

# 1911 W. Sunset Boulevard

## Los Angeles, California



### Historical Resource Technical Report



January 2022



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## EXECUTIVE SUMMARY

The Project as proposed involves demolition and new construction. Two existing buildings on the Project Site are proposed to be demolished, the existing Taix Restaurant building and 1931 W. Sunset Boulevard, a one-story medical office building constructed in 1959.

1931 W. Sunset Boulevard is not currently designated under any national, state, or local landmark program and was not identified in SurveyLA or listed in the BERD. **A records search was requested from the SCCIC and the results are appended to this report.** 1931 W. Sunset Boulevard was evaluated as a potential historical resource as part of the environmental review of the proposed Project on the site in compliance with CEQA. GPA evaluated the property and recommends that 1931 W. Sunset Boulevard does not appear to be eligible for listing in the National or California Registers, or for designation as a Los Angeles Historic-Cultural Monument (HCM) due to a lack of significance. Additionally, it does not appear to contribute to a potential historic district. The recommended Status Code for the property is 6Z, ineligible for designation at the national, state, and local levels through survey evaluation. Therefore, it is not a historical resource subject to CEQA.

The existing Taix Restaurant was designated as an HCM and as part of that designation, three features that should be preserved were identified by City Council as conveying the significance of the restaurant and justifying its designation as an HCM as well as its eligibility for inclusion in the California Register.

The project team analyzed impact of the Project on the historical resource and determined that demolition would not significantly impact the Taix Restaurant because it would not materially impair the physical characteristics determined to convey its historical significance by the lead agency that justify its designation as an HCM and eligibility for inclusion in the California Register. The restaurant's location and setting, feeling and association would remain intact. The physical features that were identified as characterizing the property will be retained and reincorporated into the new construction. Therefore, the demolition would not result in material impairment as defined in 14 CCR § 15064.5(b)(2)(C), or, therefore, cause a substantial adverse change in significance of the historical resource as it was designated by the lead agency.

The potential for the new construction to indirectly or visually impair the significance of adjacent historical resources was also analyzed in this report. GPA concludes that the demolition would have no impact on the three historical resources in the Study Area, and that the new construction would have no significant impact on the historical resources in the Study Area. Although a new visual element would be introduced within their broader setting, it would not result in a substantial adverse change in their significance.

Therefore, the proposed Project would not cause a significant impact on any identified historical resources on or near the Project site in a manner that would materially impair the characteristics that qualify them as a historical resource.

## 1. INTRODUCTION

### 1.1 Purpose

The purpose of this report is to evaluate the potential impacts that the proposed redevelopment of Taix French Restaurant with a new mixed-use building would have on historical resources. The proposed redevelopment would enable the continuation of Taix French Restaurant as a legacy business, which the City of Los Angeles has recognized as a historical resource. This report analyzes whether the proposed project (Project) would impact historical resources as defined by the California Environmental Quality Act (CEQA). The City of Los Angeles (City) is processing the CEQA review as a Sustainable Communities Environmental Assessment (SCEA).

A primary objective of the Project is to enable the continuation of Taix French Restaurant at its current location. Taix French Restaurant was founded in 1927 in downtown Los Angeles by the Taix family and has been continuously operated by the family since that time. In 1962, the restaurant was moved to its current location. Over the years, the restaurant has undergone repeated changes, including its location and alterations and additions to its building, architecture, décor, dining format, service style, and menu. Yet, despite these numerous changes, the Taix French Restaurant has maintained its identity and significance as a beloved Los Angeles institution.

Due to the passage of time and changes in the economics of the restaurant and banqueting industry, as well as shifting public taste and preferences, the Taix family has concluded that the revenues of the restaurant can no longer support the overhead associated with its current property. The over-sized building, aged and outdated infrastructure, and other social challenges compel changes to the restaurant's current physical premises if Taix French Restaurant is to continue operating successfully. Already stressed by declining business conditions and the COVID-19 pandemic, the family has indicated that they would be forced to permanently close Taix French Restaurant due to the financial hardship of continuing operations in the current building.<sup>1</sup>

The Project Site is located near the intersection of Sunset Boulevard, Reservoir Street, and Glendale Boulevard in the Silver Lake - Echo Park - Elysian Valley Community Plan Area (CPA) in the City of Los Angeles. The Project Site (see **Figure 1** below) encompasses three parcels (APNs 5404-001-034, 5404-001-007, and 5404-001-008). The Project Site includes a large building constructed over a period of several decades, with the earliest portions dating to 1929, that currently houses Taix French Restaurant, and a smaller commercial/office building constructed in 1959. The proposed Project would involve demolition of both existing buildings and construction of a new, six-story mixed-use development that would incorporate a new restaurant space for Taix French Restaurant.

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<sup>1</sup> See September 22, 2020, letter from Michael Taix to the City of Los Angeles Cultural Heritage Commission (**Appendix A**).





Figure 1: Project Site. Base image courtesy of LA County GIS.

## 1.2 Study Area

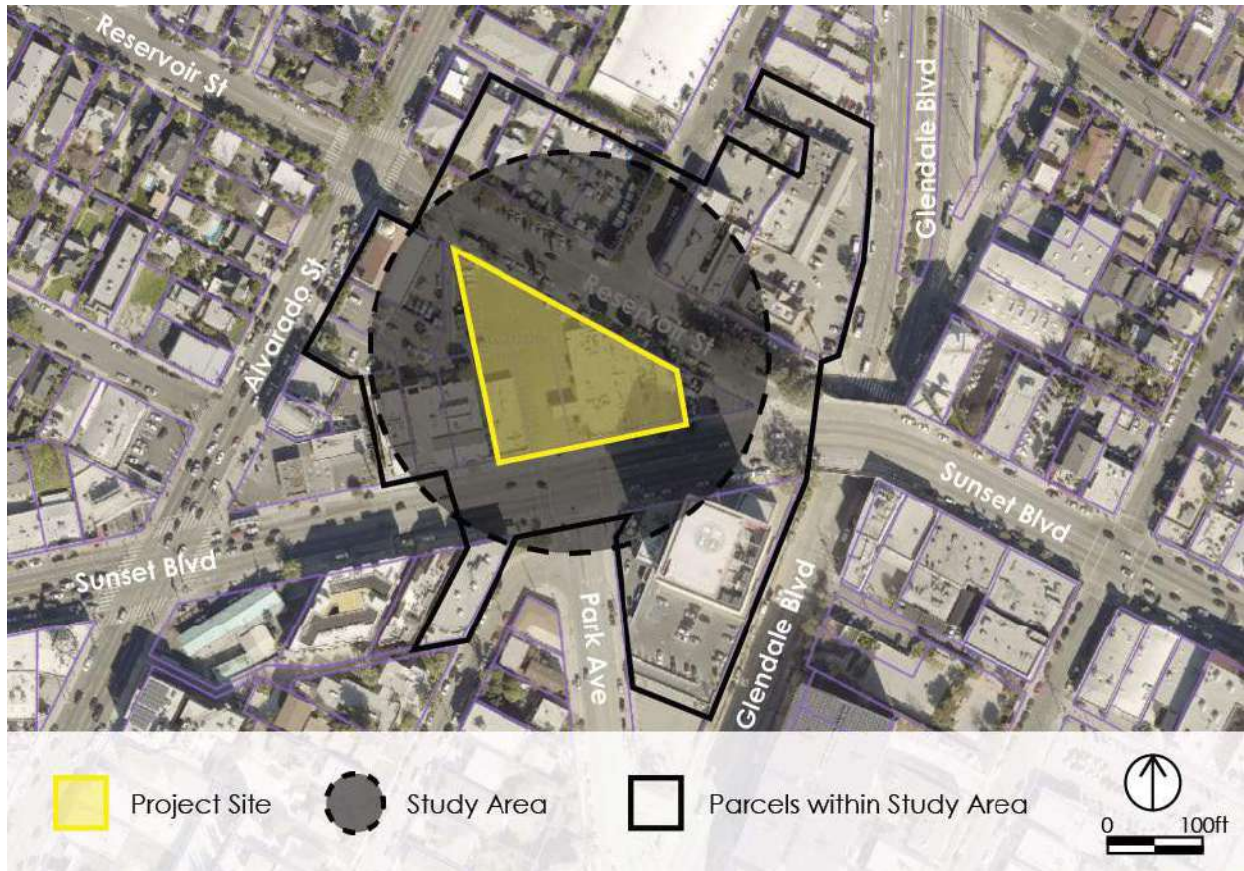


Figure 2: Project Site and Study Area. Base image courtesy of LA County GIS.

GPA conducted a field inspection of the Project site and vicinity to determine the scope of the study. There are two buildings currently on the Project site: 1911 W. Sunset Boulevard and 1931 W. Sunset Boulevard. The building at 1911 W. Sunset Boulevard was constructed in phases beginning in 1927 and currently houses the Taix French Restaurant, which was recently designated as a Los Angeles Historic-Cultural Monument. The building at 1931 W. Sunset Boulevard was constructed in 1959. It is not currently designated at the national, state, or local level and was not identified in SurveyLA. However, because it is over 45 years of age, it was surveyed and evaluated as a potential historical resource for the purposes of CEQA.

**Figure 2).** This Study Area was established to account for potential impacts on historical resources in the vicinity. Parcels beyond this Study Area were not included because the Project would have no potential to directly or indirectly impact the buildings on these distant parcels or their surrounding setting. The buildings and streets immediately surrounding the Project site create a geographic and visual separation between the parcels beyond the Study Area and the Project site. The Project site therefore cannot be reasonably considered part of the environmental setting of historical resources beyond the Study Area due to this intervening space.



### 1.3 Methodology

In preparing this report, GPA performed the following tasks:

1. Reviewed existing information to determine if there are any listed or previously surveyed historical resources within the Study Area. The following sources were consulted:
  - Requested a records search from the South Central Coastal Information Center (SCCIC) to determine whether or not the Study Area contains any properties that are currently listed under national, state, or local landmark or historic district programs and whether or not it contains properties that have been previously identified or evaluated as potential historical resources. This involved a review of the California Historic Resources Inventory System (CHRIS), which includes data on properties listed and determined eligible for listing in the National Register of Historic Places, listed and determined eligible for listing in the California Register of Historical Resources, California Registered Historical Landmarks, Points of Historical Interest, as well as properties that have been evaluated in historic resources surveys and other planning activities (see **Appendix B** for the records search results).
  - Consulted the Built Environment Resources Directory (BERD) to determine whether the Study Area contains any properties currently listed under local, state, or national programs as an individual resource or part of a historic district, or that have been previously identified or evaluated as a historical resource. The BERD, maintained by the State Office of Historic Preservation, includes information on cultural and historical resources reviewed for eligibility to the National Register of Historic Places and the California Historical Landmarks programs through federal and state environmental compliance laws, and resources nominated under federal and state registration programs. It replaces the California Historic Resources Inventory System (CHRIS). While the BERD may not include all mapped data on historical or cultural resources filed with the SCCIC, it includes information on previously evaluated properties. One property, 1927 Reservoir Street, was identified as being previously evaluated and determined eligible as part of the Section 106 process. A copy of correspondence from the State Historic Preservation Officer (SHPO) associated with the determination was requested to supplement the SCCIC Records Search. The letter indicates that the building was determined eligible under Criterion A for its association with the religious and scholarly development of the Echo Park community (see **Appendix C** for copy of the SHPO letter).
  - Consulted the Los Angeles Historic Resources Inventory website, [HistoricPlacesLA.org](http://HistoricPlacesLA.org), to determine if the Study Area contains any properties designated as Los Angeles Historic-Cultural Monuments (HCM) or are located within a designated Historic Preservation Overlay Zone (HPOZ).
  - Consulted the findings of SurveyLA, the citywide historic resources survey of Los Angeles, to determine if any properties on the Project site or within study area were identified as potential historical resources. Two properties were identified. One property, the Citibank building at 1910 W. Sunset Boulevard was identified as

appearing eligible for national, state, and local landmark designation. One property, the Glendale-Sunset Public Stairway, was identified as appearing eligible for local landmark designation.

- Reviewed zoning information to determine whether the Study Area is located within a Plan Overlay. Two parcels within the Study Area are located within the Echo Park Community Design Overlay (CDO); however, the proposed Project will be entirely outside the boundaries of the CDO.
- Reviewed the Council File (21-0119) associated with the recent HCM designation of Taix French Restaurant, including agendas, meeting minutes, staff reports, nomination materials, consultant reports, and correspondence.

The results of this research and descriptions of the historical resources within the Study Area can be found in **Section 3.2**.

2. Determined that one existing building on the Project site should be evaluated as a potential historical resource. The building at 1931 W. Sunset Boulevard was not identified by SurveyLA, but is now over 45 years of age, which is the industry standard for the evaluation of properties as potential historical resources.
3. Conducted a field inspection of the Project site, during which GPA assessed the general condition and physical integrity of the building at 1931 W. Sunset Boulevard. Digital photographs of the building exterior were taken during the field inspection.
4. Conducted research into the history of 1931 W. Sunset Boulevard. Sources referenced included building permit records, city directories, historic aerial photographs, prior survey data, newspaper archives, Sanborn Fire Insurance maps, and the *Los Angeles Times* newspaper archives, available through the Los Angeles Public Library.
5. Consulted the Context/Theme/Property Type (CTP) eligibility standards formulated for the *Los Angeles Citywide Historic Context Statement (LACHCS)* to identify the appropriate CTPs under which to evaluate the building at 1931 W. Sunset Boulevard.
6. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to national, state, and local historic preservation designations, and assessment processes and programs to evaluate the significance and integrity of the building at 1931 W. Sunset Boulevard as a potential historical resource.
7. Reviewed and analyzed the conceptual plans and related documents to determine if the Project would have an impact on the identified historical resources as defined by CEQA (see **Appendix D** for the Conceptual Plans).

## **1.4 Qualifications of Preparers**

GPA Consulting was responsible for the preparation of this report. All GPA Consulting historians fulfill the qualifications for a historic preservation professional outlined in Title 36 of the Code of Federal Regulations, Part 61. Résumés are available upon request.

## 2. REGULATORY FRAMEWORK

Generally, a lead agency must consider a property a historical resource under CEQA if it is eligible for listing in the California Register of Historical Resources (California Register). The California Register is modeled after the National Register of Historic Places (National Register). Furthermore, a property is presumed to be historically significant if it is listed in a local register of historical resources or has been identified as historically significant in a historic resources survey (provided certain statutory criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant.<sup>2</sup> A lead agency may also treat a resource as historic if it meets statutory requirements and substantial evidence supports the conclusion. The National Register, California Register, and City local designation programs are discussed below.

### 2.1 National Register of Historic Places

The National Register is "an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."<sup>3</sup>

#### 2.1.1 Criteria

To be eligible for listing in the National Register, a property must be at least 50 years of age (unless the property is of "exceptional importance") and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of the following four established criteria:<sup>4</sup>

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Associated with the lives of persons significant in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Yield, or may be likely to yield, information important in prehistory or history.

#### 2.1.2 Context

To be eligible for listing in the National Register, a property must be significant within a historic context. "National Register Bulletin 15" states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are "those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is

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<sup>2</sup> Public Resources Code §5024.1 and 14 California Code of Regulations §4850 & §15064.5(a)(2).

<sup>3</sup> Title 36 Code of Federal Regulations Part 60.2.

<sup>4</sup> Title 36 Code of Federal Regulations Part 60.4.



made clear.”<sup>5</sup> A property must represent an important aspect of the area’s history or prehistory and possess the requisite integrity to qualify for the National Register.

### 2.1.3 Integrity

In addition to possessing significance within a historic context, to be eligible for listing in the National Register a property must have integrity. Integrity is defined in “National Register Bulletin 15” as “the ability of a property to convey its significance.”<sup>6</sup> Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: feeling, association, workmanship, location, design, setting, and materials. Integrity is based on significance: why, where, and when a property is important. Thus, the significance of the property must be fully established before the integrity is analyzed.

## 2.2 California Register of Historical Resources

In 1992, Governor Wilson signed Assembly Bill 2881 into law establishing the California Register. The California Register is an authoritative guide used by state and local agencies, private groups, and citizens to identify historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.<sup>7</sup>

The California Register consists of properties that are listed automatically as well as those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- State Historical Landmarks from No. 0770 onward; and
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (SOHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.<sup>8</sup>

### Criteria and Integrity

For those properties not automatically listed, the criteria for eligibility of listing in the California Register are based upon National Register criteria, but are identified as 1-4 instead of A-D. To be eligible for listing in the California Register, a property generally must be at least 50 years of age and must possess significance at the local, state, or national level, under one or more of the following four criteria:

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<sup>5</sup> Patrick Andrus and Rebecca Shrimpton, eds., *How to Apply the National Register Criteria for Evaluation*, (US Department of the Interior, National Park Service, Cultural Resources:1997), 7-8, accessed November 2021, [https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf).

<sup>6</sup> Ibid., 44-45.

<sup>7</sup> Public Resources Code §5024.1 (a).

<sup>8</sup> Public Resources Code §5024.1 (d).



1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important in the prehistory or history of the local area, California, or the nation.

Properties eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. It is possible that properties may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. An altered property may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.<sup>9</sup>

A property less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand its historical importance.<sup>10</sup>

The California Register may also include properties identified during historic resource surveys. However, the survey must meet all of the following criteria:<sup>11</sup>

1. The survey has been or will be included in the State Historic Resources Inventory;
2. The survey and the survey documentation were prepared in accordance with office [SOHP] procedures and requirements;
3. The resource is evaluated and determined by the office [SOHP] to have a significance rating of Category 1 to 5 on a DPR Form 523; and
4. If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources that have become eligible or ineligible due to changed circumstances or further documentation and those that have been demolished or altered in a manner that substantially diminishes the significance of the resource.

### OHP Survey Methodology

The evaluation instructions and classification system prescribed by the Office of Historic Preservation (OHP) in its *Instructions for Recording Historical Resources* provide a Status Code for use in classifying potential historical resources. In 2003, the Status Codes were revised to address the California Register. These Status Codes are used statewide in the preparation of historical resource surveys and evaluation reports. The first code is a number that indicates the general category of evaluation. The second code is a letter that indicates whether the property is separately eligible (S), eligible as part of

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<sup>9</sup> Title 14 California Code of Regulations §4852 (c).

<sup>10</sup> Title 14 California Code of Regulations §4852 (d) (2).

<sup>11</sup> Public Resources Code §5024.1.





a district (D), or both (B). There is sometimes a third code that describes some of the circumstances or conditions of the evaluation. The general evaluation categories are as follows:

1. Listed in the National Register or the California Register.
2. Determined eligible for listing in the National Register or the California Register.
3. Appears eligible for listing in the National Register or the California Register through survey evaluation.
4. Appears eligible for listing in the National Register or the California Register through other evaluation.
5. Recognized as historically significant by local government.
6. Not eligible for listing or designation as specified.
7. Not evaluated or needs re-evaluation.

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

- 2D2** Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in CR.
- 3S** Appears eligible for NR as an individual property through survey evaluation.
- 3CS** Appears eligible for CR as an individual property through survey evaluation.
- 5S3** Appears to individually eligible for local listing or designation through survey evaluation.
- 5S1** Individual property that is listed or designated locally
- 6Z** Found ineligible for NR, CR or Local designation through survey evaluation.
- 7N1** Needs to be reevaluated – may become eligible for NR w/restoration or when meets other specific conditions

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

The Los Angeles City Council adopted the Cultural Heritage Ordinance in 1962 and amended it in 2018 (Sections 22.171 et seq. of the Administrative Code). The Ordinance created a Cultural Heritage Commission and criteria for designating Historic-Cultural Monuments (HCM). The Commission is comprised of five citizens, appointed by the Mayor, who have exhibited knowledge of Los Angeles history, culture and architecture. A monument is any site, building, or structure of particular historic or cultural significance to the City of Los Angeles and may be designated if it meets at least one of the following criteria:

- The proposed HCM is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community or community; or
- The proposed HCM is associated with the lives of historic personages important to national, state, city, or local history;



- The proposed HCM embodies the distinctive characteristics of a style, type, period, or method of construction; or represents; or represents a notable work of a master, designer, builder, or architect whose individual genius influenced his or her age.<sup>12</sup>

Unlike the National and California Registers, the Ordinance makes no mention of concepts such as physical integrity or period of significance. Moreover, properties do not have to reach a minimum age requirement, such as 50 years, to be designated as HCMs.

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<sup>12</sup> Los Angeles Administrative Code Section 22.171.7.

### 3. ENVIRONMENTAL SETTING

#### 3.1 Brief History of the Area

The following history of Echo Park is excerpted from the SurveyLA Survey Report for the Silver Lake - Echo Park - Elysian Valley CPA prepared by GPA Consulting in 2014:<sup>13</sup>

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

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. 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

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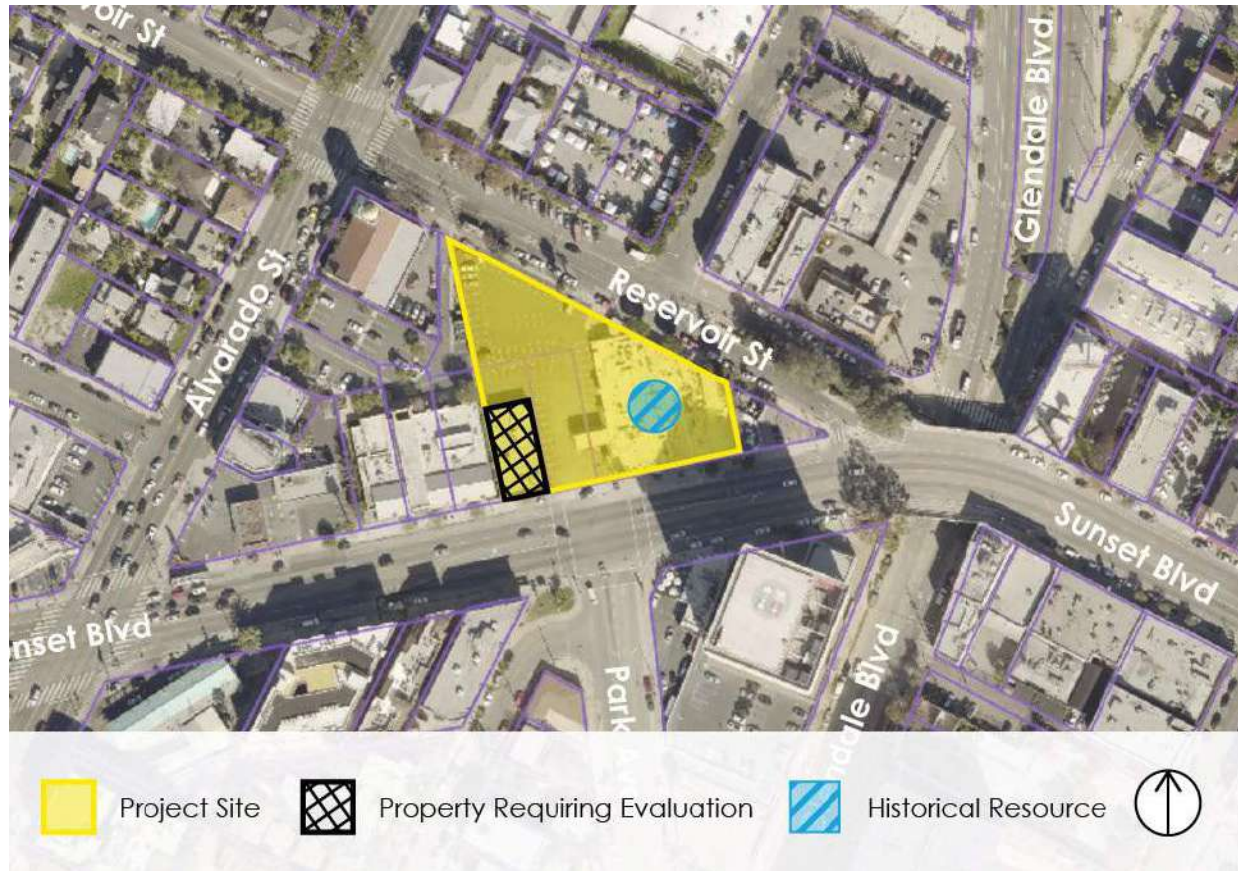
<sup>13</sup> GPA Consulting, *Historic Resources Survey Report: Silver Lake-Echo Park-Elysian Valley Community Plan Area* (Los Angeles: Office of Historic Resources, 2014), 7-8.



evangelist Aimee Semple McPherson and opened in 1923. It had a capacity of 5,300. 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 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 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.

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. 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.

### 3.2 History and Description of the Project Site



The Project Site is located at the intersection of Reservoir Street, Glendale Boulevard, and Sunset Boulevard. With the introduction of streetcar service along Sunset Boulevard, the route emerged in the early twentieth century as a commercial corridor in Echo Park. On the 1906 Sanborn Map, the area is sparsely developed with small houses. Two small houses, an ancillary building, and a small building labeled as the Echo Park Methodist Sunday School are depicted on the Project Site. Through the 1920s and 1930s, density in the area increased and more buildings were constructed on what is now the Project Site, but by 1950, it had all been demolished, leaving just surface parking and the building that would become the second home of Taix. By the 1970s, the Project Site resembled its existing condition, with two buildings, 1911 and 1931 W. Sunset Boulevard, and the rest used for surface parking (see **Figure 4** through **Figure 7**).

Taix was recently designated as an HCM and is therefore a historical resource for the purposes of CEQA. See **Section 3.2.1** for prior identification and evaluations of the restaurant as well as a summary of the HCM nomination, designation process, and City Council findings.

The building at 1931 W. Sunset Boulevard was constructed in 1959. It was not identified in SurveyLA and was not listed in the BERD; however, because it is over 45 years of age, it requires evaluation to determine whether or not it is a historical resource for the purposes of CEQA. See **Section 3.2.2** for a history and description of the building and **Section 4** for the evaluation of significance.





Figure 4: Project Site in 1905.

Sanborn Map Company, Los Angeles Volume 3, C-5040, 1, 1938. Courtesy of UCSB Library Sheet 313, 1905, accessed November 2021, [www.proquest.com](http://www.proquest.com).



Figure 5: Project Site in 1938.



Figure 6: Project Site in 1950.

Sanborn Map Company, Los Angeles Volume 3, Sheet 313, 1950, accessed November 2021, [www.proquest.com](http://www.proquest.com).



Figure 7: Project Site in 1973.

TG\_7300, 21-25, 1973. Courtesy of UCSB Library Geospatial Collection.

### 3.2.1 Taix French Restaurant

#### Prior Identification and Evaluation<sup>14</sup>

##### **2014 – SurveyLA**

As part of the 2014 SurveyLA survey for the Silver Lake – Echo Park – Elysian Valley CPA, Taix was identified as appearing eligible for designation as a local landmark as the long-term location of the Taix Restaurant under the Commercial Identity context. The survey findings noted that the restaurant may not meet the eligibility thresholds for National Register or California Register listing.<sup>15</sup>

##### **January 16, 2019 – Preliminary Assessment Report (Historic Resources Group)**

Historic Resources Group (HRG) was retained by the Los Angeles Conservancy to prepare a Preliminary Assessment Report that was completed in January 2019. Addressing the nature of Taix Restaurant as resource significant as a legacy business rather than for its architectural type, style or design, HRG's report stated that "evaluating properties that are significant for their use is difficult, and the guidelines and eligibility standards are relatively subjective in comparison to the established thresholds for evaluating other types of significance." The HRG analysis concluded that the Taix Restaurant appeared to be eligible for designation as an HCM under Criterion 1 as an important commercial institution in the Echo Park community as well as the long-term home of the second-generation Taix Restaurant under the theme of Commercial Identity. HRG found that the restaurant retained sufficient integrity to convey that significance.

##### **October 2019 – Historic Resource Assessment (Kathryn McGee)**

Consultant Kathryn McGee's was retained by the property owner to prepare a Historic Resource Assessment report that was completed in February 2019 and subsequently revised in October 2019. The report included a detailed description and history of the building, as well as a summary of alterations to the interior and exterior since its construction, including major renovations in the late 1960s and late 1990s. Ms. McGee concluded that the Taix Restaurant appeared to be eligible at the local level of significance under Criterion A/1/1 as a long-term legacy business associated with one of the City's pioneering French families and for its contribution to the commercial history of Los Angeles as a destination, restaurant, and gathering place with a period of significance of 1962-1980. The report found that the restaurant retained sufficient integrity for listing as a local HCM and in the California Register but did not retain sufficient integrity for listing in the National Register. Ms. McGee's report did not address the Project as currently proposed by the property owner, which is the focus of this report.

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<sup>14</sup> Unless otherwise noted, the following information is summarized from material included in the full Council File for this property, 21-0119, at

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=21-0119>.

<sup>15</sup> "Taix," HistoricPlacesLA, accessed November 2021,

<http://historicplacesla.org/reports/926892e8-a6e9-4af9-8df8-d0a65b7010f7>.





## Historic-Cultural Monument Designation

### **August 24, 2020 – HCM Nomination (Charles Fisher, Silver Lake Heritage Trust)**

On August 24, 2020, an HCM Nomination was filed by the Silver Lake Heritage Trust and prepared by Charles Fisher. The nomination argued that the Taix French Restaurant was eligible for listing as an HCM under Criterion 1 as a legacy business that evokes the history of a former French enclave, “Frenchtown,” its association with the Taix Family, and the historic second venue of the restaurant. The nomination also argued that Taix was eligible under Criterion 3 as a good example of the rare use of the French Normandy style in commercial architecture.

### **October 15, 2020 – First Cultural Heritage Commission Hearing**

Planning staff in the Office of Historic Resources (OHR) prepared a recommendation report (staff report) for the initial Cultural Heritage Commission (CHC) hearing on October 15, 2021. Staff recommended that the CHC take the nomination under formal consideration, and the CHC voted unanimously to do so.

### **November 17, 2020 – Supplemental Information from Applicant (Daniel D. Paul)**

Daniel D. Paul prepared a supplemental analysis of the Taix Restaurant interior. Mr. Paul argued that the continental dining interior conveyed the significance of the restaurant under Criterion 1 as a highly intact postwar expression of European theming in United States restaurant culture, and that the interior itself was eligible under Criterion 3.

### **December 17, 2020 – Second Cultural Heritage Commission Hearing**

Planning staff in the OHR prepared a recommendation report for the second CHC hearing on January 17, 2021. Staff recommended that the CHC declare Taix Restaurant an HCM and adopt the following findings under Criteria 1 and 3, respectively:

- Taix French Restaurant “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” as the long-time location of Taix French Restaurant, a business that bears a significant association with the commercial identity of Los Angeles, and as a highly intact post-World War II expression of European theming in United States restaurant culture.
- Taix French Restaurant “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent and highly intact example of a continental themed restaurant.

After public hearing and discussion, including testimony and evidence from the owner of Taix Restaurant regarding the owner’s need for a new facility to continue its legacy business, the CHC rejected Staff’s recommendation regarding Criterion 3, finding that neither the architecture of the restaurant nor interior spaces or features were significant. The Commission voted to recommend designation only under Criterion 1. The CHC expressed a desire to support the continuation of the legacy business, but did not discuss or evaluate the Taix family’s specific plans for the Project. The CHC amended the findings in the recommendation report to include Criterion 1 only, and voted to recommend that City Council consider and declare Taix Restaurant an HCM and adopt the amended findings.



### May 4, 2021 – City Council Planning and Land Use Committee Meeting

The City Council Planning and Land Use Committee (PLUM) considered and corrected the findings recommended by CHC staff to conform to the deliberations and findings of the CHC in the administrative record. The PLUM Committee recommended to approve the inclusion of Taix French Restaurant on the list of HCMs based on the Committee's findings and adopt the findings of CHC as amended by the PLUM Committee.

### June 2, 2021 – City Council Hearing

On June 2, 2021, City Council adopted the findings below, as amended by the PLUM Committee, and voted to designate the Taix French Restaurant as an HCM. The City Council action on these findings was finalized on June 4, 2021.

Section 22.171.10(f) of the City's Cultural Heritage Ordinance authorizes the City Council to approve or disapprove, in whole or part, the designation of a Historic-Cultural Monument, including any site, building or structure. The City Council finds and determines that the subject site and the Taix Restaurant are significant under Criterion 1 only. The Council finds that the Taix Restaurant building (and its interior and exterior architecture and decor) are not architecturally or historically significant: provided, however, that the City Council identifies the following physical features of the Taix Restaurant that should be preserved in order to convey the restaurant's historic significance and justify its designation as a Historic-Cultural Monument, as well as its eligibility for inclusion in the California Register of Historical Resources: (i) The red and white east-facing Taix billboard sign along Reservoir Street; (ii) the vertical red and white 'Cocktails' sign along Sunset Boulevard; and (iii) the restaurant's original cherry wood bar top.

### January 18, 2022 – City Council Planning and Land Use Management Committee Hearing January 26, 2022 – City Council Hearing

Due to errors in conducting the PLUM Committee's remote COVID-19 hearing protocol, certain persons were not called upon to speak at the May 18, 2021 PLUM Committee hearing. Accordingly, the PLUM Committee rescinded its prior action and conducted a subsequent de novo hearing on January 18, 2022. After concluding its hearing, the PLUM Committee recommended that the findings of the CHC, as amended to include supplemental findings in the communication from the CD 13 Office dated December 6, 2021, be adopted as the findings of the Council and that Taix French Restaurant be designated a Historic-Cultural Monument. On January 26, 2022, the City Council voted to adopt the recommendations of the PLUM Committee.

### The Emerging Field of Legacy Businesses as Historical Resources

As the field of historic preservation evolves, preservation experts and communities around the country have begun to address "heritage" or "legacy" businesses as historical resources, and to recognize the unique issues that pertain to the continuation and preservation of such resources.

In 2015, the National Trust for Historic Preservation recognized that the preservation of legacy businesses represents a desire to preserve “intangible elements of culture and community that these businesses have created over time” and that the topic presents unique preservation issues.<sup>16</sup>

San Francisco Heritage reported that current economic conditions and other factors have caused “alarming loss of heritage businesses, nonprofits, and other arts and culture institutions.” In its September 2014 report regarding strategies for conserving cultural heritage assets, San Francisco Heritage observed that “[t]raditionally focused on architecture and monuments, the field of historic preservation in the United States has in recent years begun to respond to calls from organized communities to develop new tools for identifying and protecting intangible social and cultural resources.”<sup>17</sup>

Recognizing that legacy businesses are often considered important elements of communities for intangible reasons that have more to do with the relationship of the business to the community than their physical attributes, the Heritage Report stated that “[d]espite their effectiveness in conserving architectural resources, traditional historic preservation protections are often ill-suited to address the challenges facing cultural heritage assets.”<sup>18</sup> The report further states that “historic designation is not always feasible or appropriate, nor does it protect against rent increases, evictions, challenges with leadership succession, and other factors that threaten longtime institutions.”<sup>19</sup> Significantly, the Heritage Report recognized that, depending on goals and motivations, in some circumstances it may be appropriate to “prioritize continuation of traditional uses over the protection of the buildings that house them.”<sup>20</sup> Accordingly, the Heritage Report recommended the adoption of new strategies to enable the stabilization and preservation of legacy businesses, including providing economic incentives, providing a standard definition of “cultural heritage assets,” adopting financial, zoning and process-driven incentives to encourage their conservation, and assisting with capital investment to address expensive capital improvement, seismic safety, and ADA accessibility issues.<sup>21</sup>

As discussed above, HRG’s 2019 Resource Assessment regarding Taix Restaurant also acknowledged recognized the unique issues involved in evaluating the historic significance of legacy businesses and conceded that “evaluating properties that are significant for their use is difficult, and the guidelines and eligibility standards are relatively subjective in comparison to the established thresholds for evaluating other types of significance...” and that “the reasons belying their significance are typically rooted in tradition, culture, and other intangible qualities.”

For all these reasons, the analysis of legacy businesses as historic resources and how best to support their preservation requires a more nuanced analysis than typically associated with traditional historic preservation approaches. As San Francisco Heritage concluded, “in some circumstances it may be

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<sup>16</sup> David Weible, “Seven Tips for Protecting Legacy Businesses,” National Trust for Historic Preservation, accessed November 2021, <https://savingplaces.org/stories/seven-tips-for-protecting-legacy-businesses#.XSObm3JYZPY>.

<sup>17</sup> San Francisco Heritage, *Sustaining San Francisco’s Living History: Strategies for Conserving Cultural Heritage Assets* (San Francisco: 2014), 7, accessed November 2021, <https://www.sfheritage.org/Cultural-Heritage-Assets-Final.pdf>.

<sup>18</sup> *Ibid.*, 4.

<sup>19</sup> *Ibid.*

<sup>20</sup> *Ibid.*, 17.

<sup>21</sup> *Ibid.*, 16-35.



appropriate to “prioritize continuation of traditional uses over protection of the buildings that house them.”<sup>22</sup>

### Taix French Restaurant as a Legacy Business

The Taix Restaurant’s demonstrated ability to change while successfully retaining its identity is consistent with its history and evolution as a legacy business. Taix French Restaurant has remained in business for nearly a century, and has been required to repeatedly adapt and evolve in order to continue. Despite changes to the restaurant’s location, building, dining format, service style, menu and decor over the years, the Taix family has successfully maintained the continuity of the restaurant and its significance as a Los Angeles beloved institution. It has twice been recognized by the City of Los Angeles for its intangible contributions to the City’s culture and community. For example, on the occasion of the restaurant’s 60th anniversary in, the Los Angeles City Council issued a resolution finding that “Whereas Circumstances, Time and Places Have Changed During The Past Six Decades, But The Warmth, Camaraderie and Simply Good Food and Service Remain the Same. The Spirit of the Brothers – Les Frères – Lives.”

Similarly, in a 1963 review entitled “Original Bargain Duplicated,” the *Los Angeles Times* recognized the continuing identity of the already beloved institution despite its relocation from downtown to its current location and its change in décor and dining format:

It is...somewhat, décor-wise, a far cry from the original Taix down on Commercial St. – tufted leather booths, carpeting, tablecloths, and attractive waitresses rather than 80-year-old waiters. Incidentally, the old Taix is still in business, hasn’t yet been bulldozed as a lot of people seem to think. Anyway, at the so-called “new Taix,” you get the same generous tureen of excellent vegetable soup, salad with the same garlicky dressing, huge serving of pot roast with large portions of tomato-infested zucchini, creamed au gratin potatoes, sherbet, and coffee—all for \$2.25. It is not exactly a gourmet repast. But, you can’t beat the price. What’s more, they have a red mountain wine for 90 cents a half bottle (by Louis Martinez) that needs no apologies. And the cocktail lounge is exceptionally attractive. For an economical dine-out treat for the family or to take out a girlfriend on the night before payday, this is one of the town’s better bargains.<sup>23</sup>

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<sup>22</sup> Ibid., 17.

<sup>23</sup> “Original Bargain Duplicated,” *Los Angeles Times*, November 3, 1963, B94.

### 3.2.2 1931 W. Sunset Boulevard



Figure 8: 1931 W Sunset Boulevard, view looking north. GPA Consulting, November 2021.

#### Description

The building at 1931 W. Sunset Boulevard is a one-story concrete block building that was constructed in 1959 with a common, mid-century modern features. It has a rectangular plan and flat roof. Portions of the exterior are clad in brick veneer. The primary elevation faces south toward Sunset Boulevard and abuts the sidewalk. The south elevation is visually divided into two bays. The west bay consists of a concrete block wall with a decorative screen. Above the screen there are two flat signs: a round sign with a logo that reads, "MEDICAL AESTHETIC SKINOVAATIONS," and a smaller rectangular sign below it that reads, "MEDSPA & WELLNESS." The east bay is clad in brick veneer with a short parapet wall that extends above the roofline. A shallow metal canopy spans the length of the bay. Above the canopy there is signage consisting of individual block letters that read "PARK SUNSET PROFESSIONAL BUILDING," and "1931." Beneath the canopy, three entrances are recessed within a single entryway. There is a single fully glazed door on the east and west walls of the entryway, and a pair of fully glazed doors on the north wall. The recessed entrance is enclosed by a metal security gate. East of the entrance there is a pair of fixed aluminum-frame windows with interior metal security bars.

The east elevation faces the Taix and the surface parking lot. The brick veneer of the façade wraps around the corner of the east elevation, but the remainder is a concrete block wall. Openings on the east elevation consist of five square windows and three doors obscured by metal security bars. The north elevation is also a concrete block wall with four square windows obscured by metal security bars. Above the windows there is a painted sign that reads, "PARK SUNSET MEDICAL BUILDING." The west elevation abuts the Edendale Branch Library and is not visible.





## Construction History

The building at 1931 W. Sunset Boulevard was constructed in 1959 for Irving Friedman for use as a medical and dental building. The permit indicated concrete block construction, a wood and steel roof structure, and composition roofing. The original permit filed in June 1959 listed the architect as the firm of Tharaldson & Wright and the engineer as William C. Taylor. The original permit was revised in October 1959 and the engineer changed to L.M. Nerenbaum. No contractor was listed on either permit.

In 1962, a permit was filed for a 4-foot by 5-foot illuminated projecting sign. In 1999, a permit was filed for a 2-foot by 14-foot illuminated box sign.

Security bars were installed over the doors and windows at an unknown date. No other major alterations were observed, and no additional permits were located in the Department of Building and Safety's Building Records searching by address, legal description, and assessor number.

The architectural firm Tharaldson & Wright was a partnership between Byron J. Tharaldson and Raymond S. Wright established in 1958. Byron J. Tharaldson was born in Norway and educated at the University of Minnesota, North Dakota State, and the Chicago Art Institute. Before locating to Los Angeles, Tharaldson worked in Chicago.<sup>24</sup> Research did not reveal biographical information about Wright or other examples of the firms' work.

Research indicates that L.M. Nerenbaum had a firm, L.M. Nerenbaum and Associates, Inc., and that the firm was responsible for the construction of a housing tract in Baldwin Hills consisting of seventy-three homes.<sup>25</sup>

## Ownership and Tenant History

The owner at the time of construction is listed on the 1959 permit as Irving Friedman. By 1962, the builder is listed on permits as Fred Startz. There are no other permits on file until 1999. Research did not reveal any additional definitive information about Friedman or Startz. A search for the Park Sunset Professional Building yielded no results. City Directory listings and tenant research are summarized in the table below.

Table 1: Tenant History		
Name	Year(s) Listed	Notes
Park Furn. Co.	1960-1962	Research revealed no additional information.
Park Sunset Pharmacy	1961-69, 1973, 1987	Research revealed no additional information.
Wilern Medical Lab	1961-1969	Research revealed no additional information.

<sup>24</sup> George S. Koyl, ed., *American Architects Directory* (New York: R.K. Bowker Company, 1962), accessed November 2021, <https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/20677106/1962+American+Architects+Directory>; Ancestry.com, 1940 United States Federal Census, accessed November 2021.

<sup>25</sup> "Tentative Plan for 73-Home Project Approved," *Los Angeles Times*, February 6, 1966.

**Table 1: Tenant History**

Name	Year(s) Listed	Notes
Dr. Stanley Arbiter <sup>26</sup>	1961-69, 1973, 1987	Born in Chicago, Illinois Resident of Los Angeles and Glendale Osteopathic family physician for over 60 years. Medical practice partner of Leonard B. Beller and Harold Cowan.
Leonard B. Beller	1973	Born in New York City. Doctor in Los Angeles. Medical practice partner of Samuel Arbiter and Harold Cowan. <sup>27</sup>
Harold Cowan	1973	Medical practice partner of Samuel Arbiter and Leonard B. Beller. <sup>28</sup> Research revealed no additional definitive information.
Denver Ray Dickey	1965	Born in Texas. Optometrist in Los Angeles and San Diego
Sheldon M. Ziff	1961-1964	Born in Los Angeles. Attorney, part of Workers Compensation Appeals Board of the State of California.

### 3.3 Previously Identified Historical Resources in the Study Area

There are three historical resources in the Study Area (see **Figure 9** and **Table 2**). Two are previously surveyed historical resources in the Study Area that were identified as eligible for national, state, and/or local landmark designation during the 2014 Silver Lake – Echo Park – Elysian Valley survey. There is one historical resource that is listed in the BERD with a 2D2 status code, indicating that it was determined eligible for listing in the National Register by the SHPO and subsequently listed on the California Register as a contributor to a historic district. The records search confirmed that there were no additional historical resources in the Study Area.

In order to provide a conservative analysis of the Project’s potential impacts, this report does not refute any findings regarding the eligibility of these properties.

<sup>26</sup> Ancestry.com; “Stanley I. Arbiter,” *Los Angeles Times*, February 20, 2016, accessed November 2021, <https://www.legacy.com/us/obituaries/latimes/name/stanley-arbiter-obituary?id=16335100>; “Leonard B. Beller M.D.,” *Los Angeles Times*, November 18, 2008, accessed November 2021, <https://www.legacy.com/us/obituaries/latimes/name/leonard-beller-obituary?id=23316302>.

<sup>27</sup> “Leonard B. Beller M.D.”

<sup>28</sup> Ibid.



Table 2: Historical Resources in the Study Area

Map Ref.	APN	Address	Name	Year Built	LAHCM No.	Status Code
A	5404-001-040	1910 W. Sunset Blvd	Citibank	1965	N/A	3S/3CS/5S3
B	N/A	Reservoir Street east of Glendale and Sunset Boulevards	Glendale-Sunset Public Stairway	c. 1925	N/A	5S3
C	5419-032-029	1927 Reservoir Street/1310 Liberty Street	Alvarado Church Of Christ, Golden West Christian Church	1928	N/A	2D2

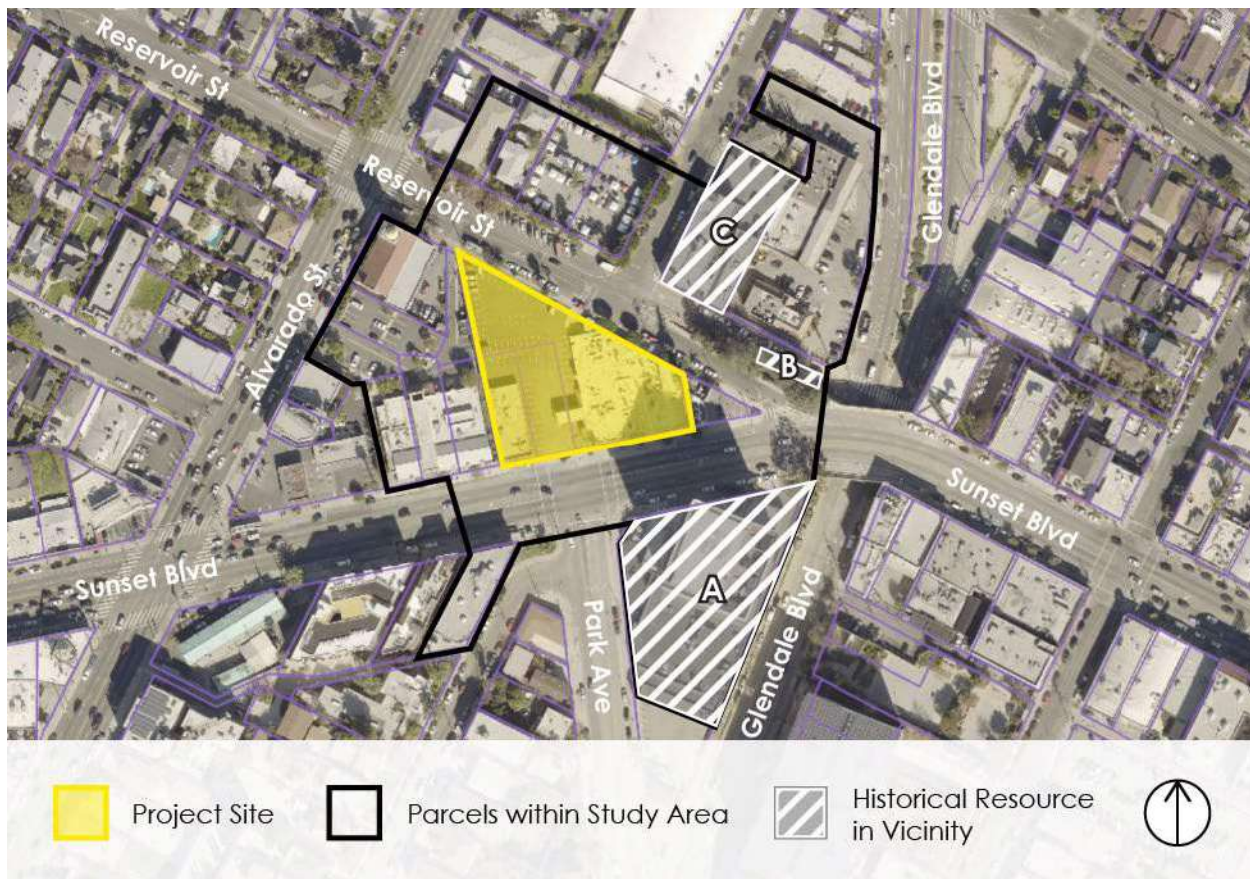


Figure 9: Previously identified Historical Resources in the Study Area. Base image courtesy of LA County GIS.

## A. Citibank, 1910 W. Sunset Boulevard

The Citibank building at 1910 W. Sunset Boulevard is located southeast of the Project Site. This eight-story bank and commercial office building was built in 1965 and designed in the Brutalist style by Heusel Homolka + Associates. It was identified in the 2014 Silver Lake – Echo Park – Elysian Valley survey as appearing eligible for listing in the National Register and California Register and local designation as an excellent example of the Brutalist style rare for the area.<sup>29</sup>

**Context:** Architecture and Engineering, 1850-1980

**Sub-Context:** L.A. Modernism, 1910-1980

**Theme:** Late Modern, 1966-1990

## B. Glendale-Sunset Public Stairway

This public stairway provides pedestrian access to the streets above and below the Sunset-Glendale Viaduct. The structure was identified in the 2014 Silver Lake – Echo Park – Elysian Valley survey as appearing eligible for local designation only as an excellent example of an early public stairway in Echo Park unique to hillside residential developments in Los Angeles. The survey findings noted that the stair may not meet significance thresholds for National Register or California Register eligibility.<sup>30</sup>

**Context:** Residential Development and Suburbanization, 1850-1980

**Theme:** Streetcar Suburbanization, 1888-1933

**Sub-Theme:** Suburban Planning and Development, 1888-1933

## C. 1927 W. Reservoir Street

This 1928 religious building was not identified in the 2014 Silver Lake – Echo Park – Elysian Valley Survey in 2014. However, it is listed in the BERD with a 2D2 status code dating from 2009. This status code indicates that the building was determined eligible for listing in the National Register as a contributor to a historic district during the Section 106 review process and subsequently listed in the California Register as part of a historic district.

The SCCIC records search results produced survey forms for the property at 1927 W. Reservoir Street, known as the Alvarado Church of Christ or Golden West Christian Church (the survey forms are included in **Appendix B**). The property was recorded and evaluated in 1999 by Judith Marvin of Foothill Resources, Ltd. The 1999 form indicated that the property may become eligible for the NRHP under Criterion A for its association with the development of the neighborhood and Criterion C as an example of a Gothic Revival church, but only if its physical integrity were restored. A status code of 4S7 was assigned. The 4S7 status code was pre-2003, when an updated and simplified set of status codes were adopted, and is equivalent to a 7N1 (needs to be reevaluated – may become eligible for NR w/restoration or when meets other specific conditions).

In 2012, an update form was prepared by K.A. Crawford of Michael Brandman Associates. The form indicated that the property retained a good level of integrity, but concluded that it did not appear to

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<sup>29</sup> “Citibank,” HistoricPlacesLA, accessed November 2021, <http://historicplacesla.org/reports/2e02f7ea-5155-4c80-a8cb-4bdbaee8f240>.

<sup>30</sup> “Glendale-Sunset Public Stairway,” HistoricPlacesLA, accessed November 2021, <http://historicplacesla.org/reports/83007bf1-e29d-4fda-b1c7-35e60a194d5f>.

meet any of the NRHP criteria for significance. A status code was not recorded on the survey form, but the conclusions would be equivalent to a status code of 6Z (found ineligible for NR, CR or Local designation through survey evaluation). The 2012 evaluation was for a Federal Communications Commission (FCC) cell tower project and was therefore submitted to SHPO for concurrence as part of the Section 106 process. A copy of the SHPO correspondence was obtained for this report and indicates that the building was determined individually eligible for listing in the National Register at the local level of significance under Criterion A for its association with the religious and scholarly development of the Echo Park community. As such, the 2D2 status code appears to be an error, as there is no district associated with the determination. A status code of 2S2 would be correct. The letter is included as **Appendix C**.

While the discrepancy between the survey forms in the records search results and the concurrence letter is unclear, GPA has treated 1927 W. Reservoir Street as a historical resource for this report.



Figure 10: Citibank building (A), view looking southeast. GPA Consulting, November 2021.





Figure 11: Glendale-Sunset Public Stairway (B), view looking south. GPA Consulting, November 2021.



Figure 12: 1927 W. Reservoir Street (C), view looking northeast. Google Earth, Dec 2020.

## 4. PROPERTIES EVALUATED AS POTENTIAL HISTORICAL RESOURCES

### 4.1 1931 W. Sunset Boulevard

Although 1931 W. Sunset Boulevard does not appear to be a historical resource, GPA took a conservative approach and evaluated the property using the criteria for listing in the National Register, California Register, and for designation as an HCM.

The potential significance of the property at 1931 W. Sunset Boulevard must be evaluated within its historic context(s). Historic contexts are those patterns or trends in history by which a specific property is understood. The contexts, themes, and sub-themes from the Los Angeles Citywide Historic Context Statement (LACHCS) identified as relevant in judging the significance of the subject property include Neighborhood Commercial Development, 1880-1980 under Criterion A/1/1 and Medical Building Types under Criterion C/3/3.

#### Evaluation

##### **National Register of Historic Places**

#### Criterion A

To be eligible for listing in the National Register under Criterion A, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history.

The Neighborhood Commercial Development theme within the Commercial Development context examines patterns of small-scale commercial development geared toward nearby residents, such as the subject property. This development generally took place along streetcar routes and arterial streets in neighborhoods outside of downtown Los Angeles in the first decades of the twentieth century. Although the subject property is located on Sunset Boulevard, a streetcar route through Echo Park, it post-dates the period of significance for Streetcar Commercial Development, which ends 1934. The subject property is postwar infill along a commercial corridor that was already well established more than two decades prior to its construction.

During the postwar period, the most notable neighborhood commercial development was occurring in the suburbs, particularly in the San Fernando Valley, as shopping centers emerged with an emphasis on parking and convenience,<sup>31</sup> which is not reflected in the subject property. Therefore, 1931 W. Sunset Boulevard is not associated with significant trends in Commercial Development.

Within the sub-context of Public and Private Health and Medicine, the theme relevant to Criterion A is Public Healthcare/Social Medicine. Because the subject property is a private practice, it is not associated with this theme. Additionally, research did not reveal an association with healthcare or

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<sup>31</sup> David Prosser, "Commercial Development, 1859-1980, Neighborhood Commercial Development, 1880-1980," *Los Angeles Citywide Historic Context Statement* (City of Los Angeles Office of Historic Resources, August 2017) 19-38.



medicine within the context of African American, Jewish, Asian American or LGBTQ+ history, or the history of Women’s Rights in Los Angeles. Therefore, 1931 W. Sunset Boulevard is not associated with significant trends in Public and Private Health and Medicine.

Research did not reveal any association with other events or trends; therefore, 1931 W. Sunset Boulevard does not appear to be eligible for listing in the National Register under Criterion A.

#### Criterion B

To be eligible for listing in the National Register under Criterion B, a property must be associated with lives of persons significant in our past. The property was constructed for Irving Friedman and was later owned by Fred Startz. Other individuals identified as being associated with the property include doctors Stanley Arbiter, Leonard B. Beller, and Howard Cowan, optometrist Denver Rickey and attorney Sheldon M. Ziff, who had their offices or practices in the subject property. Research revealed little information about these individuals, and no evidence to suggest that they would be considered significant personages within their respective fields. Therefore, 1931 W. Sunset Boulevard does not appear to be eligible for listing in the National Register under Criterion B.

#### Criterion C

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

Although the building possesses features that are indicative of its period of construction, including the horizontal canopy and concrete block screen, it is a typical example of the era that does not embody any particular architectural style. However, as a medical building, the subject property was evaluated as an example of its type under the theme of Medical Building Types within the sub-context of Public and Private Health and Medicine. The eligibility standards for this theme are included in **Table 3**.<sup>32</sup>

Table 3: Medical Building Types, 1850-1980	
Context: Public and Private Institutional Development, 1850-1980	
Theme: Public and Private Health and Medicine, 1850-1980	
Sub-theme: Medical Building Types, 1850-1980	
Associated Property Type: Institutional	
Eligibility Standards	
<ul style="list-style-type: none"><li>• Is an early, rare, or unusual example of a medical/healthcare building type in Los Angeles</li></ul>	
<ul style="list-style-type: none"><li>• Retains association with a medical institution</li></ul>	
<ul style="list-style-type: none"><li>• Was constructed during the period of significance</li></ul>	
Character-Defining/Associative Features	
<ul style="list-style-type: none"><li>• Retains most of the essential character-defining features of its type</li></ul>	

<sup>32</sup> A narrative for this theme has not yet been developed; however, the eligibility requirements are on file and available upon request from the Los Angeles City Planning Department Office of Historic Resources.

**Table 3: Medical Building Types, 1850-1980**

Integrity Considerations	
<ul style="list-style-type: none"> <li>Should retain integrity of Location, Feeling, Design and Association from the period of significance</li> <li>Some materials may have been removed or altered</li> <li>For local HCM may have been moved for preservation purposes</li> </ul>	

Resources significant under this theme include hospitals, clinics, sanatoria, and other medical buildings, such as doctors' offices that are early, rare, or unusual examples of their type. The subject building is an unremarkable postwar medical building and there is no evidence to suggest that it is early, rare, unusual, or otherwise significant or influential.

The building was designed by the firm of Tharaldson & Wright with L.M. Nerenbaum as the engineer but research revealed little information about these individuals or their careers. This lack of information indicates they would not be considered masters within their respective fields, and with its utilitarian design and typical features, the subject building is unlikely to be an important example within a body of work.

The possession of high artistic values refers to a building's articulation of a particular concept of design so fully that it expresses an aesthetic ideal. A property eligible under this aspect of Criterion C would need to possess ornamentation and detail to lend it high artistic value, which is not the case for the subject building.

The last component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, is the most applicable to districts. The subject property does not appear likely to contribute to a potential historic district, due to the lack of a cohesive grouping of intact properties in the area. The surrounding buildings have various uses and differ widely in construction date, size, scale, and massing. Development is interspersed with surface parking, creating gaps along the streetwall, and when combined with the width, topography, and curved alignment of the streets at this location, there is no visual interrelationship between the buildings in the vicinity. As a result, the properties in the area are not visually, historically, or geographically unified, and do not constitute a potential historic district.

Therefore, 1931 W. Sunset Boulevard does not appear to be eligible for listing in the National Register under Criterion C.

#### Criterion D

Criterion D generally applies to archaeological resources, but may apply to a built resource in instances where a resource may contain important information about such topics as construction techniques or human activity. In any case, the resource must be the principal source of information. This is unlikely to be true for the subject property. Therefore, 1931 W. Sunset Boulevard does not appear to be eligible for listing in the National Register under Criterion D.

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





As the eligibility requirements for the California Register mirror those of the National Register, the property does not appear to be eligible for listing in the California Register for the same reasons discussed above.

### **Los Angeles Historic-Cultural Monument**

As the Los Angeles HCM designation criteria mirror those of then National and California Registers, the property does not appear to be eligible for listing as an HCM for the same reasons discussed above.

### **Integrity**

To be eligible for listing in the National Register, California Register and for designation as an HCM, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. As 1931 S. Sunset Boulevard is not significant under any of the national, state, or local criteria, the integrity of the building does not require examination.

### **Conclusion**

GPA concludes that 1931 W. Sunset Boulevard does not appear to be eligible for listing in the National or California Registers, or for designation as an LA HCM due to a lack of significance. Additionally, it does not appear to contribute to a potential historic district. The recommended Status Code for the property is 6Z, ineligible for designation at the national, state, and local levels through survey evaluation. Therefore, the property is not a historical resource for the purposes of CEQA.

## **5. PROJECT IMPACTS**

### **5.1 Thresholds for Impacts on Historical Resources**

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

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

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

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

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

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

As such, the test for determining whether or not a proposed project will have a significant impact on an identified historical resource is whether or not the project will alter in an adverse manner the integrity of the historical resource such that it would no longer be eligible for listing in the California Register. In the case of the subject property, the historical resource identified by the City Council as lead agency in its final action of January 26, 2022 designating Taix French Restaurant as a historic cultural monument is the restaurant as a continuing legacy business, and not the physical building; the physical features that were identified as conveying the restaurant’s historical significance by the lead agency are the two exterior signs and the interior bar.

### **5.2 Project Description**

Based on conceptual plans dated August 26, 2020, prepared by Togawa Smith Martin, Inc., Architects, the Applicant proposes to demolish the two existing buildings on the site and redevelop the lot with two mixed-use buildings arranged around a central paseo.



Figure 13: Conceptual rendering of proposed Project, view looking north from Park Avenue. TSM Architects, Inc., August 26, 2020.

The buildings would be a maximum of six stories in height and would consist of multiple, visually distinct volumes with varied setbacks and features. The general scale, massing, and arrangement of features on the buildings would reference existing building stock in the area, including flat roofs, verticality, articulated ground floors, horizontal ornamentation including cornices and string courses, stacked fenestration, exterior balconies, and a combination of arched and rectangular openings. The two buildings would be connected on the upper floors by a series of exterior walkways spanning over the centralized paseo at the northeast end of the Project Site. The central paseo between the two proposed buildings would run generally north-south from Sunset Boulevard before angling northeast to connect with Reservoir Street. Other proposed project features include a paseo at the southwest corner connecting to the adjacent Edendale Branch library, murals, and a rooftop deck on the west building for residential use. The proposed driveway for parking access would be aligned with the existing driveway and a traffic signal at Park Avenue.



Figure 14: Conceptual rendering of proposed Project, view looking north through central paseo. TSM Architects, Inc., August 26, 2020.

The building on the west side of the parcel would be the larger of the two. It would have an irregular plan that conforms to the lot lines and would include parking and retail space on the ground floor with studio to three-bedroom housing units on the upper floors.

The building on the east side of the parcel would be the smaller of the two. It would have an irregular plan that conforms to the lot lines and would include retail space on the ground floor with one- and two-bedroom housing units on the upper floors.

The ground floor would also include a dedicated space for a proposed new version of the legacy business, Taix French Restaurant. The design team worked closely with the Taix family to develop a project that paid homage to the historic character of the restaurant by incorporating not only the three physical features identified by the City Council, but also the intangible qualities of Taix's first and second locations that have made it a popular gathering place and contribute to its feeling of a legacy restaurant. Over the course of the restaurant's history, many of the physical features of the existing building had been updated and altered over time to fit the needs of a changing business and clientele, and the Taix family always tried to make the restaurant feel more nostalgic in character -- even when installing new features. Because these changes were made gradually over time, there is no one distinct period of Taix features and décor that could be replicated or restored as part of the proposed project. As a result, the physical building's interior and exterior design is not authentically historically significant and was therefore determined not to contribute to the significance of the restaurant as a historic entity.

The design of the new restaurant exterior includes references to the original Taix location in downtown Los Angeles, while the design of the interior incorporates familiar spaces, features, and characteristics that would allow for a continuation of the intangible quality, legacy and feeling of Taix French



Restaurant. The scale of the dining spaces, cocktail bar, and secondary “speakeasy” space would replicate the intimate atmosphere of the existing interior in conjunction with visually familiar features such as pressed tin ceilings, burgundy banquettes (booths), wall sconces, smoked glass mirrors, and pink and gold wallpaper. In addition, completion of the Project would create a more economically viable future for Taix, enabling the restaurant to stay in business. Unnecessary extra space and overhead would be eliminated by the smaller and more cost-efficient size commensurate with the restaurant’s current needs, as well as the new back-of-house infrastructure including kitchen facilities and storage.

Per the City Council’s direction, the significant physical features that were identified as conveying to the restaurant’s significance such as the Taix billboard, red and white cocktails sign, and the cherry wood bar top would all be carefully preserved and reincorporated into the restaurant’s new design. The Taix billboard would be reinstalled at the sixth floor of the east elevation facing generally east toward Reservoir Street, similar to its current location and orientation. The vertical red and white “Cocktails” sign would be reinstalled on the southwest corner of the eastern building facing Sunset Boulevard, similar to its current location and orientation. Lastly, the original cherry wood bar top would be installed in the cocktail bar in the new restaurant space. The exterior of the new restaurant (see **Figure 15**) incorporates many of the design features from Taix’s original location in downtown Los Angeles, including the pedestrian friendly storefronts, the clearstory windows, columns, awnings, and outdoor seating.



Figure 15: Conceptual rendering of proposed Project, view looking east toward Taix Restaurant and outdoor dining space from central paseo. TSM Architects, Inc., August 26, 2020.





Figure 16: Conceptual rendering of proposed Project, view looking north in Taix Restaurant bar. Design concept includes sconces and metal ceilings and incorporation of cherry wood bar top at right. TSM Architects, Inc., August 26, 2020.



Figure 17: Conceptual rendering of proposed Project, view looking northeast at Taix Restaurant hostess desk. Design concept includes sconces, metal ceilings, smoked glass mirrors, and burgundy circular and U-shaped booths. TSM Architects, Inc., August 26, 2020.

### 5.3 Analysis of Project Impacts

The proposed Project involves demolition and new construction that have the potential to impact the historical resource, Taix Restaurant on the Project site. Additionally, there are three historical resources that were previously identified within the project vicinity that could have the potential to be indirectly impacted through the introduction of the proposed Project; the Citibank Building (1910W. Sunset Blvd.), the Glendale-Sunset Public Stairway (located on Reservoir Street east of Glendale and Sunset Blvd.), and Alvarado Church of Christ, Golden West (located on Reservoir Street & 1310 Liberty Street). The following discussion analyzes the potential impacts of the Project on Taix Restaurant and other identified historical resources within the Project's vicinity that could be caused by the demolition of the existing buildings and the introduction of two new buildings on the Project site.

A Project may cause a substantial adverse change in the significance of a historical resource through the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings, *such that the significance of the resource is materially impaired* [emphasis added]. The significance of a historical resource is materially impaired when a project:

Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.<sup>33</sup>

#### Analysis of Potential Impacts from the Project on Historical Resources on the Site (Taix Restaurant)

The historical resource on the site is the Taix Restaurant. The Los Angeles City Council is the entity of the lead agency authorized by Section 22.171.10(f) of the City's Cultural Heritage Ordinance to ultimately approve or disapprove the designation of HCMs. The City of Los Angeles is also a Certified Local Government under the Federal Preservation Program Partnership charged with protecting and designating a community's historic resources in accordance with State and local laws. The City Council designated the Taix Restaurant based on its continuity as a legacy business and separate from the existing building and its site as an HCM (see **Historic-Cultural Monument Designation in Section 3.2.1**) and identified three physical characteristics that convey its historical significance and justify its designation as an HCM and eligibility for inclusion in the California Register:

- (i) The red and white east-facing Taix billboard sign along Reservoir Street;
- (ii) The vertical red and white 'Cocktails' sign along Sunset Boulevard; and
- (iii) The restaurant's original cherry wood bar top.

#### Analysis of Potential Physical Impacts Caused by Proposed Demolition Activities on Taix Restaurant

The proposed Project would involve demolition of the existing building that had been occupied by the Taix Restaurant, which was identified by City Council as a historical resource; however, the Council noted that the physical building interior and exterior have no architectural or historical significance. Rather, the historical resource is the legacy of the Taix Restaurant as an entity and its long-time

<sup>33</sup> 14 CCR § 15064.5(b)(2)(C).

presence in the community. As discussed earlier, a primary objective of the Project is to provide new facilities that enable the continuation of the Taix Restaurant as a legacy business, in its current location, in a format determined by the Taix family and with new restaurant infrastructure to support the restaurant's ongoing economic viability, and thus provide for the continuation of the historic resource.

In addition, as part of the HCM nomination, the Council identified the three distinct physical characteristics listed above to be preserved and reincorporated into the new construction. As mentioned in the Project Description, these three features would be preserved and reincorporated into the new construction of the Project. Accordingly, the Project, would not demolish or materially impair the physical characteristics that were identified as conveying the restaurant's significance and justifying its designation as an HCM and eligibility for inclusion in the California Register, it would not result in material impairment as defined in 14 CCR § 15064.5(b)(2)(C) or cause a substantial adverse change in the significance of the historical resource as it was designated by the lead agency. The Taix Restaurant would continue to be identified as a legacy restaurant in its current location and setting and the reincorporated design features would continue to convey its significance as an HCM.

Because the three identified physical features could have the potential to be damaged during Project construction, this report includes recommended measures to protect these features during demolition of the non-significant features, removal and storage of the significant features, and reinstallation of the significant features in their new locations as part of the proposed Project. See **Section 5.4** for recommended measures to protect these significant features.

#### Analysis of Potential Indirect/Visual Impacts Caused by Proposed New Construction on Taix Restaurant

The proposed Project would involve new construction on the site, including construction of two new multi-use buildings and a new ground floor space for the Taix French Restaurant.

The new construction would introduce a building with a larger massing and residential uses to the setting of the restaurant; however, City Council designated the historical resource as the restaurant and its site, excluding the existing building. As such, setting was not identified as a relevant or necessary aspect of the property's historic significance. The location, feeling, and association will be preserved, as well as the three physical features that were identified as conveying its historic significance; therefore, the change in setting would not reduce the significance of the restaurant and the three physical features to the level that it would no longer qualify for listing as an HCM.

The Project would support the continuation of the Taix Restaurant as a legacy business. The restaurant would continue to exist and operate in the same location, and the three physical characteristics listed above would be preserved and reincorporated into the design of the buildings. The Taix billboard would be reinstalled at the north end of the east-facing wall of the more easterly building (see **Figure 18** and **Figure 19**). The sign in its proposed location would continue to be oriented toward motorists traveling down Sunset Boulevard. Although the new location would be higher than its existing location, it would have increased visibility behind the large billboard on the adjacent property and other infrastructure including power poles and streetlights. The red and white 'Cocktails' sign would be reinstalled at the southwest corner of the more easterly building near the entrance of the proposed new Taix restaurant space, with its narrow edge projecting toward the paseo (see **Figure**



20 and **Figure 21**). Although the sign would not face Sunset Boulevard in its proposed new location, it would still be oriented toward foot traffic near the entrance of the restaurant. Lastly, the original cherry wood bar top would be installed in a new bar space (see **Figure 22** and **Figure 23**). The new construction would not obscure or visually impact the public's ability to view these features in any way.



Figure 18: Taix billboard, view looking northwest. GPA Consulting, October 2021.



Figure 19: Conceptual rendering of proposed Project, view looking north from Sunset Boulevard. TSM Architects, Inc., August 26, 2020.



Figure 20: Red and white cocktails sign on south elevation, view looking northeast. GPA Consulting, October 2021.



Figure 21: Conceptual rendering of proposed Project, view looking north through paseo. TSM Architects, Inc., August 26, 2020.



Figure 22: Bar in existing location in Cocktail Lounge. GPA Consulting, October 2021.



Figure 23: Conceptual rendering of proposed Project, view looking north in bar. TSM Architects, Inc., August 26, 2020.

### Analysis of Potential Impacts on Historical Resources in the Study Area

There are three historical resources that were previously identified within the project vicinity that could have the potential to be indirectly impacted through the introduction of the proposed Project; the Citibank Building (1910W. Sunset Blvd.), the Glendale-Sunset Public Stairway (located on Reservoir Street east of Glendale and Sunset Blvd.), and Alvarado Church of Christ, Golden West (located on Reservoir Street & 1310 Liberty Street). This section analyzes the potential for the project to cause an impact on these three historical resources within the Study Area.

### Analysis of Potential Physical Impacts Caused by Proposed Demolition Activities on Adjacent Historical Resources

A Project may cause a substantial adverse change in the significance of a historical resource through the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings, such that the significance of the resource is materially impaired. The proposed project would include the demolition of the existing one-story Taix Restaurant building and adjacent one-story commercial building located at 1931 W. Sunset Blvd. The proposed Project is physically separated from the three historical resources in the Study Area by Sunset Boulevard, W. Reservoir Street, or Reservoir Street. Because of this separation, the proposed Project would not result in the demolition, destruction, relocation, or alteration of the resources.

The demolition of the existing Taix building and the commercial building would not physically alter, relocate, or demolish any of the characteristics that qualify any of the three historical resources mentioned above, and therefore would have no direct or physical impact or material impairment on the historical resources identified outside the Project site but within in the Study Area.

### Analysis of Potential Indirect/Visual Impacts Caused by Proposed New Construction on Adjacent Historical Resources

Although the proposed Project would not physically impact any of the adjacent historical resources identified within the Study Area, the new construction would introduce a new visual feature in the immediate surrounding of each historical resource. This analysis considers whether the integrity of setting of the historical resources in the Study Area would be so diminished by the Project that they



would no longer qualify as historical resources under national, state, and/or local landmark or historic district programs.

The Citibank building was identified as potentially eligible for listing in the federal, state, and local registers as an excellent example of Brutalist architecture in the area under Criterion C/3/3. The integrity considerations for this context/theme/property type (CTP) acknowledge that the broader setting for a property like this may have changed. They indicate that a property should retain integrity of location, design, materials and workmanship. Integrity of setting is not essential to conveying significance under this CTP. The integrity considerations state that setting may have changed, including surrounding buildings and land uses, acknowledging that commercial corridors like Sunset Boulevard redevelop over time. The Project would not affect the physical integrity of the building, its location, or its immediate setting. Although the Project would introduce a new visual feature in the broader setting of the resource, the integrity of setting is expected to change and has changed since the building was constructed in 1965. As such, the Project would not materially impair those characteristics that justify the building's eligibility for listing in the National Register, California Register, or as an HCM and would have no significant impact on the historical resource.

The Glendale-Sunset Public Stairway was identified as potentially eligible for listing as an HCM as an excellent example of an early public stairway in Echo Park associated with Streetcar Suburbanization under Criteria A/1/1 and C/3/3. The integrity considerations for this CTP indicate that a property should retain integrity of location, design, feeling, materials, and association. Integrity of setting is not essential to conveying significance under this CTP. The Project would not affect the physical integrity of the stair or its location. Although the Project would introduce a new visual feature in the broader setting of the resource, the stair is almost entirely visually separated from the Project Site by the difference in grade between W. Reservoir Street and Sunset Boulevard, the width of Reservoir street, and the existing building at 1901 W. Sunset Boulevard. The stair's immediate setting and relationship to the configuration of streets at this intersection would remain intact and continue to convey the stair's historic and continued function. The Project would not materially impair those characteristics that justify the structure's eligibility for listing as an HCM and would have no significant impact on the historical resource.

The building at 1927 W. Reservoir Street was determined eligible for listing in the National Register as part of the Section 106 process and subsequently listed on the California Register. A copy of the SHPO correspondence was obtained for this report and indicates that the building was determined individually eligible for listing in the National Register at the local level of significance under Criterion A for its association with the religious and scholarly development of the Echo Park community. The SCCIC records search results, including prior evaluations of 1927 W. Reservoir Street are in **Appendix B**, and the SHPO Correspondence is included in **Appendix C**.

Historical resources, regardless of area of significance, must retain the essential physical features that enable them to convey their historic identity. Ideally, they retain some of each aspect of integrity and would continue to be recognizable to a historical contemporary. The Project would not affect the physical integrity of the religious building, its location, or its immediate setting. Although the Project would introduce a new visual feature in the broader setting of the resource, the integrity of setting has changed since the building was constructed in 1928, including the construction of an addition to the building in 1952 and the continued development of the surrounding area that was present when the building was evaluated in 2009. As such, the Project would not materially impair those characteristics

that justify the building's eligibility for listing in the National Register or California Register, and would have no significant impact on the historical resource.

#### **5.4 Recommendations to Protect Significant Features of the Historical Resource During Construction**

If not properly removed and protected during construction, the three identified physical features that contribute to the significance of Taix Restaurant have the potential to be damaged during implementation of the proposed Project. Therefore, GPA has included the following recommendations to ensure these features are protected during demolition, removal, construction, and reinstallation as the proposed Project design evolves from conceptual plans to construction documents.

- Prior to the development of final construction plans, the applicant shall ensure a historic preservation professional meeting the qualifications for architectural history or historic architecture outlined in Title 36 of the Code of Federal Regulations, Part 61 has reviewed and confirmed:
  - The three physical features (billboard, cocktails sign, and cherry wood bar) are clearly and properly identified on the demolition plans;
  - The demolition plans include detailed notes for careful removal and protection of the three physical features.
  - The construction plans include detailed drawings for reinstallation of the features in a manner that would not damage or destroy them or put them at risk of damage in the future.
- The applicant shall identify an appropriate climate-controlled and locked storage location for the three physical features (billboard, cocktails sign, and cherry wood bar) during construction that will prevent damage, vandalism, or theft. The applicant shall also identify an appropriate method to safely transport the features to this location. The location and transportation information shall be provided to a historic preservation professional meeting the qualifications for architectural history or historic architecture outlined in Title 36 of the Code of Federal Regulations, Part 61 to review and confirm.
- The applicant shall conduct a training for the construction team to ensure all workers that will be on the site are aware of the physical features, their significance, and their need for protection.
- Prior to the commencement of demolition of the buildings on the site, the applicant shall retain a qualified contractor or practitioner experienced with historic buildings and historic building elements to carefully remove the three physical features (billboard, cocktails sign, and cherry wood bar) from their existing locations prior to construction of the proposed Project.
- Following the completion of the proposed construction, the applicant shall retain a qualified contractor or practitioner experienced with historic buildings and historic building elements to install the three physical features (billboard, cocktails sign, and cherry wood bar) in their proposed new locations in a manner that does not damage or destroy the features or put them at risk of damage in the future.

## 6. CONCLUSIONS

The Project as proposed involves demolition and new construction. Two existing buildings on the Project Site are proposed to be demolished, the existing Taix Restaurant building and 1931 W. Sunset Boulevard, a one-story medical office building constructed in 1959.

1931 W. Sunset Boulevard is not currently designated under any national, state, or local landmark program and was not identified in SurveyLA or listed in the BERD. A records search was requested from the SCCIC and the results are included as Appendix B. 1931 W. Sunset Boulevard was evaluated as a potential historical resource as part of the environmental review of the proposed Project on the site in compliance with CEQA. GPA evaluated the property and recommends that 1931 W. Sunset Boulevard does not appear to be eligible for listing in the National or California Registers, or for designation as an HCM due to a lack of significance. Additionally, it does not appear to contribute to a potential historic district. The recommended Status Code for the property is 6Z, ineligible for designation at the national, state, and local levels through survey evaluation. Therefore, it is not a historical resource subject to CEQA.

The existing Taix Restaurant was nominated as an HCM and as part of that nomination three features were identified as contributing to the significance of the historical resource that should be preserved.

The project team analyzed impact of the Project on the historical resource and determined that demolition would not significantly impact the Taix Restaurant because it would not materially impair the physical characteristics determined to convey its historical significance by the lead agency that justify its designation as an HCM and eligibility for inclusion in the California Register. The restaurant's location and setting, feeling and association would remain intact. The physical features that were identified as characterizing the property will be retained and reincorporated into the new construction. Therefore, the demolition would not result in material impairment as defined in 14 CCR § 15064.5(b)(2)(C), or, therefore, cause a substantial adverse change in significance of the historical resource as it was designated by the lead agency. The potential for the new construction to indirectly or visually impair the significance of adjacent historical resources was also analyzed in this report.

GPA concludes that the demolition would have no impact on the three historical resources in the Study Area, and that the new construction would have no significant impact on the historical resources in the Study Area. Although a new visual element would be introduced within their broader setting, it would not result in a substantial adverse change in their significance.

Therefore, the proposed Project would not cause a significant impact on any identified historical resources on or near the Project site in a manner that would materially impair the characteristics that qualify them as a historical resource.

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## **Appendix A – Letter from Mike Taix to Cultural Heritage Commission**

September 20, 2021





September 22, 2020

Cultural Heritage Commission  
City of Los Angeles  
200 North Spring Street  
Los Angeles, CA 90012

Re: Historic-Cultural Monument Nomination - Taix French Restaurant; 1911 W. Sunset Blvd.

Honorable Members of the Cultural Heritage Commission:

My family and I are so gratified by the community's interest in helping us continue the legacy of the Taix Restaurant. I am writing to introduce the Cultural Heritage Commission to my family's plan to preserve the Taix Restaurant and to ask that you support it.

My family created the Taix French Restaurant, and through our cooking and hospitality, have made it something dear to the hearts of Angelinos for now close to one hundred years. Our entrepreneurship and perseverance has stewarded and preserved Taix through the Great Depression, through World II, several recessions, the federal government's condemnation of our original downtown location, urban decline, numerous remodelings, and periodic changes in public taste. Well before the current pandemic, it became clear to us that Taix cannot continue in its current format and premises, and so – to enable us to continue our business – we created the plan described below.

Preserving the legacy of the Taix Restaurant is not a matter of bricks and mortar. It is a matter of restaurant economics and changing public tastes to which we must respond. Though we acknowledge the well-meaning intentions of the Silver Lake Heritage Trust and the Los Angeles Conservancy, preserving Taix is not something that can be accomplished with the tools of architectural history or by designating it as a City Historic-Cultural Monument. Indeed, well-meaning intentions can have negative and unintended consequences which could put an end to the Taix Restaurant if the City does not act with careful consideration.

The City of Los Angeles has recognized Taix for its importance as a legacy business before (see Exhibit A), and we have no objection to our restaurant's site being recognized as a Historic-Cultural Monument if it is done properly and in a manner that allows us to evolve so that we can preserve and continue our business. And so, we ask that in considering the application before it, the Commission support our plan, and – if the Commission does nothing else – it observe the primary dictate of the Hippocratic Oath: "Do No Harm."

Accordingly, for the reasons discussed in more detail below, on behalf of our family I respectfully request, that if the Commission chooses to recommend that Taix French Restaurant



be added to the City's list of Historic-Cultural Monuments, the Commission recommend that the designation pertain to the site of the restaurant (and not the existing building) and that the Commission find that:

1. The Taix French Restaurant exemplifies significant contributions to the broad cultural, economic or social history of the City and state of California;
2. The primary significance of Taix French Restaurant as a historic-cultural resource is as a commercial use and legacy business that has been dear to the hearts Angelinos for almost 100 years despite many changes in its location, premises, décor, format, and menu;
3. Preservation of the Taix French Restaurant as a historic-cultural resource requires that it be able to respond to economic and social challenges that compel changes in its current physical premises;
4. The Taix family preservation plan will enable the continuation of Taix French Restaurant at its present site, and includes character-defining interior and exterior features that will continue to convey the historical significance of the restaurant and justify the inclusion of its site on the City's list of Historic-Cultural Monuments.

A. Taix's Present Circumstances

a. Taix's Cultural Significance is not in Current Building

The cultural significance of the Taix Restaurant is most assuredly not the building in which it is located or our tenant improvements, and the application filed by Silver Lake Heritage does not contend that it is:

*"Taix French Restaurant is significant as one of the oldest and most enduring businesses in Los Angeles. The dining establishment has remained in continuous operation between 1927 and the present in its two locations, and remains one of the city's most iconic and beloved local businesses, as well as one of the last vestiges of historic Frenchtown."*

The Historic Resource Group's accompanying report concedes considering how to address Taix as a legacy business resource is complex because *"evaluating properties that are **significant for their use** is difficult, and the guidelines and eligibility standards are relatively subjective in comparison to the established thresholds for evaluating other types of significance."* HRB goes on to recognize that long-lived businesses often have a social – "intangible" – importance rather than a physical or architectural significance:





*"In Los Angeles and elsewhere, well-established and long-lived businesses take on important social qualities and often, over time, they organically mature into iconic and revered cultural institutions. Their endurance becomes ingrained into a community's collective memory and plays an integral role in defining a community's sense of cultural and commercial identity. Businesses such as these "have the power to bring people together, provide a sense of continuity with the past, and lend [cities] a rich and layered identity" that is rooted in aspects of their history. **Though the reasons belying their significance are typically rooted in tradition, culture, and other intangible qualities, these businesses are important because they build a very tangible bridge linking the present with the past.**"*

b. Taix Cannot Continue In Its Present Building and Format

The truth is that Taix cannot continue in its present building and format. Indeed, while some may find that our premises evoke a certain nostalgia, Taix's over-sized and aged building and infrastructure – and the property taxes, operational, staffing, maintenance and insurance costs associated with them – as well as changing public tastes, would have led to Taix's closure had our family not adopted the preservation plan that we are asking your Commission to support. Put simply, Taix is no longer profitable and its premises are a white elephant.

Even before the COVID-19 public health emergency, our facilities (particularly our extensive banquet facilities) were significantly under-patronized due to increased competition and changing public habits. We no longer need, and cannot afford, a large parking lot, when more and more of our patrons are using Uber and Lyft. Organizations that used to meet in our banquet rooms weekly or monthly are now far and few between, and most no longer exist. We are now long-past the point where Taix's operating revenue is able to support this unnecessary overhead.

Maintaining and insuring our aged-infrastructure consumes a major portion of our reduced revenue. Even if we could snap our fingers and down-size the restaurant and our property, millions of dollars would be required to accomplish the build-out we require and provide capital to restart the business – millions of dollars which the non-existent profits of the restaurant cannot provide. Needless to say, the public's affection and civic recognition cannot provide those dollars either.

In 2018, we realized that in order to continue Taix, the best course for us would be to sell the property to a user that would help us continue at our current site, in a new 'right-sized' format, with new infrastructure. We carefully examined over a dozen developers, and we ultimately decided to move forward with Holland Partner Group, to whom we sold the property in the summer of 2019. HPG has a history of building quality and thoughtful developments throughout Los Angeles and Southern California. Their vision of what this corner of Echo Park could be, with placemaking and the additional energy housing provides, were aligned with the



ideas we had to renew and continue Taix. And together, we began planning the next “new Taix.”

Moreover, the structure of our transaction with HPG saved us. Although the restaurant is no longer profitable, HPG has enabled us to stay open by relieving us of the burden of mortgage debt, property taxes and insurance, and by giving us free rent. The last few months of the COVID 19 public health emergency have further reinforced the long term need to adjust our business plans. Sales have significantly dropped, and even at zero rent, the cost of operating the restaurant is not nearly being covered. The easy thing to do for us is give up, but we are not doing that.

#### B. Taix Has Continually Changed Since Its Founding

Those who may believe it is necessary to ‘freeze’ Taix in time in order to preserve are not sufficiently acquainted with our actual history, and do not understand what our restaurant is as a cultural resource. As entrepreneurs, our family business has had to adapt over and over again in order to survive. Indeed, in 1962, aware that the federal government would soon ‘condemn’ our original downtown premises, my grandfather took the risky step of moving what was already a City institution to ‘new’ premises in Echo Park and – on top of that – he changed the restaurant’s format from family-style dining to entrée menu service. But, notwithstanding the dramatic changes in locale, décor, menu and service that took place, the public recognized that granddad had preserved what was essential in “Taix.” As the LA Times reported:

#### **Original Bargain Duplicated<sup>1</sup>**

*The family and I finally got around to trying what some people call “The new Taix.” It is at 1911 Sunset Boulevard, just east of Alvarado Street, and its true name is Les Freres Taix. It is the old Botwin’s Café and is somewhat décor-dash wise, a far cry from the original Taix down on Commercial Street – tufted leather booths, carpeting, table cloths, and attractive waitresses rather than 80-year-old waiters. Incidentally, the original Taix is still in business, hasn’t yet been bulldozed as a lot of people seem to think. Anyway, at the so-called “new Taix” you get the same generous tureen of excellent vegetable soup, salad with the same garlicky dressing, huge serving of pot roast with large portions of tomato-infested zucchini, creamed au gratin potatoes, sherbet, and coffee – all for \$2.25. It is not exactly a gourmet repast. But, you can’t beat the price. What’s more, they have a red Mountain Wine for 90 cents a half bottle (by Louis Martini) that needs no apologies. And the cocktail lounge is exceptionally attractive. For an economical dine-out treat for the family, or to takeout the girl friend on the night before payday, this in one of the town’s better bargains.*

---

<sup>1</sup> Los Angeles Times, Sunday, November 3, 1963.





Moreover, the changes did not stop in 1962. We have never stood still; no service business can afford to do so. In 1969, we undertook a major renovation that included adding banquet rooms, a wine shop and cellar, the porte cochere, a parking lot, a new bar and the cocktail lounge. The 1970s brought a more continental menu and saw the onset of neighborhood blight. In the 1980s, continental cuisine began to fall out of public favor. We changed our menu, began a room-by-room remodeling to impart an older look to our restaurant, and closed our wine shop. That process continued into the 1990's and 2000's, when we added many older-looking features such as tin ceilings, patinaed mirrored walls, more brick wainscoting, antique-style light fixtures, changed booth layouts and covering, and wood paneling. Little today is left from the 1969 renovation – but our family's legacy business continues to be recognized by the public.

### C. Our Preservation Plan

There are four key components of our family's preservation plan for Taix: (1) remain at our site; (2) off-load overhead that the restaurant can no longer support; (3) move into right-sized premises with new infrastructure; and (4) retain our identity while responding to current public tastes and preferences. Our sale to HPG has enabled us to accomplish the first two objectives. The other two components of our plan are discussed in more detail below.

#### a. Right-Sized Premises with New Infrastructure

As explained earlier, it is not economically feasible to continue to operate in our current premises. Therefore, every plan we have considered requires that Taix be reborn into a smaller, approximately 5,000 square foot footprint with new kitchen, storage, and HVAC facilities. Retaining our aged existing building, and its inefficient and outmoded layout, would be fundamentally incompatible with this objective.

Working with HPG, we developed a plan to renew Taix into a new right-sized restaurant facility. Because the conventional preservation approach often involves some recognition of a building's existing edifice, our initial plan proposed fronting the new building with our current faux-Normandy Sunset Boulevard elevation. See Exhibit B. But frankly, that plan pleased no one: not City Planners who wanted to see us activate our stagnant Sunset Boulevard and make it pedestrian friendly; not local stakeholders who told us that retaining what they considered a kitschy, rather tired 'screen set' would be an empty gesture that added nothing to the community; and not preservation voices who are uncomfortable with the idea of new construction. We were asked to think instead about the importance of our site in relation to surrounding properties and the street grid, and how redevelopment of our site could benefit the community over the decades to come. So together with HPG, we went back to the drawing board.





#### b. Taix In its New Context

Together with HPG, over the next year we engaged with a “design council” of local stakeholders brought together by Councilmember O’Farrell. Through a series of design iterations (see Exhibit C) we were ultimately asked to create a pedestrian paseo through the Project from Reservoir and Liberty Streets to Sunset Boulevard that would provide a visual corridor through to Park Avenue and Echo Park to the south.

The resultant transit and pedestrian-friendly development provides 5,500 square feet of new restaurant space for Taix to continue in its current location and footprint, an additional 7,500 square feet of ground floor retail space that will activate the paseo and Sunset Boulevard, and 166 residential units (including 24 units reserved for very low income households).

A second pedestrian paseo will connect the main Project paseo to the Edendale Branch Library (whose parking and primary entrance is from Alvarado Street) transforming our property into the “hub” of the neighborhood – with Taix at its very center. Our shared property line with the library will include four “walk-up” units and a large scale mural.

Our schematic designs have been shared with the Echo Park Improvement Association and the Echo Park Neighborhood Council, who ultimately asked us to finish it with architecture that would be “of Echo Park, and for Echo Park.”

With this direction, the design team explored the Echo Park neighborhood, looking to strong examples of early 20<sup>th</sup> century architecture nearby. The traditional architecture, with pronounced top, middle and bottom horizontal separations, unique storefront street frontages, fire escape balconies and selective uses of arched windows were common themes that the team embraced in the Taix design. Further, given the architectural period of inspiration, pictures of the original Taix building in downtown LA offered direction as well. See Exhibit D. With the black framed storefront and red canopies overhead, the new Taix design now provides a distinct nod to the original home of the restaurant. See Exhibit E.

#### c. The “New Taix”

At the center of all this will be the “New Taix” – right -sized , designed to respond to current public tastes, planned with efficiency in mind, and finished in an aesthetic that will provide a familiar experience to our long time patrons. Those patrons will be greeted with an adaptation of the storefront that graced our original downtown premises flanked by our existing “Cocktails” sign. The “New Taix” will remain on its existing site, along Sunset, with its footprint occupying approximately the same position as our bar lounge today.

Therefore, when we reopen, our patrons will find us just where we were...



The new Taix will be comprised of approximately 5,500 square feet broken into multiple interior rooms, with an adjoining 1,500 square foot outdoor dining patio along the Project's new pedestrian paseo that will connect Sunset Boulevard to Reservoir Street. See Exhibit F. Our new indoor/outdoor format will respond to the public's desire to enjoy the popular California outdoor dining experience so much in demand while sheltering diners from the hubbub of traffic along Sunset. See Exhibit G. The outdoor patio will be directly integrated into the restaurant's interior via operable window-door assemblies that will allow light into Taix's interior, and allow our interior space to seamlessly flow into the outdoor environment.

Inside, we will retain Taix's feel and sense of place by reusing our beloved Cherrywood bar top, along with our trademark patinaed mirrors lining the wall behind the bar. See Exhibit H. Much of the restaurant's ceiling will be covered with a faux-tin ceiling tile similar in style to that found in our dining rooms today. The bar room walls will be lined with half a dozen booths, with the center of the bar room housing tables that can be moved and adjusted as the occasion demands.

Further back in the restaurant, there will be a darker and more intimate space for another dozen horseshoe, Pullman and circular booths like we have today. This space is conceived to embrace the darker "speak-easy" experience many of our current patrons enjoy. Patinaed mirror treatment along the walls and the faux tin tiles on the ceiling provide the depth of material to accent the plush booth benches that wrap the perimeter of this room.

Beyond this space, a small private dining room can be accessed designed for more intimate parties of approximately a dozen guests, with the restrooms and operations office further down the corridor. The kitchen, back of house and associated storage will be positioned in the center of our space with a backdoor that leads directly to an off-street loading zone and a secure and ventilated commercial trash room.

#### D. Conclusion

As the City Council Resolution presented to us on the occasion of our 60th anniversary noted,

**"WHEREAS CIRCUMSTANCES, TIME AND PLACES HAVE CHANGED DURING THE PAST SIX DECADES, BUT THE WARMTH, CAMARADERIE AND SIMPLY GOOD FOOD AND SERVICE REMAIN THE SAME. THE SPIRIT OF THE BROTHERS –LES FRERES –LIVES"**



In the spirit of the City Council's Resolution, and for all of the foregoing reasons, we ask that if your Commission chooses to recommend that Taix French Restaurant be added to the City's list of Historic-Cultural Monuments, the Commission recommend that the designation pertain to the site of the restaurant and that the Commission adopt the findings set forth on the first page of this letter.

Thank you for supporting our efforts to preserve the Taix French Restaurant,

Mike Taix

cc: Councilmember Mitch O'Farrell  
Lambert Giessinger, Office of Historic Resources





Exhibit A - City Council Resolution



**Exhibit B** Summer 2019 - Initial Taix development designs envisioned removing and reinstalling the Sunset fronting elevation of the existing structure. Significant updates would be required to ensure code compliance, fire-life safety requirements and structural needs. The general response from community stakeholders favored removing the elevation to provide greater public space and more connectivity between the multiple street frontages of the site.



**Exhibit C** Spring 2020 – The submitted Taix development designs reimagined the use of the site by creating a publicly accessible pedestrian paseo connecting Sunset Blvd to Reservoir St. creating an off-street opportunity for Taix to include outdoor dining in the process. Community stakeholders generally supported the approach, but asked that the architecture be improved.





**Exhibit D** 1920's-1950's – The original Taix in downtown Los Angeles served as architectural inspiration to create a more traditional aesthetic that would be fitting with the neighboring buildings so central to the Echo Park identity. The strong horizontal lines between commercial ground floor, middle floors, and the top are prevalent in this more traditional design. Storefronts with different glazing assemblies not reaching full floor to ceiling and covered by canopies become focal elements.



**Exhibit D** 1920's-1950's – The original Taix in downtown Los Angeles served as architectural inspiration to create a more traditional aesthetic that would be fitting with the neighboring buildings so central to the Echo Park identity. Fire escape balconies, more ornate windowsills and headers are prevalent in this more traditional design.



**Exhibit E** Summer 2020 – The updated Taix design takes inspiration from the original Taix building from downtown, as well as the other Echo Park buildings from the same era of early 1900’s architecture. The more traditional aesthetic has strong vertical lines with the white pilasters but also provides for horizontal breaks between top, middle, bottom portions of the building. The public paseo has been enlarged from the previous version creating greater connectivity through the site.

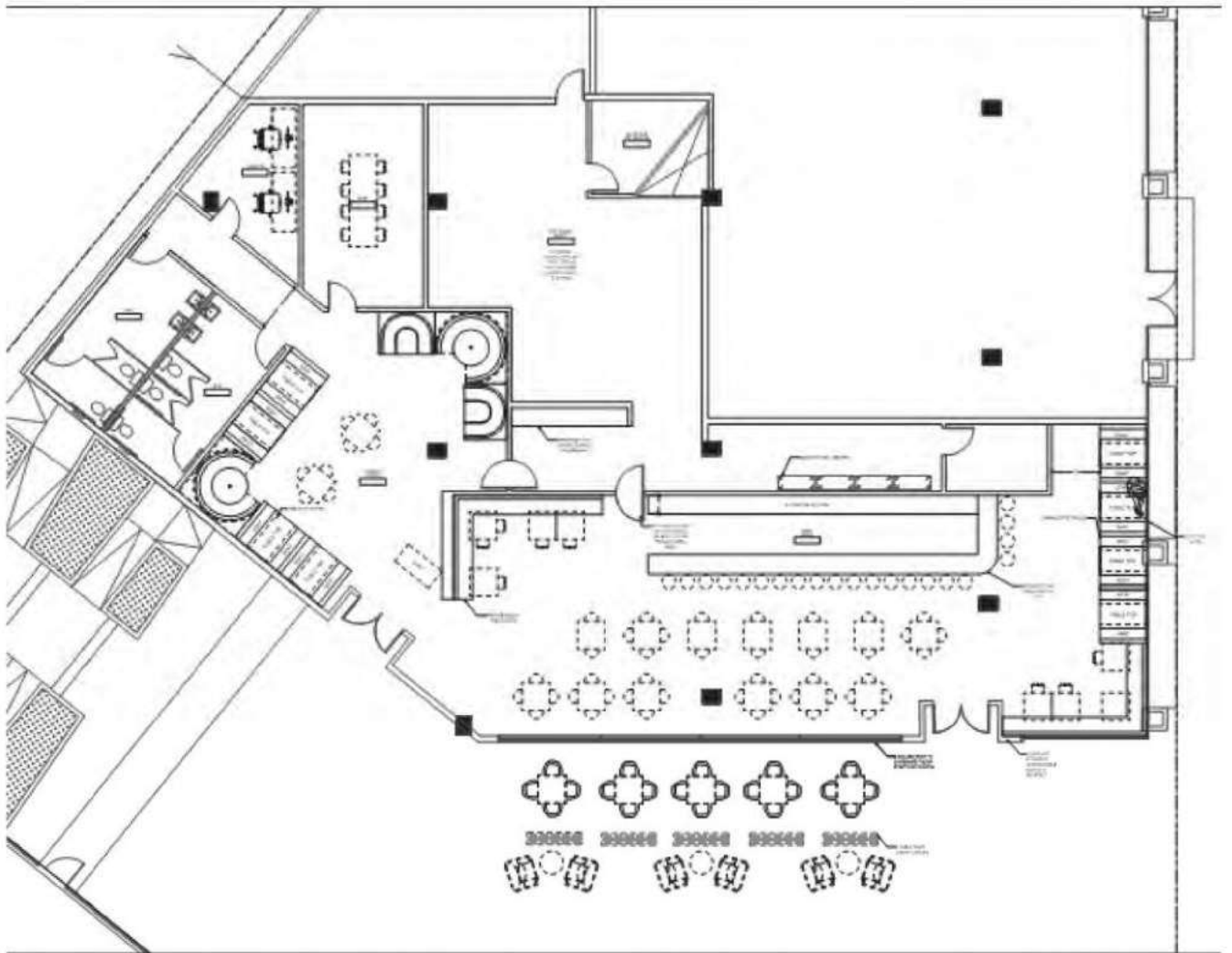


**Exhibit E** Summer 2020 – View from Park Ave and Sunset Blvd.



**Exhibit E** Summer 2020 – Looking West down Sunset Blvd. Original Taix signage retained in place overlooking The Sunset/Reservoir intersection.





**Exhibit F** Summer 2020 – Interior space plan for new Taix restaurant. Sunset Blvd is plan Right, Reservoir St. is plan Left with the public paseo and outdoor dining at the base of the plan. Patrons can enter from one of two entrances off the paseo into the bar room or to the hostess desk, a small private dining room and right-sized kitchen utilize the upper portion of the plan.



**Exhibit G** Summer 2020 – Along the main pedestrian paseo, storefronts with different glazing assemblies not reaching full floor to ceiling and covered by canopies become strong elements reminiscent of an earlier period. The 5,500 SF Taix restaurant space has ample outdoor seating, accessed via operable window-door assemblies, connecting the interior barroom and outdoor paseo seamlessly.



**Exhibit H** Summer 2020 – The 5,500 sf Taix restaurant includes multiple rooms, with the bar room being located on the prominent Sunset/Paseo corner, similarly located to its current location on the site. The new Taix bar reuses the existing wood Cherry bar top and relies on similar design cues and finish material choices of the existing restaurant to maintain the sense of place and experience that patrons have come to love. Operable window-door assemblies create a seamless transition into the outdoor dining space from the bar area.





**Exhibit H** Summer 2020 – The 5,500 sf Taix restaurant includes multiple rooms, with the bar room being located on the prominent Sunset/Paseo corner, similarly located to its current location on the site. The operable window-door assemblies create a seamless transition into the outdoor dining space on the paseo into the bar area. The ability to have outdoor seating, off the busy street frontage of Sunset Blvd has become all the more critical in today's environment.



## Appendix B – SCCIC Records Search Results

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

Primary # \_\_\_\_\_  
HRI # 0053-4665-0000  
Trinomial \_\_\_\_\_  
NRHP Status Code 4S7  
Date \_\_\_\_\_

Other Listings  
Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or #: (Assigned by recorder) Alvarado Church of Christ

~~19-173322~~ #027394  
Voided

P1. Other Identifier: Golden West Christian Church

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Hollywood Date 1966 PR 1981; minor rev. 1994 T 1S R 13W,  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec. unsectioned; BM

c. Address 1927 Reservoir St. City Los Angeles Zip 90026

d. UTM: (Give more than one for large and/or linear resources) Zone 10 mE/ \_\_\_\_\_

e. Other Locational Data: e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5419-032-023

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

The Alvarado Church of Christ is a rectangular one-story brick structure with a flat roof and semi-subterranean basement. As originally designed, the church was to be a multi-story Gothic Revival structure with a tower. Before its completion, however, the decision was made to halt construction, and the finished church is truncated and more industrial in appearance than originally intended. The building has three bays on the main, or south, facade, and six bays along the east and west facades, separated by projecting piers. The church is built of unreinforced brick in a common bond pattern, but was recently seismic-retrofitted with metal tie rods and reinforcing plates. The church features Gothic arched stained-glass multi-light windows in the front five bays, with regularly spaced rectangular double-hung sash windows with brick relieving arches in the rear classroom bay. All windows have cast concrete sills. Primary entrance is through double frame doors with three recessed panels (clad in plywood in recent years) and bronze panic bars. The doors are placed diagonally from each other at the southwest corner of the building and feature fixed-pane Gothic arched transoms. A granite cornerstone, with the date 1928, is set into the southwest corner pier. The foundation is concrete, with a concrete basement level and discontinuous brick water table formed by the window sills. Structurally, the church appears to be in original condition except for the seismic retrofitting by cementing in of the original central front window and four of the other windows, and the replacement of some double-hung sash windows with jalousie windows.

\*P3b. Resource Attributes: (List attributes and codes) HP 16

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

P5b. Description of Photo: (View, date, accession #) 1/19/99; view northeast.



\*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1928

\*P7. Owner and Address:

Golden West Christian Church

1310 Liberty Street

Los Angeles, CA 90026

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

Judith Marvin

Foothill Resources, Ltd.

P.O. Box 2040

Murphys, CA 95247

\*P9. Date Recorded: 1/19/99

\*P10. Survey Type (Describe):

PacBell Mobile Services

Facilities Project

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

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



State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

Primary # \_\_\_\_\_  
HRI # 0053-4662-0000

# **BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3

\*NRHP Status Code 4S7

\*Resource Name or # (Assigned by recorder) Alvarado Church of Christ

- B1. Historic Name: Alvarado Church of Christ  
B2. Common Name: Golden West Christian Church  
B3. Original Use: Church B4. Present Use: Church

\*B5. Architectural Style: Gothic Revival

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

The church was completed in 1928 and appears to have undergone no alterations except for the installation of tie rods and plates and the cementing in of five of the windows due to a seismic retrofit.

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

\*B8. Related Features: N/A

B9a. Architect: H. E. Cavanan, Metropolitan Drafting Studio, Los Angeles b. Builder: Unknown

\*B10. Significance: Theme Religious Building Area Los Angeles

Period of Significance 1928-present Property Type Church Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The Alvarado Church of Christ was started on Alvarado Street in 1909, in the rapidly expanding northern section of the original city of Los Angeles. The Echo Park area experienced a population boom in the 1920s and 1930s, as the working class neighborhood was developed. Envisioned as the headquarters of the Church of Christ, a competition for the name of the new church was conducted all over California and the name Golden West Christian Church selected. Originally designed as a multi-story Gothic Revival building with a tower, the church was never completed and construction halted at the first story (Samuel Boch, personal communication 1999). The building was designed by H. E. Cavanan of the Metropolitan Drafting Studios, of whom nothing more is known. A search through city directories for the 1920s and 1930s revealed no listings in either name, so perhaps they were from another area and were designers for the Church of Christ. The church has served its local parishioners, both as a place of worship and as a school, since its construction and remains an important element in the changing Echo Park neighborhood, serving peoples of varying ethnicities. Although its integrity has been compromised by the seismic retrofitting, the church may become eligible for the NRHP under Criterion A and Criterion C, if its architectural integrity is restored. Under Criterion A, it was important in the history of the Church of Christ, intended to be the state headquarters. It was constructed at a time when Los Angeles was developing suburban working class neighborhoods surrounding its urban core, and played an important role in the religious and scholarly development of the rapidly expanding neighborhood. Under Criterion C, although it was never completed, it is one of only two religious buildings in the same style (Hlava 1987).

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

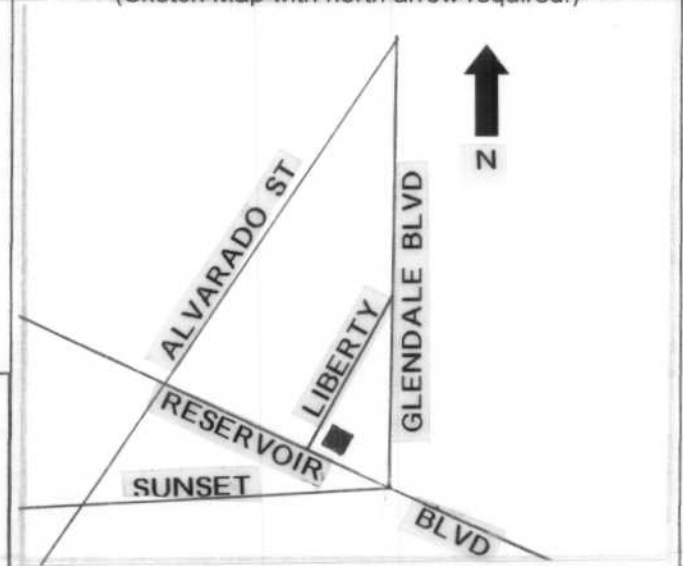
\*B12. References: *Survey of Historically and Architecturally Significant Religious Buildings in the City of Los Angeles*, Diane Hlava, Los Angeles Conservancy, 1987. *Directory of Properties in the Historic Property Data file for Los Angeles County*. No. 0053-4662-0000. Office of Historic Preservation, Sacramento. Samuel Boch, Administrator and Hispanic Pastor of Alvarado Church of Christ. Notes on interview of 19 January 1999, on file, Foothill Resources, Ltd.

B13. Remarks:

\*B14. Evaluator: Judith Marvin  
Foothill Resources, Ltd., P.O. Box 2040, Murphys, CA 95247

\*Date of Evaluation: 19 January 1999

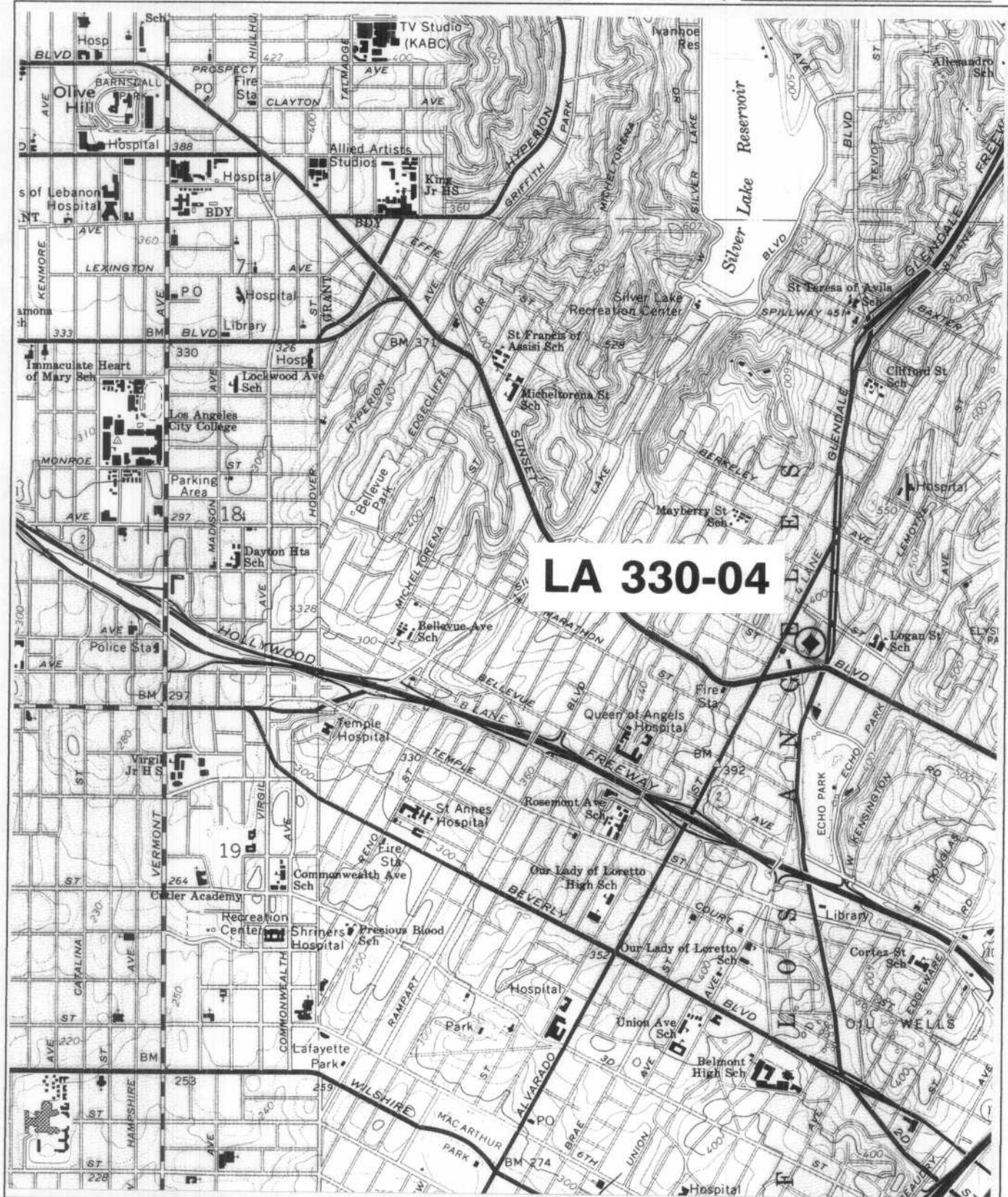
(Sketch Map with north arrow required.)



(This space reserved for official comments)

State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**LOCATION MAP**

Primary # \_\_\_\_\_  
HRI # 0053-4662-0000  
Trinominal \_\_\_\_\_

Page 3 of 3\*Resource Name or # (Assigned by recorder) Alvarado Church of Christ\*Map Name: HollywoodScale: 1:24000Date of Map: 1966 PR 1981; minor rev. 1994



State of California  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 8 \*Resource Name or #: T-Mobile West LLC SV00330A/LA330 LA-330-00

\*P1. Other Identifier: Golden West Christian Church

\*update

\*P2. Location: Not for publication Unrestricted ☒ a. County: Los Angeles

And (P2b and P2c or P2d. Attach a location map as necessary.)

\*b. USGS Quad Hollywood \*Date: 1975 T; R;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec. \_\_\_\_\_ B.M. \_\_\_\_\_

c. Address: 1310  $\frac{1}{2}$  Liberty Street City: Los Angeles Zip: 90026

d. UTM: (Give more than one large or linear resources) Zone: Me/ mN

e. Other Locational Data (e.g. parcel #, directions to resource, elevation, etc. as appropriate);

APN: 5419-032-029

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

The subject property is a two-story with basement, rectangular shaped, asymmetrical, Gothic Revival style, church building located on a sloping lot in a mixed commercial and residential neighborhood in the Echo Park section of the City of Los Angeles. The building contains 7,430 square feet of space and has a concrete foundation, brick exterior and a flat roof with a raised section on the corners of the building. The building has an arched entrance with a pair of single wood doors with a tri-part transom over the entrance. An additional entrance with the same design is present on the west façade at the corner of the building. Large wood framed multilite windows with Gothic arches are present across the front façade and part of the west façade. The back half of the west façade contains smaller arched windows in rows on both floors. The same window design is used across the north wall. A large cross has been included into the brick work on the front façade and a large standing cross is present on the east edge of the roof. The building appears to be in good condition with no major exterior alterations.

\*P3b. Resource Attributes: (List attributes and codes) HP 16: Religious Building



\*P4. Resources Present: Building X Structure

Object Site District Element of District

\*P5b. Description of Photo: (View, date

Accessions #) View NE/11/30/2012

\*P6. Date Constructed/Age and Source Historic

☒ Prehistoric Both c. 1928/Los Angeles

County Assessor's Records

\*P7. Address: Golden West Christian Church,

1310 Liberty Street, Los Angeles, CA 90026

\*P8: Recorded by: (Name, Affiliation, Address)

K.A. Crawford, Michael Brandman Associates,

220 Commerce St., Irvine, CA

\*P9. Date Recorded: 11/30/2012

\*P10. Type of Survey: (Describe) Intensive \*P11: Report Citation (Cite Survey Report and other sources, or enter "None".) None \*Attachments: None Location Map Sketch Map Continuation

Sheet ☒ Building, Structure and Object Record ☒ Archaeological Record District Record Liner Resource Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
RESIDENCE, STRUCTURE, AND OBJECT RECORD

Primary #  
HRI#  
\*NRHP Status Code

\*Page 2 of 8 \*Resource Name or # (Assigned by Recorder): T-Mobile West LLC SV00330A/LA330 LA-330-00

B1. Historic Name: Unknown

B2. Common Name: Golden West Christian Church

B3. Original Use: Religious/Church

B4. Present Use: Religious/Church

\*B5. Architectural Style: Modern

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

The subject building was constructed in approximately 1928. No major exterior alterations were noted.

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

\*B8. Related Features: Elementary School and parking lot

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Development of Echo Park area of Los Angeles and Gothic Revival Architecture

Area: Echo Park/Los Angeles Period of Significance: 1928-Present Property Type: Religious

Applicable Criteria: A and C

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

The Echo Park (originally named Edendale) area of Los Angeles is a small community founded in the late 19<sup>th</sup> century by Thomas Kelly, a carriage maker turned real estate developer. The Los Angeles film industry was centered in Echo Park prior to its permanent move to Hollywood just prior to World War I. Mack Sennett's studio was in the area until the end of the silent era of filmmaking. Many notable silent films with Charlie Chaplin, Laurel and Hardy and Our Gang were filmed in the neighborhood. Prior to World War II, the area was a middle class neighborhood known as "Red Hill" for the large number of political activists who resided there. The area has long had a reputation for creative, underground, independent and unusual residents. After World War II and the rise of "white flight," the neighborhood composition changed to a mixture of Hispanic, Asian, and African Americans settled in the area, bringing more diversity to the Echo Park area. The subject property, the Golden West Christian Church, occupies the c. 1928 building. The original occupants of the church are unknown but the church has served the community for over 80 years. No original building permits were located for the church construction but various permits have been filed for tenant improvements and general maintenance issues. In 1952, the church built an elementary school on the property which still operates as the Golden West Christian School. The church building is in good condition with no major alterations noted.

B11. Additional Resource Attributes: (List attributes and codes) None

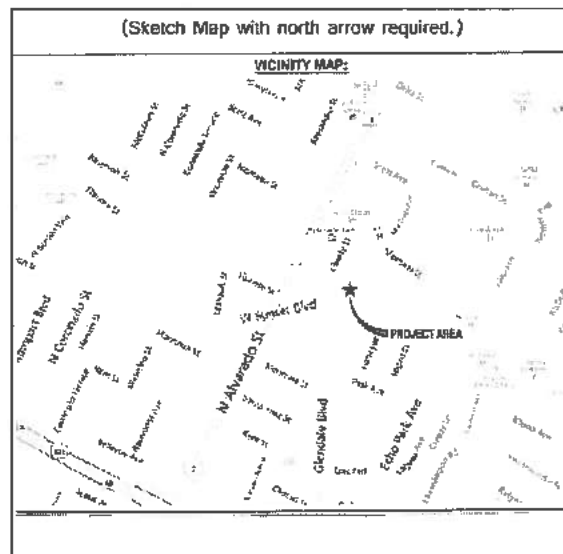
\*B12. References: McAlester and McAlester, A Guide to American Houses, 1991; Historicaerials.com; County of Los Angeles Assessor's Records; City of Los Angeles Building Department Records.

B13. Remarks: None

\*B14. Evaluators: K.A. Crawford

\*Date of Evaluation: 11/30/2012

(This space reserved for  
official comments.)



State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 8 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SV00330A/LA330 LA-330-00  
\*Recorded by K.A. Crawford/Michael Brandman Associates Date November 30, 2012  
Continuation X Update

(Continued from page 2)

***Integrity Statement***

In regard to the seven aspects of integrity – location, design, setting, materials, workmanship, feeling and association – the c.1928 Gothic Revival style church building on this property has retained its original location. The building has not been moved. The setting, feeling, and association have not remained intact as the urban area surrounding the structure has changed. The design, materials and workmanship have retained their original appearance. The integrity level is good and the condition of the building is good.

**National Register of Historic Places Eligibility Evaluation**

The property was assessed under National Register of Historic Places **Criterion A** for its potential significance as part of any historic trends or events that may have made a significant contribution to the broad patterns of our history. The building was constructed as part of the overall continuing commercial and residential development of the Echo Park area which began in the 1890s and continues to the present time. There is no significant trend or event associated with the property. **Therefore, the property does not appear to meet the criteria for significance under Criterion A: Event.**

The property was assessed under National Register of Historic Places **Criterion B** for its potential significance and association with a person of importance in national history. There is no evidence to suggest that any of the persons associated with the construction or development of the building were considered important in the history of the property or nation. None of the persons associated with the property appear to be historically significant at the level necessary to meet the criteria for National Register of Historic Places. **Therefore, the property does not appear to meet the criteria for significance under Criterion B: Person.**

The property was assessed under National Register of Historic Places **Criterion C** for its potential significance as a property which embodies the distinctive characteristics of a type, period, method of construction or style of Gothic Revival architecture, represents the work of a master architect, builder or craftsman, possesses high artistic values, or represents a significant or distinguishable entity whose components lack individual distinction. The building's style does not rise to a level of significance to qualify for the National Register of Historic Places. The building is a limited example of the Gothic Revival style. The building is not a good example of the work of a master architect or craftsman as the no persons associated with the design or construction were identified. **Therefore, the building cannot be considered to represent the work of a master architect, builder or craftsman. Therefore, the property does not appear to meet the criteria for significance under Criterion C: Architecture as a good example of Gothic Revival style architecture.**

The property was assessed under National Register of Historic Places **Criterion D** for its potential significance and its ability to convey information. The property does not yield, or may not be likely to yield, information important in prehistory or history. In order for buildings, structures, or objects to be significant under Criterion D, they need to "be, or must have been, the principal source of information." This is not the case with this property. **Therefore, the property does not appear to meet the criteria for significance under Criterion D: Information Potential.**

**In summary, the property does not appear to qualify for the National Register of Historic Places under any of the above criteria. Therefore, the building is not considered to be an historic resource for the purposes of the NHPA. The property was not accessed for eligibility under the California Register or local Los Angeles Register eligibility.**

State of California – The Resource Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 4 of 8 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SV00330A/LA330 LA-330-00

\*Recorded by K.A. Crawford/Michael Brandman Associates

Date November 30, 2012

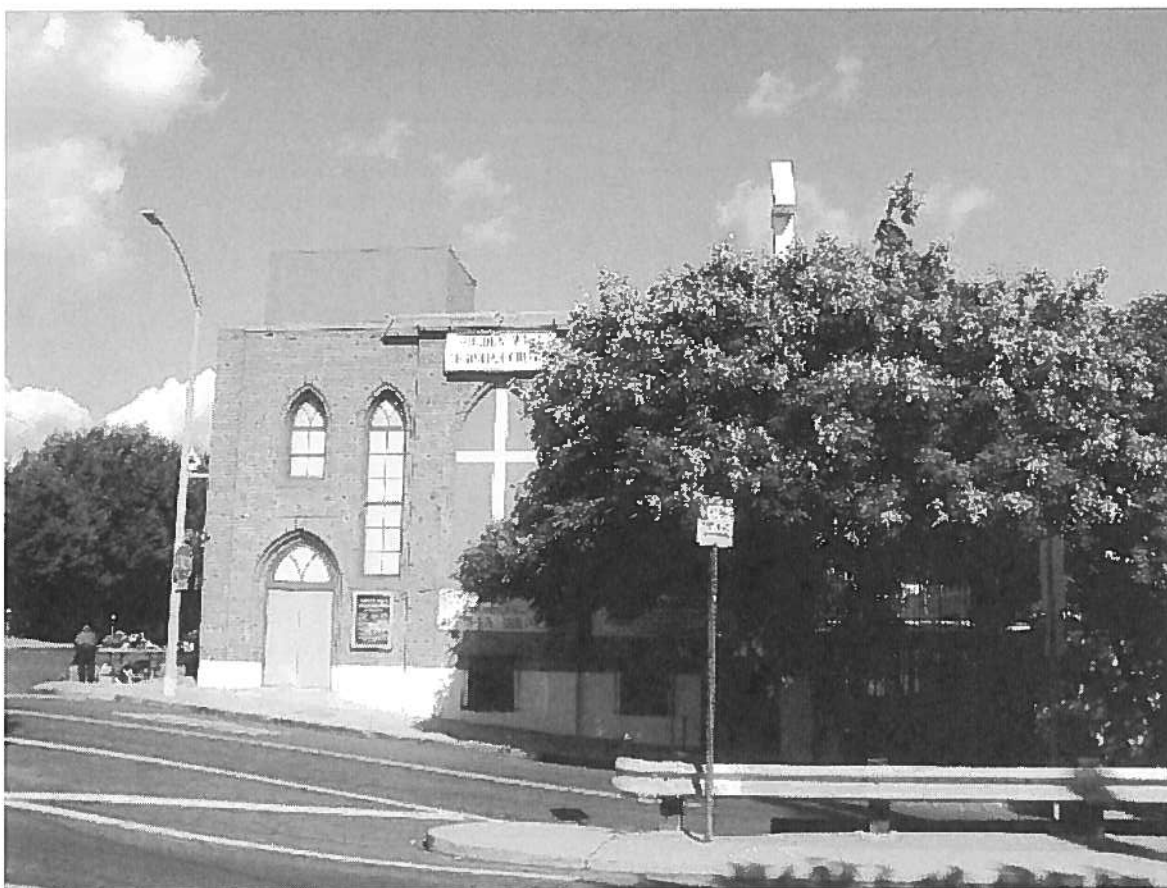
Continuation ☒ Update

T-Mobile West LLC SV00330A/LA330 LA-330-00

Golden West Christian Church, 1310 1/2 Liberty Street, Los Angeles, CA 90026

View North

November 30, 2012





State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 5 of 8 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SV00330A/LA330 LA-330-00\*Recorded by K.A. Crawford/Michael Brandman AssociatesDate November 30, 2012Continuation ☒ Update

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T-Mobile West LLC SV00330A/LA330 LA-330-00

Golden West Christian Church, 1310 1/2 Liberty Street, Los Angeles, CA 90026

View Northeast

November 30, 2012



State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

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Trinomial \_\_\_\_\_

Page 6 of 8 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SV00330A/LA330 LA-330-00\*Recorded by K.A. Crawford/Michael Brandman AssociatesDate November 30, 2012Continuation ☒ Update

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T-Mobile West LLC SV00330A/LA330 LA-330-00

Golden West Christian Church, 1310 ½ Liberty Street, Los Angeles, CA 90026

View Southeast

November 30, 2012



State of California – The Resource Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

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Trinomial \_\_\_\_\_

Page 7 of 8 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SV00330A/LA330 LA-330-00

\*Recorded by K.A. Crawford/Michael Brandman Associates

Date November 30, 2012

Continuation ☒ Update

T-Mobile West LLC SV00330A/LA330 LA-330-00

Golden West Christian Church, 1310 1/2 Liberty Street, Los Angeles, CA 90026

View West

November 30, 2012



State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 8 of 8 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SV00330A/LA330 LA-330-00\*Recorded by K.A. Crawford/Michael Brandman AssociatesDate November 30, 2012Continuation ☒ Update

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T-Mobile West LLC SV00330A/LA330 LA-330-00

Golden West Christian Church, 1310 ½ Liberty Street, Los Angeles, CA 90026

View North/Detail of Cell Tower Location

November 30, 2012





State of California  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Page 1 of 8 \*Resource Name or #: T-Mobile West LLC SV00330A/LA330 LA-330-00

\*P1. Other Identifier: Golden West Christian Church

\*P2: Location: Not for publication Unrestricted ☒ a. County: Los Angeles

And (P2b and P2c or P2d. Attach a location map as necessary.)

\*b. USGS Quad Hollywood \*Date: 1975 T; R;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec. \_\_\_\_\_ B.M. \_\_\_\_\_

c. Address: 1310  $\frac{1}{2}$  Liberty Street City: Los Angeles Zip: 90026

d. UTM: (Give more than one large or linear resources) Zone: Me/ mN

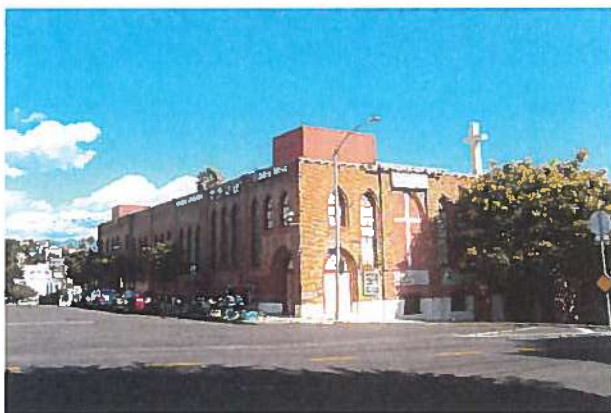
e. Other Locational Data (e.g. parcel #, directions to resource, elevation, etc. as appropriate);

APN: 5419-032-029

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

The subject property is a two-story with basement, rectangular shaped, asymmetrical, Gothic Revival style, church building located on a sloping lot in a mixed commercial and residential neighborhood in the Echo Park section of the City of Los Angeles. The building contains 7,430 square feet of space and has a concrete foundation, brick exterior and a flat roof with a raised section on the corners of the building. The building has an arched entrance with a pair of single wood doors with a tri-part transom over the entrance. An additional entrance with the same design is present on the west façade at the corner of the building. Large wood framed multilite windows with Gothic arches are present across the front façade and part of the west façade. The back half of the west façade contains smaller arched windows in rows on both floors. The same window design is used across the north wall. A large cross has been included into the brick work on the front façade and a large standing cross is present on the east edge of the roof. The building appears to be in good condition with no major exterior alterations.

\*P3b. Resource Attributes: (List attributes and codes) HP 16: Religious Building



P4. Resources Present: Building X Structure  
Object Site District Element of District

P5b. Description of Photo: (View, date  
Accessions #) View NE/11/30/2012

\*P6. Date Constructed/Age and Source Historic  
☒ Prehistoric Both c. 1928/Los Angeles  
County Assessor's Records

\*P7. Address: Golden West Christian Church,  
1310 Liberty Street, Los Angeles, CA 90026

\*P8: Recorded by: (Name, Affiliation, Address)  
K.A. Crawford, Michael Brandman Associates,  
220 Commerce St., Irvine, CA

\*P9. Date Recorded: 11/30/2012

\*P10. Type of Survey: (Describe) Intensive \*P11: Report Citation (Cite Survey Report and other sources, or enter "None".) None \*Attachments: None Location Map Sketch Map Continuation Sheet ☒ Building, Structure and Object Record ☒ Archaeological Record District Record Liner Resource Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**RESIDENCE, STRUCTURE, AND OBJECT RECORD**

Primary #  
HRI#  
\*NRHP Status Code

\*Page 2 of 8 \*Resource Name or # (Assigned by Recorder): T-Mobile West LLC SV00330A/LA330 LA-330-00

**B1. Historic Name:** Unknown

**B2: Common Name:** Golden West Christian Church

**B3. Original Use:** Religious/Church

**B4: Present Use:** Religious/Church

**\*B5: Architectural Style: Modern**

**\*B6: Construction History:** (Construction Date, alterations and dates of alterations)

The subject building was constructed in approximately 1928. No major exterior alterations were noted.

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

**\*B8. Related Features:** Elementary School and parking lot

**B9a. Architect:** Unknown **b. Builder:** Unknown

**\*B10. Significance:** Development of Echo Park area of Los Angeles and Gothic Revival Architecture

**Area:** Echo Park/Los Angeles **Period of Significance:** 1928-Present **Property Type:** Religious

**Applicable Criteria: A and C**

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

The Echo Park (originally named Edendale) area of Los Angeles is a small community founded in the late 19<sup>th</sup> century by Thomas Kelly, a carriage maker turned real estate developer. The Los Angeles film industry was centered in Echo Park prior to its permanent move to Hollywood just prior to World War I. Mack Sennett's studio was in the area until the end of the silent era of filmmaking. Many notable silent films with Charlie Chaplin, Laurel and Hardy and Our Gang were filmed in the neighborhood. Prior to World War II, the area was a middle class neighborhood known as "Red Hill" for the large number of political activists who resided there. The area has long had a reputation for creative, underground, independent and unusual residents. After World War II and the rise of "white flight," the neighborhood composition changed to a mixture of Hispanic, Asian, and African Americans settled in the area, bringing more diversity to the Echo Park area. The subject property, the Golden West Christian Church, occupies the c. 1928 building. The original occupants of the church are unknown but the church has served the community for over 80 years. No original building permits were located for the church construction but various permits have been filed for tenant improvements and general maintenance issues. In 1952, the church built an elementary school on the property which still operates as the Golden West Christian School. The church building is in good condition with no major alterations noted.

**B11. Additional Resource Attributes:** (List attributes and codes) None

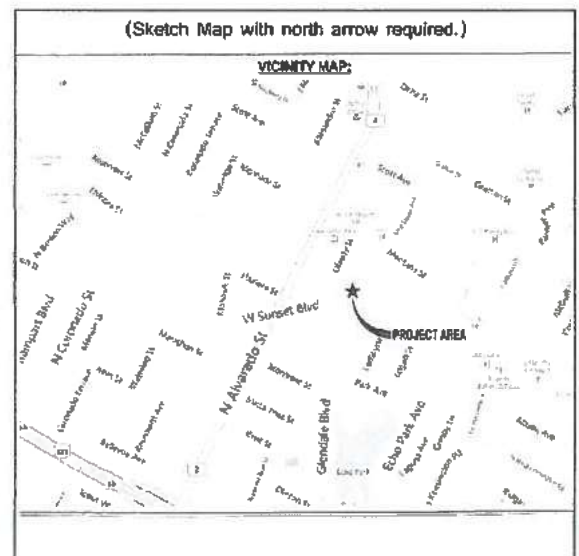
\*B12. References: McAlester and McAlester, *A Guide to American Houses*, 1991; [Historicaerials.com](http://Historicaerials.com); County of Los Angeles Assessor's Records; City of Los Angeles Building Department Records.

**B13. Remarks:** None

\*B14: Evaluators: K.A. Crawford

\*Date of Evaluation: 11/30/2012

(This space reserved for  
official comments.)



State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 8 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SV00330A/LA330 LA-330-00  
\*Recorded by K.A. Crawford/Michael Brandman Associates Date November 30, 2012  
Continuation X Update

(Continued from page 2)

***Integrity Statement***

In regard to the seven aspects of integrity – location, design, setting, materials, workmanship, feeling and association – the c.1928 Gothic Revival style church building on this property has retained its original location. The building has not been moved. The setting, feeling, and association have not remained intact as the urban area surrounding the structure has changed. The design, materials and workmanship have retained their original appearance. The integrity level is good and the condition of the building is good.

**National Register of Historic Places Eligibility Evaluation**

The property was assessed under National Register of Historic Places **Criterion A** for its potential significance as part of any historic trends or events that may have made a significant contribution to the broad patterns of our history. The building was constructed as part of the overall continuing commercial and residential development of the Echo Park area which began in the 1890s and continues to the present time. There is no significant trend or event associated with the property. Therefore, the property does not appear to meet the criteria for significance under **Criterion A: Event**.

The property was assessed under National Register of Historic Places **Criterion B** for its potential significance and association with a person of importance in national history. There is no evidence to suggest that any of the persons associated with the construction or development of the building were considered important in the history of the property or nation. None of the persons associated with the property appear to be historically significant at the level necessary to meet the criteria for National Register of Historic Places. Therefore, the property does not appear to meet the criteria for significance under **Criterion B: Person**.

The property was assessed under National Register of Historic Places **Criterion C** for its potential significance as a property which embodies the distinctive characteristics of a type, period, method of construction or style of Gothic Revival architecture, represents the work of a master architect, builder or craftsman, possesses high artistic values, or represents a significant or distinguishable entity whose components lack individual distinction. The building's style does not rise to a level of significance to qualify for the National Register of Historic Places. The building is a limited example of the Gothic Revival style. The building is not a good example of the work of a master architect or craftsman as the no persons associated with the design or construction were identified. Therefore, the building cannot be considered to represent the work of a master architect, builder or craftsman. Therefore, the property does not appear to meet the criteria for significance under **Criterion C: Architecture** as a good example of Gothic Revival style architecture.

The property was assessed under National Register of Historic Places **Criterion D** for its potential significance and its ability to convey information. The property does not yield, or may not be likely to yield, information important in prehistory or history. In order for buildings, structures, or objects to be significant under Criterion D, they need to "be, or must have been, the principal source of information." This is not the case with this property. Therefore, the property does not appear to meet the criteria for significance under **Criterion D: Information Potential**.

In summary, the property does not appear to qualify for the National Register of Historic Places under any of the above criteria. Therefore, the building is not considered to be an historic resource for the purposes of the NHPA. The property was not accessed for eligibility under the California Register or local Los Angeles Register eligibility.



State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 4 of 8 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SV00330A/LA330 LA-330-00\*Recorded by K.A. Crawford/Michael Brandman AssociatesDate November 30, 2012Continuation ☒ Update

T-Mobile West LLC SV00330A/LA330 LA-330-00

Golden West Christian Church, 1310 ½ Liberty Street, Los Angeles, CA 90026

View North

November 30, 2012





State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 5 of 8 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SV00330A/LA330 LA-330-00\*Recorded by K.A. Crawford/Michael Brandman AssociatesDate November 30, 2012Continuation ☒ Update

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T-Mobile West LLC SV00330A/LA330 LA-330-00

Golden West Christian Church, 1310 ½ Liberty Street, Los Angeles, CA 90026

View Northeast

November 30, 2012



State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 6 of 8 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SV00330A/LA330 LA-330-00\*Recorded by K.A. Crawford/Michael Brandman AssociatesDate November 30, 2012Continuation ☒ Update

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T-Mobile West LLC SV00330A/LA330 LA-330-00

Golden West Christian Church, 1310 ½ Liberty Street, Los Angeles, CA 90026

View Southeast

November 30, 2012





State of California – The Resource Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 7 of 8 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SV00330A/LA330 LA-330-00

\*Recorded by K.A. Crawford/Michael Brandman Associates

Date November 30, 2012

Continuation ☒ Update

T-Mobile West LLC SV00330A/LA330 LA-330-00

Golden West Christian Church, 1310 ½ Liberty Street, Los Angeles, CA 90026

View West

November 30, 2012



State of California – The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 8 of 8 \*Resource Name or # (Assigned by recorder) T-Mobile West LLC SV00330A/LA330 LA-330-00\*Recorded by K.A. Crawford/Michael Brandman AssociatesDate November 30, 2012Continuation ☒ Update

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T-Mobile West LLC SV00330A/LA330 LA-330-00

Golden West Christian Church, 1310 ½ Liberty Street, Los Angeles, CA 90026

View North/Detail of Cell Tower Location

November 30, 2012







## **Appendix C – SHPO Correspondence Letter**

1927 W. Reservoir Street/1301 Liberty Street

STATE OF CALIFORNIA - THE RESOURCES AGENCY

ARNOLD SCHWARZENEGGER, Governor

**OFFICE OF HISTORIC PRESERVATION  
DEPARTMENT OF PARKS AND RECREATION**

P.O. BOX 942898  
SACRAMENTO, CA 94298-0001  
(916) 653-6824 Fax: (916) 653-9824  
calshpo@ohp.parks.ca.gov  
www.ohp.parks.ca.gov

RECEIVED

NOV 16 2009

OHP



Dear FCC Applicant:

As of March 1, 2008, Section 106 submissions for the FCC will not be accepted unless this cover letter is filled out and attached.

Project Name: SV00336A (LA330, A-330-00)  
Project Address: 1310 1/2 Liberty Street, Los Angeles, CA 90026

Based on the information provided in the FCC Form 620 and 621 please check if any of the following is applicable to your FCC undertaking:

<input checked="" type="checkbox"/>	There are buildings or structures over 45 years of age within the direct/indirect area of potential effect (APE) for the project.
<input type="checkbox"/>	There is an archaeological site located within the direct APE for your project.
<input type="checkbox"/>	Based on research conducted by a qualified archaeologist, the proposed project area is considered moderately to highly sensitive for archaeology.

If all of the above boxes are blank, your finding for this undertaking will be no historic properties affected.

The project archaeologist acknowledges that a record search has been conducted at the appropriate California Historic Resources Information System Information Center (IC) and that the above information is true.

Archaeologist's Signature Wayne H. Borer Date 11/13/2009

Due to the large number of FCC submittals in California, I am no longer able to provide comment on FCC projects that do not involve one of the parameters listed in the table above. Pursuant to Stipulation VII.B.2 of the *Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission* as quoted below, your Section 106 responsibilities are therefore complete.

If the SHPO/THPO does not provide written notice to the Applicant that it agrees or disagrees with the Applicant's determination of no Historic Properties affected within 30 days following receipt of a complete Submission Packet, it is deemed that no Historic Properties exist within the APE or the Undertaking will have no effect on Historic Properties. The Section 106 process is then complete and the Applicant may proceed with the project, unless further processing for reasons other than Section 106 is required.

This letter pertains only to FCC projects being submitted to the SHPO for comment.

Please note that for the projects where no comments are issued, the projects will not be logged into our database and my staff will have no ability to track them.

Sincerely,

Milford Wayne Donaldson  
Milford Wayne Donaldson, FAIA  
State Historic Preservation Officer

**ATTACHMENT TO SHPO REVIEW OF PROPOSED FCC UNDERTAKING****Project Identifier:** SV00330A Liberty Street**Property location:** 1310 ½ Liberty Street  
Los Angeles, CA**FCC:** 091116M**Reviewer:** Ed Carroll  
916-653-9010  
ecarroll@parks.ca.gov☐ **SHPO REQUESTS ADDITIONAL****INFORMATION AS FOLLOWS:**☐ **SHPO DISAGREES WITH RECOMMENDED ELIGIBILITY DETERMINATION BECAUSE:**☐ **SHPO OBJECTS TO/DISAGREES WITH RECOMMENDED FINDING OF EFFECT BECAUSE:**

\*\*\*\*\*

☐ **SHPO CONCURS WITH ELIGIBILITY DETERMINATION  
PROPERTY ADDRESS:**☐ Not eligible:☐ Loss of integrity due to:☐ Listed

**X** Eligible under Criteria A because: The candidate is a 1928 brick church significant for its role in the history of the religious and scholarly development of the adjacent Echo Park community.

**X SHPO CONCURS WITH RECOMMENDED FINDING OF NO EFFECT BECAUSE:**

New fiber conduit will be installed on the candidate's exterior and across the roof. Additional equipment cabinets will be installed on the same roof. Telco and electrical trenching will not be required for this upgrade.

The records search indicates that five cultural resource surveys have been conducted within the project's ½ mile APE. One National Register property, the Angelus Temple, is located 400 feet south of the candidate and two NR eligible properties, Echo Park and the Golden West Christian Church (candidate building) are in the direct APE and 500 feet south of the project area respectively.

As proposed, this project will not affect historic properties as none of the proposed additions will be a permanent part of the building's historic fabric.

**Collocation ("CO") Submission Packet****FCC FORM 621****1. Applicant Information**

Full Legal Name of Applicant: **T-Mobile USA c/o Environmental Assessment Specialists (EAS)**

Name and Title of Contact Person: **Gavin Leaver**

Address of Contact Person (including Zip Code): **15224 Clymer Street  
Mission Hills, CA 91345**

Phone: **(818) 898-4866** Fax: **(818) 583-1759**

E-mail address: **gavin\_leaver@easenviro.com**

**2. Applicant's Consultant Information**

Full Legal Name of Applicant's Section 106 Consulting Firm:

**Michael Brandman Associates**

Name of Principal Investigator: **Wayne Bonner**

Title of Principal Investigator: **Principal Archaeologist**

Investigator's Address: **220 Commerce, Suite 200**

City: **Irvine** State: **CA** Zip Code: **92602**

Phone: **(714) 508-4100** Fax: **(714) 508-4110**

E-mail Address: **WBonner@brandman.com**

Does the Principal Investigator satisfy the Secretary of the Interior's Professional Qualification Standards?<sup>1</sup> **YES / NO.**

<sup>1</sup> The Professional Qualification Standards are available on the cultural resources webpage of the National Park Service, Department of the Interior: <[http://www.cr.nps.gov/local-law/arch\\_stnds\\_9.htm](http://www.cr.nps.gov/local-law/arch_stnds_9.htm)>. The Nationwide Agreement requires use of Secretary-qualified professionals for identification and evaluation of historic properties within the APE for direct effects, and for assessment of effects. The Nationwide Agreement encourages, but does not require, use of Secretary-qualified professionals to identify historic properties within the APE for indirect effects. See Nationwide Agreement, §§ VI.D.1.d, VI.D.1.e, VI.D.2.b, VI.E.5.



## CO SUBMISSION PACKET -- FCC FORM 621

Approved by OMB

3060-1039

Estimated Time Per Response:

.5 to 10 hours

Areas in which the Principal Investigator meets the Secretary of the Interior's Professional Qualification Standards: **Archaeology**

Other "Secretary of the Interior qualified" staff who worked on the Submissions Packet (provide name(s) as well as the area(s) in which they are qualified):

---

**Kathleen Crawford – Architectural Historian**

---

---

**3. Collocation and Site Information**

**a. Street Address of Site: 1310 ½ Liberty Street**

City or Township: **Los Angeles**

County / Parish: **Los Angeles County** State: **CA** Zip Code: **90026**

**b. Nearest Cross Roads: Liberty Street / Reservoir Street**

**c. NAD 83 Latitude/Longitude coordinates (to tenth of a second):**

**N 34° 04' 44.18"; W 118° 15' 40.04"**

**d. Tower or non-tower structure height above ground level, including proposed collocation:<sup>2</sup> 36' 0" (top of parapet) N/A meters**

**e. Description of antennas to be collocated (e.g., type, number, shape, dimensions, color):**  
**N/A**

**f. Approximate height of collocation above ground level: 34' 0" (Top) N/A meters; if antennas to be located on different levels, describe their placement.**

**g. Structure.** This Form CO pertains to collocation of antenna(s) on: [ ] a communications tower or [ **X** ] a non-tower structure (check one). If a non-tower structure, briefly describe the structure: **Existing building**

---

<sup>2</sup> Include top-mounted attachments such as lightning rods.

Applicant's Name: **T-Mobile USA**

Project Name: **LA330 LA-330-00**

Project Number: **SV00330A**

**CO SUBMISSION PACKET -- FCC FORM 621**

Approved by OMB

3060-1039

Estimated Time Per Response:

.5 to 10 hours

- h. If the antennas will be collocated on a communications tower, check the appropriate box:

☐ guyed lattice tower ☐ self-supporting lattice ☐ monopole

☐ other (briefly describe tower)

- i. Structure Completion. Indicate the date that the existing communications tower or non-tower structure was built (date on which construction activities ended):

**Unknown**

- j. Section 106 Review. Has the communications tower or non-tower structure been the subject of SHPO/THPO review pursuant to Section 106 of the National Historic Preservation Act? If so, identify the company that made the submission, the date it was submitted, and the SHPO/THPO reference number.

**N/A**

- k. Based on the Applicant's research (see Attachments 8 and 9), is the existing communications tower or non-tower structure listed or eligible for listing in the National Register? ☐ Yes ☒ No

**4. Current Status of Collocation:<sup>3</sup>**

- a. ☒ Construction and/or installation not yet commenced;  
 b. ☐ Construction and/or installation commenced on [date] \_\_\_\_\_; or,  
 c. ☐ Construction and/or installation commenced on [date] \_\_\_\_\_ and completed on [date] \_\_\_\_\_.

<sup>3</sup> Failure to provide the Submission Packet and complete the review process under Section 106 of the NHPA prior to beginning construction or other installation activities may violate Section 110(k) of the NHPA and the Commission's rules. See Section X of the Nationwide Agreement.

Applicant's Name: **T-Mobile USA**  
 Project Name: **LA330 LA-330-00**  
 Project Number: **SV00330A**

## CO SUBMISSION PACKET -- FCC FORM 621

Approved by OMB

3060-1039

Estimated Time Per Response:

.5 to 10 hours

**5. Applicant's Determination of Effect:****a. Direct Effects** (check one):

- i. ☐ No Historic Properties in Area of Potential Effects ("APE") for direct effects;
- ii. ☐ "No effect" on Historic Properties in APE for direct effects;
- iii. ☒ "No adverse effect" on Historic Properties in APE for direct effects;
- iv. ☐ "Adverse effect" on one or more Historic Properties in APE for direct effects.

**b. Visual Effects** (check one):

- i. ☐ No Historic Properties in Area of Potential Effects ("APE") for visual effects;
- ii. ☒ "No effect" on Historic Properties in APE for visual effects;
- iii. ☐ "No adverse effect" on Historic Properties in APE for visual effects;
- iv. ☐ "Adverse effect" on one or more Historic Properties in APE for visual effects.

Applicant's Name: **T-Mobile USA**  
Project Name: **LA330 LA-330-00**  
Project Number: **SV00330A**

## CO SUBMISSION PACKET -- FCC FORM 621

Approved by OMB  
3060-1039  
Estimated Time Per Response:  
.5 to 10 hours

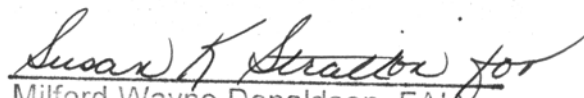
**Certification and Signature**

I certify that all representations on this Form CO (FCC Form 621) and the accompanying attachments are true, correct, and complete.

\_\_\_\_\_  
Signature\_\_\_\_\_  
November 13, 2009  
Date\_\_\_\_\_  
Wayne Bonner  
Printed Name\_\_\_\_\_  
Archaeologist  
Title\_\_\_\_\_  
Signature\_\_\_\_\_  
November 13, 2009  
Date\_\_\_\_\_  
Kathleen Crawford  
Printed Name\_\_\_\_\_  
Architectural Historian  
Title

WILLFUL FALSE STATEMENTS MADE ON THIS FORM OR ANY ATTACHMENTS ARE PUNISHABLE BY FINE AND/OR IMPRISONMENT (U.S. Code, Title 18, Section 1001) AND/OR REVOCATION OF ANY STATION LICENSE OR CONSTRUCTION PERMIT (U.S. Code, Title 47, Section 312(a)(1) AND/OR FORFEITURE (U.S. Code, Title 47, Section 503).

CONCUR:

  
\_\_\_\_\_  
Milford Wayne Donaldson, FAIA  
State Historic Preservation Officer  
30 Dec 2009

Applicant's Name: **T-Mobile USA**  
Project Name: **LA330 LA-330-00**  
Project Number: **SV00330A**





## **Appendix D – DPR Form**

1931 W. Sunset Boulevard

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
**NRHP Status Code** 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 5 \*Resource Name or #: (Assigned by recorder) 1931 W. Sunset Boulevard

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

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Hollywood Date 2018 T 1S ; R 13W ; 1/4 of 1/4 of Sec 1 ; SB B.M.

c. Address 1931 W. Sunset Boulevard City Los Angeles Zip 90026

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

e. Other Locational Data: APN 5404-001-008

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

The building at 1931 W. Sunset Boulevard is a one-story concrete block building that was constructed in 1959 with a common, mid-century modern features. It has a rectangular plan and flat roof. Portions of the exterior are clad in brick veneer. The primary elevation faces south toward Sunset Boulevard and abuts the sidewalk. The south elevation is visually divided into two bays. The west bay consists of a concrete block wall with a decorative screen. Above the screen there are two flat signs: a round sign with a logo that reads, "MEDICAL AESTHETIC SKINOVACTIONS," and a smaller rectangular sign below it that reads, "MEDSPA & WELLNESS." The east bay is clad in brick veneer with a short parapet wall that extends above the roofline. A shallow metal canopy spans the length of the bay. Above the canopy there is signage consisting of individual block letters that read "PARK SUNSET PROFESSIONAL BUILDING," and "1931." Beneath the canopy, three entrances are recessed within a single entryway. There is a single fully glazed door on the east and west walls of the entryway, and a pair of fully glazed doors on the north wall. The recessed entrance is enclosed by a metal security gate. East of the entrance there is a pair of fixed aluminum-frame windows with interior metal security bars. (See Continuation Sheet)

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

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



\*P4. Resources Present:

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

P5b. Description of Photo: (view, date,

accession #) View NW, Nov. 2021

\*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric ☐ Both

1959, LA County Assessor

\*P7. Owner and Address:

ARBITER ROSS CO TR BELLER  
LEONARD

978 S BUNDY DR

LOS ANGELES CA 90049

\*P8. Recorded by:

GPA Consulting

617 S. Olive Street, Suite 910

Los Angeles, CA 90014

\*P9. Date Recorded: 11/15/2021

\*P10. Survey Type: (Describe)

Intensive

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

GPA Consulting, 1911 W. Sunset Boulevard, Los Angeles California: Historical Resources Technical Report, November 2021

\*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record

☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 1931 W. Sunset Boulevard \*NRHP Status Code 6Z

Page 2 of 5

B1. Historic Name: \_\_\_\_\_ B2. Common Name: Sunset-Park Professional Building  
B3. Original Use: Commercial/Office B4. Present Use: Commercial/Office

5. Architectural Style: Mid-Century Modern influences

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

1959: Constructed

1962: Illuminated sign installed

1999: Illuminated sign installed

Security bars over windows and doors installed at an unknown date.

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

\*B8. Related Features:

None

B9a. Architect: Tharaldson & Wright b. Builder: L.M. Nerenbaum

\*B10. Significance: Theme Neighborhood Commercial Development, 1880-1980; Medical Building Types, 1850-1980 Area Los Angeles

Period of Significance 1880-1990; 1850-1980 Property Type Commercial Applicable Criteria N/A

National Register of Historic Places

### Criterion A

To be eligible for listing in the National Register under Criterion A, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history.

The Neighborhood Commercial Development theme within the Commercial Development context examines patterns of small-scale commercial development geared toward nearby residents, such as the subject property. This development generally took place along streetcar routes and arterial streets in neighborhoods outside of downtown Los Angeles in the first decades of the twentieth century. Although the subject property is located on Sunset Boulevard, a streetcar route through Echo Park, it post-dates the period of significance for Streetcar Commercial Development, which ends 1934. The subject property is postwar infill along a commercial corridor that was already well established more than two decades prior to its construction. (See Continuation Sheet)

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

\*B12. References:

See Continuation Sheet

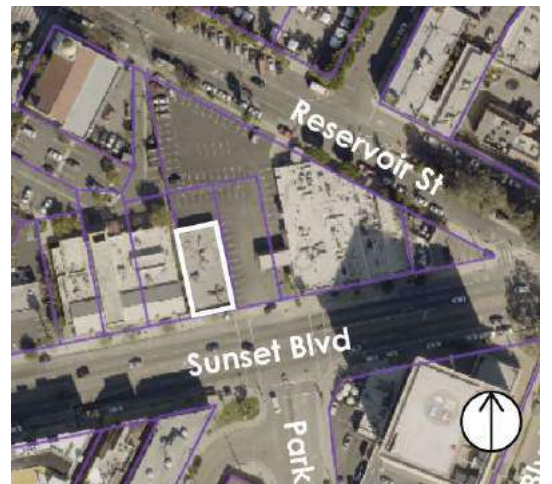
B13. Remarks: None

\*B14. Evaluator: Amanda Duane, GPA Consulting

\*Date of Evaluation: 11/15/2021

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



## CONTINUATION SHEET

Page 3 of 5 \*Resource Name or # (Assigned by recorder) 1931 W. Sunset Boulevard  
\*Recorded by: GPA Consulting \*Date November 15, 2021 ☒ Continuation ☐ Update

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

The east elevation faces the Taix and the surface parking lot. The brick veneer of the façade wraps around the corner of the east elevation, but the remainder is a concrete block wall. Openings on the east elevation consist of five square windows and three doors obscured by metal security bars. The north elevation is also a concrete block wall with four square windows obscured by metal security bars. Above the windows there is a painted sign that reads, "PARK SUNSET MEDICAL BUILDING." The west elevation abuts the Edendale Branch Library and is not visible.

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

During the postwar period, the most notable neighborhood commercial development was occurring in the suburbs, particularly in the San Fernando Valley, as shopping centers emerged with an emphasis on parking and convenience (Prosser, 19-38) which is not reflected in the subject property. Therefore, 1931 W. Sunset Boulevard is not associated with significant trends in Commercial Development.

Within the sub-context of Public and Private Health and Medicine, the theme relevant to Criterion A is Public Healthcare/Social Medicine. Because the subject property is a private practice, it is not associated with this theme. Additionally, research did not reveal an association with healthcare or medicine within the context of African American, Jewish, Asian American or LGBTQ+ history, or the history of Women's Rights in Los Angeles. Therefore, 1931 W. Sunset Boulevard is not associated with significant trends in Public and Private Health and Medicine.

Research did not reveal any association with other events or trends; therefore, 1931 W. Sunset Boulevard does not appear to be eligible for listing in the National Register under Criterion A.

### Criterion B

To be eligible for listing in the National Register under Criterion B, a property must be associated with lives of persons significant in our past. The property was constructed for Irving Friedman and was later owned by Fred Startz. Other individuals identified as being associated with the property include doctors Stanley Arbiter, Leonard B. Beller, and Howard Cowan, optometrist Denver Rickey and attorney Sheldon M. Ziff, who had their offices or practices in the subject property. Research revealed little information about these individuals, and no evidence to suggest that they would be considered significant personages within their respective fields. Therefore, 1931 W. Sunset Boulevard does not appear to be eligible for listing in the National Register under Criterion B.

### Criterion C

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

Although the building possesses features that are indicative of its period of construction, including the horizontal canopy and concrete block screen, it is a typical example of the era that does not embody any particular architectural style. However, as a medical building, the subject property was evaluated as an example of its type under the theme of Medical Building Types within the sub-context of Public and Private Health and Medicine. The eligibility standards for this theme are included in the table below.

Medical Building Types, 1850-1980
Context: Public and Private Institutional Development, 1850-1980
Theme: Public and Private Health and Medicine, 1850-1980
Sub-theme: Medical Building Types, 1850-1980
Associated Property Type: Institutional
Eligibility Standards
<ul style="list-style-type: none"><li>Is an early, rare, or unusual example of a medical/healthcare building type in Los Angeles</li><li>Retains association with a medical institution</li><li>Was constructed during the period of significance</li></ul>
<b>Character-Defining/Associative Features</b>
<ul style="list-style-type: none"><li>Retains most of the essential character-defining features of its type</li></ul>
<b>Integrity Considerations</b>
<ul style="list-style-type: none"><li>Should retain integrity of Location, Feeling, Design and Association from the period of significance</li></ul>



## CONTINUATION SHEET

Page 4 of 5 \*Resource Name or # (Assigned by recorder) 1931 W. Sunset Boulevard  
\*Recorded by: GPA Consulting \*Date November 15, 2021 ☒ Continuation ☐ Update

### Medical Building Types, 1850-1980

- Some materials may have been removed or altered
- For local HCM may have been moved for preservation purposes

Resources significant under this theme include hospitals, clinics, sanatoria, and other medical buildings, such as doctors' offices that are early, rare, or unusual examples of their type. The subject building is an unremarkable postwar medical building and there is no evidence to suggest that it is early, rare, unusual, or otherwise significant or influential.

The building was designed by the firm of Tharaldson & Wright with L.M. Nerenbaum as the engineer but research revealed little information about these individuals or their careers. This lack of information indicates they would not be considered masters within their respective fields, and with its utilitarian design and typical features, the subject building is unlikely to be an important example within a body of work.

The possession of high artistic values refers to a building's articulation of a particular concept of design so fully that it expresses an aesthetic ideal. A property eligible under this aspect of Criterion C would need to possess ornamentation and detail to lend it high artistic value, which is not the case for the subject building.

The last component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, is the most applicable to districts. The subject property does not appear likely to contribute to a potential historic district, due to the lack of a cohesive grouping of intact properties in the area. The surrounding buildings have various uses and differ widely in construction date, size, scale, and massing. Development is interspersed with surface parking, creating gaps along the streetwall, and when combined with the width, topography, and curved alignment of the streets at this location, there is no visual interrelationship between the buildings in the vicinity. As a result, the properties in the area are not visually, historically, or geographically unified, and do not constitute a potential historic district.

Therefore, 1931 W. Sunset Boulevard does not appear to be eligible for listing in the National Register under Criterion C.

### Criterion D

Criterion D generally applies to archaeological resources, but may apply to a built resource in instances where a resource may contain important information about such topics as construction techniques or human activity. In any case, the resource must be the principal source of information. This is unlikely to be true for the subject property. Therefore, 1931 W. Sunset Boulevard does not appear to be eligible for listing in the National Register under Criterion D.

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

As the eligibility requirements for the California Register mirror those of the National Register, the property does not appear to be eligible for listing in the California Register for the same reasons discussed above.

### **Los Angeles Historic-Cultural Monument**

As the Los Angeles HCM designation criteria mirror those of then National and California Registers, the property does not appear to be eligible for listing as an HCM for the same reasons discussed above.

### **Integrity**

To be eligible for listing in the National Register, California Register and for designation as an HCM, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. As 1931 S. Sunset Boulevard is not significant under any of the national, state, or local criteria, the integrity of the building does not require examination.

### **Conclusion**

GPA concludes that 1931 W. Sunset Boulevard does not appear to be eligible for listing in the National or California Registers, or for designation as an LA HCM due to a lack of significance. Additionally, it does not appear to contribute to a potential historic district. The recommended Status Code for the property is 6Z, ineligible for designation at the national, state, and local levels through survey evaluation. Therefore, the property is not a historical resource for the purposes of CEQA.

## CONTINUATION SHEET

Page 5 of 5 \*Resource Name or # (Assigned by recorder) 1931 W. Sunset Boulevard  
\*Recorded by: GPA Consulting \*Date November 15, 2021 ☒ Continuation ☐ Update

### \*B12. References (Continued from Page 2)

Ancestry.com. Various Records. Accessed November 2021. [www.ancestry.com](http://www.ancestry.com)

*American Architects Directory*. Edited by George s. Koyl. New York: R.K. Bowker Company, 1962. Accessed November 2021. <https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/20677106/1962+American+Architects+Directory>.

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HistoricPlacesLA. Various Records. Accessed November 2021. <http://historicplacesla.org/>.

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"Leonard B. Beller M.D." *Los Angeles Times*. November 18, 2008. Accessed November 2021.  
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Prosser, David. "Commercial Development, 1859-1980, Neighborhood Commercial Development, 1880-1980." *Los Angeles Citywide Historic Context Statement*. City of Los Angeles Office of Historic Resources, August 2017.

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"Tentative Plan for 73-Home Project Approved." *Los Angeles Times*. February 6, 1966.



## Appendix E – Conceptual Plans





## ECHO PARK - TAIX SQUARE

1911 SUNSET INVESTORS, LLC  
togawa smith martin, inc. | [www.tsminc.com](http://www.tsminc.com)

1911 Sunset Blvd. Los Angeles, CA, 90026

APN: 5404001007, 5404001008, 5404001034  
Project # 1904405 | August 26, 2020

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VIEW ALONG SUNSET BLVD (EAST)

A-5.3





## ECHO PARK - TAIX SQUARE

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APN: 5404001007, 5404001008, 5404001034  
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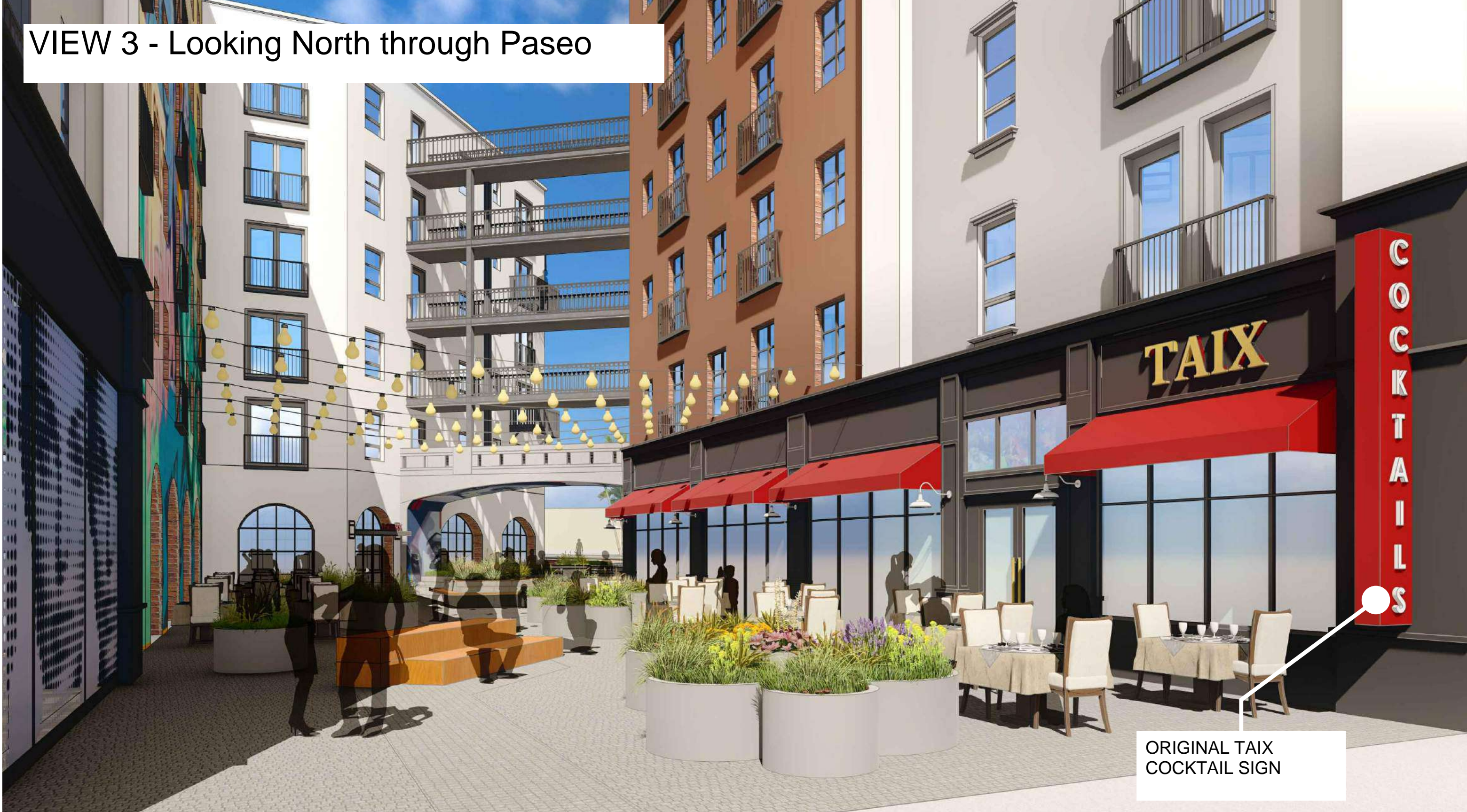
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VIEW ALONG PARK AVE (NORTH)

A-5.4



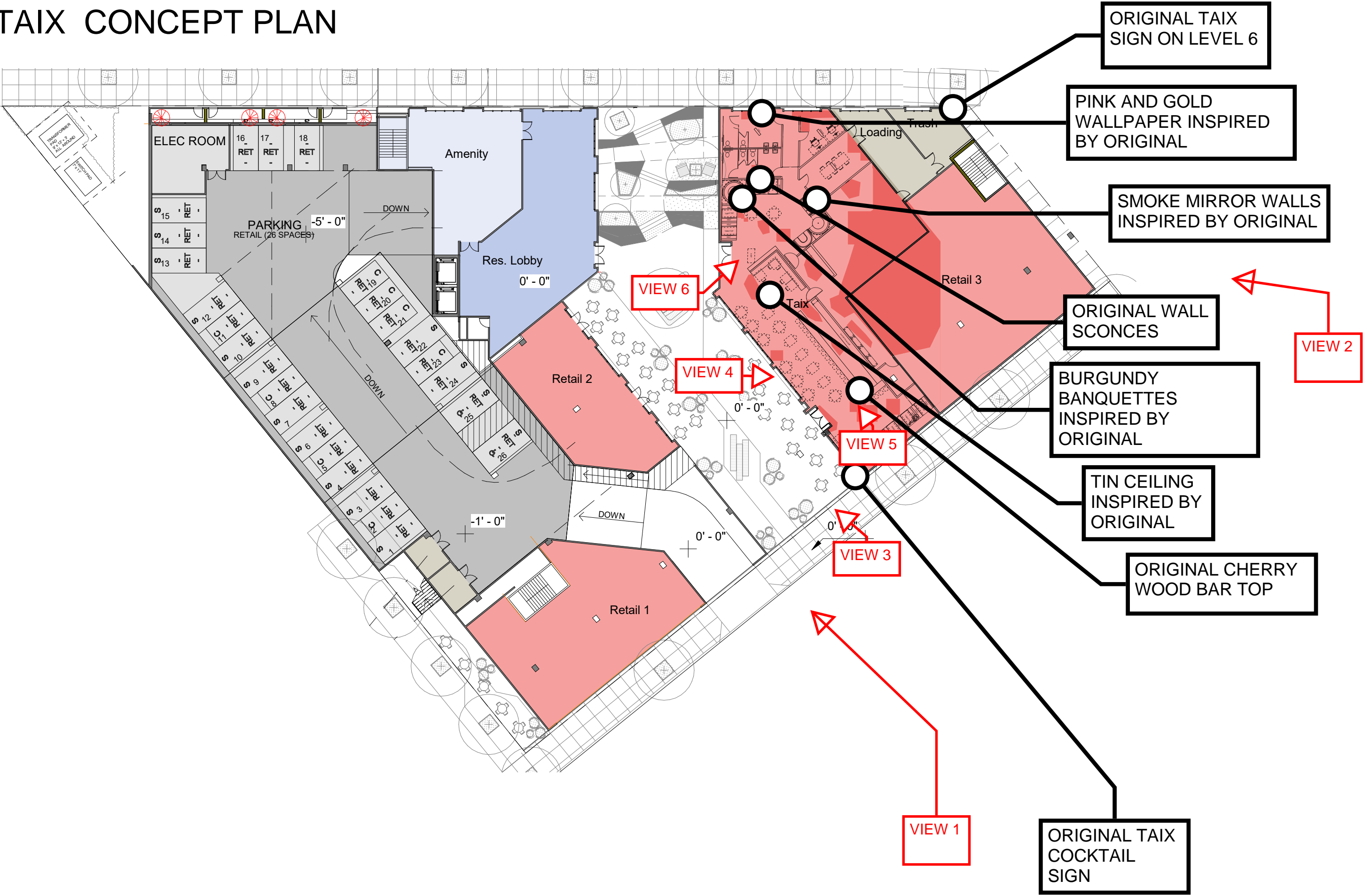
VIEW 3 - Looking North through Paseo



ORIGINAL TAIX  
COCKTAIL SIGN



# NEW TAIK CONCEPT PLAN





VIEW 4 - Paseo looking East into Taix bar





# VIEW 5 - In Taix bar looking North

TIN CEILING  
INSPIRED BY  
ORIGINAL

ORIGINAL CHERRY  
WOOD BAR TOP





VIEW 6 - In Taix at hostess desk looking North-East



TIN CEILING  
INSPIRED BY  
ORIGINAL

SMOKE MIRROR WALLS  
INSPIRED BY ORIGINAL

BURGUNDY  
BANQUETTES  
INSPIRED BY  
ORIGINAL

ORIGINAL WALL  
SCONCES









# ECHO PARK - TAIX SQUARE

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VIEW ALONG PARK AVE (NORTH)

A-5.4





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VIEW ALONG PARK AVE (NORTH)

A-5.4





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VIEW ALONG PARK AVE (NORTH)





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**VIEW ALONG PARK AVE (NORTH)**



VIEW 1 - Sunset Blvd/Park Ave intersection



ORIGINAL TAIX  
COCKTAIL SIGN



VIEW 2 - Sunset Blvd looking West



ORIGINAL TAIX  
SIGN ON LEVEL 6













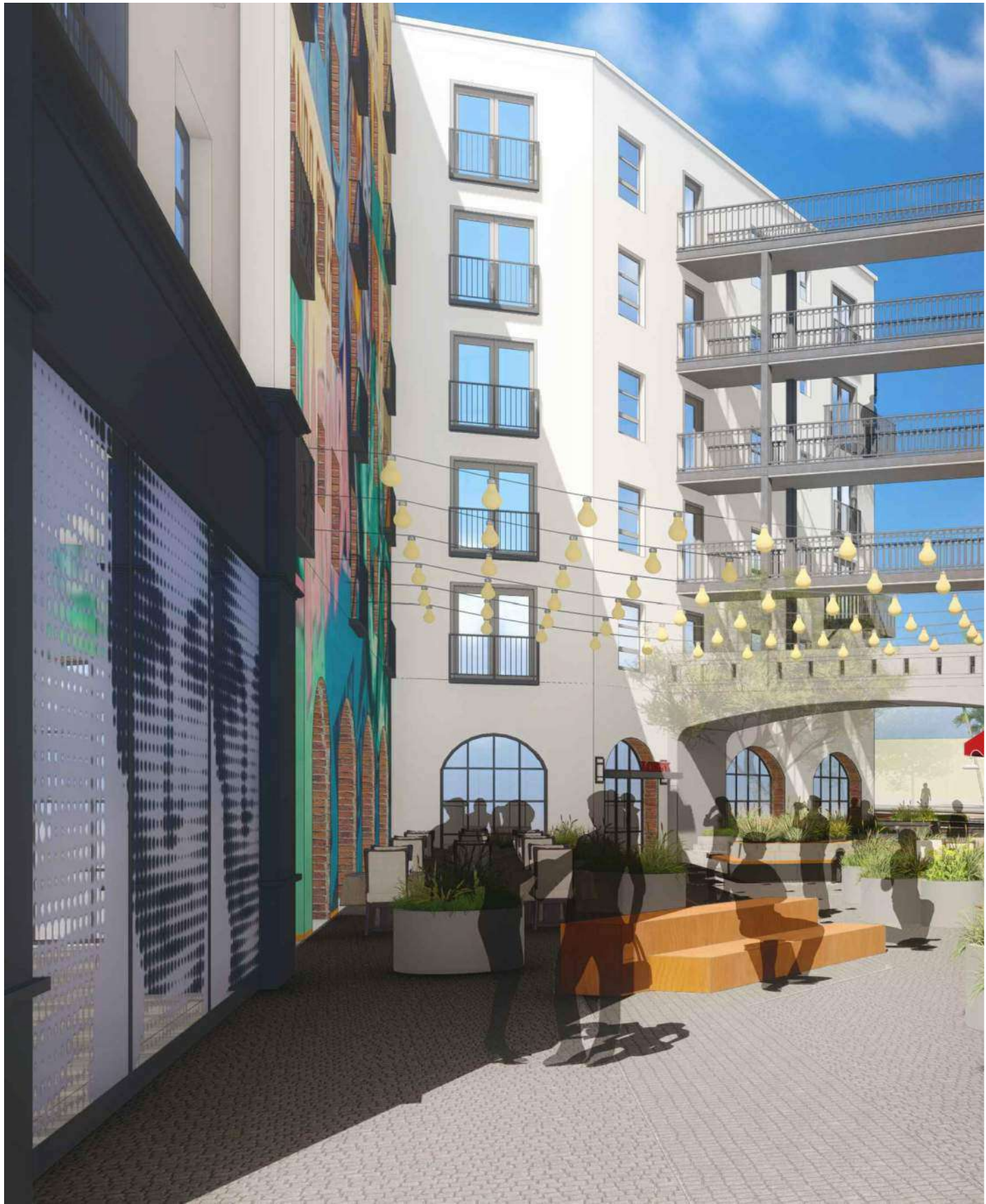












**ECHO PARK - TAIK SQUARE**

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**VIEW FROM CORNER OF SUNSET BLVD & PARK ST**

**A-5.14**





## ECHO PARK - TAIK SQUARE

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Project # 1904405 | August 26, 2020

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VIEW ALONG RESERVOIR ST (SOUTH EAST)

A-5.9





**ECHO PARK - TAIK SQUARE**

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VIEW ALONG RESERVOIR ST (SOUTH EAST)













**ECHO PARK - TAIK SQUARE**

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APN: 5404001007, 5404001008, 5404001034  
Project # 1904405 | August 26, 2020

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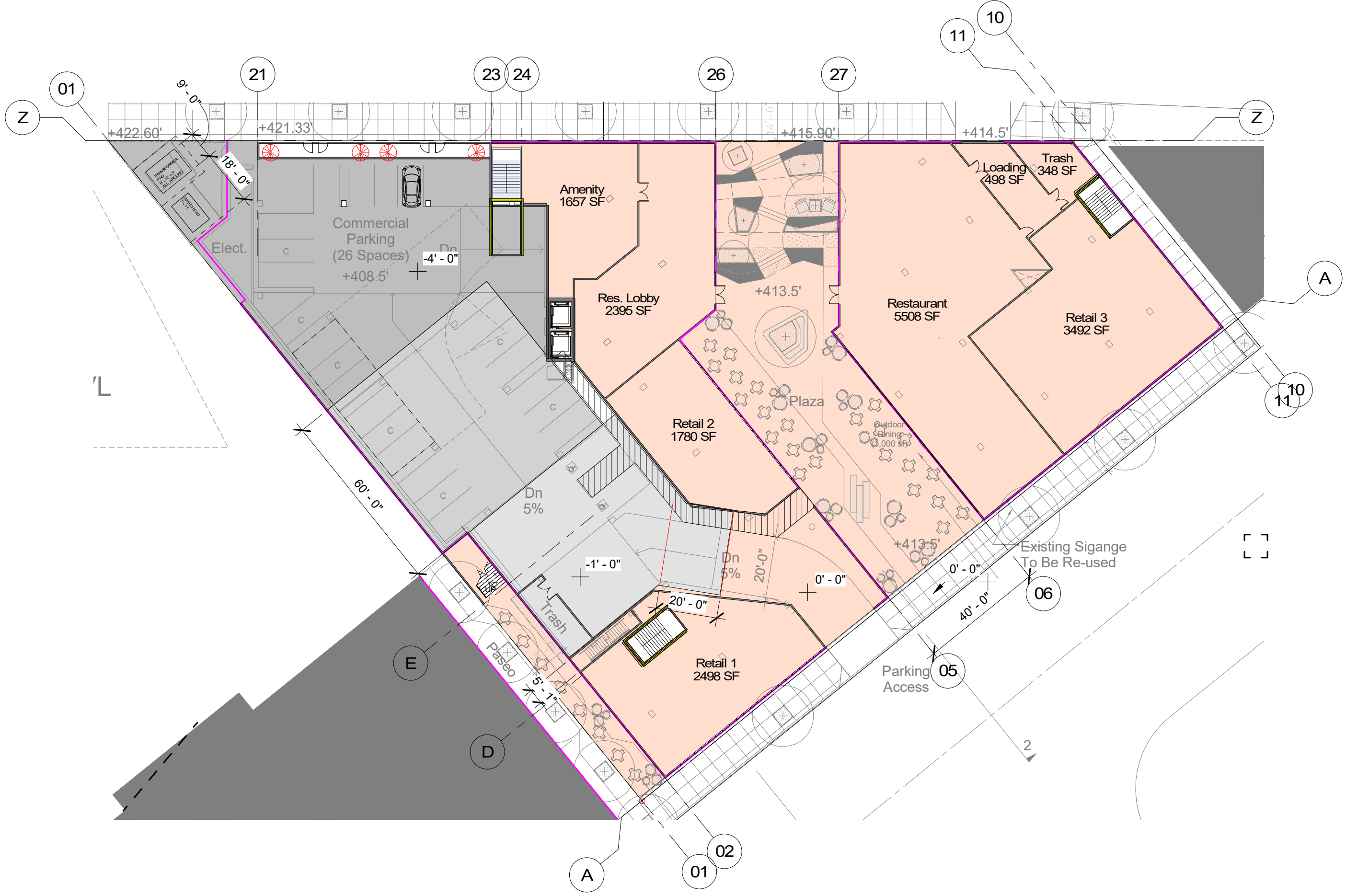
**VIEW LOOKING DOWN LIBRARY CORRIDOR**

**A-5.12**









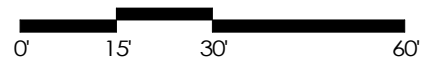
**Taix on Sunset**

HPG Echo Park, LLC

togawa smith martin, inc. | www.tsminc.com

#2004413.00 | August 19th, 2020

**GROUND LEVEL PLAN**



scale: 1" = 30'-0"





