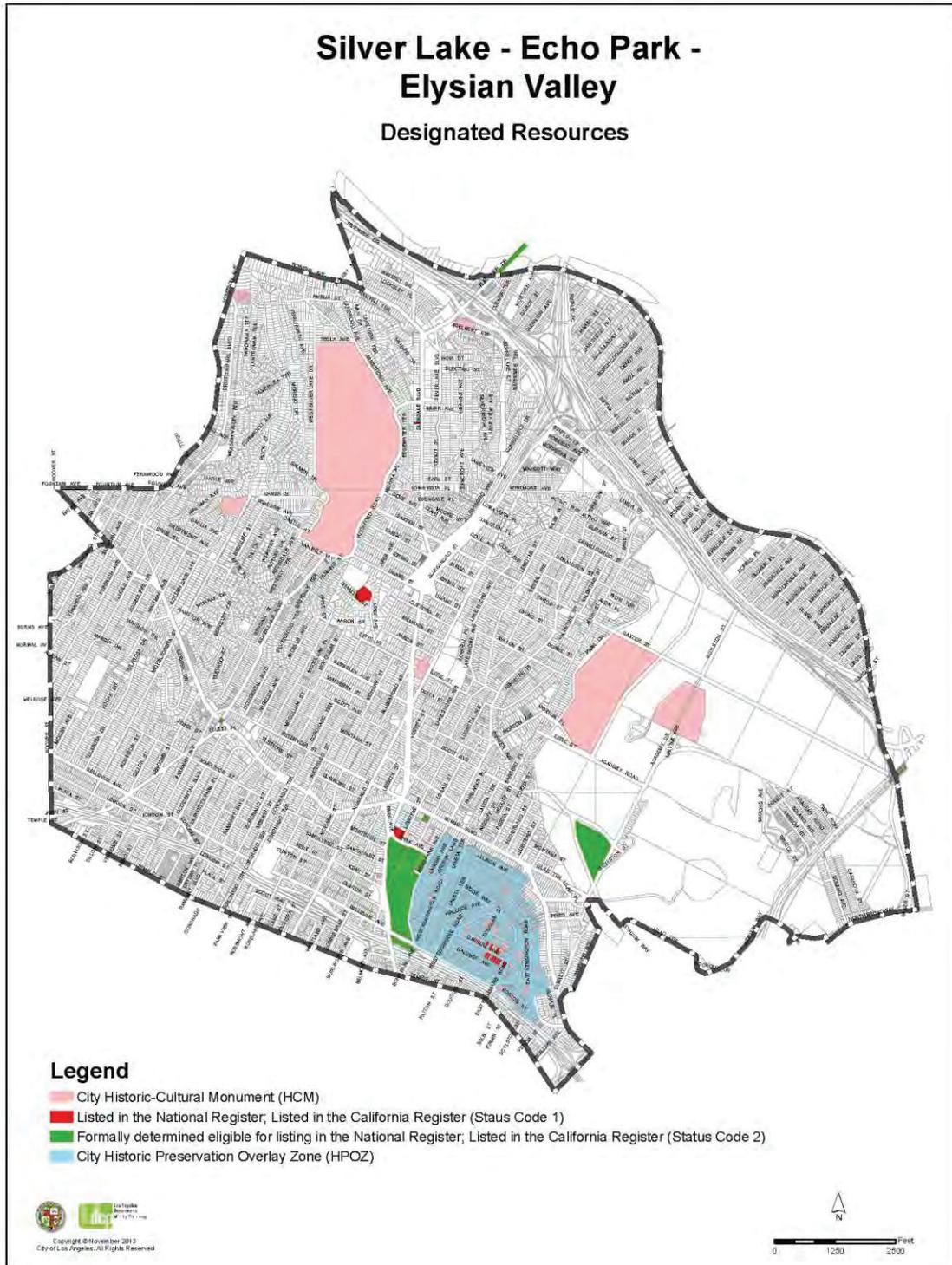
Despite the bohemian atmosphere, much of the Survey Area was exclusively white during the prewar era. The notable exception was the Elysian Valley, which was ethnically diverse. As previously stated, Chavez Ravine was home to three mostly Mexican American neighborhoods that are now gone. Chinese Americans also lived in the area, which was just north of Chinatown, beginning in the 1930s. However, many of the tracts further west in the Survey Area that were established with covenants that barred the sale of lots to people of color. The use of covenants diminished after 1948, when the U.S. Supreme Court ruled in *Shelley v. Kramer* that it was unconstitutional for courts to enforce the agreements, although it never declared the agreements themselves unlawful. In 1953, the *Barrows v. Jackson* decision strengthened enforcement against their use. These two court decisions opened up new areas of Los Angeles like Silver Lake to upwardly mobile Asian Americans and African Americans. The architect Eugene Choy was one of the first Chinese Americans to move to Silver Lake. In 1949 he purchased a lot on Castle Street and constructed a home that he designed. He would eventually design several other homes in the area. The civil rights attorney Loren Miller would also make Silver Lake his home. Miller was the co-counsel for the plaintiffs in the *Shelley v. Kramer*. He lived on Micheltorena Street in the 1960s when he served on the California Superior Court.

Today the Survey Area contains a culturally and ethnically diverse community with a wide range of residential, commercial, and institutional property types representing a variety of historic contexts and themes.

Designated Resources

The following map depicts designated resources within the Silver Lake-Echo Park-Elysian Valley CPA at the time of the survey. These include properties listed in the National Register of Historic Places (NR) and/or the California Register of Historical Resources (CR), as well as locally designated Los Angeles Historic-Cultural Monuments (HCM) and Historic Preservation Overlay Zones (HPOZ). For the most up-to-date information on designated resources contact the Office of Historic Resources.

Designated Resources Map



Community Plan Area Survey Methodology

The field survey was conducted using the methodology established by the Office of Historic Resources for SurveyLA, which includes the citywide Historic Context Statement and customized mobile Field Guide Survey System (FiGSS).³⁰

The field work was conducted in two phases: *Reconnaissance* and *Documentation*. The Reconnaissance Phase was conducted by a team of three qualified survey professionals, each of whom meets the Secretary of the Interior's *Professional Qualifications Standards*. This phase involved a detailed and methodical review of each neighborhood, street, and individual property within the Survey Area. It was during this phase that decisions were made about which properties and districts should be documented, and how those properties should be evaluated. By making these decisions up front and as a team, this methodology ensures a more thoughtful approach to resource identification and evaluation, creates greater consensus among the field survey teams, and produces more consistent survey results. This approach also substantially streamlines the next phase of field survey, enabling the field teams to document large numbers of properties quickly and efficiently.

Once the Reconnaissance Phase was completed, the Documentation Phase began. During this phase, field work was conducted by teams of two. Properties that were identified during the previous phase, along with those that had significant associative qualities identified in pre-loaded data in FIGSS, were documented and evaluated for potential historic, cultural, or architectural significance. Documentation included a digital photograph, recordation of historic features and subsequent alterations, and the reason for a property's potential historic significance. It is also during this phase that contexts and themes are applied and evaluation status codes are assigned.

Surveyed properties include residential, commercial, institutional, and industrial buildings, infrastructural features such as bridges and public stairways, and important landscape features such as street trees. Following the completion of field work, all survey data was reviewed in detail by a qualified survey professional to ensure accuracy and consistency throughout.

The Survey Area presented several challenges for the field survey teams. The hilly topography of the CPA meant that survey teams often had to traverse steep hills. The design of many hillside residences made observation from the public right-of-way difficult; a number are oriented towards the view and face away from the street, presenting only an automobile garage or gate for surveyors to observe. All properties

³⁰ For more information about the SurveyLA methodology, see the *SurveyLA Field Results Master Report*.

were evaluated to the extent possible based upon observation from the public right-of-way and follow-up research.

Survey teams conducted research on individual properties and neighborhoods throughout the field survey process. When specific information was needed to complete an evaluation, additional research was conducted. Sources included building permits, historical newspapers and periodicals, Sanborn maps, and city directories. This research utilized the collections of the Los Angeles Public Library, among others.

Summary of Findings

The following discussion of Property Types, Contexts, and Themes relates to the resources identified and recorded as eligible for designation.

Summary of Property Types

Extant property types in the Silver Lake-Echo Park-Elysian Valley CPA consist of residential, commercial, institutional, and industrial properties from a variety of periods of development. The following is a brief summary of those property types that were documented and evaluated as historically, culturally, or architecturally significant.

Residential Properties

Residential properties account for the majority of the Survey Area. The CPA has significant examples of single-family and multi-family residential properties from all periods of development and architectural styles. Due to the area's settlement patterns, early single-family residences are a relatively common property type in the CPA; also present but less common are examples of early multi-family residences. Most were recorded as important examples of early residential development in the area, while others were recorded as excellent examples of late 19th and early 20th century architectural styles such as Folk Victorian, American Foursquare, and Queen Anne. It should be noted, however, that many of the most significant residences in the CPA from this period are already designated as HCMs or as contributing buildings in the Angelino Heights HPOZ.

With the exception of a few notable examples, most of the residences from the Arts and Crafts and Period Revival movements were recorded as contributing buildings in historic districts. Three historic districts and one planning district were recorded as excellent examples of streetcar suburbs. Residences in these districts include architectural styles that were popular in the 1910s and 1920s such as Craftsman, Spanish Colonial Revival, and Mediterranean Revival.

One large historic district containing over 1,000 properties was recorded in Silver Lake; the Silver Lake Residential Historic District was recorded for its significance as a pre-World War II automobile suburb, as well as for its significance as a concentration of Period Revival and Mid-Century Modern architecture.

The CPA contains one of the most important concentrations of Early Modern, International Style, and Mid-Century Modern residences in Los Angeles. The majority of

these were single-family houses, but multi-family residences were also recorded. Several of these properties reflect the work of notable architects such as Richard Neutra, Rudolph Schindler, Raphael Soriano, John Lautner, Harwell Hamilton Harris, John Lautner, and A.E. Morris. Indeed, two historic districts recorded are directly associated with notable architects. The Neutra Colony Residential Historic District comprises a rare collection of single-family residences designed by Richard Neutra, his son Dion Neutra, or both. The Silver Ridge Duplex Historic District is a grouping of multi-family residences, most of which were designed by A.E. Morris.

Besides the Silver Ridge Duplex Historic District, there are numerous examples of multi-family residences from the 1910s through the present day located throughout the Survey Area. A broad range of property types were recorded including fourplexes, bungalow courts, apartment houses, courtyard apartments, and garden apartment complexes. Most were recorded as excellent examples of their property type; however, others were identified as significant examples of an architectural style.

Commercial Properties

Commercial property types are commonly found on the major thoroughfares running through the CPA and were constructed to serve the needs of the adjacent residential neighborhoods. Many of the commercial buildings have been altered; some of these alterations include the removal of parapets, the replacement of windows and storefronts, and the refinishing of wall cladding. Due to a preponderance of such alterations, a relatively small number of commercial properties were identified in the Survey Area. These included one neighborhood theater, one neighborhood market, and one automobile service station. A small number of commercial properties were identified as long-time neighborhood businesses. The most commonly recorded commercial resources were those related to the development of the streetcar system. The Sunset Streetcar Mixed-Use Historic District and Sunset Junction Planning District were identified as rare surviving examples streetcar commercial development from the 1920s. A small number of commercial properties were identified as excellent examples of their respective styles.

Institutional Properties

Institutional buildings occurring throughout the CPA included schools, churches, parks, utility buildings, and hospitals. The survey identified three elementary schools that pre-date the 1933 Long Beach earthquake and one school that post-dates it. A small number of municipal service and public utility resources were identified, including one post-World War II fire station, one distributing station, one utility building, and one water tank. One hospital, Queen of Angels Hospital, was identified as well. Dodger Stadium and Elysian Park were identified as institutional properties.

Industrial Properties

The survey identified one industrial property. It was recorded for its association with the film industry. The majority of the CPA's industrial resources are located adjacent to the Los Angeles River, an area that was included in the Northeast Los Angeles River Revitalization Area survey (see report, available online, for summary of survey results).

Other Properties

The survey identified a number of unique or unusual property types, including a Pacific Electric substation, pedestrian tunnels, several collections of uniform street trees, and numerous public stairways. The street trees and public stairways were mostly found in the residential areas of Echo Park and date from the original subdivision. Four air raid sirens were also identified as military properties.

Summary of Contexts and Themes

Several of the Contexts and Themes developed for the SurveyLA Citywide Historic Context Statement are represented in the Silver Lake-Echo Park-Elysian Valley Survey Area. The following is a representative sampling of some of the more common Context/Theme combinations used in the survey, as well as some examples that are specific to this part of the city. Each Context/Theme is illustrated with specific examples from the Survey Area.

For a complete list of individual resources identified as meeting eligibility standards and criteria for the National Register, California Register, and/or local listing, see Appendix A.

For a complete list of non-parcel resources identified as meeting eligibility standards and criteria for the National Register, California Register, and/or local listing, see Appendix B.

For a complete list of historic districts identified as meeting eligibility standards and criteria for the National Register, California Register, and/or local listing, see Appendix C. This appendix also includes Planning Districts, which do not meet eligibility standards and criteria for listing but may warrant special consideration for local planning purposes.

Context: Commercial Development, 1850-1980

Theme: Commercial Identity, 1850-1980

This Context/Theme was used to record properties that have a long-standing commercial presence in a community. Four examples of such resources were recorded in the CPA. The Taix French Restaurant (upper left) was originally established in 1927 and has been at its present location since 1962. The Red Lion Tavern (upper right) was established in 1959, originally as an English pub, and has been operated as a German pub since 1963. Established in 1965, the Tokio Florist (lower right) represents the presence of Asian Americans in Silver Lake, and Millie's Coffee Shop (lower left) has been a neighborhood institution since 1926.



Address: 1911 W. Sunset Boulevard
Name: Taix French Restaurant
Date: 1962



Address: 2362 N. Glendale Boulevard
Name: Red Lion Tavern
Date: 1959



Address: 3523 W. Sunset Boulevard
Name: Millie's Coffee Shop
Date: 1926



Address: 2718 Hyperion Avenue
Name: Tokio Florist
Date: 1965

For Further Reading

The following is a list of general sources on the history and development of Silver Lake-Echo Park-Elysian Valley. This list is not comprehensive but is being provided for informational purposes.

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December 7, 2021
Agenda Items 15 and 16;
Comments and Objections for Council File 21-0119;
Taix French Restaurant, 1911 Sunset Blvd.; Historical
Cultural Monument Case No. CHC-2020-5524-HCM

EXHIBIT 3



Appeal Hearing Tuesday Revisits the Illegal Midnight Demolition of Hollywood's Old Spaghetti Factory

ZIGGY KRUSE 03 OCTOBER 2013



HOLLYWOOD-On Tuesday, October 8, at 10 AM, a hearing before a Zoning Administrator will be conducted in Room 1020 in Los Angeles City Hall regarding the February 21, 2012 razing of Hollywood's Old Spaghetti Factory Building at Sunset Blvd. and Gordon Street.

This hearing is occurring due to an appeal of the illegal "midnight demolition" of this historic structure by the CIM Group. CIM is also the entity that recently demolished historic buildings on the former Pickford Studios lot in West Hollywood. We hope that you can attend the hearing and voice your objections to the demolition of historic Hollywood by CIM and others.

Despite being sued in court over its midnight demolition, CIM is proceeding with the Sunset/Gordon project, which has a lengthy history of City Hall ineptitude and corruption. In 2007, developer Gerding Edland entered into an agreement with the former CRA and then-Councilman Eric Garcetti to construct a 23-story skyscraper at the site of the Old Spaghetti Factory building.

The project sought extraordinary taxpayer subsidies, on the theory that government assistance was necessary to bridge the "funding gap" between the estimated cost of a redevelopment project and a "fair" developer profit. Based upon this principle, the CRA determined that Sunset/Gordon could only be built if the taxpayers of Los Angeles contributed \$17.24 million in public funds, in order to assure that the developer would make his profit goal of \$28.39 million.

<https://www.citywatchla.com/index.php/archive/5804-appeal-hearing-tuesday-revisits-the-illegal-midnight-demolition-of-hollywood-s-old-spaghetti-factory>

As part of the project's "public benefit," the façade of the Old Spaghetti Factory building was required to be retained and restored to its original beautiful appearance as the former Peerless Auto Showroom building.

The Sunset/Gordon project subsequently received the most entitlements in the history of the City of Los Angeles. Hollywood/Highland had 4; Sunset/Gordon received 17, allowing a skyscraper with twice the allowed residential density with half the required parking, a 260-foot tall building where the zoning allowed only a height of 45 feet.

When community members sued the City over this project in 2008, the CRA and Councilman Garcetti voted to advance the developer \$3.668 million in public funds to pay Gerding Edland's litigation expenses, money that was supposed to pay for a public park. Gerding Edland subsequently defaulted on that advance and used the public's money to buy property in Venice for another development.

Gerding Edland also defaulted on all of its other subsidized condo tower projects; Evo, Elleven, and Luma all went bankrupt. When the CRA's finance officer was asked why the CRA wasn't trying to recover these funds, the officer responded that "The Government is in the business of giving out money, not getting it back."

When the CRA originally approved the Sunset/Gordon project in 2007, developer Gerding Edland stated that the office skyscraper would cost \$200 million. CIM Group purchased the site in 2011, and now acknowledges that the cost of the project is \$102 million, or a savings to CIM of \$98 million. CIM has also increased its built-in profit margin for the project over what Gerding Edland was taking. Yet the CRA is still giving CIM \$6 million in public funds to include 40,000 sq. ft. of office space in this development, at a time when a glut of such space is available.

Also, if CIM cannot rent out the space, they do not have to repay the \$6 million taxpayer loan.

As for the former Old Spaghetti Factory building, after saving millions of dollars by not having to shore up the structure and dig around it during construction, CIM now says that it will "recreate" the building façade and incorporate it into the skyscraper. The City Planning Dept. is counting this "recreation" expense as CIM's required "art" contribution to the people of Los Angeles, and is refunding CIM back its \$628,000 required art fee.

All of this is, of course, in addition to the news that County Assessor John Noguez was allegedly bribed by the original developer in exchange for a reduction of the assessed value of the Sunset/Gordon property. As reported by the LA Times,

<https://www.citywatchla.com/index.php/archive/5804-appeal-hearing-tuesday-revisits-the-illegal-midnight-demolition-of-hollywood-s-old-spaghetti-factory>

Noguez reduced that assessment from \$20 million to \$7 million after receiving the developer's campaign contributions. CIM Group purchased the site in 2011 for \$21 million.

The people of LA have been ripped off enough on this massive waste of taxpayer funds, and you have a chance to speak out about it on **October 8**. Please attend.

(Ziggy Kruse is an activist and reporter for www.HNN-TV.com. She is also a former Board Member of the Hollywood Studio District Neighborhood Council. Ziggy can be reached at ziggykruse@gmail.com. Ms. Kruse views are her own and do not reflect opinions of either the staff or management of CityWatch. This article was published first at HNN-TV.com).

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CityWatch

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Los Angeles Times

L.A. NOW

Southern California -- this just in

Hollywood group sues L.A. over demolition of 1924 building

May 18, 2012 | 4:05 pm



A Hollywood neighborhood group has sued the city of Los Angeles, saying the Department of Building and Safety allowed a developer to illegally demolish a building on Sunset Boulevard whose facade was supposed to be incorporated into a new condominium and office tower.

<https://latimesblogs.latimes.com/lanow/2012/05/neighborhood-group-sues-city-over-demolition-of-1920s-era-building.html>

In a lawsuit filed Thursday, the La Mirada Avenue Neighborhood Assn. said developer CIM Group violated the terms of various city agreements by razing a 1924 building that once housed an Old Spaghetti Factory restaurant. City officials called for a portion of the building to be preserved when they approved the project and a \$9.9-million taxpayer subsidy, according to the group.

The vacant building, originally an auto dealership, was demolished in February. As part of their case, lawyers for the La Mirada group obtained emails from city officials saying that the facade was supposed to be preserved and that a demolition permit had been issued without clearance from the planning department. The group said a demolition permit was illegally issued after the structure had been razed. The association also demanded that city officials force CIM Group to give back \$3.7 million already provided for the project.

The demolition and the city's handling of it "illustrate so much of what is wrong with the cozy relationship between developers and officials in Los Angeles," said Doug Haines, who is part of the La Mirada group. Aides to City Atty. Carmen Trutanich had no comment.

A representative of CIM Group would not discuss the lawsuit. Instead, the company sent an email saying it had amended a separate agreement with Hollywood Heritage, a nonprofit preservation group, to allow for the demolition to take place. That did not satisfy the La Mirada group, which argued that a private agreement cannot alter the city's public requirements for the new building, which is expected to rise 22 stories and house 301 condominium units.

CIM Group purchased the property -- and with it the city's package of approvals, which were originally provided to another company -- in August. Since then, the site has become part of a corruption probe into the Los Angeles County assessor's office.

<https://latimesblogs.latimes.com/lanow/2012/05/neighborhood-group-sues-city-over-demolition-of-1920s-era-building.html>

The Times reported that a property tax consultant and campaign fundraiser for county Assessor John Noguez lobbied Noguez to lower the tax bill of the site and four nearby empty lots. Noguez's staff reassessed those properties at \$7.8 million last year. They were resold for \$21 million soon afterward.



Thursday, September 10, 2015

Court of Appeal Upholds Remedial Order Resulting From Demolition of Hollywood Landmark

By a MetNews Staff Writer

The Court of Appeal for this district yesterday upheld a Los Angeles Superior Court judge's order requiring the City of Los Angeles and a developer to remedy the illegal demolition of the façade of the Hollywood building that housed the Old Spaghetti Factory.

Justice Madeleine Flier, in an unpublished opinion for Div. Eight, rejected claims by the developer, 5929 Sunset (Hollywood), LLC that the case is moot because the demolition cannot be reversed, construction is finished, temporary certificates of occupancy were issued, residential re occupied, and a public park that is part of the project is open.

The justice noted that the petitioner, La Mirada Avenue Neighborhood Association of Hollywood, is seeking to void the demolition permits and temporary certificates of occupancy, and bar the city from issuing further certificates until it has fully reviewed the project in accordance with the ordinances that the trial judge found were violated.

“The voiding of these certificates and a stay on further ones pending reapproval is not a meaningless act with no practical impact,” Flier wrote. “The residential building and park cannot be occupied without valid certificates of occupancy....If La Mirada is correct that all permits including occupancy certificates are void pending reapproval, this clearly affects the tenants of the building, the public who use the park, and the Developer, who will have to deal with a project that may not be occupied for some period of time.”

The present developer, 5929 Sunset, took over the project, located at Sunset Blvd. and North Gordon St., from Sunset & Gordon Investors, LLC,

four years ago. The project includes a 23-story building housing 305 residential units, retail and office space, and the park, along with subterranean parking.

The initial plans, recognizing the historical value of the building—it was built in 1924 as a luxury automobile showroom, and later housed the KNX and then the KMPC studios—were to incorporate the original façade into the project. That aspect of the project was incorporated into the “plot plan,” and vesting tentative tract map and the city approved several parking-related variances which the original developer said were necessary because the retention of the façade would limit the number of subterranean spaces that could be built.

In 2008, the La Mirada association filed a writ of mandate challenging various approvals by the city, but the trial and appellate courts sided with the developer, which cited the requirement to retain the façade as justification for the parking variances.

The original developer applied for a partial demolition permit in 2008, but stopped work before any demolition occurred. 5929 Sunset took over in 2011.

The new developer’s engineer and architect concluded that maintenance of the façade was impossible because the walls would be heavily damaged by vibrations during construction, and workers might be injured even if the walls were braced. The architect, who said the façade had deteriorated during the time the property was vacant, suggested that the building be demolished but the original appearance reconstructed based on visual records.

The developer said it could reconstruct the façade, while retaining four wood trusses and a fireplace mantel from the original building. In 2012, the city granted a permit for full demolition, which began in February of that year, with building permits issued and construction beginning the following July.

The La Mirada association then brought a new mandate petition, arguing that the city violated its own ordinances by allowing full demolition of the façade, contrary to the plot plan and the prior approvals. Los Angeles Superior Court Judge James Chalfant agreed and ordered all permits voided and a new environmental review commenced before any further changes could take place.

The Court of Appeal granted a stay earlier this year, allowing the developer to continue occupying the property after the temporary certificates of

occupancy expired and the city said it would not issue new certificates due to the litigation.

Flier, in her opinion yesterday, said the city's Central Area Planning Commission had abused its discretion by not voiding all of the permits and licenses, including the certificates of occupancy. The city's code, she noted, says flatly that "no permit or license shall be issued in violation of any provisions of this Code or any other ordinance."

The city violated that provision, she said, by finding that the building permits substantially complied with the prior conditions of approval.

"If completely demolishing the OSF building did not substantially conform to the plot plan—as the zoning administrator determined—then a development plan in which the façade was completely demolished did not substantially conform to the plot plan," the jurist wrote.

The case is *La Mirada Avenue Neighborhood Association of Hollywood v. City of Los Angeles (5929 Sunset (Hollywood), LLC)*, B259672.

Los Angeles Times

First & Spring: Landlord orders Hollywood tower tenants to vacate



Odain Watson pays \$2,295 for a one-bedroom unit in the Sunset and Gordon complex. "You would never think a company of this caliber and a building of this size would be so unprofessionally managed," he says. (Brian van der Brug / Los Angeles Times)

BY [DAVID ZAHNISER](#) | STAFF WRITER

SEPT. 14, 2015 5 AM PT

The planned Target shopping center in Hollywood has stood unfinished for nearly a year, surrounded by fencing and patrolled by guards.

Work stopped at the site after a judge concluded that the City Council had improperly approved the project, allowing a development that did not conform to the property's zoning.

Sept. 14, 7:34 a.m.: A headline on an earlier version of this article indicated that the state's 2nd District Court of Appeal has ordered tenants to vacate the Sunset and Gordon apartment tower. The building's landlord has ordered the action.

That zombie building, still mostly empty inside, could soon have company right up the street. Last week, the state's 2nd District Court of Appeal issued a ruling invalidating the approval of another project on Sunset Boulevard: the already completed Sunset and Gordon apartment tower.

On Saturday morning, Sunset and Gordon tenants found notes on their doors telling them that management wants them out by Oct. 4. Developer CIM Group told The Times that it intends to comply with the court's decision, closing the building and the park next door, at least temporarily.

If CIM Group completes those plans, its 22-story tower could become the latest physical symbol of City Hall dysfunction — one that is even more prominent than the closed Target project.

In recent years, judges have issued rulings invalidating two other city planning decisions in Hollywood: approval of the Millennium skyscraper project and passage of a zoning plan aimed at increasing the size of buildings allowed in parts of the neighborhood. Steve Afriat, a City Hall lobbyist familiar with real estate issues, said the city's string of legal defeats shows that "everybody has to get their collective act together."

Developers "need to be more diligent in dotting their I's and crossing their T's," he said. "And the city has to be more diligent in making sure all the rules are followed — but also expediting things so that developers don't have to carry multimillion-dollar properties for years and years."

A CIM Group representative says Sunset and Gordon has 51 of its 299 units occupied by residential tenants. Some inside the building contend that figure is much smaller. Either way, life there has been unstable almost since people began moving in, say some of the remaining occupants.

Aida Maric, who lives in a corner unit facing downtown, said it's been "scary" to be the only person living on her floor. Odain Watson, who pays \$2,295 for a one-bedroom, said newer neighbors on his floor have been told they could be forced out with two weeks' notice.

<https://www.latimes.com/local/cityhall/la-me-hollywood-apartment-lawsuit-20150914-story.html>

“You would never think a company of this caliber and a building of this size would be so unprofessionally managed. But it’s been a crazy circus,” said Watson, who was scrambling Saturday to move his belongings.

The legal battle over Sunset and Gordon began in 2012, after CIM Group demolished a 1924 Spanish-style building on the site that had previously housed an Old Spaghetti Factory restaurant. Preservation of that building’s facade had been specifically required as part of the project’s approval— and allowed Sunset and Gordon to have fewer parking spaces than normal.

The La Mirada Avenue Neighborhood Assn. filed a lawsuit over the demolition, saying it meant that CIM Group no longer had legal permits for the tower. CIM Group countered that the Spaghetti Factory building was too damaged to be preserved — and that construction of a replica would satisfy community concerns.

A Superior Court judge sided with La Mirada last year, saying CIM Group had completed construction at “its own peril.” The judge noted that the planning department had signed off on the demolition only after the building was gone.

The Court of Appeal reaffirmed that ruling last week.

“This building wasn’t supposed to be occupied in the first place, because everything was illegally issued,” said Doug Haines, a spokesman for La Mirada. “That’s the clear decision of the courts.”

CIM Group voiced disappointment with the ruling, saying in a statement that it followed all of the city’s protocols. “We believe [the ruling] creates an unfounded legal precedent and bad policy that usurps the authority of the responsible city agencies,” the company said.

Mayor Eric Garcetti, who represented Hollywood on the council when the building was demolished, declined to answer questions over where the city’s permit system broke down, saying through a spokeswoman that he will continue to support development that encourages “the economic revitalization of our most famous neighborhood.” Councilman Mitch O’Farrell, who succeeded Garcetti after the lawsuit was filed, said he thinks the demolition permit never should have been issued. He declined to fault anyone in particular, however.

“If I felt like throwing blame around would solve any problems, I might engage in it,” he said. “But it just isn’t going to do any good.”

CIM Group has already begun applying for a new set of city approvals for Sunset and Gordon, officials said. That application, including preparation of a supplemental

<https://www.latimes.com/local/cityhall/la-me-hollywood-apartment-lawsuit-20150914-story.html>

environmental impact report, isn't expected to reach the Planning Commission until May. Meanwhile, the Court of Appeal has not yet withdrawn the order that allowed tenants to remain while the case was heard.

Even before the latest ruling, Sunset and Gordon tenant Bentley Hazelwood said he was looking to leave. Hazelwood moved in Oct. 1, 2014, shortly before the first ruling came out.

In January, CIM Group signed an agreement with Ginosi USA Corp., a short-term rental company, which began leasing dozens of apartments to tourists and other temporary visitors. The influx of newcomers rattled the more permanent tenants, who questioned whether their building would remain safe.

Building inspectors sent CIM Group a notice saying the building was being used illegally as a hotel. That, in turn, triggered a legal battle between CIM Group and Ginosi.

"They lost control of everything that's happening, honestly," said Hazelwood, 26, a music producer. Ginosi was "supposed to be evicted two months ago, and they haven't left."

A lawyer for Ginosi declined to comment. Meanwhile, CIM Group has reached private financial agreements with dozens of Sunset and Gordon tenants. Attorney Noel Weiss, who represented renters in 67 units, would not offer details, saying only that the company "did the right thing" for his clients — and that most of them had already moved out.

With a new application being processed, O'Farrell said he would like to see CIM Group provide more parking spaces and convert some of Sunset and Gordon's units to low-income housing. The city should have an approval process that can withstand a legal challenge, he said, so that renters don't have to endure such uncertainty.

"The victims of all of this are the tenants who've gone through a year and a half of hell, not knowing from one day to the next whether they will be able to stay there," he added. "And that's a shame."

david.zahniser@latimes.com

December 7, 2021
Agenda Items 15 and 16;
Comments and Objections for Council File 21-0119;
Taix French Restaurant, 1911 Sunset Blvd.; Historical
Cultural Monument Case No. CHC-2020-5524-HCM

EXHIBIT 4

BEVERLY PRESS PARK LABREA NEWS

Serving the Park Labrea, Miracle Mile, Hancock Park, Beverly Hills and West Hollywood communities since 1946.

Hollywood's Pig 'N Whistle 'gutted'



Construction workers remove the Pig 'N Whistle sign in the 6700 block of Hollywood Boulevard last weekend. (photo by Brian Donnelly)

The city of Los Angeles has issued a stop-work order for unpermitted construction at the former Pig 'N Whistle restaurant on Hollywood Boulevard. The façade was allegedly illegally removed last weekend as workers repurposed the building for a Mr. Tempo cantina.

To preservationists, the illegal work was yet another slap in the face for organizations seeking to spare "Old Hollywood." Los Angeles historian Alison

Martino was among the individuals who sounded the alarm after photographs surfaced of the construction.

“I feel that the building is important to Hollywood ... because it represents what Hollywood was intended to be,” she said.

Martino said the Pig ‘N Whistle opened in 1927 but closed in 1955. After nearly 50 years, the restaurant “miraculously” reopened in 1999 with many of the original features after a full restoration, she said. It closed again last spring, and now, that work could be lost, Martino said.

“Imagine all that work it took to restore it and bring it back to its original glory – just to be gutted again,” she added. “So, I guess I don’t understand why they couldn’t have just taken what they had and went from there, why they had to desecrate it and destroy it and take down the dancing pigs and put skulls up instead. To me, it doesn’t look like a Hollywood destination anymore. I just feel like Hollywood’s losing its character. It’s losing its history, and that is a perfect example of not caring about history.”

Hollywood resident and photographer Brian Donnelly initially discovered the work being done to the restaurant he once frequented. He walks the neighborhood regularly and “happened onto the scene” of the work at 11 a.m. on Oct. 23, he said.

Donnelly lamented the loss of the façade and the Pig ‘N Whistle in general. He said it had the second-best chicken pot pie in Hollywood – with Musso & Frank Grill being the best – and a chicken and rice soup that was “to die for.”

“It was just nice to sit in history,” Donnelly said.

The Hollywood Historic Site signage at the location states that Sidney Hoedemaker opened the Pig ‘N Whistle, the first family-style restaurant in Hollywood, in 1927. It featured “rich, hand-carved wood décor,” and played popular music from a pipe organ. The Hollywood Glee Club performed on Friday nights.

The signage mentions several notable regulars: Loretta Young, Barbara Stanwyck, Spencer Tracy, Howard Hughes, Buddy Rogers and Shirley Temple. According to the restaurant’s Facebook page, the Pig ‘N Whistle hosted the first Oscar after-party, as well as Judy Garland’s 15th birthday celebration. Pig ‘N Whistle’s website has been shut down.

However, the Pig 'N Whistle is part of the Hollywood Boulevard Commercial and Entertainment District, which is recognized by the National Register of Historic Places.

According to the district's nomination form from 1985, which lists the building address as 6718 Hollywood Blvd., the Pig 'N Whistle was located in a one-story commercial building with three storefronts.

The most eastern storefront retained a "fanciful Churrigueresque detailing and marquee from 1927," according to the form.

It was a companion soda fountain for the Egyptian Theater, and the interior of the store had an intact, although hidden, ceiling.

"Some wrought iron remains, as well as the stone medallions and ornament on the stucco façade," the nomination form states. "The other two storefronts have been repeatedly altered and retain no historical integrity."

L.A. historians Richard Schave and Kim Cooper, the co-founders of Esotouric tours and webinars, said the district's designation further protects the Pig 'N Whistle.

"There's more scrutiny," Cooper said of potential projects.

According to Los Angeles City Planning's Office of Historic Resources, the historic status requires that "all permits for alterations of the building be reviewed for potential adverse impacts to the historic resource."

The city's Department of Building and Safety generally would add a permit clearance for the office of historic resources, but that did not occur, as the owner/applicant did not apply for permits. Typically, office representatives would work with the applicant to evaluate project options that would not negatively impact historical resources.

"We have not yet heard from the applicant or owner to begin such a discussion," a representative said.

The stop order issued by the Los Angeles Department of Building and Safety on Oct. 25 called for all unpermitted work to cease and for the developers to apply for permits and conduct all required inspections, including electrical, plumbing and mechanical.

LADBS representatives said they received a referral about the Pig 'N Whistle construction from the office of Los Angeles City Councilman Mitch O'Farrell, 13th District.

"Building and Safety received a complaint on [Oct. 22] that construction work was taking place at this location without permits," LADBS representatives said. "An inspection of the site on the same day revealed that there was construction in progress to both the interior and exterior of the building, without the required permits and approvals. A stop-work order has been issued, and the Code Enforcement Bureau has an active case to monitor compliance."

O'Farrell's office confirmed the stop-work order and issued a statement from the councilman.

"Occurrences like these are why I introduced a motion to penalize those who proceed with unpermitted construction work in the city," he said. "I look forward to the final ordinance being brought to the City Council for approval."

Schave and Cooper said the city has the discretion to hold the developers accountable for the unpermitted work.

"I think it would be a really interesting exercise to see the city come back and say, 'OK, you guys obviously want to open your new venue here, and here's what we need to see as a gesture of good faith [to undo] the damage that was done in order to move forward,'" Cooper said.

Schave said historians and preservationists have been alerting LADBS, the city's Office of Historic Resources and city officials about the construction at the Pig 'N Whistle since they noticed work being done on its interior in August.

"Everybody's just been screaming for months that this slow-motion train wreck is happening," he added.

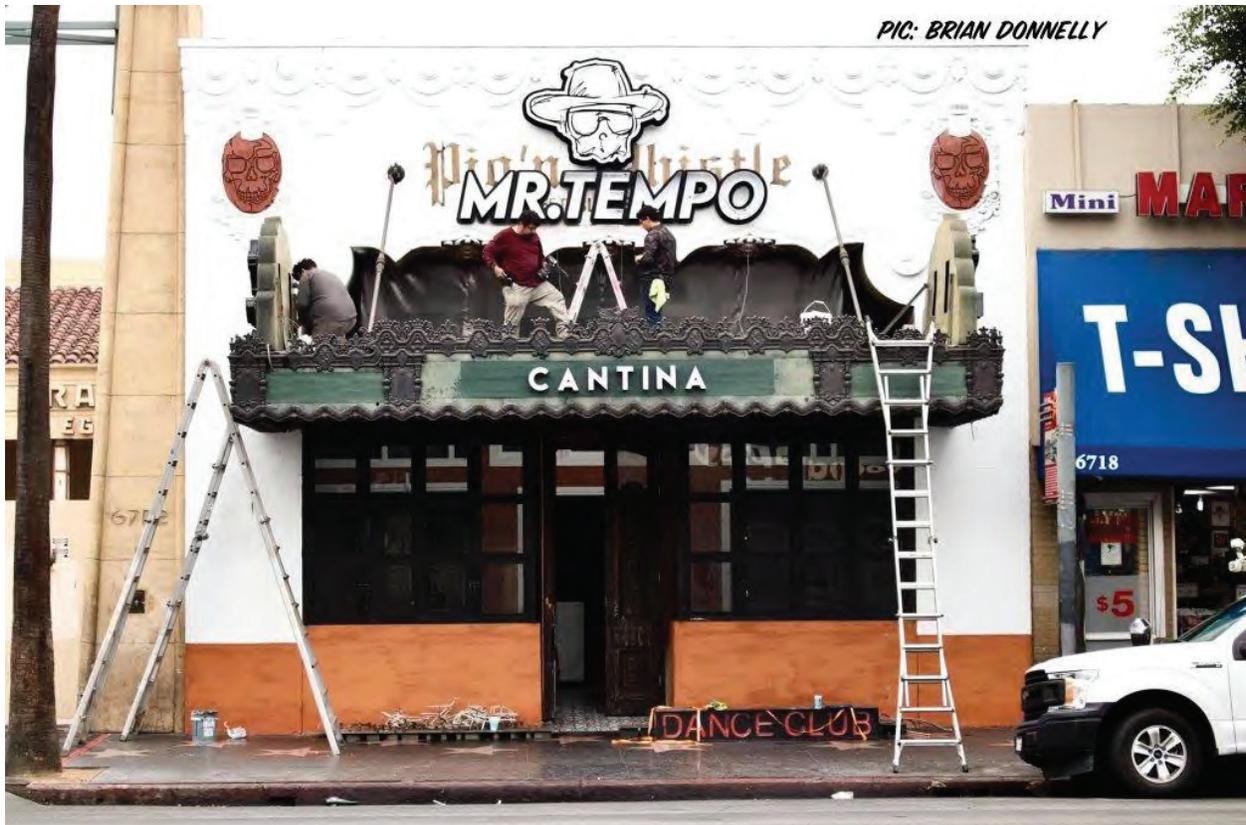
Attempts to reach representatives of Mr. Tempo by deadline were unsuccessful.

ESOTOURIC

LOS ANGELES OFFICE OF HISTORIC RESOURCES VISITS THE DAMAGED PIG 'N WHISTLE AFTER STOP WORK ORDER POSTED

by [Kim Cooper](#) | Nov 3, 2021 | [The Esotouric Blog](#)

On October 23, photos first [circulated on social media](#) showing workers on top of the awning of the historic Pig 'n Whistle cafe at 6714 Hollywood Boulevard, covering the beautiful 1920s facade with cheap plastic signage for a Mr. Tempo Cantina and dropping the neon signs on the sidewalk.



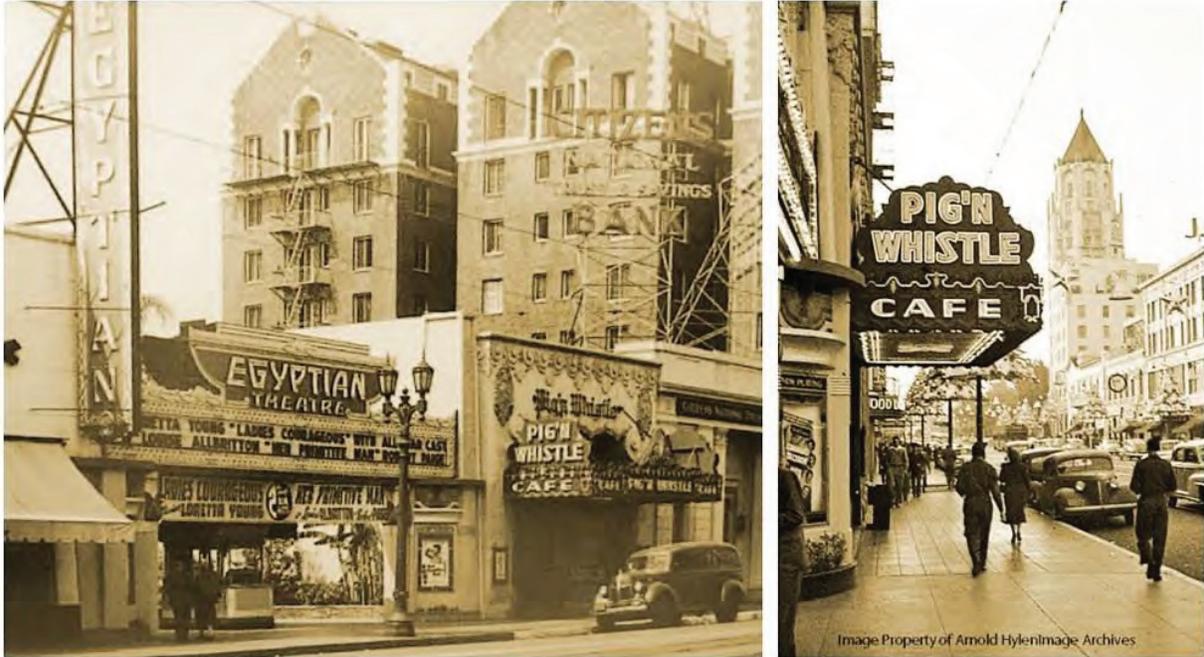
We confirmed with a search of the [LADBS website](#) that there were no building permits to do anything to the [Pig 'n Whistle](#), which while not a city landmark, is a recognized and protected historic district contributor at the local, state and national level. In fact, somebody had complained about

unpermitted work on October 19, but inspector Alfredo Balandra had bafflingly [closed](#) the complaint noting “no violation.”

It made our blood boil. First, Councilman Mitch O’Farrell [worked behind the scenes](#) with Netflix to help the \$289 Billion company [take control of the Egyptian Theatre](#) from the community non-profit American Cinematheque, despite Netflix executive Ted Sarandos sitting on the Cinematheque’s board. Now, with the theater shuttered and nobody around to keep an eye on the [scandal-plagued](#), also shuttered restaurant next door, a precious landmark was being wrecked in slow motion. And a building inspector just blew the complaint off? Doesn’t anybody in this paragraph give a damn about Los Angeles?

The worst of the facade photos was captured by tour guide [Brian Donnelly](#); in August, tour guide April Brooks Clemmer [captured a shocking image](#) of the whitewashed interior, and we’re told that preservation groups informed Mitch O’Farrell’s staff and the Office of Historic Resources that the Pig ‘n Whistle was being illegally altered, but nothing was done.

We’re tour guides and preservationists, too, and we wanted to do our part. So on Monday, we reached out to our contacts at Building and Safety expressing concern about the inspector who had closed a major violation improperly and asking that the case be reopened, ideally with a new inspector assigned. Then we posted Brian’s photograph to our [Twitter](#) and other social media with the text “Are you mad Pig ‘n Whistle at [6714 Hollywood](#) is being wrecked with no permits? Email Lambert Giessinger in OHR lambert.giessinger@lacity.org & Daniel Halden at CD 13 daniel.halden@lacity.org and ask them to file a stop work order and protect this designated historic resource!” A lot of people emailed, as word of the destruction spread (thanks, Alison Martino of [Vintage Los Angeles](#)), and by day’s end, a [stop work order](#) was posted on the building. Shortly after that, Valley Relics [announced](#) that they had “saved” and taken away the protected historic resource signage.



Meanwhile the press was calling, asking for clarification on the differences between official city landmarks and protected contributors like the Pig 'n Whistle. Good pieces were published by [L.A. Taco](#), [Beverly Press](#) and [Eater L.A.](#) And with constituents and Hollywood history lovers from around the world bombarding the city with outraged messages, Mitch O'Farrell [took credit](#) for getting Building and Safety over to halt the destruction. It would have been nice if something had been done when the first complaints were made to his office, in August, but we believe his office did ask for quick action in response to the public outcry.

So now what? Mr. Tempo's workers have whitewashed the interior and slapped new signage onto the facade, all without permits. The city has the discretion to hold a property owner accountable in a situation like this, to demand that historic resources that were damaged be repaired or replaced at the owner's expense. But City Hall rarely cracks down on developers and businesses that wreck protected buildings. Could Pig 'n Whistle be the exception that scares the next Mr. Tempo and Mr. Tempo's landlord from pulling a stunt like this? We hope so!

That brings us to today's email from Lambert Giessinger, the preservation architect in the city's Office of Historic Resources and one of the recipients of all those angry emails. Here's his report:

"Craig Bullock and Dan Halden [from Mitch O'Farrell's office] coordinated a meeting at the property yesterday with the business owner, building department and me. I have attached some photographs. I've asked the business owner to prepare a document to discuss the original restoration work they did in 1999, changes to the space over time, and the most recent work they have done so we can better assess the condition. It appears that most of the new finish work is cosmetic. The Pig 'N Whistle cartouches on the facade have been covered with foam and were not removed. I suspect the alterations to the sign require a permit and will require OHR and Planning review. I've also attached the municipal code section that triggers review of work when a permit is applied for. The building department has indicated that the restaurant TI work for mechanical, electrical and plumbing systems requires permits. – Lambert"

Here is the relevant municipal code section:

91.106.4.5. Permits for Historical and Cultural Buildings. The department shall not issue a permit to demolish, alter or remove a building or structure of historical, archaeological or architectural consequence if such building or structure has been officially designated, or has been determined by state or federal action to be eligible for designation, on the National Register of Historic Places, or has been included on the City of Los Angeles list of historic cultural monuments, without the department having first determined whether the demolition, alteration or removal may result in the loss of or serious damage to a significant historical or cultural asset. If the department determines that such loss or damage may occur, the applicant shall file an application and pay all fees for the California Environmental Quality Act Initial Study and Check List, as specified in Section 19.05 of the Los Angeles Municipal Code. If the Initial Study and Check List identifies the historical or cultural asset as significant, the permit shall not be issued without the department first finding that specific economic, social or other considerations make infeasible the preservation of the building or structure.

And some photos from the city's site visit on November 2.



We're hopeful that with continued public scrutiny pressing the city to act, the damage to the Pig 'n Whistle can be reversed, and that it will serve as an opportunity for raising public awareness not just about the laws that protect contributors to historic districts, but the existential threat currently facing all of the historic buildings in the National Register Hollywood Boulevard Commercial and Entertainment District if the city implements such fast-tracked anti-preservation ordinances as the [Housing Element](#) and [Hollywood Community Plan Update](#).

People all over the world who care about Hollywood need to speak out, now and regularly, or the politicians who take such rotten care of our historic resources will sell them off cheap and ruin all that's special about this strange and beautiful town that we love so much. We can't sit back and let that happen, not without fighting back. We're on the side of the Angels—are you? If you are, sign up for our [newsletter](#) (there are free or paid editions) and follow us on [Twitter](#), [Facebook](#) and [Instagram](#), we'll keep you posted about preservation crises that you can help solve just by speaking up and spreading the word.

<https://esotouric.com/2021/11/03/pignwhistle/>

Update: November 21, 2021 – Hollywood Heritage complained for months about unpermitted Pig 'n Whistle work, but the city [erroneously assumed](#) it was part of the Netflix project next door, and did nothing to stop the destruction. Heads should roll. The implication is that City Planning looks the other way when the property owner is Netflix, or when staff just assume it is. Is that because of NFLX' special relationship with Hollywood councilman Mitch O'Farrell, who [helped them](#) buy the Egyptian?

Update: December 2, 2021 – Beverly Press [reports](#) on the status of the missing permits and future of the site, with quotes from the city's historic preservation architect Lambert Giessinger and the Los Angeles Conservancy.

L.A. TACO



CONTROVERSIAL RESTAURATEUR JUST PISSED OFF L.A. PRESERVATIONISTS BY GUTTING 94-YEAR-OLD HOLLYWOOD LEGEND PIG 'N WHISTLE WITHOUT PERMITS



HADLEY TOMICKI · OCTOBER 26, 2021

If seeing L.A. history expunged by the union of trigger-happy developers and corrupt officials horrifies you, you may want to avert your eyes from the next sentence.

Hollywood's 94-year-old restaurant Pig 'n Whistle has been gutted and its iconic façade dismantled, before so much as a single permit was issued.

A legendary Cali chain of restaurants and candy shops with roots stretching back to downtown in 1908, this Egyptian Theater-adjacent, Walk of Fame location of Pig 'n Whistle debuted in 1927. A noted hang of old-timey celebs like Shirley Temple and Howard Hughes, the restaurant earned a mention in the classic 1974 film *Chinatown*, and once even offered its own stock options.

Its sweeping copper-green marquee, ancient neon sign, and intricate façade, complete with two fife-playing swine, stood as one of Hollywood Boulevard's oldest and most recognizable sights; its interior of antique tile and carved oak rafters long the backdrop of a crucial roost for guests and stars alike attending the Egyptian.



Now, its insides have been razed and replaced with a new cantina look, its exterior whitewashed, with two grinning skulls replacing the musical pigs around a massive, plastic-backed sign for 'Mr. Tempo' placed prominently

<https://www.lataco.com/pig-whistle-destruction-mr-tempo/>

across its brow, suggesting a forthcoming cantina from the empire of restaurateur Jorge Cueva.

Sold in 1958 to owners of the still-standing Micelli's, the Hollywood Pig 'n Whistle space has lived through numerous reincarnations over the decades, including a stint as a casual pizza spot. Today it is considered a registered cultural resource, but is yet to be designated an official historic landmark. Before the turn of the century, the space was restored to its former glory by chef and nightlife entrepreneur Chris Breed, who positioned it as a restaurant by day and clubbier destination at night.

Last March, **the L.A. Times published an expose on sexual abuse and misconduct claims stemming from Cloak & Dagger**, an edgy fetish club held in the space's backrooms, which might have combined with the pandemic to serve as the final nail in this Pig's coffin.



We first caught wind of the active demolition through **the Twitter account of Vintage Los Angeles**, who posted yesterday and helped fuel an upsurge in

<https://www.lataco.com/pig-whistle-destruction-mr-tempo/>

protests from preservation-minded Angelenos. The post sounded the alarm about unpermitted construction on this historic L.A. building.

“The fact that there are guys standing there on the marquee without permits, just doing it as fast as they can, that’s not the way to treat a Hollywood landmark,” Kim Cooper, a social historian, **and co-founder of L.A. tour company Esotouric** tells L.A. TACO.

Cooper, along with her husband-and-business partner Richard Schave, first learned the building was in the sights of developers back in August. As photos of the dismantled signage swept social media yesterday, a stop-work order was issued at the couple’s insistence, halting further unpermitted construction on the new business. The sign has since been intercepted by **Valley Relics Museum** before anything worse could occur.

This type of destroy-first, ask-permission-later way of working is nothing they haven’t seen before, having previously worked to preserve a Hollywood bungalow where L.A. author Charles Bukowski lived, following its acquisition by a new owner.

CITY OF LOS ANGELES
CALIFORNIA



ORDER TO COMPLY
THIS ORDER REQUIRES IMMEDIATE ACTION

SITE ADDRESS: 6714 W. HOLLYWOOD BLVD.
NAME: ALAN HAJAR EFFECTIVE DATE: 10-25-2021
ADDRESS: _____ COMPLIANCE DATE: 10-25-2021

Owner Occupant Operator Contractor Other _____

An inspection has revealed that the property listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) as follows:

I. Work being done without the required permits and approvals.

You are therefore ordered to: 1) Stop all work being done without the required permit(s), except that which is necessary to maintain the site in a safe condition.

Code Section(s) in Violation: 91.104.2.4, 91.106.1.1, 93.0310A, 94.102.2.3, 95.108.5 of the L.A.M.C.

Comments: STOP ALL UNPERMITTED WORK, OBTAIN ALL REQUIRED PERMITS & CALL FOR ALL REQUIRED INSPECTIONS BUILDING, ELECTRICAL, PLUMBING & MECHANICAL

If you have any questions or require any additional information please feel free to contact me at telephone number listed below.

Inspector Signature: [Signature] Date: 10-25-2021

Inspector Name: (PRINT) ALFREDO BALANDRA

Telephone #: 213-252-3055

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

NON-COMPLIANCE FEE WARNING:

You must comply with this order by the compliance date shown. A Non-Compliance Fee may be imposed for failure to comply with this order within 15 days of the compliance date, unless an appeal or request for slight modification is filed within 15 days of the compliance date. If an appeal or request for slight modification is not filed within 15 days of the compliance date, the determination of the department to impose and collect a Non-Compliance Fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE NOTICE, MAY RESULT IN A PENALTY OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error and abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.



CODE ENFORCEMENT BUREAU
1-888-LA4-BUILD
(1-888-524-2845)

LADBS CE-41



<https://www.lataco.com/pig-whistle-destruction-mr-tempo/>

In fact, what's happening at Pig 'n Whistle is sadly too believable, given how Netflix is said to have pushed out the non-profit that previously operated the Egyptian Theater next door, took it over, then closed it.

"I have emails on our site showing Mitch O'Farrell working with Netflix to sort of cover-up things that were going on surrounding the takeover of the Egyptian theater. And that's not okay," Cooper says.

"People in City Hall are facing RICO charges for the ways they deal with developers and big businesses. Mitch O'Farrell was elected to take care of his community and to serve his constituents, and I don't think that Netflix is a constituent. Netflix is a big investor."

Cooper continues, "Everybody would have welcomed a new operator [at Pig 'n Whistle] who treated it with respect. Now everyone's asking, 'What is this? What's it going to be? Is this going to be something that is welcoming to this community, who cares about history? Or acting as if we don't matter?'"



<https://www.lataco.com/pig-whistle-destruction-mr-tempo/>

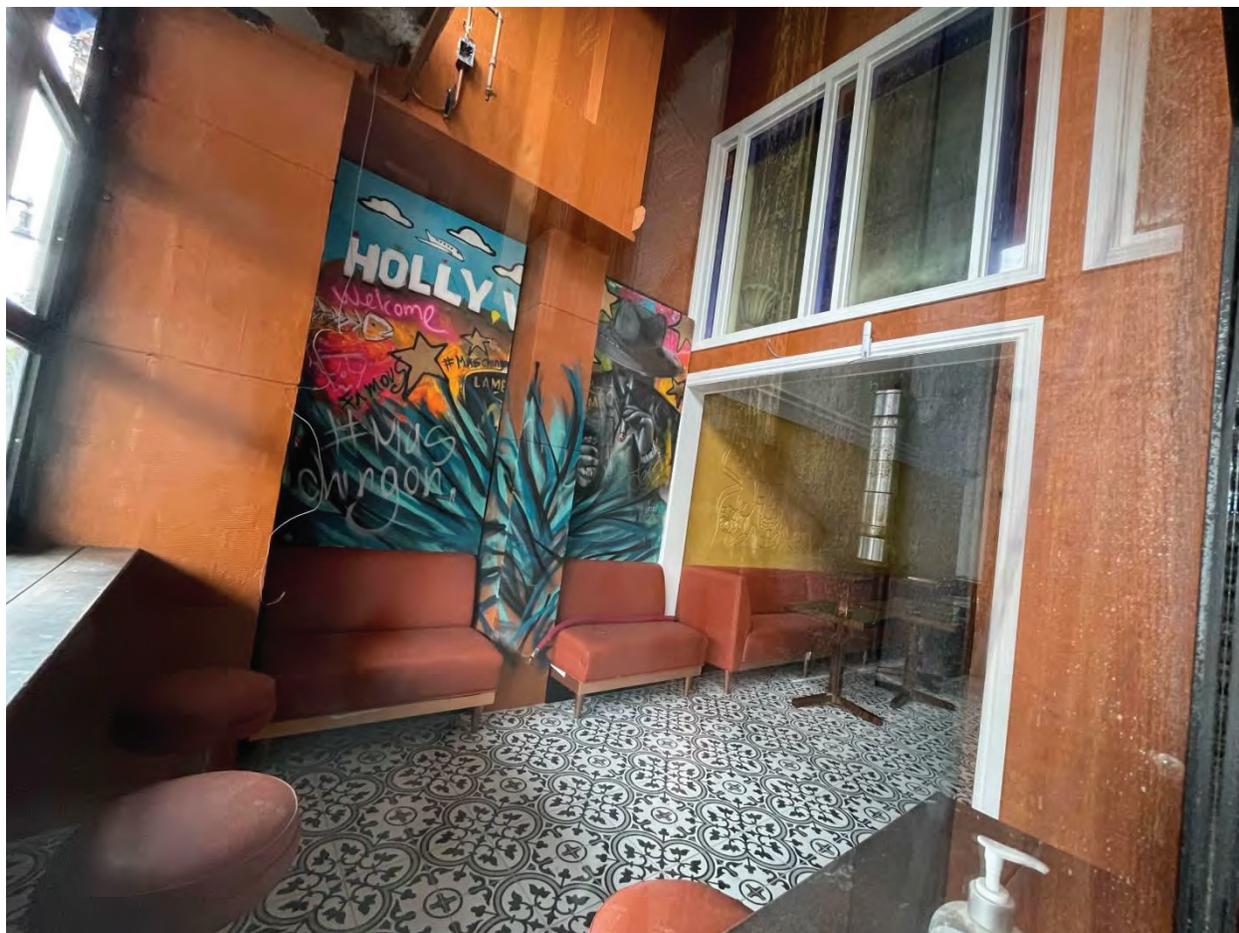
The answer may lie with the serial entrepreneur whose signage has taken over the Hollywood legend. Jorge Cueva, known as Mr. Tempo, reportedly rose from washing dishes to executive positions at the Daphne's Greek Café and Sharky's Woodfire Mexican Grill chain.

His upscale concepts, which include Tempo Cantina and King & Queen Cantina, stretch from Valle de Guadalupe to Santa Monica, with new locations planned in La Paz, New York, Guadalajara, and Vegas, among the many.

A serial entrepreneur, **Cueva's website advertises Mr. Tempo water**, Mr. Tempo wine, Mr. Tempo cigars, Mr. Tempo shoes, and Mr. Tempo chamoy candy, among other self-branded *Spaceballs*: The Movie-esque merchandise.

But it's in Baja California's Valle de Guadalupe that Mr. Tempo has been most controversial, lumped in with the many game-changing capitalists **coming under fire in an Instagram account** calling out corrupt districting officials, and roasting entrepreneurial incursionists in a fight for the soul of this **rabidly popular** Mexican wine region.

Cueva immediately received criticism for opening his restaurant concept in Valle de Guadalupe that boasts Flamin' Hot Cheeto-cruste sushi rolls and tequila shots, starkly standing out from the more lux-forward 'Baja Mediterranean' style food and wine-based food culture in this Mexican wine country. Valle's longtime residents, whose families go back generations in the region, accuse Cueva of bringing an unwanted Cantina environment that promotes rowdier tourists, who prefer getting lit to taking in Valle's long-established, serenity-paired, fine-wine ambiance.



Already, the damage done to Pig 'n Whistle's interior and façade is beyond alarming to preservationists and anyone who values L.A. history.

Cooper and Schave reminds us we're not powerless in these situations, however, encouraging anyone concerned to let our voices be heard by the staff of appointed and elected officials. "We know that Mitch O'Farrell's inclination is that anybody who can write him a check is a constituent," she says. "That's not the truth. His constituents are the people who were emailing him yesterday saying, 'Hey, we want you to call Building & Safety, which had a report saying there was construction happening without permits, and close it. We want you to do something.'"

"If they can restore what they destroyed, that would be a real wake-up call for people who come into these historic spaces and think they can do whatever they want and ask permission later."



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← Thread



Mitch O'Farrell @MitchOFarrell · Oct 27
This week, my team was made aware of unpermitted construction work at Hollywood's beloved Pig 'N Whistle. We immediately notified the Department of Building and Safety, which investigated and issued a Stop Work Order. The investigation into this matter is ongoing.



6 2 12



Mitch O'Farrell @MitchOFarrell · Oct 27
The Pig 'N Whistle is located in the Hollywood Boulevard Commercial and Entertainment District, which is on the federally designated National Register of Historic Places.

1 3



Mitch O'Farrell @MitchOFarrell

Occurrences like these are why I introduced a motion to penalize unscrupulous actors who proceed with unpermitted construction work in the City. I look forward to the final ordinance being brought to the City Council for approval.

4:14 PM · Oct 27, 2021 · Twitter for iPhone

4 Likes

Reply icons



Mitch O'Farrell @MitchOFarrell · Oct 27
Replying to @MitchOFarrell
Thank you to the local residents and historic preservationists who brought this important issue to our attention.

Brian Donnelly
2 3



Esotouric's Secret Los Angeles @esotouric · Oct 27
Replying to MitchOFarrell
Mitch, you introduced the motion in 2019. How long does it take? cityclerk.lacity.org/lacityclerkcon...

Meanwhile landmarks are being wrecked at lighting pace, nowhere more than in Hollywood.

As the preservationists who blew the whistle, it would be nice if your deputies emailed us back.

Council Vote Information (2 Votes)		
Meeting Date:	07/31/2019	
Meeting Type:	Regular	
Vote Action:	Adopted	
Vote Given:	(10 - 0 - 5)	
Member Name	CD	Vote
BOB BLUMENFIELD	3	ABSENT
MIKE BONIN	11	ABSENT

Mitch O'Farrell @MitchOFarrell Follow
1st Native American on L.A. City Council, LGBTQ Proud, athlete, rescue dog dad. At your service. [#CD13 linktr.ee/mitchofarrell](https://linktr.ee/mitchofarrell)



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JOE BUSCAINO	15	YES
GILBERT A. CEDILLO	1	YES
MARQUEECE HARRIS-DAWSON	8	YES
JOSE HUIZAR	!!!!!!	14 YES
PAUL KORETZ	5	YES
PAUL KREKORIAN	2	YES
NURY MARTINEZ	6	YES
MITCH O'FARRELL	13	ABSENT
CURREN D. PRICE	9	ABSENT
MONICA RODRIGUEZ	7	YES
DAVID RYU	4	ABSENT
GREIG SMITH	12	YES
HERB WESSON	10	YES



1

3



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December 7, 2021
Agenda Items 15 and 16;
Comments and Objections for Council File 21-0119;
Taix French Restaurant, 1911 Sunset Blvd.; Historical
Cultural Monument Case No. CHC-2020-5524-HCM

EXHIBIT 5



PALLADIUM RESIDENCES

ALL > RESIDENTIAL & MIXED-USE +
HISTORIC PRESERVATION

Los Angeles, CA



 **CRESCENT HEIGHTS**

Residences is proposed to complement the iconic concert venue and to serve as its backdrop. Envisioned by world-renowned architect, Stanley Saitowitz, Palladium Residences will feature two 32-story towers with 731 residential units. Welcoming the community in, beautifully landscaped courtyards and open-air paseos will provide an enriched pedestrian experience, connecting the adjacent streets into and throughout the project. Hollywood Palladium will continue to host performances during construction, which will not conflict with scheduled events.

“Not only is developer Crescent Heights trying to get the 1940s-era venue named a Los Angeles Historic-Cultural Monument, it’s also proposing to make some enhancements to the Streamline Moderne venue, including updates to the ballroom and lobby that are in step with the building’s more recently updated exterior” - Curbed

ADDRESS

**6215 SUNSET BLVD
LOS ANGELES, CA 90028**

ARCHITECTURE AND DESIGN

DLR GROUP | HBA

HIGHLIGHTS

**32 FLOORS
731 RENTAL RESIDENCES**







December 7, 2021
Agenda Items 15 and 16;
Comments and Objections for Council File 21-0119;
Taix French Restaurant, 1911 Sunset Blvd.; Historical
Cultural Monument Case No. CHC-2020-5524-HCM

EXHIBIT 6

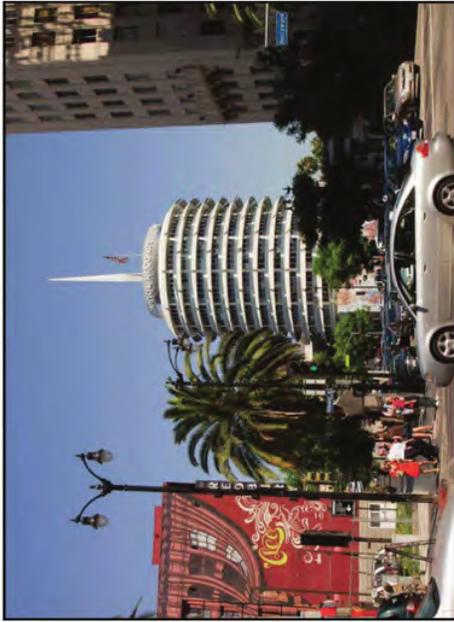


Note: This illustrative rendering is conceptual and for illustrative purposes only. It represents an option for development on the Project Site but other options are possible.
Source: Shimahara Illustration / Millennium Partners, 2011.

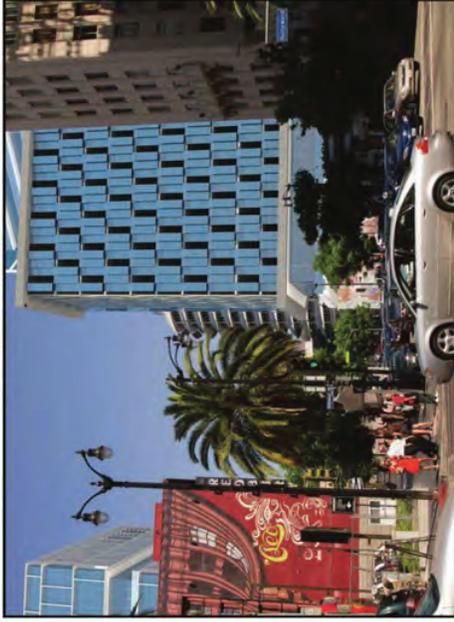


CAJA Environmental Services, LLC

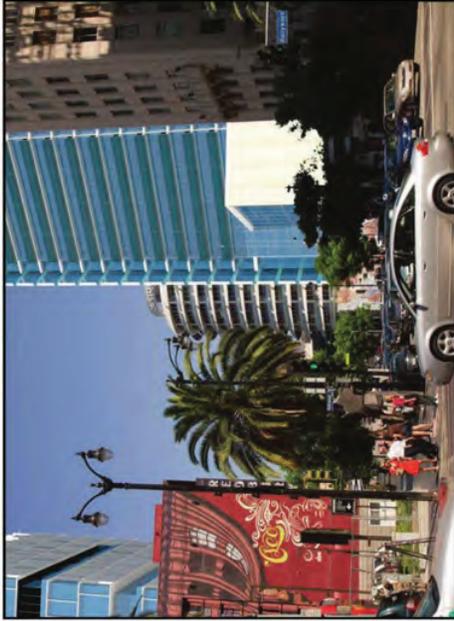
Figure II-9
Conceptual Architectural Rendering of the Project
Looking West from Argyle Avenue



View 6: Existing view of the Project Site from Hollywood Boulevard and Vine Street looking north.



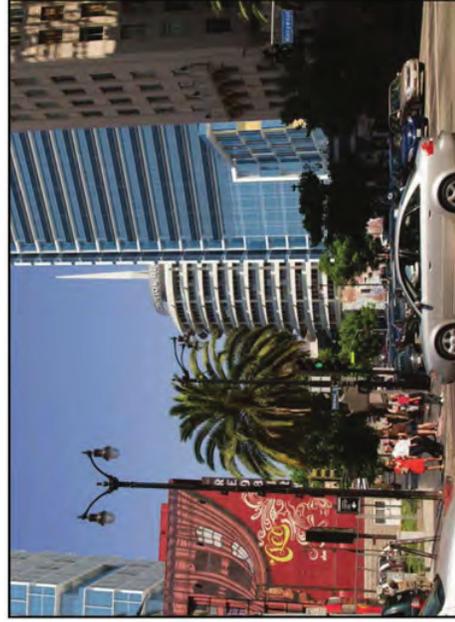
View 6(a): Conceptual rendering of the Project with a 220-foot high massing envelope.



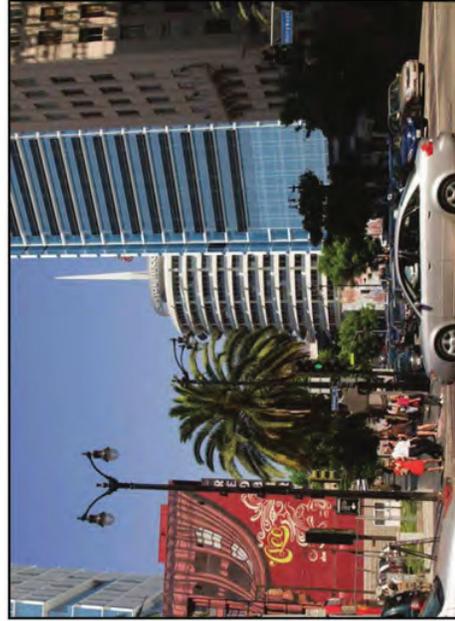
View 6(b): Conceptual rendering of the Project with a 400-foot high massing envelope.



View Location Map

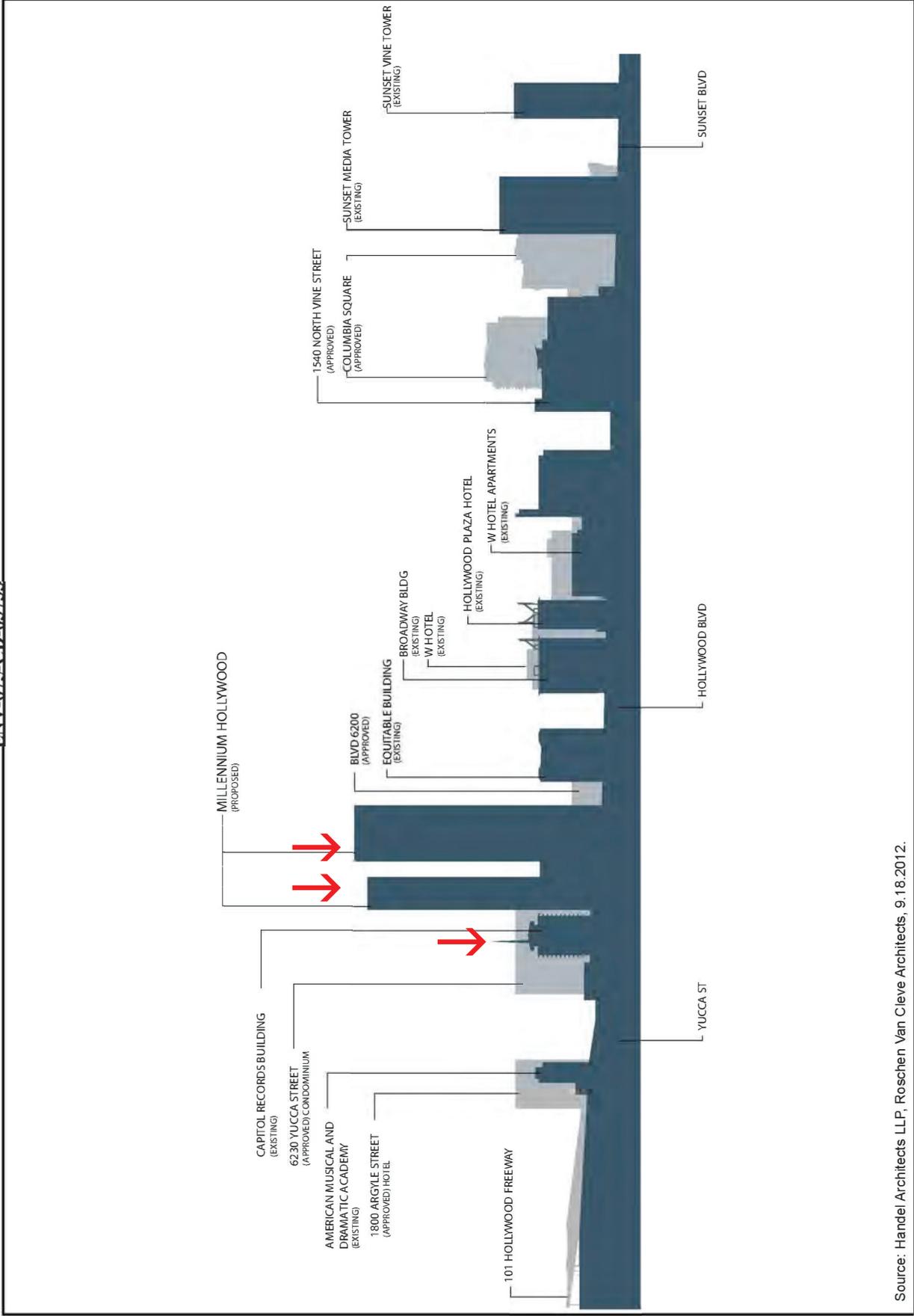


View 6(c): Conceptual rendering of the Project with a 550-foot high massing envelope.



View 6(d): Conceptual rendering of the Project with a 585-foot high massing envelope.

Source: Scott A. Johnson, January 13, 2012. Note: Project renderings and building design are conceptual and represent a potential development configuration on the Project Site. Other options are possible.



Source: Handel Architects LLP, Roschen Van Cleve Architects, 9.18.2012.



Figure IV.A-22
Context Section Looking East - "Downtown Hollywood" Beyond Vine Street