

memorandum

date June 1, 2019

to Peggy Tabas, Meadows Asset Management

cc

from Margarita Jerabek, PhD., ESA

subject 10201 Slater Avenue – Preliminary Findings Memo

Preliminary Findings for 10201 Slater Avenue

A summary of the research data and preliminary findings conducted by ESA is provided below. This includes the construction history outlined in Table 1, and occupancy history outlined in Table 2. In summary, the subject property was originally constructed as a United States Post Office in 1967, but since 1984 has housed the Irish Pub termed Silky Sullivan's. To assess any historical significance that may be present within the built environment, ESA evaluated the subject property under the following themes: U.S. Post Offices, Modernism, and Irish Pubs. However, Fountain Valley does not have a Historic Preservation Ordinance or a local register of historic buildings. Therefore, 10201 Slater Avenue was evaluated under National and California criteria. As a result of the undertaking, ESA finds that, while the building has good integrity from its period of construction, it is not a good or outstanding example of U.S. Post Offices, Modernism, or Irish Pubs. As such, the preliminary finding for the subject property concludes that the subject property likely does not meet the thresholds of significance as a historic place under Section 106 of the National Historic Preservation Act (NHPA) and should not be considered a historical resource for purposes of CEQA.

Legal Description

- Address: 10201 Slater Avenue, Fountain Valley, CA 92708
- APN(s): 169-122-02
- Tract: Rancho Las Bolsas Tract
- Block: 122
- Lot: 2

Background Information

Construction/Occupant Chronology

The following presents the findings of our research with regards to the construction history as well as occupants/owners associated with the site.

TABLE 1
10201 SLATER AVENUE
FOUNTAIN VALLEY DEPARTMENT OF BUILDING AND SAFETY BUILDING PERMITS¹

Issued	Permit/Assessor Record	Owner	Contractor (C) or Architect (A) Engineer (E)	Valuation (\$)	Description
2/23/1967	Illegible	D.J. Daveport, M.D.	L.S. Miller (A)	67,800	Construction of a new post office
3/13/1984	E76590111	William Becker	Pair of Pawns	100,000	Permit to turn building into a restaurant
5/24/1984	1152	Bill Madden	-	2,000	Sign reading "Silky Sullivans"

TABLE 2
OCCUPANCY HISTORY OF 10201 SLATER AVENUE

Year	Owner/Occupant	Source
1967-1980	United States Post Office	Haines Criss-Cross Directory
1985-present	Silky Sullivan's	Haines Criss-Cross Directory

Previous Evaluations

No historic surveys were carried out by the Fountain Valley Planning Department. When the building changed use from a U.S. Postal Service Building to a restaurant, a Section 106 consultation process was likely considered if not implemented. However, no previous record of this analysis was identified as a result of the current investigation.

Historic Context/Themes

ESA Evaluated the subject property under the following themes: U.S. Post Offices, Modernism, and Irish Pubs. Fountain Valley does not have a Historic Preservation Ordinance or a local register of historic buildings. Therefore, 10201 Slater Avenue was evaluated under National and California Register criteria.

¹ Documentation exists for all permits and certificates of occupancy listed in this table.

Preliminary Findings

10201 Slater Avenue was constructed in 1967 for the United States Postal Service and was designed by L.S. Miller and owned by Donald J. Davenport, M.D. In 1954, the U.S. Postal Service started a lease-purchase program where private contractors and developers constructed postal buildings and then leased them to the U.S. Postal Service for a specified term. This program lasted through the 1960s.² It therefore appears that Donald J. Davenport was the private developer who constructed the building for the Postal Service. In the *San Bernardino County Sun*, Davenport was described as a “practicing physician, building contractor, and financial consultant” who owned multiple properties in Los Angeles County, San Bernardino County, and Orange County in the 1960s.³ L.S. Miller was an architect who worked mainly in Long Beach but very little information was found about him through archival research. Among the only information uncovered was that he designed the Jewish Community Center located at 2601 Grand Avenue in Long Beach which shows similar use of simplified modern architectural detailing as the subject property.⁴

As noted above, the subject building was designed with utilitarian and minimalistic modernist details. While modernism became popular in the United States after World War II, the federal government did not adopt the style until the 1960s, due in part to the Post Office’s massive building program which began in 1959. In 1958, the Department presented a Postal Modernization Program to Congress after concluding a five-year study of postal facilities and processes⁵. The next year, the Post Office Department wrote and distributed a building guidelines brochure called *Building Design* as an effort to standardize building construction. The text dictated a fairly uniform style used in post office construction throughout the United States. The buildings were to focus on efficiency and clean lines. The basic designs were easy for local builders and contractors who leased to the Department to follow.⁶ A number of other guidance documents were to follow and included *Construction Requirements for Leased Postal Facilities, Bidders Instructions* (1959), *Standard Details for Building Construction, POD Publication 41* (1960), and *Construction Requirements for Leased Postal Facilities* (1966).⁷ The last document detailed every specification for Post Offices down to the number of coats of primer and paint to be used on the flagpoles.⁸ The design most recommended was the International style. The subject property appears to fall within the period of significance for Modernist architecture and for U.S. Post Offices as it follows the trends of standardization and a clean unadorned International Style. It does not appear to have been revolutionary or unique in any way, but rather one of many examples of the large Post Office building program implemented in the 1960s.

Following just a decade and a half of use as a government service facility, Dan and Bill Madden and Rob Robertson bought the building in 1984 and spent over a year remodeling the property and converting it into an

² URS Group, Inc., “UPS Nationwide Historic Context Study: Postal Facilities Constructed or Occupied Between 1940-1971,” prepared for the U.S. Postal Service, September 2012, pg. 2-84

³ “Expert to Give Investment Course at LLU,” *The San Bernardino County Sun* (San Bernardino, CA), January 30, 1971, pg. 6.

⁴ “Building Permits,” *Independent* (Long Beach, CA), January 24, 1959, pg. 14.

⁵ URS Group, Inc., “UPS Nationwide Historic Context Study: Postal Facilities Constructed or Occupied Between 1940-1971,” prepared for the U.S. Postal Service, September 2012, pg. 2-80.

⁶ URS Group, Inc., “UPS Nationwide Historic Context Study: Postal Facilities Constructed or Occupied Between 1940-1971,” prepared for the U.S. Postal Service, September 2012, pg. 2-86.

⁷ United States Post Office Department, 1959, *Construction Requirements for Leased Postal Facilities*; 1960, *Standard Details for Building Construction*; 1966, *Construction Requirements for Leased Postal Facilities*.

⁸ URS Group, Inc., “UPS Nationwide Historic Context Study: Postal Facilities Constructed or Occupied Between 1940-1971,” prepared for the U.S. Postal Service, September 2012, pg. 2-86.

Irish Pub.⁹ Many alterations to the subject property include an entire remodel of the interior for a restaurant except for the offices on the west side (**Figure 10**). On the exterior, many of the original windows were changed to wood casement windows and many of the original doors were changed to wood doors to match an Irish theme. Wood siding and a canvas awning was added to the south façade to make an outdoor eating area (**Figure 7**). A large awning was installed on the east façade covering the arches between columns (**Figure 2**). Wood siding, wood windows, and a large wood entrance were also added to the east façade (**Figure 3**). Window and door openings have also been enlarged. Following its conversion, the establishment was named for a 1950s racehorse, Silky Sullivan. In 1991, Silky Sullivan’s was described as the most authentic Irish Pub in Orange County.¹⁰ The Los Angeles Times described it as follows:

“This is a wonderful neighborhood hangout that attracts a loyal crowd of regulars, mostly trans-planted East Coasters, Chicagoans, and native Irish. Folks will drop by at noon for a bite, return after work to down a pint, and chat with the mates, and then bring a crowd for a Saturday night outing.”¹¹

The pub remains as the current use of the subject property. While it falls within the context of Irish Pubs, it is considered a later example in Southern California, having only been established in 1984. It was also not initially constructed as a Pub and is therefore not an example of a particular architectural style typically associated with Irish Pubs. Significant destinations establishments are typically designed using architectural elements related to the Tudor Revival style. Therefore, it is not an early nor a particularly outstanding example of the pub.

In summary, 10201 Slater Avenue is not an outstanding, unique, or pioneering example of a United States Postal Office. It is one of many that looks similar all throughout California and the United States. It has been altered with new siding, doors, windows, and opening sizes. Further, 10201 Slater Avenue is not a historically significant example of an Irish Pub in the United States or within the State of California. Therefore, ESA finds that 10201 Slater Avenue is not eligible for National or California Register listing.

⁹ “About Us,” *Silky Sullivan’s*, accessed May 23, 2019, <https://www.silkysullivans.com/about.html>.

¹⁰ John Penner, “Silky Sullivan’s Wins Irish Pub Sweepstakes,” *The Los Angeles Times* (Los Angeles, CA), January 31, 1991, pg. 166.

¹¹ John Penner, “Silky Sullivan’s Wins Irish Pub Sweepstakes,” *The Los Angeles Times* (Los Angeles, CA), January 31, 1991, pg. 166.



626 Wilshire Boulevard
Suite 1100
Los Angeles, CA 90017
213.599.4300 [phone](#)
213.599.4301 [fax](#)

esassoc.com

Representative Photographs



SOURCE: ESA 2019

10201 Slater Avenue/D190607.00

Figure 1
East (Primary) façade with sign in the foreground



SOURCE: ESA 2019

10201 Slater Avenue/D190607.00

Figure 2
East (Primary) façade showing awning covering column arches



10201 Slater Avenue/D190607.00

SOURCE: ESA 2019

Figure 3
East (Primary) façade with main door, wood windows, and added wood siding



10201 Slater Avenue/D190607.00

SOURCE: ESA 2019

Figure 4
North (side) elevation



10201 Slater Avenue/D190607.00

SOURCE: ESA 2019

Figure 5
West (Rear) elevation



10201 Slater Avenue/D190607.00

SOURCE: ESA 2019

Figure 6
South (side) elevation



10201 Slater Avenue/D190607.00

SOURCE: ESA 2019

Figure 7

South (side) elevation outdoor seating area with awning, changed windows, and added wood siding



10201 Slater Avenue/D190607.00

SOURCE: ESA 2019

Figure 8

Interior view of the pub



10201 Slater Avenue/D190607.00

SOURCE: ESA 2019

Figure 9
Kitchen area



10201 Slater Avenue/D190607.00

SOURCE: ESA 2019

Figure 10
Office area on the west side of the area that still retains
some association with a post office