

Sunset and Everett

Los Angeles, California



Historical Resources Technical Report

Prepared by:
CONSULTING

G P A

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EXECUTIVE SUMMARY

The purpose of this report is to analyze whether or not a proposed project (Project) would impact historical resources as defined by the California Environmental Quality Act (CEQA). The Project site is located on the east side of W. Sunset Boulevard at the intersection with N. Everett Street in the Echo Park Area of the City of Los Angeles (address range 1185 – 1247 W. Sunset Boulevard). The Project site is composed of 11 vacant parcels with the following Assessor's Parcel Numbers (APNs): 5406-016-003; 5406-016-006; 5406-016-007; 5406-016-010; 5406-016-011; 5406-016-013; 5406-016-016; 5406-016-019; 5406-016-021; 5406-016-023; and 5406-016-028.

The Project site was previously evaluated in a Historical Resources Evaluation Report (HRER) prepared by GPA Consulting (GPA) which determined that none of the then-extant buildings on the Project site were historical resources (see **Appendix B**). Subsequent to the preparation of the 2014 HRER, the buildings on the Project site were demolished and the Project site is now vacant.

The proposed Project would replace a 107,100 square-foot vacant site with two, seven-story mixed-use buildings for residential and commercial use. The buildings would provide a total of 327 dwelling units, 9,462 square feet of commercial space along the ground floor, and 263 on-site, covered parking spaces.

GPA was retained to identify historical resources in the vicinity of the Project site, to assess any potential impacts the Project may have on identified historical resources, and to recommend mitigation measures as appropriate. There are five previously identified historical resources in the vicinity of the Project site: Angelino Heights Historic Preservation Overlay Zone (HPOZ), Historic-Cultural Monument #1110 (Restovich House, 1001 N. Everett Street), the Metropolitan Water District Complex (1111 W. Sunset Boulevard), the Sunset Streetcar Mixed-Use Historic District (1282-1298 W. Sunset Boulevard), and the Sunset-East Kensington Public Stairways.

The threshold for determining significant impacts on historical resources in the State CEQA Guidelines is whether the proposed project would cause a substantial adverse change, which is defined as demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resources is materially impaired. Since there are no existing buildings on the Project site, the Project would have no direct impacts on historical resources.

The indirect impacts from the Project were also analyzed. It was concluded that the Project would have no impact on the identified historical resources in the vicinity. The proposed new buildings would introduce a new visual element to the broader context of the identified historical resources; however, the Project would not alter any of the physical characteristics that convey their significance and justify their eligibility as historical resources defined by CEQA. The historical resources would not be materially impaired by the Project. As there would be no significant impact, no mitigation is required or recommended.

1. INTRODUCTION

1.1 Purpose

The purpose of this report is to analyze whether or not a proposed project (Project) would impact historical resources as defined by the California Environmental Quality Act (CEQA). The Project site includes 11 vacant parcels along the east side of West Sunset Boulevard where it intersects with Everett Street in the Echo Park area of the City of Los Angeles (see **Figure 1**).



Figure 1: Project site on W. Sunset Boulevard at N. Everett Street highlighted in yellow.

The Project site was previously studied in a Historical Resources Evaluation Report (HRER) prepared by GPA Consulting (GPA) in 2014 (see **Attachment B**). The 2014 HRER evaluated all then-extant buildings on the Project site and determined that they were not historical resources as defined by the California Environmental Quality Act (CEQA). All buildings were subsequently demolished, and the site is now vacant. The Project site has also been reduced from 12 parcels to 11 parcels with the removal of APN 5406-016-018 (959 N. Everett Street) from the Project. Also, the preliminary design for the Project has been updated (see **Attachment C**).

GPA was retained to prepare this Historical Resources Technical Report (HRTR) to identify historical resources in the vicinity of the Project site, to assess any potential impacts the Project may have on the identified historical resources, and to recommend mitigation measures, as warranted, for compliance with CEQA.



1.3 Methodology

In preparing this report, GPA performed the following tasks:

1. Determined that there are no extant buildings on the Project site; therefore, analysis of potential impacts was limited to designated or previously identified historical resources in the vicinity.
2. Consulted the records search previously obtained from the South Central Coastal Information Center (SCCIC) as part of the 2014 HRER (see **Attachment B**) to determine whether or not the Project vicinity contains any properties that are currently listed under national, state, or local landmark or historic district programs or were previously identified or evaluated as a potential historical resource. This involved a review of the California Historic Resources Inventory System (CHRIS), which includes data on properties listed and determined eligible for listing in the National Register of Historic Places, listed and determined eligible for listing in the California Register of Historical Resources, California Registered Historical Landmarks, Points of Historical Interest, as well as properties that have been evaluated in historic resources surveys and other planning activities. Per the records search results prepared by SCCIC on January 23, 2014, there was one previously recorded property in the vicinity of the Project site included in CHRIS: the Holy Hill Community Church (former Metropolitan Water District [MWD] Headquarters). This resource is further described in Section 3.3 of this report.
3. Consulted the Built Environment Resources Directory (BERD) to determine whether or not properties in the vicinity of the Project site are currently listed as a landmark or part of a historic district under national or state programs and whether or not the property has 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. 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. The review of the BERD revealed that the building at 1115 W. Sunset Boulevard, within the Holy Hill Community Church campus (former MWD Headquarters), was individually determined eligible for the National Register of Historic Places in 2021 as part of a federal undertaking.
4. Consulted the Los Angeles Historic Resources Inventory website, HistoricPlacesLA.org, to determine if any properties in the Project vicinity are designated Los Angeles Historic-Cultural Monuments (HCM) or within a designated Historic Preservation Overlay Zone (HPOZ). This research revealed that there is one HCM (HCM #1110, Restovich House, 1001 N. Everett Street) and one HPOZ (Angelino Heights HPOZ) in the vicinity of the Project site. These resources are further described in Section 3.3. of this report.
5. Consulted the findings of SurveyLA, the citywide historic resources survey of Los Angeles, to determine if any properties in the vicinity of the Project site were identified as potential historical resources. Four resources were identified by SurveyLA in the vicinity of the Project site: the Sunset Streetcar Mixed-Use Historic District (1282-1298 W Sunset Blvd), the Sunset-



East Kensington Public Stairways, the Metropolitan Water District Complex (also known as Holy Hill Community Church), and 1001 N. Everett (which was later designated as HCM #1110, Restovich House, in 2016). These resources are further described in Section 3.3 of this report.

6. Reviewed and analyzed the conceptual plans and related documents to determine if the Project would have an impact on the identified historical resources as defined by CEQA (see **Appendix C** for Concept Design Plans prepared by KTG Architecture + Planning, May 2023).

1.3 Qualifications of Preparers

Emma Haggerty, Associate Architectural Historian, and Jenna Kachour, Senior Associate Architectural Historian, were responsible for the preparation of this report. They fulfill the qualifications for a historic preservation professional outlined in Title 36 of the Code of Federal Regulations, Part 61. Their résumés are included in **Appendix A**.



2. REGULATORY FRAMEWORK

Generally, a lead agency must consider a property a historical resource under CEQA if it is eligible for listing in the California Register of Historical Resources (California Register). The California Register is modeled after the National Register of Historic Places (National Register). Furthermore, a property is presumed to be historically significant if it is listed in a local register of historical resources or has been identified as historically significant in a historic resources survey (provided certain statutory criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant.¹ A lead agency may also treat a resource as historic if it meets statutory requirements and substantial evidence supports the conclusion. The National Register, California Register, and City of Los Angeles local designation programs are discussed below.

2.1 National Register of Historic Places

The National Register is "an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."²

Criteria

To be eligible for listing in the National Register, a property must be at least 50 years of age (unless the property is of "exceptional importance") and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of the following four established criteria:³

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

Context

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

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

² Title 36 Code of Federal Regulations Part 60.2.

³ Title 36 Code of Federal Regulations Part 60.4.



made clear.”⁴ A property must represent an important aspect of the area's history or prehistory and possess the requisite integrity to qualify for the National Register.

Integrity

In addition to possessing significance within a historic context, to be eligible for listing in the National Register a property must have integrity. Integrity is defined in “National Register Bulletin 15” as “the ability of a property to convey its significance.”⁵ Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: feeling, association, workmanship, location, design, setting, and materials. Integrity is based on significance: why, where, and when a property is important. Thus, the significance of the property must be fully established before the integrity is analyzed.

Historic Districts

The National Register includes significant properties, which are classified as buildings, sites, districts, structures, or objects. A historic district “derives its importance from being a unified entity, even though it is often composed of a variety of resources. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties.”⁶

A district is defined as a geographically definable area of land containing a significant concentration of buildings, sites, structures, or objects united by past events or aesthetically by plan or physical development.⁷

A district's significance and historic integrity should help determine the boundaries. Other factors include:

- Visual barriers that mark a change in the historic character of the area or that break the continuity of the district, such as new construction, highways, or development of a different character;
- Visual changes in the character of the area due to different architectural styles, types, or periods, or to a decline in the concentration of contributing resources;
- Boundaries at a specific time in history, such as the original city limits or the legally recorded boundaries of a housing subdivision, estate, or ranch; and
- Clearly differentiated patterns of historical development, such as commercial versus residential or industrial.⁸

⁴ “National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation,” U.S. Department of the Interior, National Park Service, Cultural Resources, eds. Patrick Andrus and Rebecca Shrimpton, accessed May 23, 2023, https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf, 7-8.

⁵ “National Register Bulletin 15,” 44-45.

⁶ *Ibid.*, 5.

⁷ Title 36 Code of Federal Regulations Part 60.3(d).

⁸ “National Register Bulletin 21: Defining Boundaries for National Register Properties Form,” Donna J. Seifert, U.S. Department of the Interior, National Park Services, Cultural Resources, 1997, accessed May 23, 2023, <https://www.nps.gov/subjects/nationalregister/upload/Boundaries-Completed.pdf>, 12.



Within historic districts, properties are identified as contributing and noncontributing. A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a district is significant because:

- It was present during the period of significance, relates to the significance of the district, and retains its physical integrity; or
- It independently meets the criterion for listing in the National Register.⁹

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.¹⁰

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.¹¹

Criteria and Integrity

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

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
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

⁹ "National Register Bulletin 16A: How to Complete the National Register Registration Form," U.S. Department of the Interior, National Park Service, Cultural Resources, 1997, accessed May 23, 2020, <https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf>, 16.

¹⁰ Public Resources Code §5024.1 (a).

¹¹ Public Resources Code §5024.1 (d).



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.¹²

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.¹³

The California Register may also include properties identified during historic resource surveys. However, the survey must meet all of the following criteria:¹⁴

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.

SOHP Survey Methodology

The evaluation instructions and classification system prescribed by the SOHP in its *Instructions for Recording Historical Resources* provide a Status Code for use in classifying potential historical resources. In 2003, the Status Codes were revised to address the California Register. These Status Codes are used statewide in the preparation of historical resource surveys and evaluation reports. The first code is a number that indicates the general category of evaluation. The second code is a letter that indicates whether the property is separately eligible (S), eligible as part of a district (D), or both (B). There is sometimes a third code that describes some of the circumstances or conditions of the evaluation. The general evaluation categories are as follows:

1. Listed in the National Register or the California Register.
2. Determined eligible for listing in the National Register or the California Register.
3. Appears eligible for listing in the National Register or the California Register through survey evaluation.

¹² Title 14 California Code of Regulations §4852 (c).

¹³ Title 14 California Code of Regulations §4852 (d) (2).

¹⁴ Public Resources Code §5024.1.



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

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

- 2S2** Individually determined eligible for NR [National Register] by consensus through Section 106 [of the National Historic Preservation Act of 1966] process. Listed in the CR [California Register].
- 3CS** Appears eligible for CR individually through survey evaluation.
- 5D1** Contributor to a multi-component resource that is listed or designated locally.
- 5S1** Individually listed or designated locally.
- 5S3** Appears to be individually eligible for local listing or designation through survey evaluation.
- QQQ¹⁵** May be eligible; additional research needed.

2.3 Los Angeles Cultural Heritage Ordinance

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

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

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

¹⁵ For the purposes of SurveyLA, this additional status code was developed in collaboration with the SOHP.

3. ENVIRONMENTAL SETTING

3.1 Brief History of the Area

The project site is located in the Echo Park area of the City of Los Angeles. As described in the 2014 HRER prepared by GPA:

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 in 1887. 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 due to the oil industry in the late 19th century. In 1892, a major oil field was discovered south of what is now Temple Street. 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 utilized frequently for filming on location; for example, the Laurel and Hardy film "The Music Box" was filmed on a public stairway 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 of its neighborhoods, the area is home to numerous public stairways, which were first constructed of wood in the 1890s 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. One example of a commercial resource from this period is Jensen's Recreation Center (HCM #652). The rooftop sign depicts a man bowling a strike, a reminder of the bowling alley that once operated in the basement.

The irregular topography generally made the area unsuitable for large-scale institutional development. The two notable exceptions to this rule are the Angelus Temple and Queen of Angels Hospital. The Angelus Temple is located north of Echo Park and is the home of the International Church of the Foursquare Gospel. The church was founded by evangelist Aimee Semple McPherson and opened in 1923. It had a capacity of 5,300. 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. The Queen of Angels Hospital is located north of the present-day Hollywood Freeway and was founded by the Franciscan Sisters of the Sacred Heart in 1925. The sisters raised the money to build



the hospital and it quickly grew to be one of the largest hospitals in the region. The building was completed in 1927 and expanded in 1933 and 1937. It is now the home of a Christian ministry called The Dream Center.

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

With the majority of the neighborhood developed during the first half of the 20th century, the post-World War II development was limited to infill construction. During this period, however, the neighborhood became increasingly diverse culturally and ethnically. The neighborhood is now predominately Latino but also includes a prominent Asian population.¹⁶

3.2 History and Description of the Project Site

The Project site is comprised of 11 vacant parcels fronting on the east side of West Sunset Boulevard, north of the intersection with Everett Street (see **Figure 2**). The Project site was previously developed with a mix of residential and commercial buildings which are no longer extant (see **Attachment B**).

¹⁶ GPA Consulting, *Historical Resource Evaluation Report: Sunset and Everett, Los Angeles, California* (Los Angeles: January 2014), p. 9-10.

3.3 Previously Identified Historical Resources in the Vicinity

A total of five previously identified historical resources were located within the vicinity of the Project site (see **Figure 2**). One resource, Angelino Heights (labelled as "1" in Figure 2 below), is a designated HPOZ and one property, Restovich House ("2" in Figure 2), is a designated HCM. The remaining three resources were previously identified as potential historical resources by SurveyLA, including the Metropolitan Water District Complex ("3" in Figure 2), the Sunset Streetcar Mixed-Use Historic District ("4" in Figure 2), and Sunset-East Kensington Public Stairways ("5" in Figure 2).



Figure 2: Historical resources in the vicinity of the Project site. Numbers correspond to the descriptions below. Base image courtesy of Google Maps.

A brief description of the historical resources in the vicinity of the Project site follows:

1. Angelino Heights HPOZ

The Angelino Heights neighborhood is one of the oldest suburbs within the City of Los Angeles and retains a concentration of Victorian, Craftsman, and Mission-revival style residential architecture. The district was designated in 1983 as the City's first HPOZ and its boundaries include: Echo Park



Avenue to the east, Allison Avenue to north, East Kensington Road to the west, and Bellevue Avenue and Boston Street to the south. Of the 732 properties within the district, 587 were identified as contributing resources.¹⁷ The Status Code associated with the HPOZ is 5S1, individually listed or designated locally, and the Status Code associated with each of its contributing features is 5D1, contributor to a multi-component resource that is listed or designated locally. There are a number of properties within the HPOZ that have additional designations; for example, the 1300 Block of Carrol Avenue, which has the highest concentration of high-style Victorian-era residential properties in Los Angeles and is listed in the National Register. The Angelino Heights HPOZ is located west of the Project site, behind properties fronting on the west side of West Sunset Boulevard (see “1” in Figure 2).

2. HCM #1110, Restovich House, 1001 N. Everett Street

In 2014, SurveyLA identified 1001 N. Everett Street as a unique example of a Neoclassical-style residential building. SurveyLA also identified the 1905 building as a rare, intact example of early 1900s residential development in the Echo Park neighborhood.¹⁸ The property was designated as HCM #1110 in 2016 and named the Restovich House at the time of designation.¹⁹ The Status Code associated with the property is 5S1, individually listed or designated locally. The Restovich House is located northeast of and uphill from the Project site, separated by two multi-family residential buildings that front on N. Everett Street (see “2” in Figure 2).

3. Metropolitan Water District Complex

The Metropolitan Water District (MWD) Complex is associated with the primary address of 1111 W. Sunset Boulevard and includes a large, oval-shaped parcel and neighboring parcel to the southeast, across N. Beaudry Avenue. The main parcel contains a low-rise building (1962) and office tower (1972) originally designed by William Pereira for the MWD, and a church building (1998) which is a later addition. The additional parcel contains an associated parking structure (1961). The original 1960s-70s buildings were identified by SurveyLA in 2016 as potentially significant for their association with the longtime headquarters of the MWD and as an important example of the work of master architect William Pereira.²⁰ SurveyLA noted that due to alterations, more research was needed to determine if the property retains sufficient integrity to convey its significance. The Status Code assigned by SurveyLA in 2016 was QQQ, may be eligible; additional research needed. Subsequently, as part of a federal undertaking in 2021, the 1972 office tower building (1015 W. Sunset Boulevard) was assigned Status Code 2S2, individually determined eligible for National Register through Section 106 process; listed in the California Register.²¹ The MWD

¹⁷ “Angelino Heights Historic Preservation Overlay Zone,” City of Los Angeles, accessed May 23, 2023, <https://planning.lacity.org/preservation-design/overlays/angelino-heights>.

¹⁸ “Silver Lake – Echo Park – Elysian Valley Report - Individual Resources – 05/13/14,” City of Los Angeles, accessed May 23, 2023, https://planning.lacity.org/odocument/a080fbe5-33f7-4135-bade-1e38fe55dc78/Silver_Lake_-_Echo_Park_-_Elysian_Valley_Individual_Resources_needs_spacing.pdf, p. 15-16.

¹⁹ “Historic-Cultural Monument (HCM) List,” City of Los Angeles, accessed May 23, 2023, https://planning.lacity.org/odocument/24f6fce7-f73d-4bca-87bc-c77ed3fc5d4f/Historical_Cultural_Monuments_List.pdf, p. 77.

²⁰ “Central City North – Historic Districts, Planning Districts, and Multi-Property Resources - 09/04/16,” City of Los Angeles, accessed May 23, 2023, https://planning.lacity.org/odocument/6668f9e5-2274-4e17-8d5a-6a84c0774759/CentralCityNorth_HistoricDistricts.pdf, p. 76-79.

²¹ “Built Environment Resources Directory, Los Angeles County,” California Office of Historic Preservation, accessed May 23, 2023, <https://ohp.parks.ca.gov/pages/1068/files/Los%20Angeles.csv>.



Complex is located south of the Project site, behind properties fronting on the west side of N. Everett Street (see “3” in Figure 2).

4. Sunset Streetcar Mixed-Use Historic District

The Sunset Streetcar Mixed-Use Historic District was identified by SurveyLA in 2014 and consists of four contributing properties addressed as 1282-1298 W. Sunset Boulevard. The potential district includes commercial and residential buildings from the 1920s, reflecting a vernacular style with brick cladding, flat roofs, and constructed to the property lines.²² The Status Codes associated with the potential district are 3CS, appears eligible for California Register individually through survey evaluation, and 5S3, appears to be individually eligible for local listing or designation through survey evaluation. One property within the potential district, the Lento Brick Court (1288 W. Sunset Boulevard) is individually designated as HCM #986.²³ The district is located northwest of the Project site, on the west side of W. Sunset Boulevard (see “4” in Figure 2).

5. Sunset-East Kensington Public Stairways

The Sunset-East Kensington Public Stairways are two staircases located in Angelino Heights neighborhood and were constructed in 1910. The stairs were identified by SurveyLA in 2014 as a unique feature to hillside residential development of the Echo Park area. One set of stairs is located between 1302 Sunset Boulevard and 804 Kensington Street and the other site is located between 1270 Sunset Boulevard and East Kensington Street.²⁴ The Status Code associated with the resources is 5S3, appears to be individually eligible for local listing or designation through survey evaluation. The staircases are located northwest of the Project site, on the west side of W. Sunset Boulevard (see “5” in Figure 2).

²² “Silver Lake – Echo Park – Elysian Valley Report – Historic Districts, Planning Districts and Multi-Property Resources – 05/09/14,” City of Los Angeles, accessed May 23, 2023, <https://planning.lacity.org/odocument/45b96942-47c4-4349-84db-3c313a25e8f9/Silver%20Lake%20-%20Echo%20Park%20-%20Elysian%20Valley%20Districts.pdf>, p. 86-88.

²³ “Historic-Cultural Monument (HCM) List,” City of Los Angeles, accessed May 23, 2023, https://planning.lacity.org/odocument/24f6fce7-f73d-4bca-87bc-c77ed3fc5d4f/Historical_Cultural_Monuments_List.pdf, p. 70.

²⁴ “Silver Lake – Echo Park – Elysian Valley Report - Non-Parcel Resources – 05/13/14,” City of Los Angeles, accessed May 23, 2023, https://planning.lacity.org/odocument/0970c260-af33-4e8d-a87e-1546074b07d8/Silver_Lake_-_Echo_Park_-_Elysian_Valley_Non-Parcel_Resources.pdf, p. 34-35.



4. PROJECT IMPACTS

4.1 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:

- (A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
- (B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- (C) 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 physical characteristics of the historical resource that justify its inclusion in a historic resource register or survey, such that it would no longer be eligible for listing.

4.2 Project Description

The proposed Project would replace a 107,100 square-foot vacant site with two, seven-story mixed-use buildings for residential and commercial use. The buildings would provide a total of 327 dwelling units, 9,462 square feet of commercial space along the ground floor, and 263 on-site, covered parking spaces (see **Attachment C** for Concept Design Plans). The primary exterior finish material proposed for the buildings is smooth stucco in a light, soft color, with fiber cement panels in a light color proposed for the ground level units and upper level amenity spaces (see **Figure 3**). Additional accent materials proposed for the exterior include fiber cement panels in a light color with integrated LED linear lighting at stairs and elevators, and solid and perforated metal panels in a light color at exterior stairwells. Light color powder coated metal is proposed for balconies and opaque finish glass is proposed for balcony privacy screens. A light color concrete finish is proposed for stoops and planters at the ground level.



Figure 3: Rendering of proposed project, view facing northeast from the corner of W. Sunset Boulevard and N. Everett Street. Source: KTG Architecture + Planning, May 2023.

4.3 Analysis of Project Impacts

Under CEQA, 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 includes the construction of two mixed-use, residential and commercial buildings across 11 vacant parcels. The proposed Project would not physically impact any of the historical resources identified in the vicinity of the Project site, because construction of the



proposed new buildings would not result in the demolition, destruction, relocation, or alteration of any of the resources' respective physical features.

The Project site is not immediately adjacent to any of the historical resources in the vicinity (i.e., the resources are not located on abutting parcels or directly across a street or alley), so the proposed new buildings would not represent an alteration to the "immediate surroundings" of the resources. The proposed new construction would introduce a new visual feature in the broader setting of the identified historical resources. Due to the physical and visual separation between the Project site and the historical resources in the vicinity, the setting of these resources would not be altered to the point that they would no longer be eligible for listing in the National, California, or local registers, as applicable. The five previously identified historical resources in the vicinity are separated from the Project site as follows:

1. Angelino Heights HPOZ

The Angelino Heights HPOZ does not front W. Sunset Boulevard. It is physically separated from the Project site by the multi-lane thoroughfare and a row of buildings fronting on the west side of the street.

2. HCM #1110, Restovich House, 1001 N. Everett Street

The Restovich House at 1001 N. Everett Street is located uphill from and northeast of the Project site. The primary elevation of this resource faces away from the Project site to the east, and there are two adjacent parcels with existing buildings that create further visual separation.

3. Metropolitan Water District Complex

The Metropolitan Water District Complex is located south of the Project site, separated by two streets, Everett Street and White Knoll Drive, and existing buildings.

4. Sunset Streetcar Mixed-Use Historic District

The Sunset Streetcar Mixed-Use Historic District is located northwest of the Project site where the W. Sunset Boulevard alignment begins to bend westward. This bend in W. Sunset Boulevard, as well as the distance between the district and the Project site, diminishes the view corridor to the proposed new buildings.

5. Sunset-East Kensington Stairways

The Sunset-East Kensington Stairways are located northwest of the Project site where the W. Sunset Boulevard alignment begins to bend westward. This bend in W. Sunset Boulevard, as well as the distance between these resources and the Project site, diminishes the view corridor to the proposed new buildings.

Overall, the proposed new construction would not diminish the integrity of setting of the identified historic resources in the vicinity of the Project site due to the physical and visual separation of the Project site from the identified resources. Furthermore, the urban context in a densely developed area such as Echo Park is expected to change and indeed has changed over time since the respective periods of significance associated with each of the resources. Therefore, the proposed construction on the Project site would not materially impair the physical characteristics of the identified historic resources and not result in a substantial adverse change in their significance. The proposed Project would not result in a significant impact to historical resources.



4.4 Mitigation Measures

As the proposed Project would not result in a significant impact to historical resources, no mitigation or avoidance measures are required or recommended.



5. CONCLUSIONS

The proposed new construction of two mixed-use buildings on the Project site would have no direct impact on historical resources as the Project site is currently vacant. Additionally, the proposed new construction on the Project site would also have no indirect impact on the previously identified historical resources in the vicinity of the Project site. Although a new visual element would be introduced within their broader setting, it would not result in a substantial adverse change in their significance due to physical and visual separation of the Project site from the historical resources.

Therefore, the proposed Project would not cause a significant impact on any identified historical resources in a manner that would materially impair the characteristics that qualify them as a historical resource. As there would be no significant impacts, no mitigation or avoidance measures are required or recommended.



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Appendix A – Résumés



JENNA KACHOUR



Jenna Kachour is a Senior Associate Architectural Historian/ Preservation Planner at GPA. She has 15 years of diversified planning experience in the private, public, and non-profit sectors. She has been dedicated to the field of historic preservation since 2010. Trained as a planner, Ms. Kachour's work at GPA is informed by her understanding of preservation's role within the larger context of land use and decision making. Since joining GPA in 2013, she has skillfully supervised the preparation of environmental compliance documents in accordance with the California Environmental Quality Act, National Environmental Policy Act, and Section 106 of the National Historic Preservation Act for projects throughout California. Her involvement in several large-scale transportation corridor projects has entailed the management of historical resource surveys through multiple cities in Los Angeles County. Jenna is also experienced in preparing applications for Mills Act Historic Property Contracts as well as inspecting properties with existing contracts.

Educational Background:

- Master of Planning, University of Southern California, 2007
- Graduate Certificate, Historic Preservation, University of Southern California, 2007
- B.S., Public Policy, Management and Planning, University of Southern California, 2007

Professional Experience:

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

Qualifications:

- Meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

Selected Projects:

- 1336-1400 Gordon Street, Los Angeles, CEQA Historical Resource Evaluation Report, 2016
- 1442-52 Tamarind Avenue, Los Angeles, CEQA Historical Resource Evaluation Report, 2016
- 1500 W. Adams Boulevard, Los Angeles, CEQA Historical Resource Technical Report, 2022-2023
- 250 E. Union Street, Pasadena, CEQA Historical Resource Technical Report, 2018
- 3008 Wilshire Boulevard, Los Angeles, CEQA Historical Resource Evaluation Report, 2022-2023
- 325 S. Boyle Avenue, Los Angeles, CEQA Historical Resource Technical Report, 2022-2023
- 949 S. Hope Street, Los Angeles, CEQA Historical Resource Technical Report, 2017
- Figueroa & Flower, Los Angeles, CEQA Historical Resource Technical Report, 2018
- High Speed Rail, Burbank to Los Angeles Project Section, CEQA/NEPA Historical Resource Technical Report, 2016-2018
- Los Angeles Union Station Five New Capital Projects, Secretary of the Interior's Standards Compliance Memo, 2020-2021
- Mariposa Condominiums, El Segundo, CEQA Historical Resource Evaluation Report, 2021
- North Hollywood Southern Pacific Railroad Depot, Secretary of the Interior's Standards Compliance Memo, 2021
- North Hollywood to Pasadena Bus Rapid Transit Corridor Project, CEQA Historical Resource Technical Report, 2019-2021
- Olympic & Figueroa, Los Angeles, CEQA Historical Resource Technical Report, 2017
- Union Street Cycle Track, Pasadena, CEQA/NEPA Historical Resource Technical Report, 2019-2020



EMMA HAGGERTY



Emma Haggerty is an Associate Architectural Historian at GPA and has been involved in the field of historic preservation since 2016. Emma graduated from the University of Vermont with a Master of Science in Historic Preservation. She has since worked in the public sector in both New Jersey and California on a variety of projects. Emma joined GPA in 2021 and her experience has included review of environmental compliance documents in accordance with the California Environmental Quality Act (CEQA) and Section 106 of the National Historic Preservation Act (NHPA); design review for consistency with the Secretary of the Interior's Standards (SOIS); and municipal code compliance. Additionally, Emma has experience reviewing Mills Act Applications, preparing Mills Act Contracts, and performing site inspections for properties under and interested in the Mills Act.

Educational Background:

- Master of Science, University of Vermont, 2018
- B.A., Planning and Public Policy, Rutgers University, 2016

Professional Experience:

- GPA Consulting, Associate Architectural Historian, 2021-Present
- City of San Diego, Historical Resources Senior Planner & Mills Act Coordinator, 2018-2021
- New Jersey Historic Preservation Office, Program Associate, 2018
- National Trust for Historic Preservation – Lyndhurst Mansion, Historic Preservation Intern, 2017

Qualifications:

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

Selected Projects:

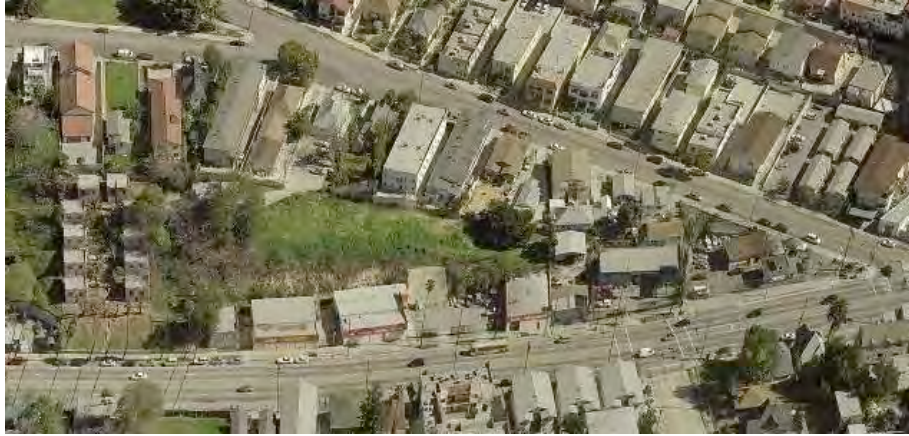
- 1102 Pacific Coast Highway, City of Huntington Beach, CEQA Historical Resource Technical Report, 2021
- 2501 Curtis Avenue, Redondo Beach, CEQA Historical Resource Evaluation Report, 2021 –2022
- 3014 4th Street, City of Santa Monica, Local Landmark Assessment, 2022
- 325 Georgina Avenue, City of Santa Monica, Local Landmark Assessment, 2022
- 400-432 S. San Vicente Boulevard, City of Los Angeles, CEQA Historical Resource Evaluation Report, 2022
- 631 Colorado Avenue, City of Santa Monica, Local Landmark Assessment, 2021 –2021.
- 660-664 W. Wilson Avenue, City of Glendale, CEQA Historical Resource Evaluation Report, 2022
- Carnegie Library, City of Yreka, Historic Structures Report and Section 106 Finding of No Adverse Effect Report, 2022
- CEQA Significance Report Evaluations, Planner, City of San Diego, 2018- 2021
- Chula Vista Center, City of Chula Vista, CEQA Historical Resource Evaluation Report, 2021 –2022
- Ole Hanson Beach Club, City of San Clemente, Secretary of Interior's Standards Compliance, 2022
- Sewage Pumping Plant #669, Port of Los Angeles, Historical Resources Technical Memorandum, 2022
- Telfair Multi-Modal Bridge, City of Los Angeles, USACE Cultural Resources Assessment Report, 2022
- Whittier Citrus Association Packing House, Historic Preservation Treatment Plan, 2022



Appendix B – 2014 Historical Resources Evaluation Report

Sunset and Everett
Los Angeles, California

Historic Resource Report



Prepared for:

Fred Shaffer
Aragon Development CA
1590 Rosecrans Avenue, Suite #D-303
Manhattan Beach, CA 90266

Prepared by:



January 2014



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EXECUTIVE SUMMARY

The purpose of this report was to determine if a project in the Echo Park area of the City of Los Angeles will directly or indirectly impact any historic resources subject to the California Environmental Quality Act (CEQA). The project site is located on the east side of West Sunset Boulevard near the intersection of Everett Street. GPA Consulting (GPA) was retained to identify historic resources on and in the vicinity of the project site. The addresses and assessor's parcel numbers of the project site are:

- 959 Everett Street (APN 5406-016-018)
- 1185 West Sunset Boulevard (APN 5406-016-028)
- 1197 West Sunset Boulevard (APNs 5406-016-003 and 5406-016-006)
- 1205-1207 West Sunset Boulevard (APN 5406-016-007)
- 1211-1215 West Sunset Boulevard (APNs 5406-016-010 and 5406-016-011)
- 1221 West Sunset Boulevard (APN 5406-016-013)
- 1229 West Sunset Boulevard (APN 5406-016-016)
- 1239 Sunset Boulevard (APN 5406-016-019)
- 1243 West Sunset Boulevard (APN 5406-016-021)
- 1245-1247 West Sunset Boulevard (APN 5406-016-023)

The addresses referenced above occupy twelve parcels in the Silver Lake-Echo Park-Elysian Valley Community Plan Area of Los Angeles. There are eleven buildings on the site, none of which are currently designated landmarks at the national, state, or local levels, nor have they been previously identified as historically significant in any historic resources surveys of the area.

Constructed between 1905 and 1975, the subject buildings were evaluated in this report using the National Register of Historic Places (National Register) and California Register of Historical Resources (California Register) criteria, as well as the Los Angeles Historic-Cultural Monument criteria. The primary contexts used to evaluate the buildings were the commercial and residential development of Echo Park.

After careful research and evaluation, this Historic Resource Report concludes that the buildings are not individually eligible for listing in the National or California Registers or as Los Angeles Historic-Cultural Monuments. It also concludes that the buildings are not contributing to a potential historic district at the national, state, or local levels. Therefore 1185-1247 West Sunset Boulevard and 959 Everett Street are not historic resources subject to CEQA. While the project site is near the Angelino Heights Historic Preservation Overlay Zone (HPOZ), the Project has no potential to indirectly impact it, because the project site and HPOZ are visually disconnected. The boundary of the HPOZ does not extend to Sunset Boulevard, so there are no contributing buildings across the street. As the Project will have no direct or indirect impacts on historic resources, no further study is recommended or required.

1. INTRODUCTION

1.1 Purpose and Qualifications

The purpose of this report is to determine and set forth whether or not a development project (sometimes referred to as the “Project”) would impact historic resources. The project site is located in the Echo Park area of the City of Los Angeles and includes the following addresses and Assessor Parcel Numbers:

- 959 Everett Street (APN 5406-016-018)
- 1185 West Sunset Boulevard (APN 5406-016-028)
- 1197 West Sunset Boulevard (APNs 5406-016-003 and 5406-016-006)
- 1205-1207 West Sunset Boulevard (APN 5406-016-007)
- 1211-1215 West Sunset Boulevard (APNs 5406-016-010 and 5406-016-011)
- 1221 West Sunset Boulevard (APN 5406-016-013)
- 1229 West Sunset Boulevard (APN 5406-016-016)
- 1239 Sunset Boulevard (APN 5406-016-019)
- 1243 West Sunset Boulevard (APN 5406-016-021)
- 1245-1247 West Sunset Boulevard (APN 5406-016-023)



Figure 1: Map of the Project Site. Source: GPA, Base Map Courtesy of Bing Maps.



These properties are situated on the east side of West Sunset Boulevard beginning at Everett Street and extending north. Eleven buildings and one parking lot occupy the project site. As several of the buildings on the project site are over 45 years age, they require evaluation as potential historic resources subject to the California Environmental Quality Act. The proposed mixed-use Project involves the removal of all of the buildings on the project site and the construction of apartment units, commercial retail spaces, and subterranean parking.

Teresa Grimes and Jenna Kachour of GPA Consulting were responsible for the preparation of this report. They both fulfill the qualifications for historic preservation professionals outlined in Title 36 of the Code of Federal Regulations, Part 61. Resumes are available upon request.

1.2 Methodology

In preparing this report, the following tasks were performed:

1. Conducted a field inspection of the project site and surrounding area to determine the study area and to identify potential historic resources. The study area was identified as the project site itself.
2. A records search was conducted by the South Central Coastal Information Center at California State University, Fullerton to determine whether or not any of the buildings on or in the vicinity of the project site are currently listed as landmarks at the national, state, or local levels and whether or not they had been previously evaluated as historic resources. This involved reviewing the California Historical Resources Inventory System (CHRIS), which includes 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 resource surveys and other planning activities. The records search concluded the following:
 - A. The project site is located east of the Angelino Heights Historic Preservation Overlay Zone (HPOZ). Often referred to as LA's first suburb, this residential neighborhood possesses a significant concentration of late 19th and early 20th century architecture. (Please refer to Figure 2.)
 - B. The project site is located north of the Holy Hill Community Church, which was part of a cultural resources study completed in 2009. (Please refer to Figure 2.) Please note that this property was the headquarters of the Metropolitan Water District from 1961 to 1995. The 2009 study concluded that the property is ineligible for listing in the National Register of Historic Places, but did not evaluate its eligibility for listing in the California Register of Historical Resources.
 - C. None of the buildings on the project site are currently listed as historic resources at the national, state, or local levels. Furthermore, they have not been identified as historically significant in any historic resources surveys of the area.
3. Ten buildings on the project site were identified as potential historic resources because they are over 45 years of age. They were photographed during the field

inspection to identify their character-defining features and to evaluate their physical integrity.

4. A Phase I Environmental Site Assessment prepared by AEI Consultants on February 26, 2013 was provided to GPA. It included information from building permits, city directories, and Sanborn maps as well as other sources. GPA conducted additional research at the City of Los Angeles Building and Safety Department. Dates of original construction and subsequent alterations were determined primarily by the building permit records. When building permits were unavailable, other sources such as the Los Angeles County Office of the Assessor records and Sanborn maps were used.
5. Researched the history of the buildings on the project site using the Los Angeles Public Library and on-line resources to determine if they have significance within a historic context. This included a review of historic maps of the area, city directories, historic photographs, books, and articles.
6. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation designations, and assessment processes and programs.



Figure 2: Historic Resources in the Vicinity of the Project Site. Source: GPA, Base Map Courtesy of Bing Maps.



2. REGULATORY ENVIRONMENT

Generally, a lead agency must consider a property a historic resource under the California Environmental Quality Act (CEQA) if it is eligible for listing in the California Register. The California Register is modeled after the National Register. Furthermore, a property is presumed to be historically significant if it is listed in a local register of historic resources or has been identified as historically significant in a historic resources survey (provided certain criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant.¹ The National and California Register designation programs, as well as the City of Los Angeles Cultural Heritage Ordinance and Historic Preservation Overlay Zone Ordinance, are discussed below.

2.1 National Register of Historic Places

The National Register is "an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."²

Criteria

To be eligible for listing in the National Register, a property must be at least 50 years of age (unless the property is of "exceptional importance") and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of the following four established criteria:³

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

Physical Integrity

According to *National Register Bulletin #15*, "to be eligible for listing in the National Register, a property must not only be shown to be significant under National Register criteria, but it also must have integrity." Integrity is defined in *National Register Bulletin #15* as "the ability of a property to convey its significance."⁴ 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.

¹ Public Resources Code Section 5024.1 and 14 CCR Section 4850.

² Title 36 Code of Federal Regulations Part 60.2.

³ Title 36 Code of Federal Regulations Part 60.4.

⁴ *National Register Bulletin #15*, pp. 44-45.



Context

To be eligible for listing in the National Register, a property must also 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 made clear.”⁵ 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.

2.2 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 historic resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.⁶

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

- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- State Historical Landmarks from No. 0770 onward; and
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (SOHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.⁷

The criteria for eligibility of listing in the California Register are based upon National Register criteria, but are identified as 1-4 instead of A-D. To be eligible for listing in the California Register, a property generally must be at least 50 years of age and must possess significance at the local, state, or national level, under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
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.

⁵ Ibid., p. 7.

⁶ Public Resources Code Section 5024.1 (a).

⁷ Public Resources Code Section 5024.1 (d).



Historic resources eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. Resources less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand its historical importance. While the enabling legislation for the California Register is less rigorous with regard to the issue of integrity, there is the expectation that properties reflect their appearance during their period of significance.⁸

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

1. The survey has been or will be included in the State Historic Resources Inventory;
2. The survey and the survey documentation were prepared in accordance with 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 which have become eligible or ineligible due to changed circumstances or further documentation and those which 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 proscribed by the SOHP in its *Instructions for Recording Historical Resources* provide a three-digit evaluation code for use in classifying potential historic resources. In 2003, the codes were revised to address the California Register. The first digit indicates the general category of evaluation. The second digit is a letter code to indicate whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number, which is coded to describe 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.

⁸ Public Resources Code Section 4852.

⁹ Public Resources Code Section 5024.1.



2.3 City of Los Angeles Cultural Heritage Ordinance

The Los Angeles City Council adopted the Cultural Heritage Ordinance in 1962 and amended it in 2007 (Sections 22.171 et. seq. of the Administrative Code). The Ordinance created a Cultural Heritage Commission and criteria for designating Historic-Cultural Monuments. The Commission is comprised of five citizens, appointed by the Mayor, who have exhibited knowledge of Los Angeles history, culture and architecture. Administrative Code Section 22.171.7 states that:

For purposes of this article, a Historic-Cultural Monument is any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles, including historic structures or sites in which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified; or which is identified with historic personages or with important events in the main currents of national, State or local history; or which embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction; or a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

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

2.4 City of Los Angeles Historic Preservation Overlay Zones

Recognizing the need to identify and protect neighborhoods with distinct architectural and cultural resources, the City has developed an expansive program of Historic Preservation Overlay Zones (HPOZs). HPOZs, commonly known as historic districts, provide for review of proposed exterior alterations and additions to historic properties within designated districts.

The City Council adopted the ordinance enabling the creation of HPOZs in 1979; Angelino Heights became Los Angeles' first HPOZ in 1983. The Ordinance was updated in 2004.¹⁰ Today, the City of Los Angeles has 22 designated HPOZs, with many more under consideration. HPOZ areas range in size from neighborhoods of approximately 50 parcels to more than 3,000 properties. While most districts are primarily residential, many have a mix of single-family and multi-family housing, and some include commercial and industrial properties. HPOZs are established and administered by the Los Angeles City Planning Department (in concert with the City Council). Individual buildings in an HPOZ need not be of landmark quality on their own: it is the collection of a cohesive, unique, and intact collection of historical resources that qualifies a neighborhood for HPOZ status.

¹⁰ Los Angeles Municipal Code Section 12,20.3.



3. ENVIRONMENTAL SETTING

3.1 History and Description of the Project Site

The project site is located in the Echo Park area of the City of Los Angeles. It is situated between West Sunset Boulevard and Everett Street on the west and east sides, respectively. The site includes twelve assessor's parcels in total, with eleven fronting on Sunset Boulevard and one fronting on Everett Street. Sunset Boulevard is a wide commercial thoroughfare planted with *Washingtonia robusta* palms. The boulevard is lined with primarily one and two-story commercial and multi-family residential properties, including apartments and bungalow courts. Everett Street is a wide residential street sporadically planted with various species of trees. The street is lined with one- to two-story single-family, duplex, and bungalow court residences and two-story apartment buildings.

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.¹¹ 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 in 1887. 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 1903.¹²

The community of Echo Park thrived due to the oil industry in the late 19th century. In 1892, a major oil field was discovered south of what is now Temple Street in the southernmost portion of the CPA.¹³ 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 utilized frequently for filming on location; for example, the Laurel and Hardy film "The Music Box" was filmed on a public stairway in the area.¹⁴

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 of its neighborhoods, the area is home to numerous public stairways, which were first constructed of wood in the 1890s and later replaced with concrete stairs.¹⁵ The presence of the Pacific Electric Red Car line along Sunset Boulevard encouraged commercial development along the street in the 1910s and 1920s. One example of a commercial resource from this period is Jensen's Recreation Center (HCM #652). The rooftop sign depicts a man bowling a strike, a reminder of the bowling alley that once operated in the basement.

¹¹ Echo Park Historical Society, "The Presence of the Past," Historic Echo Park – Historic Overview, <http://historicechopark.org/id37.html> (accessed December 3, 2013).

¹² Jones and Stokes, "Echo Park Historic Preservation Overlay Zone Historic Resources Survey," December 2007, 19.

¹³ Echo Park Historical Society, "The Presence of the Past," <http://historicechopark.org/id37.html> (accessed December 3, 2013).

¹⁴ "About the Silver Lake Community, Los Angeles, California," Welcome to Silver Lake, http://www.silverlake.org/about_silverlake/aboutSL_frmset.htm (accessed December 3, 2013); Echo Park Historical Society, "Edendale: Where 'Hollywood' Began," <http://historicechopark.org/id9.html> (accessed December 3, 2013).

¹⁵ Jones and Stokes, 28.



The irregular topography generally made the area unsuitable for large-scale institutional development. The two notable exceptions to this rule are the Angelus Temple and Queen of Angels Hospital. The Angelus Temple is located north of Echo Park and is the home of the International Church of the Foursquare Gospel. The church was founded by evangelist Aimee Semple McPherson and opened in 1923. It had a capacity of 5,300.¹⁶ 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. The 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.¹⁷ 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.¹⁸

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.

With the majority of the neighborhood developed during the first half of the 20th century, the post-World War II development was limited to infill construction. During this period, however, the neighborhood became increasingly diverse culturally and ethnically. The neighborhood is now predominately Latino but also includes a prominent Asian population.

The history and description of the buildings on the project site follows:

¹⁶ "Foursquare History," Angelus Temple, <http://www.angelustemple.org/new-here/history/> (accessed December 8, 2013); Amy Dawes, *Sunset Boulevard: Cruising the Heart of Los Angeles* (Los Angeles, CA: Los Angeles Times Books, 2002), 38.

¹⁷ City of Los Angeles Planning Department, "Echo Park Community Design Overlay District: A Part of the General Plan, City of Los Angeles," 2009, 23.

¹⁸ Echo Park Historical Society, "The Historic Heart of Echo Park," Echo Park Lake, <http://historicechopark.org/id99.html> (accessed December 3, 2013).

959 Everett Street (APN 5406-016-018)

Figure 3: East façade of 959 Everett Street. Source: GPA.

Built in 1906 by John P. Enschede, 959 Everett Street is a one-story single-family residence in the vernacular hipped cottage style. Mr. Enschede, a baker, owned the property from at least 1909 to 1928, after which his widow, Mary Enschede, owned the property until 1942. The residence faces east on to Everett Street and is raised several feet from street level on a stuccoed cripple wall. It is also set back moderately from the street. The residence has a wood frame structural system, a rectangular-shaped plan, and a concrete foundation. It is clad with wood clapboard siding. The moderately pitched hipped roof is clad in rolled asphalt and has moderately overhanging boxed eaves. A wood staircase leads to the main entrance on the primary (east) façade. The off-centered projecting front porch is partial-width and is sheltered by a front-gabled roof. The porch has been enclosed with a low wall, screened window openings, and a metal-framed screen door. The main entry door is obscured from view by the porch enclosure. Windows consist of double-hung metal sash with simple wood surrounds. The raised front yard was once supported by a retaining wall that is now deteriorated, and includes a curved concrete driveway and small planted area along the street frontage with concrete steps leading from the sidewalk. Alterations include the replacement of the original wood windows with metal sash and the enclosure of the front porch.

1185 West Sunset Boulevard (APN 5406-016-028)

Built in 1960 by the Richfield Oil Company as a service station, 1185 West Sunset Boulevard is currently used as an automobile repair shop and car wash. The property is triangular in shape and is bounded by Sunset Boulevard on the west and Everett Street on the east. The one-story building has a wood frame structural system, a rectangular-shaped plan, and a concrete foundation. It is clad with stucco and stone veneer. The flat roof is covered in corrugated metal and has moderately overhanging eaves. The entrance to the auto shop office is located towards the south end of the west-facing façade and consists of a fully glazed wood frame door. The office portion of the building also has large metal sash storefront windows covered with metal security screens on the west and south facades. An entrance to the auto repair area is located towards the center of the west façade and consists of a partially glazed wood frame door with a metal security screen. The repair area also has window openings covered with metal

security screens on the west façade and two vehicular entries with roll-down doors on the north façade. Windows on the rear (east) façade consist of jalousie ribbon windows. A chain-link fence surrounds the property. Alterations include the addition of metal security screens.



Figure 4: South and west façades of 1185 West Sunset Boulevard. Source: GPA.

Additional structures on the property include a canopy comprised of a flat metal roof supported by metal pylons located along the Sunset Boulevard frontage, a metal-framed tent used as a customer waiting area south of the auto repair building, and a pylon sign located at the southernmost corner of the property. It is likely that gasoline pumps were originally located between the central pylons.

The property was operated by Richfield Oil until approximately 1970, after which it was operated by Arco, and then by a series of auto repair, car wash, and used car sales businesses.

1197 West Sunset Boulevard (APNs 5406-016-003 and 5406-016-006)

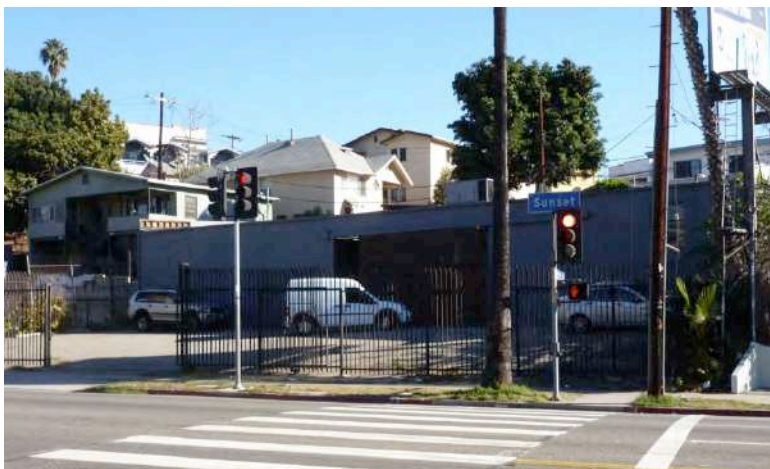


Figure 5: West façade of 1197 West Sunset Boulevard. Source: GPA.

Built in 1975 by the current owner, Steve Wintner, 1197 West Sunset Boulevard is a one-story warehouse building spanning two parcels (APNs 5406-016-003 and 5406-016-006). The building faces west on to Sunset Boulevard and is set back towards the rear of the property. The

warehouse has a wood frame structural system, a rectangular-shaped plan, and a concrete foundation. The exterior is clad with stucco and is covered by a flat roof covered with rolled asphalt. The main entrance consists of a wood slab door roughly centered on the primary (west) façade and a vehicular entry with a sliding door. Additional fenestration consists of two identical window openings at the north and south ends of the west façade, with the northerly opening boarded up and a metal sash fixed window in the southerly opening. A billboard sign supported by two metal pylons is located at the southwest corner of the property. An asphalt paved parking area is located in front of the building and a wrought iron fence surrounds the property. Alterations appear to be limited to the boarded window opening.

1205-1207 West Sunset Boulevard (APN 5406-016-007)



Figure 6: West and south façades of 1205-1207 West Sunset Boulevard. Source: GPA.

Built in 1922 by C. D. Barnett, 1205-1207 West Sunset Boulevard includes a commercial building with a residential duplex behind. The commercial building faces west on to Sunset Boulevard and is set at the front property line. It has a wood frame structural system, a rectangular-shaped plan, and a concrete foundation. The exterior is clad with stucco with stone veneer at the base of the primary (west) façade. The low-pitched front-gabled roof is clad in rolled asphalt and has a flat parapet on the west façade. The main entrances to the building's two commercial units are centered on the west façade and consist of two wood slab doors with metal security screens. There are two identical windows at the north and south ends of the west façade which are covered by metal security screens. A billboard sign supported by two metal pylons is located flush against the west end of the south façade. Alterations include changes to the parapet form, replaced windows and doors, the application of stone veneer, and the installation of metal security screens.

A concrete walkway runs along the east end of the commercial building and leads to the residential duplex at the rear of the parcel. The two-story duplex faces west towards the rear façade of the commercial building. It has a wood frame structural system, a rectangular-shaped plan, and a concrete foundation. The exterior is clad in stucco. The moderately pitched front-gabled roof is clad in rolled asphalt and has moderately overhanging eaves. A wood staircase leads to two balconies on the second story. The balconies are supported by wood posts and are enclosed by low walls. The entrance to the southerly unit is accessed from the balcony and consists of a glazed wood door with divided lights. The northerly balcony has been enclosed with stucco walls, therefore the the entry door type could not be determined from the

public right-of-way. A secondary entrance is located on the ground level of the south façade and consists of a glazed wood door with divided lights. Windows consist of a combination of wood sash double-hung and fixed windows and metal sash sliding and fixed windows. Ground floor windows on the south façade are covered with metal security screens. Alterations include the application of stucco over the original exterior material, the enclosure of the second story balcony, the replacement of some windows, the installation of contemporary exterior light fixtures, and the addition of metal security screens to some windows.

Businesses previously operated in the commercial building include a series of grocers from at least 1923 to 1942, followed by Calae Co. custom engraving (at least 1956), Time-O-Matic Inc. sign company (at least 1961-1969), and a sewing contractor (at least 1987). Long-time residents of the duplex include Ulysses S. and Lottie M. Grant (at least 1936-1960) and James H. Clisby (at least 1962-1967).

1211 West Sunset Boulevard (APN 5406-016-010)



Figure 7: West and north façades of 1211 West Sunset Boulevard. Source: GPA.

Constructed in 1926 by C. D. Barnett as a public garage and later converted into a store by the American Linen Exchange Co. in 1934, 1211 West Sunset Boulevard was most recently used as part of the Reliable Do-It Center hardware store complex. The one-story commercial building faces west towards Sunset Boulevard and is set at the front property line. It is constructed of brick, has a rectangular-shaped plan, and a concrete foundation. The exterior is clad in textured stucco. The barrel-shaped roof is covered in rolled asphalt and has a flat parapet constructed of sheet metal. The main entrance is located at the south end of the primary (west) façade and consists of a single door with a metal security screen. It is set within a former storefront opening which has been enclosed. A vehicular entry door is located at the north end of the west façade, with an identical door at the center of the north façade. Alterations include the enclosed storefront, the additions of the sheet metal parapet, the application of textured stucco, and addition of the metal security screen.

Prior uses of the building include auto repair (at least 1929-1932), Fruit Product Ltd. (1938), and Rollaway Screen Co. (1942). Bodoni Limited Printing operated in the building from at least 1956 to 1969. In 1956, the Mutilatini Foundation was also indicated at this address.

1215-1221 West Sunset Boulevard (APNs 5406-016-011 and 5406-016-013)

1215-1221 West Sunset Boulevard consists of an asphalt paved parking area spanning two parcels (APNs 5406-016-011 and 5406-016-013). The parking area was most recently used as part of the Reliable Do-It Center hardware store complex. The parking area is secured by a wrought iron fence along the street frontage, and provides access to the former hardware store buildings located on the adjacent parcels to the north and south. There are no building permit (1905 to present), Sanborn map (1906-1970), or city directory records (1909 -1987) indicating that there has ever been a structure on this property.

1229 West Sunset Boulevard (APN 5406-016-016)



Figure 8: West and south façades of 1229 West Sunset Boulevard. Source: GPA.

Constructed in 1944 as a gas station and later converted into a store in 1946, 1229 West Sunset Boulevard is now a one-story commercial building. The building was enlarged three times between 1950 and 1970. The building was most recently used as part of the Reliable Do-It Center hardware store complex. It faces south towards a parking area on the adjacent parcels and is set at the front property line along Sunset Boulevard. It has a wood frame structural system, a rectangular-shaped plan, and a concrete foundation. It is clad with textured stucco. The flat roof is covered with rolled asphalt and has a flat parapet constructed of sheet metal. The main entrance is roughly centered on the primary (south) façade and consists of fully glazed metal double doors surrounded by fixed metal sash storefront windows. A secondary entrance is located towards the south end of the west façade and consists of a wood slab door. The west façade also includes three former storefront openings which have been enclosed. A vehicular entry with roll-up door is located on the north façade. Alterations include the 1950 and 1970 additions, the addition of the main entry door and storefront windows on the south façade, the enclosure of the storefronts on the west façade, the addition of the sheet metal parapet, and the application of textured stucco.

Prior uses of the building include Mueller Brothers Neon Co. from at least 1956 to 1960 and Reliable Sash and Door Co. from at least 1961 to 1987.

1239 West Sunset Boulevard (APN 5406-016-019)

Figure 9: West and south façades of 1239 West Sunset Boulevard. Source: GPA.

Constructed in 1922 by Daniel C. Messinger for Agnes Kane, 1239 West Sunset Boulevard is a one-story commercial building. It was altered at least eight times between 1930 and 1967. It was most recently used as part of the Reliable Do-It Center hardware store complex. The building faces west towards Sunset Boulevard and is set at the front property line. It has a wood frame structural system, a rectangular-shaped plan, and a concrete foundation. It is clad with textured stucco. The flat roof is covered with rolled asphalt and has a flat parapet constructed of sheet metal. The main entrance is located towards the north end of the primary (west) façade and consists of a wood slab door with transom window. The west façade also includes six former storefront openings which have been enclosed. A vehicular entry with roll-up door is located on the north and south façades. Alterations include the enclosure of the storefronts, the addition of the sheet metal parapet, and the application of textured stucco.

Prior uses of the building include a variety of furniture, cabinetry, and grocery related businesses from at least 1923 to 1942, and Merit Signs Inc. from at least 1963 to 1969.

1243 West Sunset Boulevard (APN 5406-016-021)

Constructed in 1932, 1243 West Sunset Boulevard is a one-story commercial building. The building faces west toward Sunset Boulevard and is set at the front property line. It has a wood frame structural system, a rectangular-shaped in plan, and a concrete foundation. It is clad with textured stucco. The flat roof is covered with rolled asphalt and has a flat parapet. Two concrete steps lead from the sidewalk to the main entrance, which is located toward the north end of the primary (west) façade and consists of paneled wood double doors. The west façade also includes two former storefront window openings which have been enclosed. The main entrance, former storefront windows, and front building corners are divided by engaged pilasters. There is a secondary entry on the south façade which consists of a roll-up metal door. Windows on the side and rear facades are wood sash double hung, some with metal security screens. Alterations include the enclosure of the storefront windows, the addition of the metal roll-up door, and the application of textured stucco.



Figure 10: West and south façades of 1243 West Sunset Boulevard. Source: GPA.

Sanborn maps indicate the building was used as a religious building by the Latter Rain Church, and then as a Jewish Temple, from at least 1950 to 1970.

1245-1247 West Sunset Boulevard (APN 5406-016-023)

This steeply sloped, L-shaped parcel contains two single-family dwellings set high above street level towards the rear property line. The southerly dwelling was built sometime before 1907, when owner Valdimir Onz, a tailor who resided at this address until at least 1929, added two rooms to the structure. The northerly dwelling was built in 1922, also by Mr. Onz. The property is terraced back from Sunset Boulevard with retaining walls and has a concrete stairway, consisting of three flights of steps with metal pipe railing, which leads from the sidewalk to the dwellings. Due to the poor condition of the stairway, the residences are currently accessed via a driveway from 959 Everett Street.

The circa 1907 one-story residence at the south end of the parcel (1245 West Sunset Boulevard) faces west towards Sunset Boulevard. It has a wood frame structural system, an irregular-shaped plan, and a concrete foundation. The exterior is clad with stucco. The combination side-gabled, shed, and flat roof is covered with rolled asphalt and has a flat parapet. The primary (west) façade has an off-centered, partial-width projecting porch sheltered by a flat roof supported by wood posts and a low wall. The main entry door, accessed from the porch, is obscured from view by a metal security screen, as is a secondary entry at the south end of the front facade. Windows consist of double-hung wood sash and jalousie. Alterations include the side additions, flat parapet, jalousie windows, and metal security screens.



Figure 11: West façade of 1245 West Sunset Boulevard. Source: GPA.



Figure 12: South façade of 1247 West Sunset Boulevard. Source: GPA.

The 1922 residence at the north end of the parcel (1247 West Sunset Boulevard) is primarily one-story in height with a small two-story rear addition. The building faces south towards the residence at the south end of the parcel. It has a wood frame structural system, an irregular-shaped plan, and a concrete foundation. The exterior is clad with stucco. The flat roof is covered with rolled asphalt and has a scalloped, Mission Revival style parapet on the one-story portion of the building. The primary (south) façade has an off-centered, partial-width projecting porch sheltered by a shed roof supported by wood posts. The main entry door, accessed from the porch, is a simple wood paneled door with a metal security screen. Windows consist of wood casements and metal sash sliders, some with metal security screens. Alterations include a rear addition, metal sash windows, and metal security screens.



4. EVALUATIONS OF ELIGIBILITY

4.1 National Register of Historic Places

959 Everett Street (APN 5406-016-018)

Criterion A - The subject property was evaluated for its potential significance as part of a historic trend that made a significant contribution to the broad patterns of our history. The context considered was the residential development of Echo Park. The residence was constructed in 1905 on Everett Street. At this time, the neighborhood was transitioning from undeveloped land to suburban residential development. This change began in the late 1880s and by 1905, there were several single-family residences on the block. As such, the property is not directly associated with the shift in development patterns at the time; it was merely a by-product of the already established transition. 959 Everett Street is not associated with any additional contexts relevant for evaluation under this criterion. Therefore, the property does not appear to be eligible for listing in the National Register under Criterion A.

Criterion B - The subject property was evaluated for its potential association with significant persons. The only persons closely associated with the property are the original owners, John P. and Maryensch. City directories indicate Mr.ensch's occupation as baker. Their names do not appear in the *California Index* at the Los Angeles Public Library. Mr. and Mrs.ensch appear in the *Los Angeles Times* with a brief obituary in 1928 and 1942, respectively. Neither article provided the details of their lives. As there is no information suggesting that Mr. and Mrs.ensch were significant in our past, the property is ineligible for listing in the National Register under Criterion B.

Criterion C - The subject property was evaluated for its potential to embody distinctive characteristics of a type, period, or method of construction, or representing the work of a master, and possessing high artistic values. The building is a typical example of a vernacular hipped cottage, one of the most common house types constructed in Los Angeles at the turn of the 20th century. They were usually constructed by the original owner, based upon traditional notions of convenience and utility. Relatively simple structures, they were built without any conscious attempt to mimic current fashion. Such house types have been considered eligible under Criterion C, but only when they feature special architectural details and when they are unaltered. Such is not the case with the subject residence that possesses only the basic characteristics of the type. Furthermore, the residence has sustained some alterations to the porch and windows that have diminished its architectural significance. Such house types are often situated beside each other or in neighborhoods with examples of other late Victorian era architecture. The surrounding properties on Everett Street, although once populated with several simple, one-story dwellings, has since transitioned to include numerous two-story apartment buildings constructed since the 1960s. As a result, the surrounding area does not retain sufficient integrity to be eligible as a historic district.

An original building permit was not available for this property, therefore the original architect or builder is unknown. However, as mentioned above, it was common for vernacular cottages to have been constructed by their original owners. No information could be found on the original owner, John P.ensch, that indicated he was a master architect or builder, nor does the residence possess high artistic values. Therefore, this property is not eligible for listing in the National Register under Criterion C.



Criterion D – Criterion D was not considered in this report, as it generally applies to archeological resources. There is no reason to believe that the building had yielded, or will yield information important to the prehistory or history of the local area, California, or nation.

Integrity Statement - The area along Everett Street north of Sunset Boulevard has been developed with two-story apartments since the 1960s. Only a small percentage of homes constructed prior to 1905 are extant. Therefore, the overall integrity of setting has been lost. Despite some common alterations for this property type, including replaced windows and the enclosed front porch, the residence retains the majority of its character-defining features. Therefore, the integrity of design, materials, workmanship, feeling, and association are intact. The residence has not been moved, so the integrity of location also remains intact.

Conclusion – The property at 959 Everett Street is ineligible for listing in the National Register for lack of significance.

1185 West Sunset Boulevard (APN 5406-016-028)

Criterion A - The subject property was evaluated for its potential significance as part of a historic trend that made a significant contribution to the broad patterns of our history. The context considered was the commercial development of Echo Park. The automobile service station was constructed in 1960 by the Richfield Oil Company, replacing a previous service station that was constructed by Shell Company of California in 1925 and expanded in 1938. By 1960, Sunset Boulevard was well established as a commercial corridor. This commercial development began in the 1910s and 1920s, as a direct result of the Pacific Electric Red Car line along Sunset Boulevard, and continued in the 1930s through 1950s as part of the Route 66 alignment. As such, the property is not directly associated with the commercial development of Echo Park; it was merely a continuation of the already established land use pattern. Moreover, while the original service station on this site may have been associated with the early commercial development on Sunset Boulevard oriented toward the automobile, it was demolished and replaced by the current building in 1960. 1185 Sunset Boulevard is not associated with any additional contexts relevant for evaluation under this criterion. Therefore, the property does not appear to be eligible for listing in the National Register under Criterion A.

Criterion B - The subject property was evaluated for its potential association with significant persons. Following its construction in 1960, the service station was owned and operated by several different automobile-related businesses and does not have a strong association with any one particular person. A search of the *Los Angeles Times* on-line archive did not yield the names of any individuals associated with these businesses. As such, the property is ineligible for listing in the National Register under Criterion B because there is no evidence that it is associated with individuals significant in our past.

Criterion C - The subject property was evaluated for its potential to embody distinctive characteristics of a type, period, or method of construction, or representing the work of a master, and possessing high artistic values. The building is a typical example of a 1960s-era service station. Service stations from this era are common, and this particular example does not display the characteristics of an architectural style. The original building permit for the service station indicates the engineer as H. M. Hansen and the contractor as Nigg Engineering. No information could be found on either entity that indicated they were a master architect or builder, nor does the service station possess high artistic values. Therefore, this property is not eligible for listing in the National Register under Criterion C.



Criterion D – Criterion D was not considered in this report, as it generally applies to archeological resources. There is no reason to believe that the building had yielded, or will yield information important to the prehistory or history of the local area, California, or nation.

Integrity Statement - The area along Sunset Boulevard near Everett Street has been developed with just a few new buildings since the construction of the service station in 1960. Therefore, the overall setting of the area has changed very little. As it is still apparent that this property was originally constructed as a service station in the 1960s, it retains its the integrity of association and feeling. Despite some minor alterations, including metal security screens, the service station retains the majority of its character-defining features. Therefore, the integrity of design, materials and workmanship remain intact. The service station has not been moved, so its location also remains intact.

Conclusion – The property at 1185 West Sunset Boulevard is ineligible for listing in the National Register for lack of significance.

1197 West Sunset Boulevard (APNs 5406-016-003 and 5406-016-006)

Constructed in 1975, this warehouse building is less than 45 years of age and therefore was not evaluated.

1205-1207 West Sunset Boulevard (APN 5406-016-007)

Criterion A - The subject property was evaluated for its potential significance as part of a historic trend that made a significant contribution to the broad patterns of our history. The contexts considered were the commercial and residential development of Echo Park. The commercial building and duplex residence were constructed in 1922 by C. D. Barnett. At this time, Sunset Boulevard was becoming a prominent commercial corridor. This commercial development began in the 1910s and 1920s, as a direct result of the Pacific Electric Red Car line along Sunset Boulevard, and continued in the 1930s through 1950s as part of the Route 66 alignment. The residential development of Echo Park began relatively early in the city's history and is also linked to the history of the streetcar system, which made the area accessible to downtown Los Angeles. Single- and multi-family residential development in the area continued during the 1920s, but was mostly infill construction. As such, the property did not play an important role in the early commercial or residential development of Echo Park. They are some of the many commercial and residential buildings constructed in the area during the 1920s. Furthermore, both buildings have been significantly altered since their construction, and would therefore not be able to convey their significance, if any, from the period of development. 1185 Sunset Boulevard is not associated with any additional contexts relevant for evaluation under this criterion. Therefore, the property does not appear to be eligible for listing in the National Register under Criterion A.

Criterion B - The subject property was evaluated for its potential association with significant persons. The only person closely associated with the property is the original owner, C. D. Barnett. Mr. Barnett appears in the *Los Angeles Times* on-line archives, with a few mentions on the society pages and brief references to some real estate-related transactions, including land purchased and building permits and liquor licensed issued. None of these articles suggest he had a significant influence on the history of Los Angeles. As there is no information suggesting that Mr. Barnett was significant in our past, the buildings are ineligible for listing in the National Register under Criterion B.



Criterion C - The subject property was evaluated for its potential to embody distinctive characteristics of a type, period, or method of construction, or representing the work of a master, and possessing high artistic values. The commercial building and residential duplex are ordinary examples of their respective types and methods of construction. They do not embody the distinctive characteristics of the period because they have been substantially altered. The original permits for these buildings indicate the owner, C. D. Barnett, as the applicant and does not indicate an architect or builder. No information could be found on C. D. Barnett that indicated he was a master architect or builder, nor does the commercial building or residential duplex possess high artistic values. Therefore, the buildings are ineligible for listing in the National Register under Criterion C.

Criterion D - Criterion D was not considered in this report, as it generally applies to archeological resources. There is no reason to believe that the building had yielded, or will yield information important to the prehistory or history of the local area, California, or nation.

Integrity Statement - These buildings no longer retain their integrity due to the substantial alterations. The property retains its integrity of location, but the other aspects of integrity have been lost. The area along Sunset Boulevard near Everett Street has been developed with several buildings since the construction of the commercial building and residential duplex in 1922. Therefore, the overall setting of the area has changed. The buildings have not been moved, so their location remains intact. Alterations, including changes to the parapet form, replaced windows and doors, the application of stone veneer, and the installation of metal security screens on the commercial building; and the enclosed second story balcony, replacement of windows, and the addition of metal security screens and contemporary exterior light fixtures on the residential duplex, have resulted in the loss of majority of the character defining features on these buildings. Therefore, the integrity of design, materials, workmanship, feeling, and association are all compromised.

Conclusion - The property at 1205-1207 West Sunset Boulevard is ineligible for listing in the National Register for lack of significance and integrity.

1211 West Sunset Boulevard (APN 5406-016-010)

Criterion A - The subject property was evaluated for its potential significance as part of a historic trend that made a significant contribution to the broad patterns of our history. The context considered was the commercial development of Echo Park. The building was originally constructed in 1926 as a public garage. It was converted into a store in 1934, and into a warehouse in 1990. At the time of the building's original construction, Sunset Boulevard was becoming a prominent commercial corridor. This commercial development began in the 1910s and 1920s, as a direct result of the Pacific Electric Red Car line along Sunset Boulevard, and continued in the 1930s through 1950s as part of the Route 66 alignment. While the building reflects the early commercial development of Sunset Boulevard, it does not appear to represent a substantial contribution to the development of the community. Furthermore, the building has been significantly altered since its construction, and therefore would not be able to convey its significance, if any, from the period of development. 1211 Sunset Boulevard is not associated with any additional contexts relevant for evaluation under this criterion. Therefore, the property does not appear to be eligible for listing in the National Register under Criterion A.

Criterion B - The subject property was evaluated for its potential association with significant persons. The only person closely associated with the property is the original owner, C. D. Barnett. Mr. Barnett appears in the *Los Angeles Times* on-line archives, with a few mentions on the society



pages and brief references to some real estate-related transactions, including land purchased and building permits and liquor licenses issued. None of these articles suggest he had a significant person in the history of Los Angeles. As there is no information suggesting that Mr. Barnett was significant in our past, the property is ineligible for listing in the National Register under Criterion B.

Criterion C - The subject property was evaluated for its potential to embody distinctive characteristics of a type, period, or method of construction, or representing the work of a master, and possessing high artistic values. The building is not a good example of a type or period, because it no longer reflects its original use as a public garage from the 1920s or its subsequent use as commercial building from the 1930s due to the substantial alterations. It is a common example of a method of construction, a wood frame structure. The original building permit for the property indicates the owner, C. D. Barnett, hired contractor John F. Kuhns to construct the building. Although the *Los Angeles Times* on-line archives indicate Kuhns was the contractor for at least two other projects in Los Angeles, including the Coliseum Hotel on South Figueroa Street and a seven-room duplex on South Stearns Drive, no information could be found that indicated he was a master architect or builder. In addition, the building does not possess high artistic values. Therefore, this property is not eligible for listing in the National Register under Criterion C.

Criterion D - Criterion D was not considered in this report, as it generally applies to archeological resources. There is no reason to believe that the building had yielded, or will yield information important to the prehistory or history of the local area, California, or nation.

Integrity Statement - The building no longer retains its integrity due to the substantial alterations. It is no longer apparent that it was originally constructed as a public garage. The property retains its integrity of location, but the other aspects of integrity have been lost. The area along Sunset Boulevard near Everett Street has been developed with several buildings since the construction of the subject building in 1926. Therefore, the overall setting of the area has changed. The building has not been moved, so the integrity of location remains intact. Alterations, including an enclosed storefront, sheet metal parapet, textured stucco, roll-up doors, and metal security screens, have resulted in the loss of majority of the character defining features of the building. Therefore, the design, materials and workmanship are compromised. Therefore, the integrity of design, materials, workmanship, feeling, and association are all compromised.

Conclusion - The property at 1211 West Sunset Boulevard is ineligible for listing in the National Register for lack of significance and integrity.

1215-1221 West Sunset Boulevard (APNs 5406-016-011 and 5406-016-013)

This property is a parking lot with no structures and therefore was not evaluated.

1229 West Sunset Boulevard (APN 5406-016-016)

Criterion A - The subject property was evaluated for its potential significance as part of a historic trend that made a significant contribution to the broad patterns of our history. The context considered was the commercial development of Echo Park. The building was originally constructed as a gas station in 1944. It was converted into a store in 1946, and enlarged three times between 1950 and 1970. At the time of the building's original construction, Sunset Boulevard was well established as a commercial corridor. This commercial development began in the 1910s and 1920s, as a direct result of the Pacific Electric Red Car line along Sunset



Boulevard, and continued in the 1930s through 1950s as part of the Route 66 alignment. As such, the property is not directly associated with the commercial development patterns of Echo Park; it was merely a continuation of an already established trend. 1229 Sunset Boulevard is not associated with any additional contexts relevant for evaluation under this criterion. Therefore, the property does not appear to be eligible for listing in the National Register under Criterion A.

Criterion B - The subject property was evaluated for its potential association with significant persons. Following its construction in 1944, the building was owned and operated by several different light industrial businesses, including Mueller Brothers Neon Company and Reliable Sash and Door Company, and does not have a strong association with any one particular person. A search of the *Los Angeles Times* on-line archives did not yield the names of any individuals associated with these businesses. As such, the property is ineligible for listing in the National Register under Criterion B because there is no evidence that it is associated with individuals significant in our past.

Criterion C - The subject property was evaluated for its potential to embody distinctive characteristics of a type, period, or method of construction, or representing the work of a master, and possessing high artistic values. 1229 West Sunset Boulevard was originally constructed as a gas station, but is now a commercial building that has suffered a series of alterations. Therefore it does not embody the distinctive characteristics of a type, period, or method of construction. The building's original permit was not found, so it was not possible to determine if it was the work of a master architect or builder. As it appears to have been a common example of a gas station from the 1940s, it is unlikely that it was the work of a master, though it is not possible to determine this for certain. In addition, the building does not possess high artistic values. Therefore, this property is not eligible for listing in the National Register under Criterion C.

Criterion D - Criterion D was not considered in this report, as it generally applies to archeological resources. There is no reason to believe that the building had yielded, or will yield information important to the prehistory or history of the local area, California, or nation.

Integrity Statement - The building no longer retains its integrity due to the substantial alterations. It is no longer apparent that it was originally constructed as a gas station. The property retains its integrity of setting and location, but the other aspects of integrity have been lost. The area along Sunset Boulevard near Everett Street has been developed with several buildings since the construction of the subject building in 1944. However, the overall setting of the property remains relatively unchanged. The building has not been moved, so the integrity of location remains intact. Alterations, including the additions in 1950 and 1970, main entry door and storefront windows added to the south façade, enclosed original storefronts on the west façade, sheet metal parapet, and textured stucco, have resulted in the loss of a majority of the character-defining features of the building. Therefore, the integrity of design, materials, workmanship, feeling, and association are all compromised.

Conclusion - The property at 1229 West Sunset Boulevard is ineligible for listing in the National Register for lack of significance and integrity.

1239 West Sunset Boulevard (APN 5406-016-019)



Criterion A - The subject property was evaluated for its potential significance as part of a historic trend that made a significant contribution to the broad patterns of our history. The context considered was the commercial development of Echo Park. The building was originally constructed as a store in 1922. It was later altered at least eight times between 1930 and 1967. At the time of the building's original construction in 1922, Sunset Boulevard was becoming a prominent commercial corridor. This commercial development began in the 1910s and 1920s, as a direct result of the Pacific Electric Red Car line along Sunset Boulevard, and continued in the 1930s through 1950s as part of the Route 66 alignment. While the building reflects the early commercial development of Sunset Boulevard, it does not appear to represent a substantial contribution to the development of the community. Furthermore, the building has been significantly altered since its construction, and therefore would not be able to convey its significance, if any, from the period of development. 1239 Sunset Boulevard is not associated with any additional contexts relevant for evaluation under this criterion. Therefore, the property does not appear to be eligible for listing in the National Register under Criterion A.

Criterion B - The subject property was evaluated for its potential association with significant persons. Following its construction in 1922, the building was owned and operated by a variety of furniture, cabinetry, and grocery related businesses from at least 1923 to 1942, and Merit Signs Inc. from at least 1963 to 1969, and does not have a strong association with any one particular person. A search of the *Los Angeles Times* on-line archives did not indicate that any of the individuals associated with these businesses were significant in our past. Therefore, the property is ineligible for listing in the National Register under Criterion B.

Criterion C - The subject property was evaluated for its potential to embody distinctive characteristics of a type, period, or method of construction, or representing the work of a master, and possessing high artistic values. The building is not a good example of a type or period because it no longer appears to be a commercial building from the 1920s due to the substantial alterations. It is a common example of a method of construction, a wood frame structure. The original building permit for the property indicates the owner, Agnes Kane, hired architect D. C. Messinger to design the building. Although the *Los Angeles Times* on-line archives indicate Messinger was the architect for at least two other projects in Los Angeles, including a two-story dwelling on Fairfield Avenue and a six-unit apartment at the southeast corner of Hollywood Boulevard and Stanley Avenue, no information could be found that indicated he was a master architect or builder. In addition, the commercial building does not possess high artistic values. Therefore, this property is not eligible for listing in the National Register under Criterion C.

Criterion D - Criterion D was not considered in this report, as it generally applies to archeological resources. There is no reason to believe that the building had yielded, or will yield information important to the prehistory or history of the local area, California, or nation.

Integrity Statement - The building no longer retains its integrity due to the substantial alterations. The property retains its integrity of location, but the other aspects of integrity have been lost. The area along Sunset Boulevard near Everett Street has been developed with several buildings since the construction of the subject building in 1922. Therefore, the overall setting of the area has changed. The building has not been moved, so its location remains intact. Alterations, including enclosed storefronts, sheet metal parapet, and textured stucco, have resulted in the loss of a majority of the character-defining features of the building. Therefore, the integrity of design, materials, workmanship, feeling, and association are all compromised.



Conclusion – The property at 1239 West Sunset Boulevard is ineligible for listing in the National Register for lack of significance and integrity.

1243 West Sunset Boulevard (APN 5406-016-021)

Criterion A - The subject property was evaluated for its potential significance as part of a historic trend that made a significant contribution to the broad patterns of our history. The context considered was the commercial development of Echo Park. The building was originally constructed in 1932. The original building use is unknown, but Certificates of Occupancy from 1947 and 1948 indicate commercial building use and offices, respectively. Then, from at least 1950 to 1970, it was used for religious purposes. At the time of the building's original construction in 1932, Sunset Boulevard was a growing commercial corridor. This commercial development began in the 1910s and 1920s, as a direct result of the Pacific Electric Red Car line along Sunset Boulevard, and continued in the 1930s through 1950s as part of the Route 66 alignment. While the building reflects the early commercial development of Sunset Boulevard, it does not appear to represent a substantial contribution to the development of the community. 1243 Sunset Boulevard is not associated with any additional contexts relevant for evaluation under this criterion. Therefore, the property does not appear to be eligible for listing in the National Register under Criterion A.

Criterion B - The subject property was evaluated for its potential association with significant persons. Following its construction in 1932, the building was used for commercial and office (at least 1947-1948) purposes before housing a Latter Rain Church (at least 1950) and then a Jewish temple (at least 1953 -1970). A search of the *Los Angeles Times* on-line archives and Los Angeles City and Street Address Directories did not yield any additional information about the former businesses and congregations at this address or a strong association with any one particular person. As there is no information suggesting that individuals involved in these businesses or congregations were significant in our past, the property is ineligible for listing in the National Register under Criterion B.

Criterion C - The subject property was evaluated for its potential to embody distinctive characteristics of a type, period, or method of construction, or representing the work of a master, and possessing high artistic values. While the building is relatively intact, it does not display the distinctive characteristics of a type or period. It is a common example of a method of construction, a wood frame structure. The building's original permit was not found, so it was not possible to determine if it was the work of a master architect or builder. As it appears to have been a common example of a commercial building from the 1930s, it is unlikely that it was the work of a master, though it is not possible to determine this for certain. In addition, the building does not possess high artistic values. Therefore, this property is not eligible for listing in the National Register under Criterion C.

Criterion D – Criterion D was not considered in this report, as it generally applies to archeological resources. There is no reason to believe that the building had yielded, or will yield information important to the prehistory or history of the local area, California, or nation.

Integrity Statement - The area along Sunset Boulevard near Everett Street has been developed with several buildings since the construction of the commercial building in 1932. However, the overall setting of the property remains relatively unchanged. Despite some alterations, including enclosed storefront windows, a new metal roll-up door, and textured stucco, the commercial building retains of a majority of its character defining features. Therefore, the integrity design, materials, workmanship, feeling, and association are intact. The building has not been moved, so the integrity of location also remains intact.



Conclusion – The property at 1243 West Sunset Boulevard is ineligible for listing in the National Register for lack of significance.

1245-1247 West Sunset Boulevard (APN 5406-016-023)

Criterion A - The subject property was evaluated for its potential significance as part of a historic trend that made a significant contribution to the broad patterns of our history. The context considered was the residential development of Echo Park. The two residences on this property were constructed in circa 1907 (1245 West Sunset Boulevard) and 1922 (1247 West Sunset Boulevard). At the time 1245 Sunset was constructed, the neighborhood was transitioning from undeveloped land to suburban residential development. This change began in the late 1880s and by 1907, there were several single-family residences in the area. This was all the more so true when 1247 Sunset was constructed in 1922. As such, the property is not directly associated with the shift in development patterns at the time; it was merely a by-product of the already established transition. 1245-1247 West Sunset Boulevard is not associated with any additional contexts relevant for evaluation under this criterion. Therefore, the property does not appear to be eligible for listing in the National Register under Criterion A.

Criterion B - The subject property was evaluated for its potential association with significant persons. Following the construction of the buildings in circa 1907 and 1922, the residences housed a number of tenants who often stayed for just a few years. The persons most closely associated with the property include Vladimir and Alice Onz, earliest known owners of the property, and Reverend Alta McNeil, who resided at the property from at least 1956-1973. City directories indicate Mr. Onz's occupation as tailor. Neither Mr. and Mrs. Onz nor Rev. McNeil appear in the *California Index* at the Los Angeles Public Library. Mr. and Mrs. Onz appear in the *Los Angeles Times* with brief obituaries in 1934 and 1932, respectively. Rev. McNeil is mentioned only in a 1949 obituary for a family member. Neither article provided the details of these individuals' lives. As there is no information suggesting that they were significant in our past, the property is ineligible for listing in the National Register under Criterion B.

Criterion C - The subject property was evaluated for its potential to embody distinctive characteristics of a type, period, or method of construction, or representing the work of a master, and possessing high artistic values. 1245 West Sunset Boulevard is a highly altered example of an early 20th century vernacular cottage. It is not a good example of a type or period because it no longer appears to be a residence from the 1900s due to the substantial alterations. It is a common example of a method of construction, a wood frame structure. 1247 West Sunset Boulevard is a simple 1920s-era bungalow designed in no particular style. The bungalow was the most common house type in Los Angeles during the 1910s and 1920s. It is not a good example of the type or period because it does not possess any distinctive features. It is a common example of a method of construction, a wood frame structure. The original permit was not found for 1245 Sunset, so it was not possible to determine if it was the work of a master architect or builder. As it appears to have been a common example of a vernacular cottage from the 1900s, it is unlikely that it was the work of a master, though it is not possible to determine this for certain. The original building permit for 1247 Sunset indicates the owner, Vladimir Onz, as the applicant and does not indicate an architect or builder. No information could be found on Vladimir Onz that indicated he was a master architect or builder, nor do the buildings possess high artistic values. Therefore, this property is not eligible for listing in the National Register under Criterion C.



Criterion D – Criterion D was not considered in this report, as it generally applies to archeological resources. There is no reason to believe that the building had yielded, or will yield information important to the prehistory or history of the local area, California, or nation.

Integrity Statement - The area along Sunset Boulevard near Everett Street has been developed with several buildings since the construction of these residences in circa 1907 and 1922. However, the overall setting of the property remains relatively unchanged. Major alterations to 1245 Sunset, including side additions, a flat parapet, jalousie windows, and metal security screens, have compromised the design, materials, workmanship, feeling, and association of this residence. Despite some minor alterations to 1247 Sunset, including a rear addition, metal sash windows, and metal security screens, this residence retains a majority of its character defining features. Therefore, the design, materials, workmanship, feeling, and association of this residence are intact. Neither buildings have been moved, so the integrity of location also remains intact.

Conclusion – The property at 1245-1247 West Sunset Boulevard is ineligible for listing in the National Register for lack of significance and integrity.

4.2 California Register of Historical Resources

The California Register was modeled on the National Register. The criteria for eligibility of listing in the California Register are virtually the same as the National Register. Therefore, the properties evaluated above are ineligible for listing in the California Register for the same reasons noted above.

4.3 Los Angeles Historic-Cultural Monuments

The criteria for eligibility for designated as a Los Angeles Historic-Cultural Monument are similar to the National and California Registers. Therefore, the properties evaluated above are ineligible for designation as Monuments for the same reasons noted above.

5. CONCLUSIONS

The properties located within the project site were evaluated as potential historic resources. Based upon the research and field inspection conducted for this report, GPA concluded that the properties are ineligible for listing at the national, state, or local levels because they are lacking in historical significance, architectural distinction, and/or physical integrity. Additionally, the area on the east side of Sunset Boulevard, north of Everett Street developed over several decades. The properties are not historically or functionally related. For this reason, the area does not constitute a potential historic district, and the subject properties were not evaluated as potential district contributors. The recommended evaluation code is 6Z, ineligible for designation at the national, state, or local levels through survey evaluation. As the properties are not historic resources subject to CEQA, the Project will have no impact on historic resources. No further study is required.



6. SOURCES

- AEI Consultants. Phase I Environmental Site Assessment: AEI Project No. 316456. February 26, 2013.
- California Code of Regulations, California Office of Administrative Law, State of California Government.
- Code of Federal Regulations, Title 36: Parks, Forests, and Public Property. Office of the Federal Register, National Archives and Records Administration, United States Government.
- GPA Consulting, Inc., "SurveyLA Historic Resources Survey Report: Silver Lake-Echo Park-Elysian Valley Community Plan Area," March 2014.
- Grimes, Teresa. "SurveyLA Historic Context: Late 19th and Early 20th Century Theme." 2010.
- Los Angeles Department of Building and Safety: Building permit records (various dates).
- Los Angeles Public Library: California Index database; digitized City Street and Address Directories, ProQuest *Los Angeles Times* Historical Archives database.
- National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation*. National Park Service, Department of the Interior, United States Government, 2002.
- National Register Bulletin #16: How to Complete the National Register Registration Form*. National Park Service, Department of the Interior, United States Government, 1997.
- Sanborn Map Company: 1906-1970.



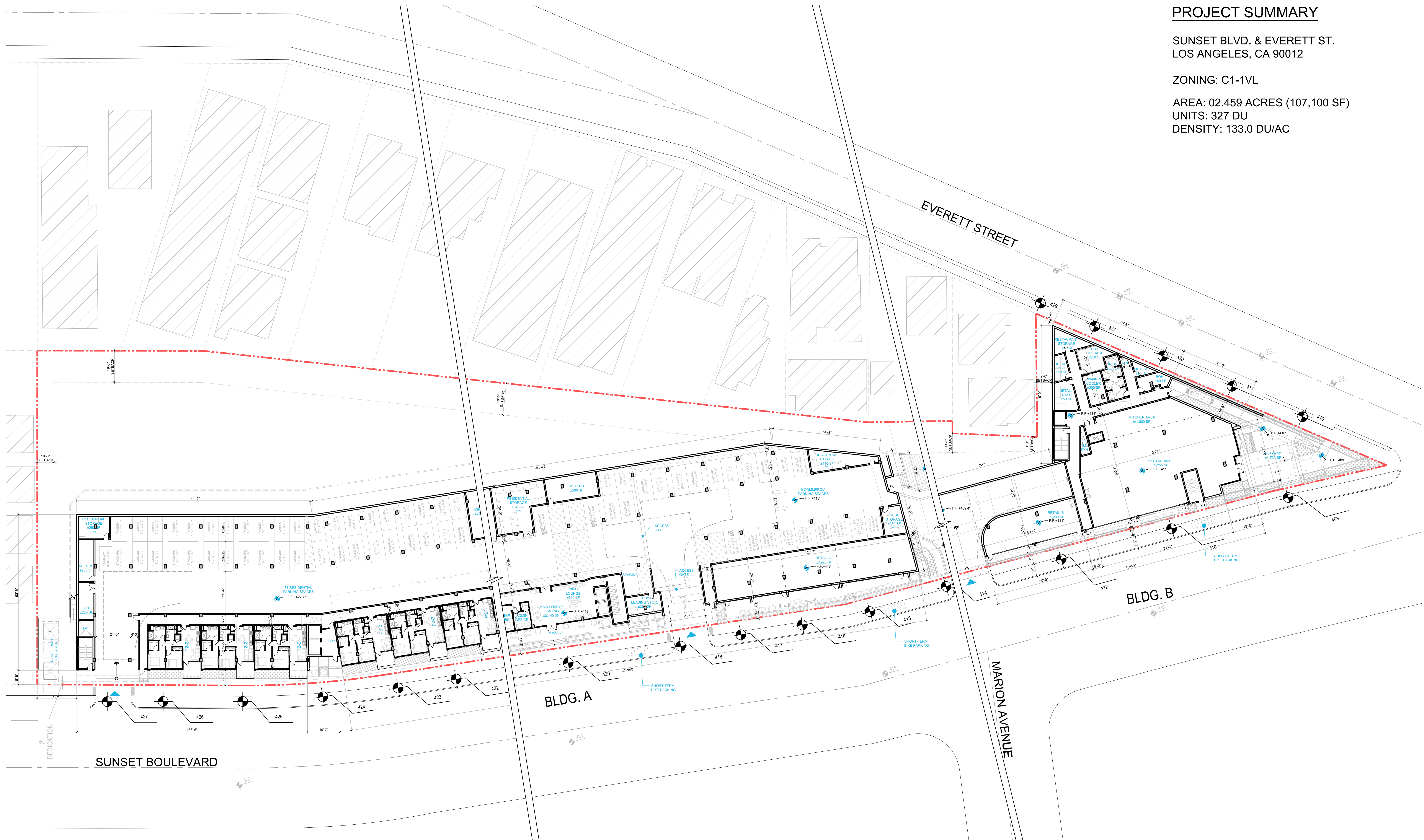
Appendix C – Concept Design Plans

PROJECT SUMMARY

SUNSET BLVD. & EVERETT ST.
LOS ANGELES, CA 90012

ZONING: C1-1VL

AREA: 02.459 ACRES (107,100 SF)
UNITS: 327 DU
DENSITY: 133.0 DU/AC



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888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2012-0710

CONCEPT DESIGN // PIXEL
MAY 8, 2023

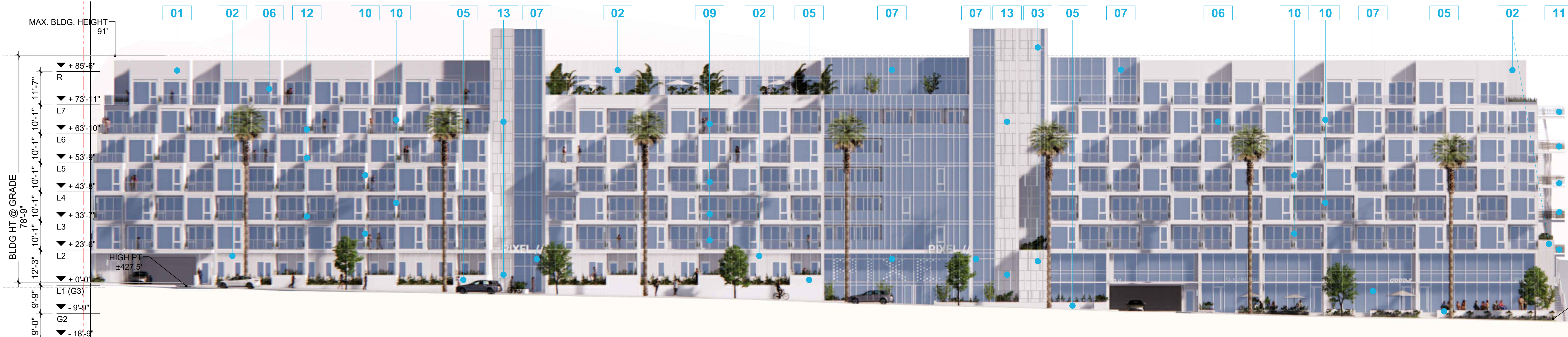
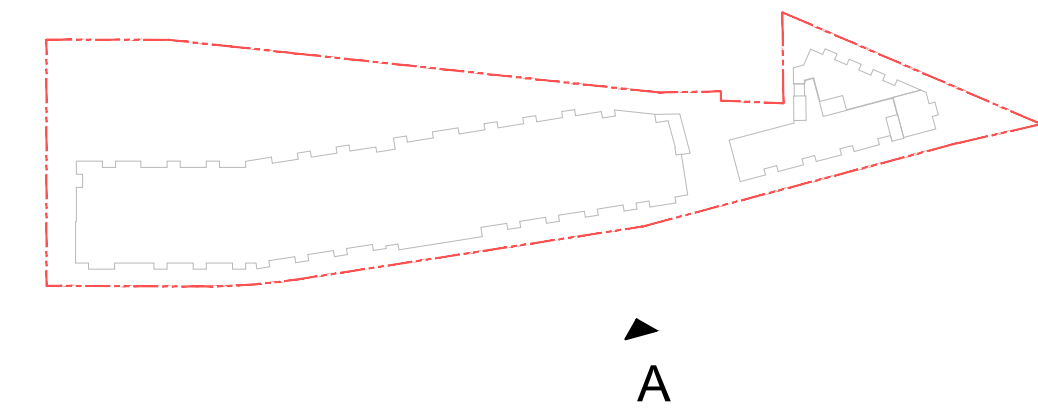


CONCEPTUAL SITE PLAN
PROJECT SUMMARY

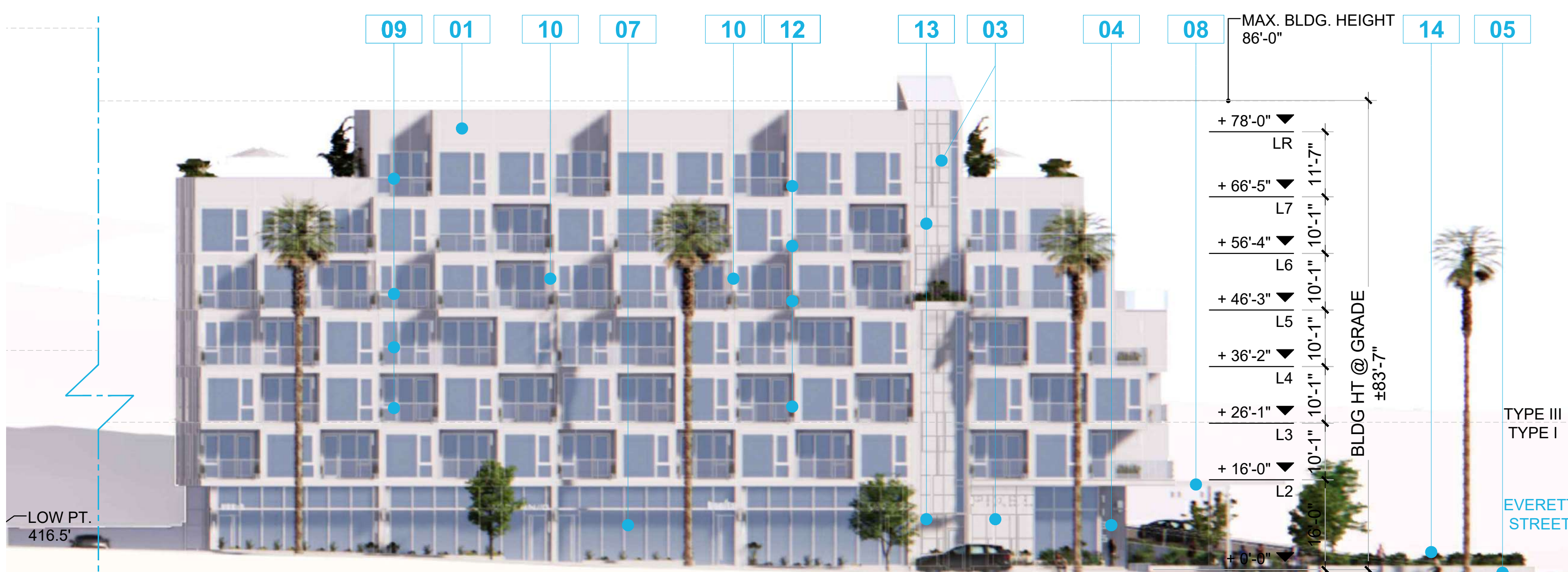
A1-0



BUILDING A + B | COMPOSITE ELEVATION 'A' // WEST
SCALE: 1/32" = 1'-0"



BUILDING A | ELEVATION 'A' // WEST



BUILDING B | ELEVATION 'A' // WEST

- CALLOUT LEGEND**
- 01 STUCCO BODY 01
 - 02 FIBER CEMENT SIDING 01
 - 03 FIBER CEMENT SIDING 02
 - 04 FIBER CEMENT SIDING 03
 - 05 CMU / CONCRETE
 - 06 VINYL WINDOW
 - 07 STOREFRONT
 - 08 METAL CANOPY
 - 09 GLASS RAILING
 - 10 GLASS PRIVACY SCREEN
 - 11 METAL SCREEN
 - 12 METAL PLANTERS
 - 13 LED LINEAR WATERPROOF
 - 14 COMPOSITE WOOD

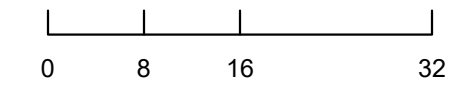


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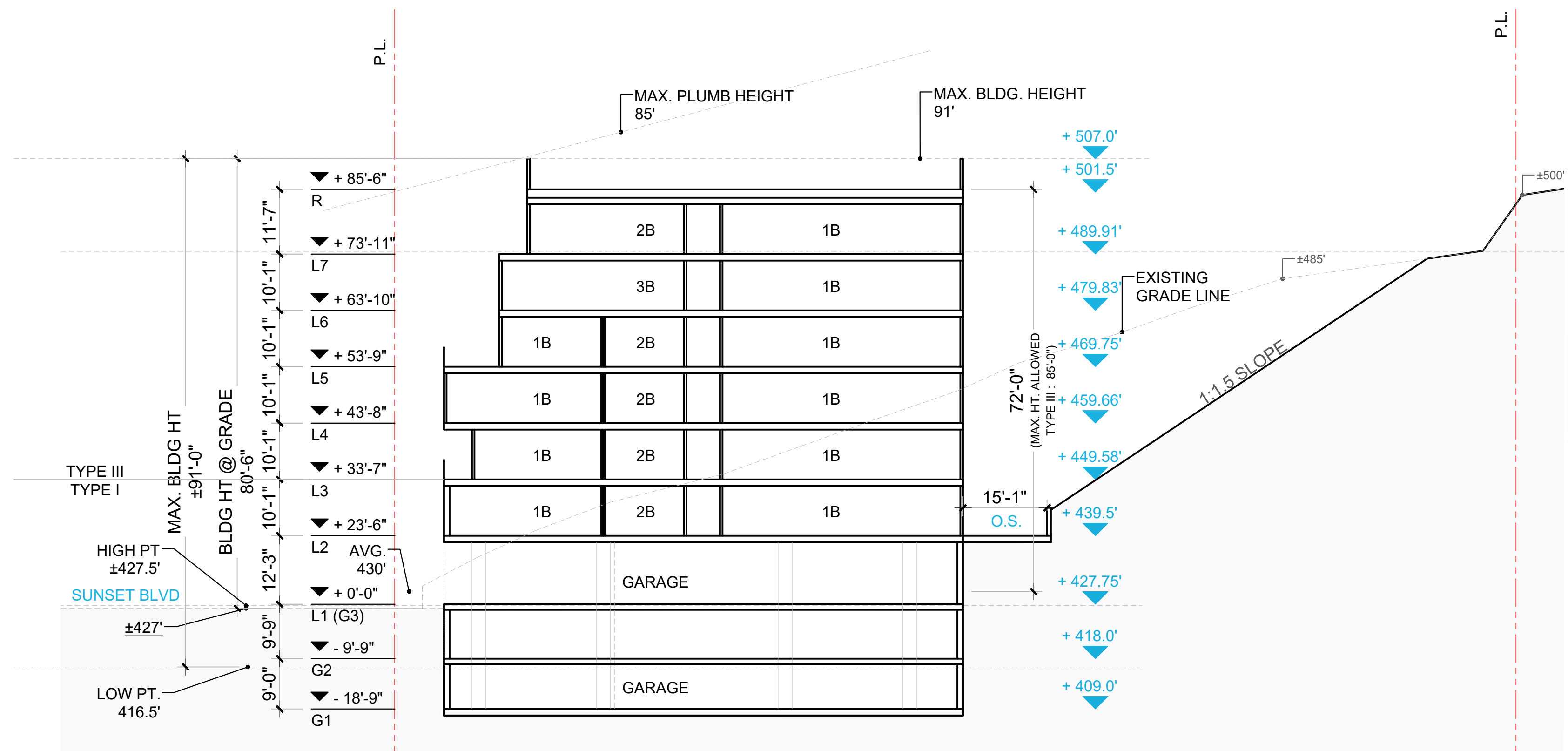
SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2012-0710

CONCEPT DESIGN // PIXEL
MAY 8, 2023

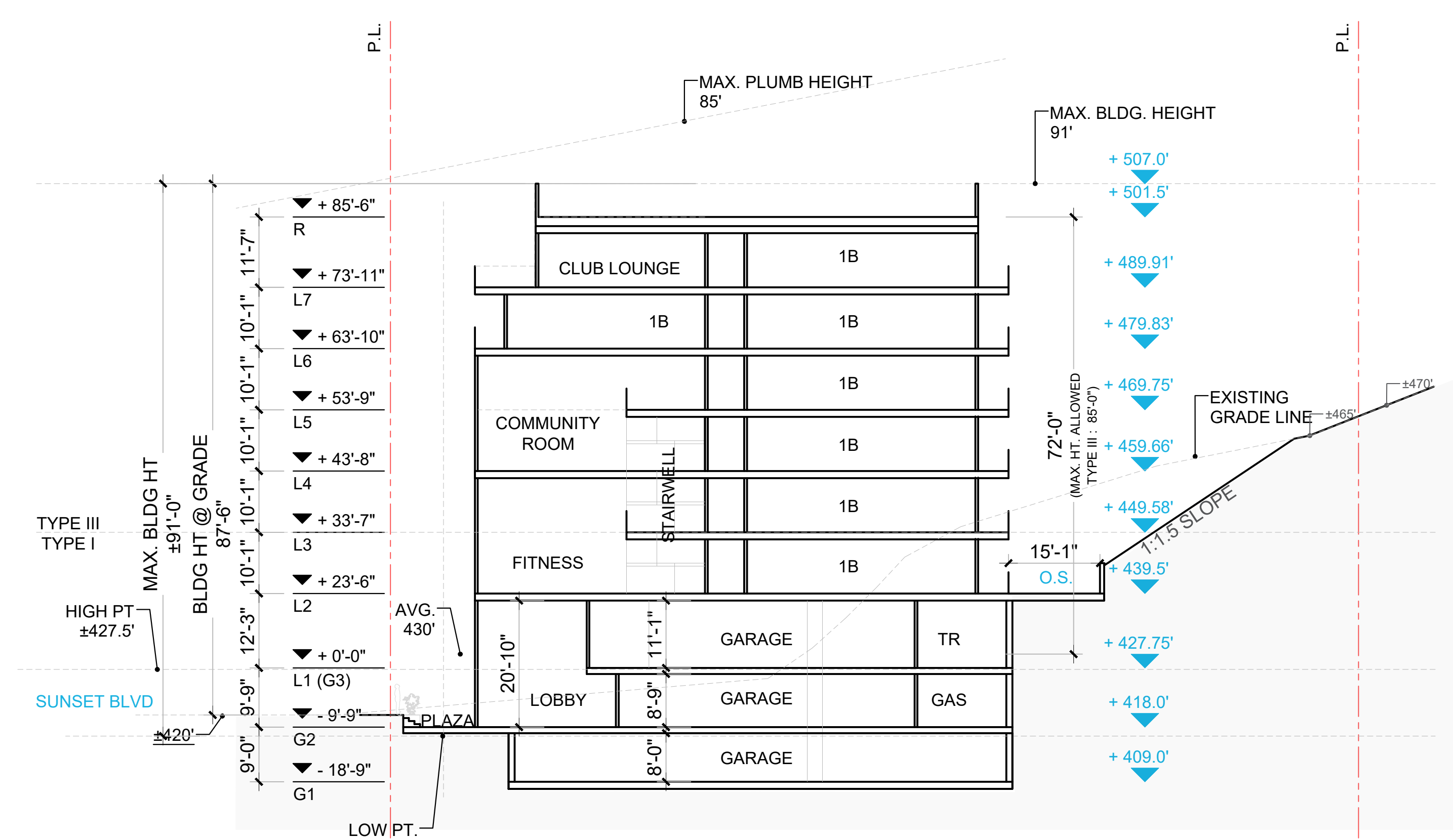
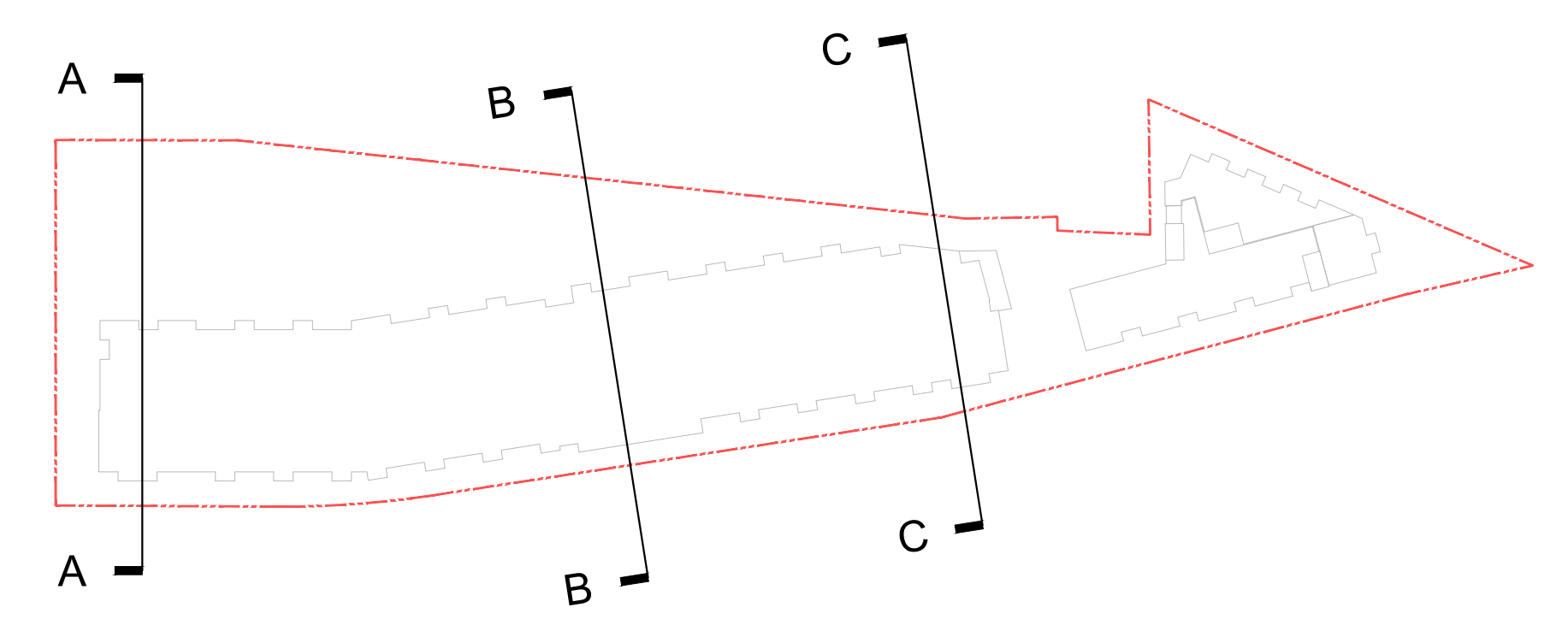


BUILDING ELEVATIONS
BUILDINGS 'A' + 'B' // WEST

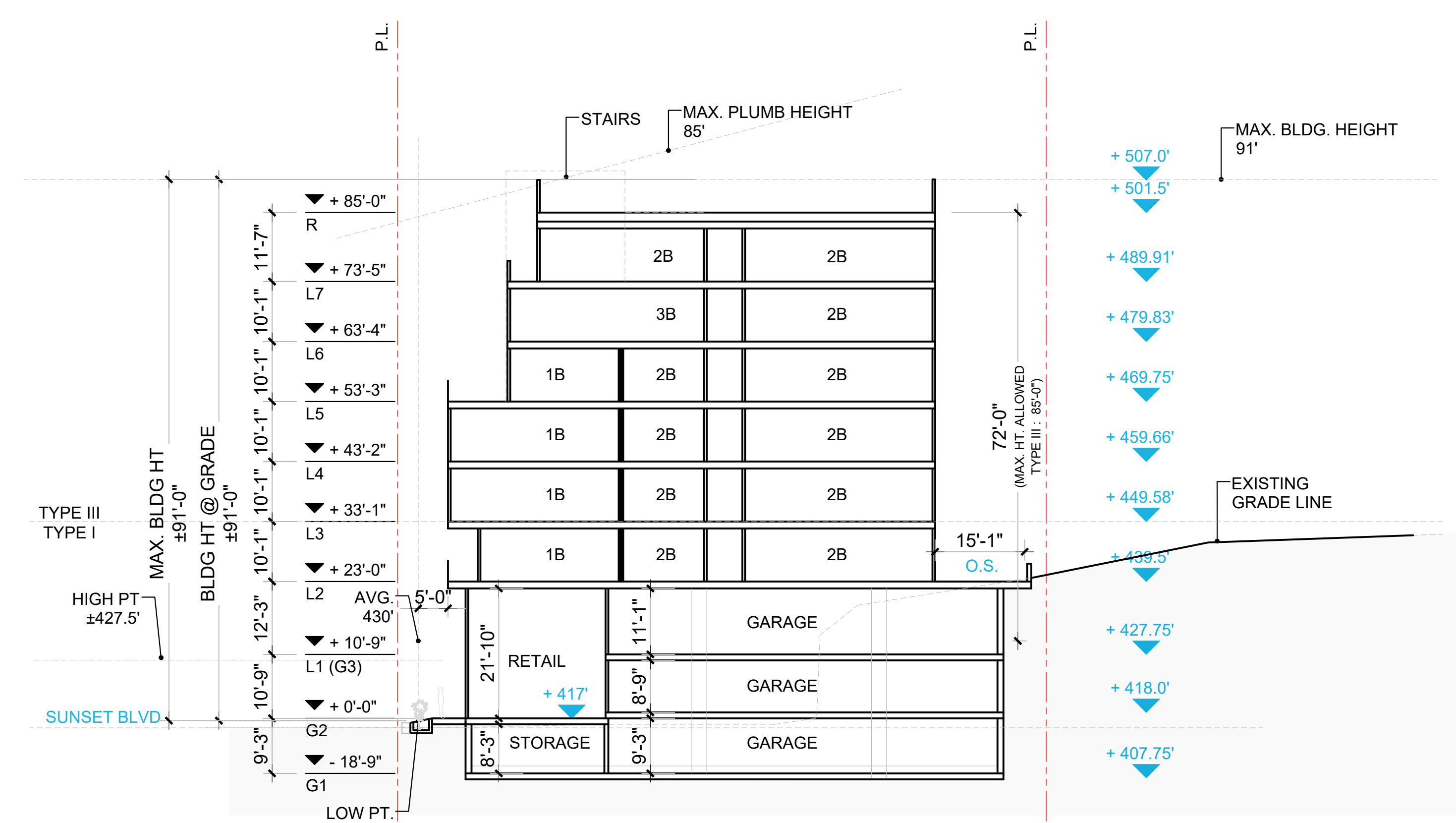
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A-A | BUILDING A - WEST-EAST



B-B | BUILDING A - WEST-EAST



C-C | BUILDING A - WEST-EAST

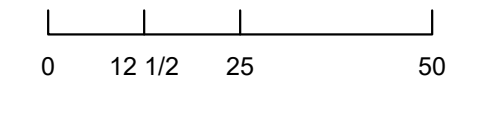


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SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2012-0710

CONCEPT DESIGN // PIXEL
MAY 8, 2023

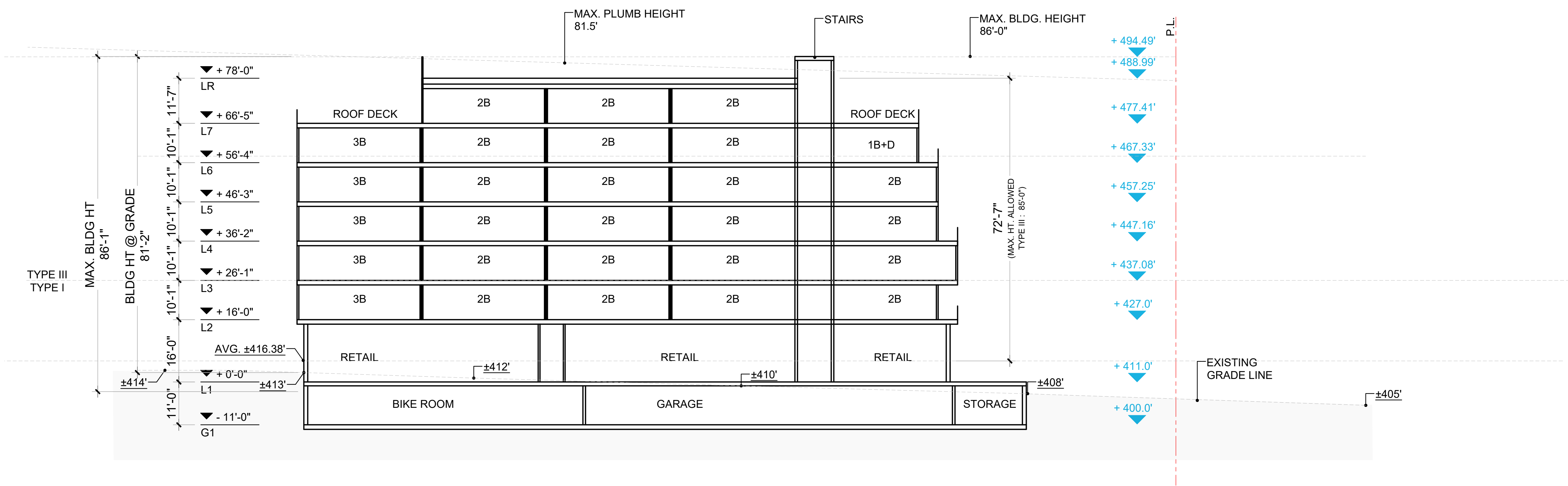
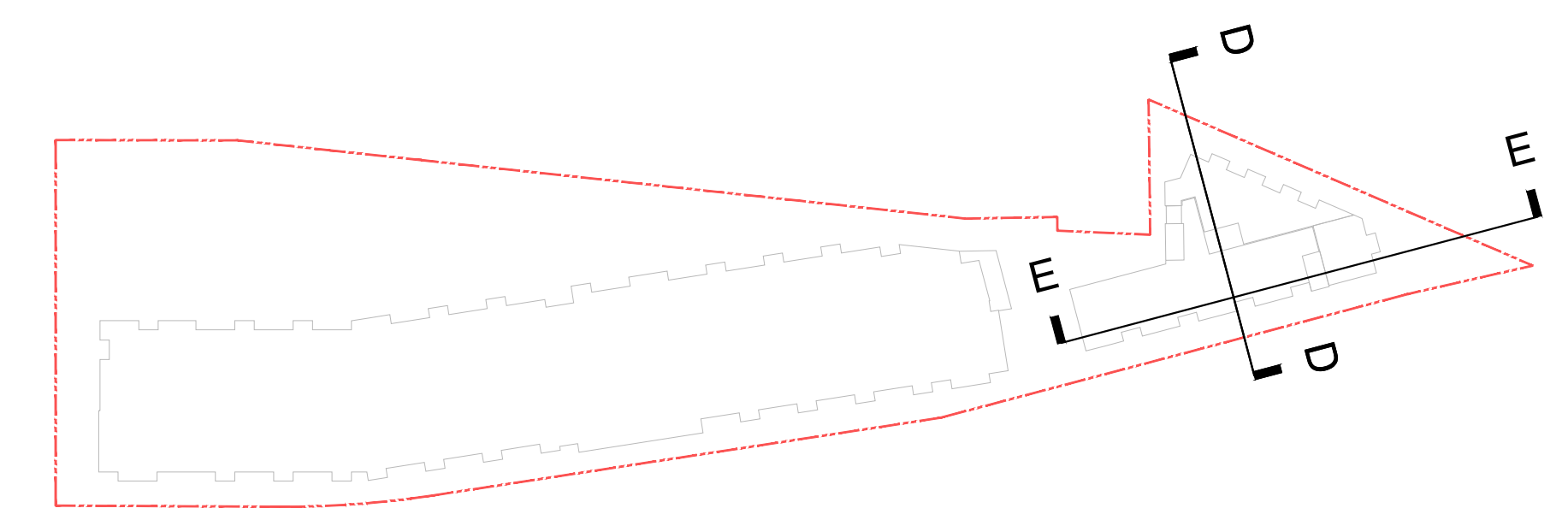


BUILDING SECTIONS
BUILDING A

A4-0



D-D | BUILDING B - WEST-EAST



E-E | BUILDING B - NORTH-SOUTH

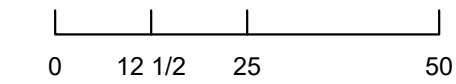


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BUILDING SECTIONS
BUILDING 'B'

A4-1



CORNER OF SUNSET BOULEVARD AND EVERETT STREET | BUILDING B

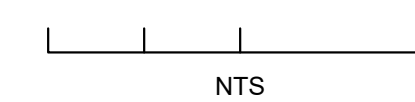


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CONCEPTUAL PERSPECTIVES

A6-0



NORTH VIEW FROM SUNSET BLVD | BUILDING A

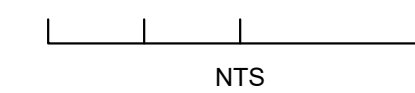


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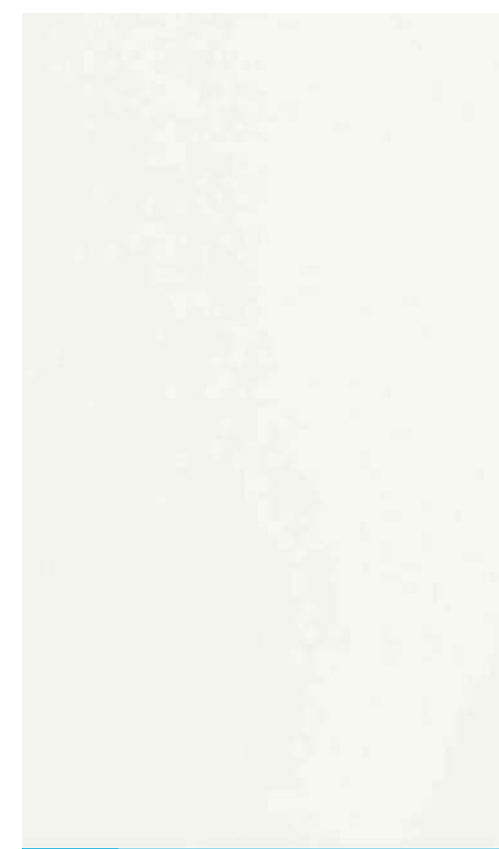
CONCEPTUAL PERSPECTIVES

A6-1



A TROWEL STUCCO FINISH //

- SMOOTH



2 SHERWIN-WILLIAMS FINISH //

- LIGHT SOFT COLOR



B FIBER CEMENT FINISH //

- LIGHT COLOR
- EQUITONE
- CERACLAD
- OCCURS:
- GROUND LEVEL UNITS
- UPPER LEVEL
- AMENITY SPACES



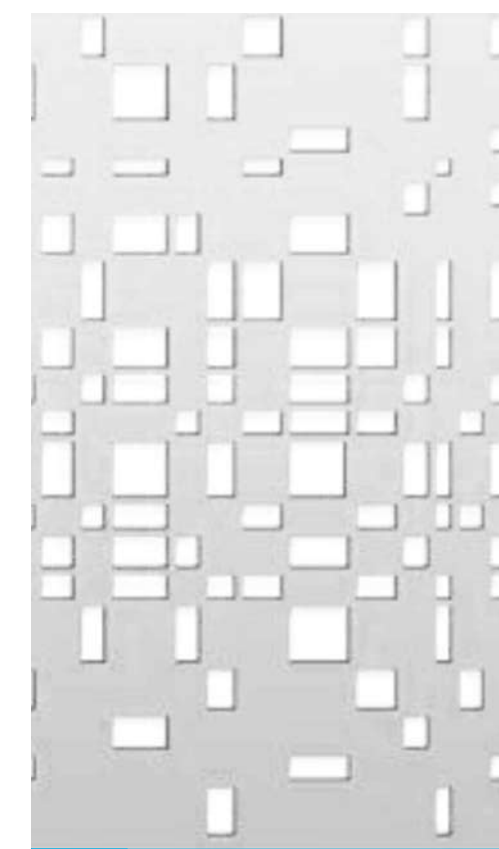
C FIBER CEMENT FINISH //

- LIGHT COLOR
- EQUITONE
- CERACLAD
- STAIRS & ELEVATORS



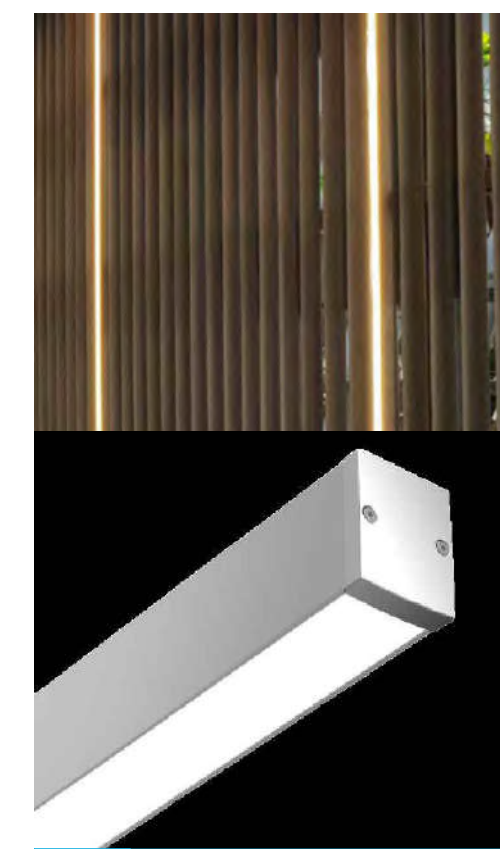
D WHITE METAL FINISH //

- LIGHT COLOR
- OCCURS:
- STAIRWELL



E PERFORATED METAL FINISH //

- LIGHT COLOR
- BOK MODERN
- OCCURS:
- EXTERIOR SIDE STAIRWELL



F LED LINEAR WET RATED LIGHTING //

- 5000K - 7000K
- INTEGRATED
- STUCCO
- FIBER CEMENT



G CONCRETE FINISH //

- LIGHT COLOR
- MATCH SW PAINT #
- OCCURS:
- STOOPS



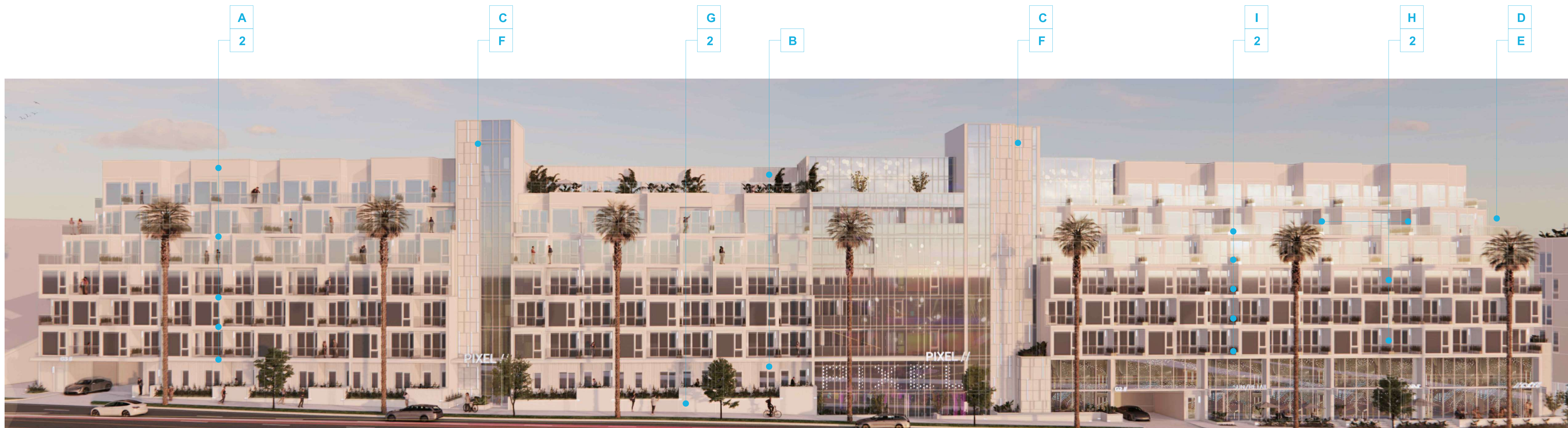
H OPAQUE GLASS FINISH //

- LIGHT COLOR
- MATCH WINDOW COLOR
- OCCURS:
- BALCONY PRIVACY SCREEN



I METAL PLANTER FINISH //

- LIGHT COLOR
- POWDER COATED
- MATCH SW PAINT #
- OCCURS:
- AMENITIES
- BALCONIES



FRONT PERSPECTIVE ON SUNSET BLVD | BUILDING A (MATERIALS ARE SIMILAR TO BUILDING B)

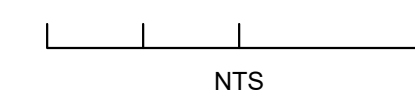


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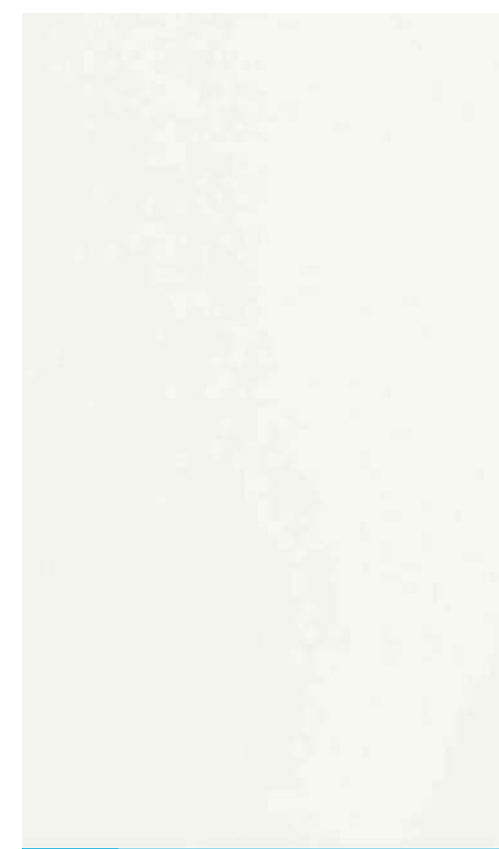
COLOR & MATERIAL BOARD
BUILDING 'A'

A8-0



A TROWEL STUCCO FINISH //

- SMOOTH



2 SHERWIN-WILLIAMS FINISH //

- LIGHT SOFT COLOR



B FIBER CEMENT FINISH //

- LIGHT COLOR
 - EQUITONE
 - CERACLAD
- OCCURS:
 - GROUND LEVEL UNITS
 - UPPER LEVEL
 - AMENITY SPACES



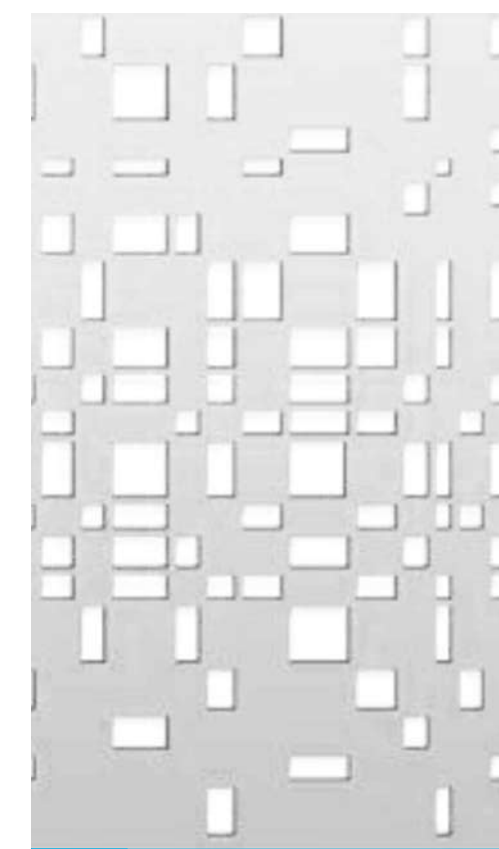
C FIBER CEMENT FINISH //

- LIGHT COLOR
 - EQUITONE
 - CERACLAD
- STAIRS & ELEVATORS



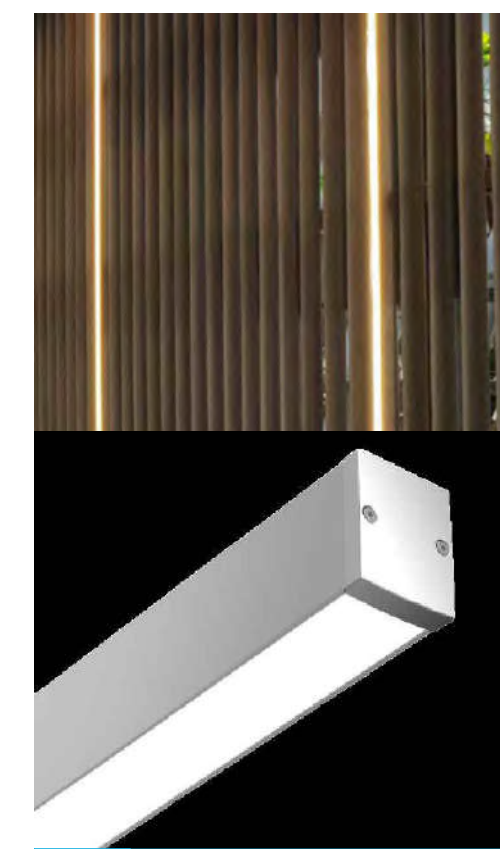
D WHITE METAL FINISH //

- LIGHT COLOR
- OCCURS:
 - STAIRWELL



E PERFORATED METAL FINISH //

- LIGHT COLOR
 - BOK MODERN
- OCCURS:
 - EXTERIOR SIDE STAIRWELL



F LED LINEAR WET RATED LIGHTING //

- 5000K - 7000K
- INTEGRATED
 - STUCCO
 - FIBER CEMENT



G CONCRETE FINISH //

- LIGHT COLOR
 - MATCH SW PAINT #
- OCCURS:
 - STOOPS



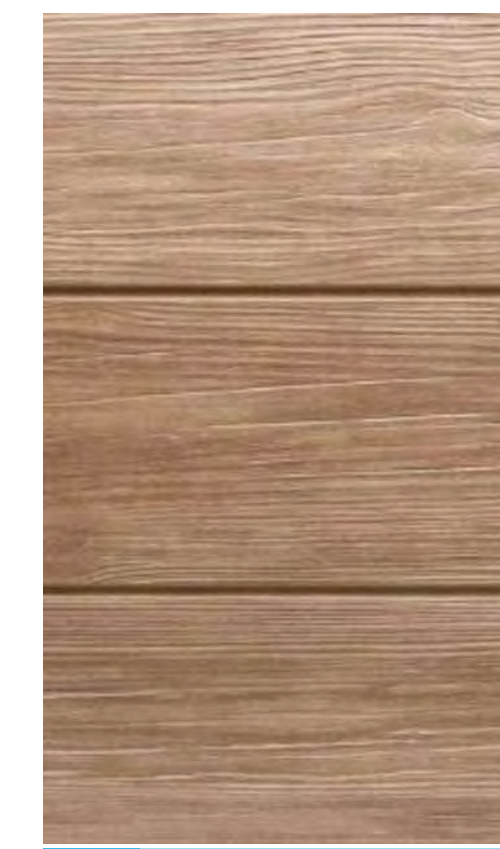
H OPAQUE GLASS FINISH //

- LIGHT COLOR
 - MATCH WINDOW COLOR
- OCCURS:
 - BALCONY PRIVACY SCREEN



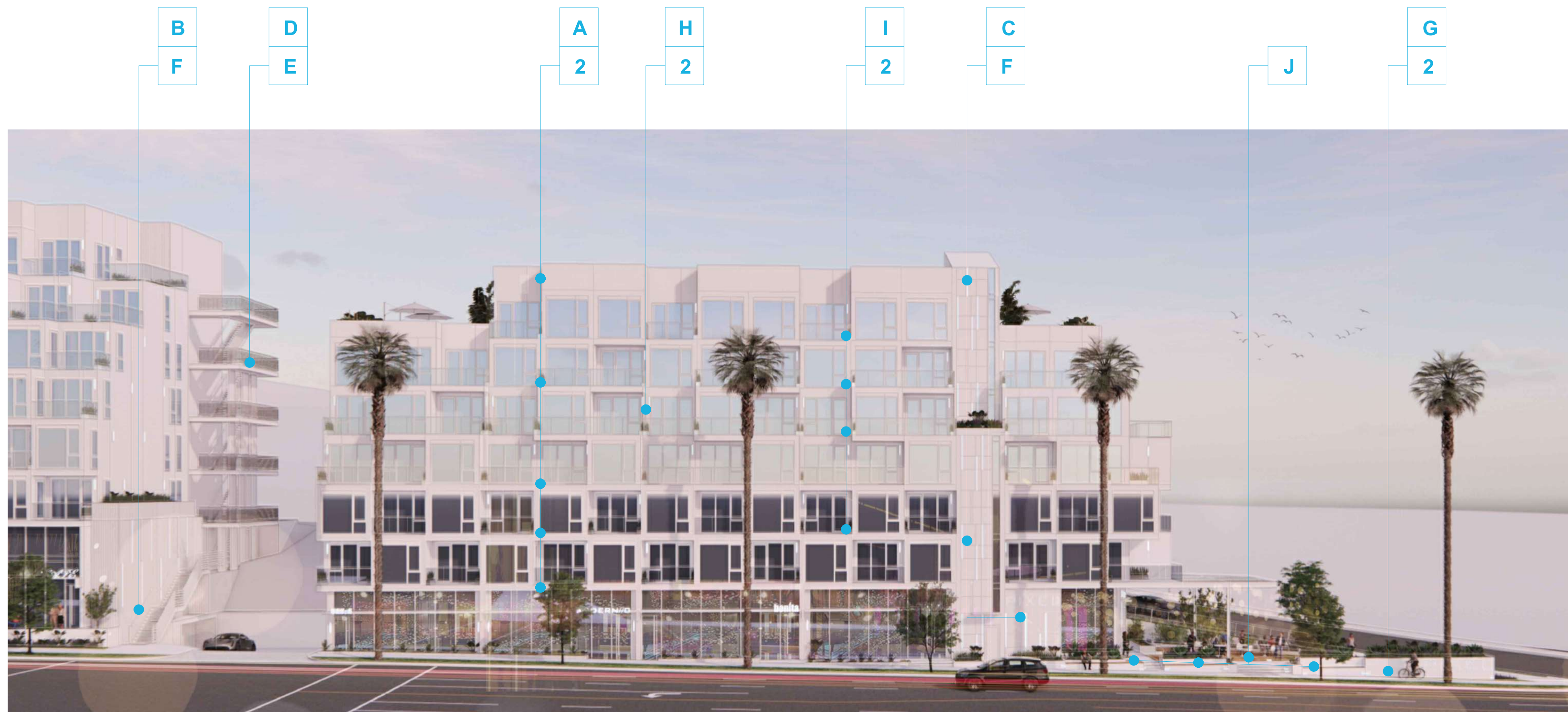
I METAL PLANTER FINISH //

- LIGHT COLOR
 - POWDER COATED
 - MATCH SW PAINT #
- OCCURS:
 - AMENITIES
 - BALCONIES



J COMPOSITE SEATING & DECKING FINISH //

- WARM COLOR
- OCCURS:
 - AMENITIES
 - PLAZA
 - OPEN SPACE



FRONT PERSPECTIVE ON SUNSET BLVD | BUILDING B (MATERIALS ARE SIMILAR TO BUILDING A)

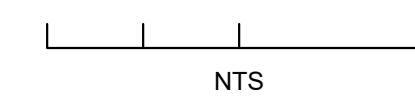


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COLOR & MATERIAL BOARD
BUILDING 'B'