

# Appendix E

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## Cultural Resources Report



**CULTURAL RESOURCES TECHNICAL REPORT FOR  
8850 SUNSET BOULEVARD PROJECT,  
WEST HOLLYWOOD, CALIFORNIA**

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# Executive Summary

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Dudek was retained by the City of West Hollywood to complete a Cultural Resources Technical Report for the proposed 8850 Sunset Boulevard Project (project), which consists of the construction and operation of a new mixed-use hotel and residential building along the south side of Sunset Boulevard, extending the full city block between Larrabee Street and San Vicente Boulevard, in the City of West Hollywood (project site). As part of the proposed project, a series of properties located at 8850-8852 (Building 1), 8860-8860a (Building 2), 8866-8872 (Building 3), and 8874-8878 (Building 4) W. Sunset Boulevard in the City of West Hollywood, California would be demolished.

This study includes a California Historical Resources Information System (CHRIS) records search of the project site and a 0.25-mile radius; completion of a Sacred Lands File search with the Native American Heritage Commission (NAHC) and associated tribal outreach letters; a pedestrian survey of the project site by a qualified architectural historian; building development and archival research; development of an appropriate historic context for the project site; and evaluation of four commercial properties for historical significance and integrity in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of West Hollywood Cultural Heritage Preservation Ordinance designation criteria. Finally, this report includes a project-specific impacts analysis in consideration of conformance with the California Environmental Quality Act (CEQA) Guidelines Section 15064.5 for historical resources.

No cultural resources were identified within the project site as a result of the CHRIS records search, Native American coordination, extensive archival research, field survey, or property significance evaluations. The four commercial buildings located within the project site do not appear eligible for the NRHP, CRHR, or as a City of West Hollywood Cultural Resource due to a lack of significant historical associations, a lack of architectural merit, and significant alterations that have compromised the integrity of each building, and in turn, the entire commercial block. Therefore, the buildings within the project site are not considered historical resources for the purposes of CEQA. Buildings 2, 3, and 4 were given a CHRSC of 6Z (ineligible for the NRHP, CRHR, or local designation); and Building 1 was given a CHRSC of 6L (Ineligible for NRHP, CRHR, or local listing/designation, but may warrant special consideration in local planning).

More specifically, Building 1 (8850-8852 Sunset Boulevard) does not meet any designation criteria and does not retain requisite integrity, nor is it considered an historical resource under CEQA.

Although no archaeological resources have been identified within the project site, there is always a possibility that subsurface archeological artifacts, deposits or features that were not identified during past construction adjacent to or within the project site could be encountered. Mitigation Measures to reduce potential impacts to unanticipated archaeological resources and human remains during construction activities are provided in Section 7.2.

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# 1 Introduction

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Dudek was retained by the City of West Hollywood to complete a Cultural Resources Technical Report for the proposed 8850 Sunset Boulevard Project (project), which consists of the construction and operation of a new mixed-use hotel and residential building along the south side of Sunset Boulevard, extending the full city block between Larrabee Street and San Vicente Boulevard, in the City of West Hollywood (project site). As part of the proposed project, a series of properties located at 8850-8852 (Building 1), 8860-8860a (Building 2), 8866-8872 (Building 3), and 8874-8878 (Building 4) W. Sunset Boulevard in the City of West Hollywood, California would be demolished.

This study includes a California Historical Resources Information System (CHRIS) records search of the project site and a 0.25-mile radius; completion of a Sacred Lands File search with the Native American Heritage Commission (NAHC) and associated tribal outreach letters; a pedestrian survey of the project site by a qualified architectural historian; building development and archival research; development of an appropriate historic context for the project site; and evaluation of four commercial properties for historical significance and integrity in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of West Hollywood Cultural Heritage Preservation Ordinance designation criteria. Finally, this report includes a project-specific impacts analysis in consideration of conformance with the California Environmental Quality Act (CEQA) Guidelines Section 15064.5 for historical resources.

## 1.1 Project Location and Description

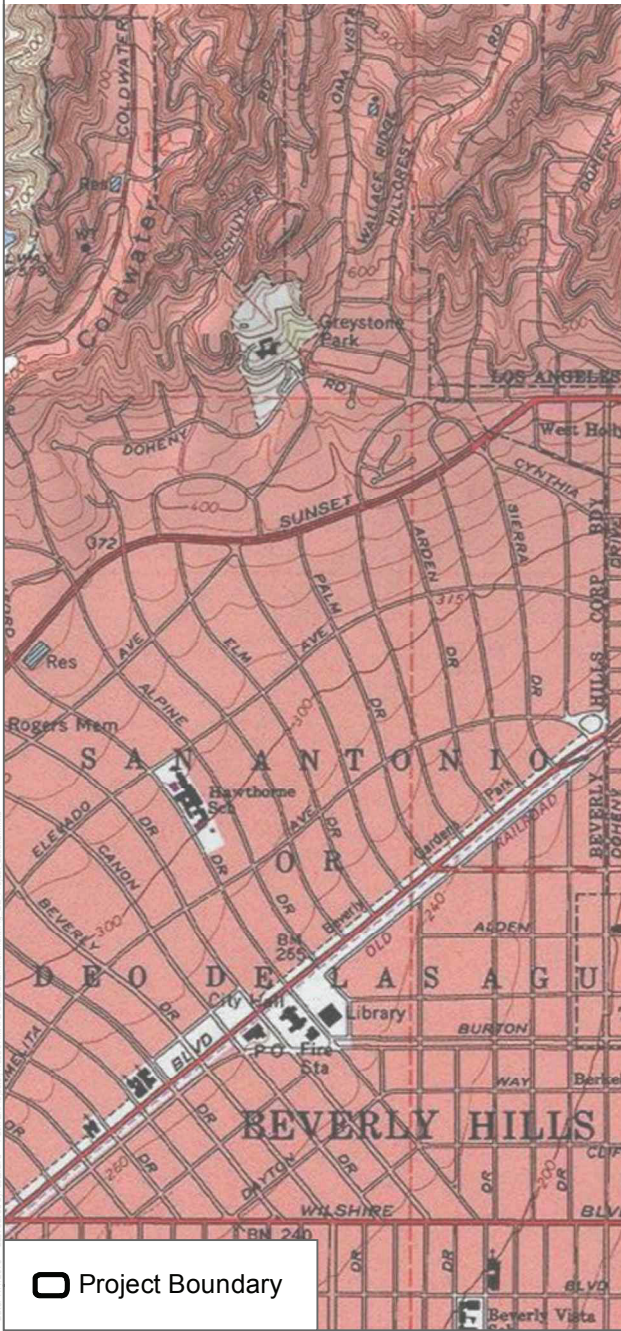
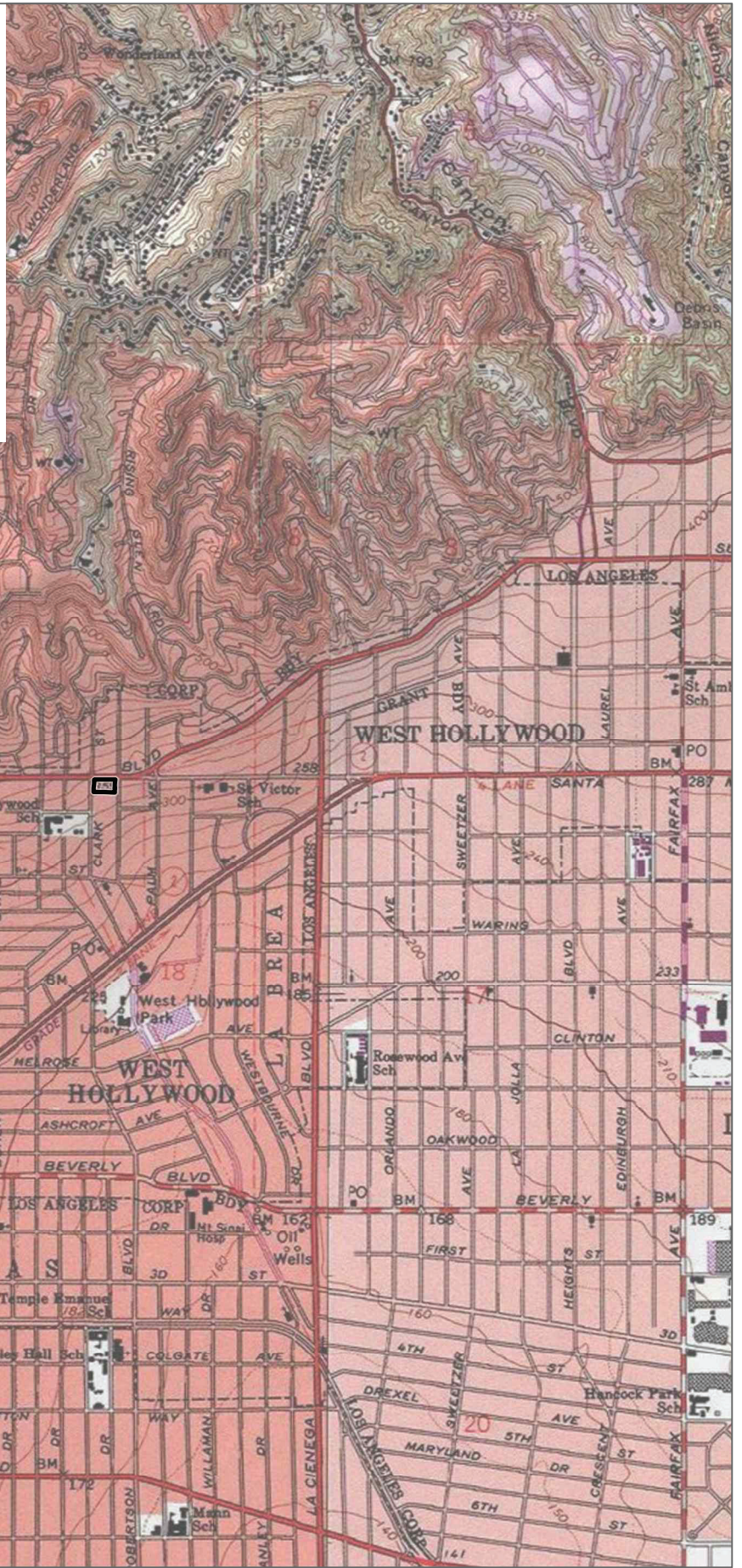
### **Project Location**

The approximately 39,983–square foot project site is located at 8850–8878 Sunset Boulevard and 1025–1029 Larrabee Street, West Hollywood, California. The project site is comprised of eight Assessor Parcel Numbers (APNs): 4339-017-001, 4339-017-002, 4339-017-003, 4339-017-004, 4339-017-005, 4339-017-006, 4339-017-007, and 4339-017-008. The project is approximately bounded by Sunset Boulevard to the north, Larrabee Street to the east, the London Hotel to the south, and San Vicente Boulevard to the west (Figures 1 and 2).

### **Project Description**

The proposed project consists of the demolition of all the existing improvements and construction and operation of a new mixed-use hotel and residential building on a property along the south side of Sunset Boulevard, extending the full city block between Larrabee Street and San Vicente Boulevard, in the City of West Hollywood (project site). The new mixed-use hotel and residential building would contain approximately 240,000 square feet of floor area (420,000 gross square feet including below grade components) and 15 stories (approximately 200 feet measured from the lowest point of the site on the southwest corner and 189 feet measured from Sunset Boulevard) and would incorporate new digital and static billboard signage on Sunset Boulevard. The commercial portion of the project would include 115 hotel guestrooms with ancillary uses such as meeting rooms, spa/gym, outdoor pools, restaurants, lounges, and retail ancillary to the hotel, as well as a new nightclub space for the Viper Room. A publicly accessible outdoor café and terrace with an adjacent landscaped green roof garden (that itself would not be accessible), would be provided three to four stories above Sunset Boulevard. The residential portion would provide 31 market-rate condominiums and 10 income-restricted units with residential amenities including a gym, movie screening room, and an outdoor pool. The proposed project also would include an emergency helicopter landing facility for police and fire services only, and five subterranean levels, four of which would primarily be used as a parking garage, providing 240 spaces.

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Project Boundary

SOURCE: USGS 7.5-Minute Quadrangle, Beverly Hills CA  
Township 01S, Range 14W, Section 07



FIGURE 1

Project Location Map

8850 Sunset Boulevard Project

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SOURCE: Bing, Open Street Map

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## 1.2 Project Personnel

This report and associated property significance evaluations was prepared by Dudek Architectural Historians Nicole Frank, MSHP, Sarah Corder, MFA, and Kate Kaiser, MSHP, and Dudek Archaeologist Adriane Dorrlor, BA. The report was reviewed for quality assurance/quality control by Dudek Principal Architectural Historian Samantha Murray, MA and Dudek Archaeologist Linda Kry, BA. All authors and reviewers meet the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) for architectural history or archaeology. Resumes for all staff are provided in Appendix A (Preparers' Qualifications).

## 1.3 Regulatory Setting

### Federal

#### *National Register of Historic Places*

While there is no federal nexus for this project, the subject property was evaluated in consideration of NRHP designation criteria. The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service, under the U.S. Department of the Interior, the NRHP was authorized under the National Historic Preservation Act, as amended. Its listings encompass all National Historic Landmarks, as well as historic areas administered by the National Park Service.

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP. For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That 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. That have yielded, or may be likely to yield, information important in prehistory or history.

Integrity is defined in NRHP guidance, "How to Apply the National Register Criteria," as "the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity" (NPS 1990). NRHP guidance further asserts that properties be completed at least 50 years ago to be considered for eligibility. Properties completed fewer than 50 years before evaluation must be proven to be "exceptionally important" criteria consideration to be considered for listing.

Certain properties, such as religious properties, moved properties, birthplaces and graves, cemeteries, reconstructed properties, commemorative properties, and properties achieving significance within the past fifty years are not usually considered for the NRHP, but can be considered if they meet special requirements, called Criteria Considerations, in addition to meeting the regular NRHP criteria requirements. Criteria considerations cannot be applied broadly, and only apply to individual properties.

If a property falls within one of the following categories, it may be considered under the following Criteria Considerations (CFR 36 60):

- a. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. a birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
- d. a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, from association with historic events; or
- e. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or,
- g. a property achieving significance within the past 50 years if it is of exceptional importance.

Criteria Consideration G, which is relevant to the current study, considers properties that have achieved significance within the past 50 years *and* are of exceptional importance. The phrase "exceptional importance" is defined in Bulletin 15 as "the extraordinary importance of an event or to an entire category of resources so fragile that survivors of any age are unusual (NPS 1990: 42)." A property considered under Criteria Consideration G can be evaluated only when enough historical perspective exists to determine that the property is exceptionally important.

## **State**

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

In California, the term "historical resource" includes but is not limited to "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (California Public Resources Code Section 5020.1(j)). In 1992, the California legislature established the CRHR "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (California Public Resources Code Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated

below. According to California Public Resources Code Section 5024.1(c)(1-4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

### **California Environmental Quality Act**

As described further below, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- California Public Resources Code Section 21083.2(g) defines “unique archaeological resource.”
- California Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a) define “historical resources.” In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource.” It also defines the circumstances when a project would materially impair the significance of an historical resource.
- California Public Resources Code Section 21074(a) defines “tribal cultural resources.”
- California Public Resources Code Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- California Public Resources Code Sections 21083.2(b)-(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

### ***Historical Resources***

Under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (California Public Resources Code Section 21084.1; CEQA

Guidelines Section 15064.5(b).) If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code Section 5024.1(q)), it is a “historical resource” and is presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA 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” (CEQA Guidelines Section 15064.5(b)(1); California Public Resources Code Section 5020.1(q)). In turn, CEQA Guidelines section 15064.5(b)(2) states the significance of an historical resource is materially impaired when a project:

1. 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
2. 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
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any “historical resources,” then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource’s historical significance is materially impaired.

### ***Archaeological Resources***

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (California Public Resources Code Section 21083.2[a], [b], and [c]).

California Public Resources Code Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Impacts to non-unique archaeological resources are generally not considered a significant environmental impact (California Public Resources Code section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)). However, if a non-unique archaeological resource qualifies as tribal cultural resource (California Public Resources Code Section 21074(c), 21083.2(h)), further consideration of significant impacts is required. CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in California Public Resources Code Section 5097.98.

## Local

### City of West Hollywood: Municipal Code Chapter 19.58

Chapter 19.58 of the City of West Hollywood's Municipal Code contains the City's Cultural Heritage Preservation Ordinance, which was adopted based on the following findings of the Council:

- A. **Threatened Structures and Sites.** The Council has determined that the character, history, and spirit of the City, State, and nation are reflected in the historic structures, improvements, natural features, objects, sites, and areas of significance located within the City and that in the face of ever increasing pressures of modernization and urbanization, cultural resources, cultural resource sites, and historic districts located within the City are threatened with alteration, demolition, or removal.
- B. **Preservation of Structures and Sites.** The Council has further determined that these threatened structures, representing the City's unique cultural, historical, and social foundations, should be preserved as a living part of community life and development in order to build a greater understanding of the city's past and to give future generations the opportunity to appreciate, enjoy, and understand the city's rich heritage.
- C. **Methods of Preservation.** Recognizing that the use of historic preservation measures has become increasingly prevalent as a method for identifying and preserving cultural resources, the city joins with private concerns, the state, and the United States Congress to develop methods of preserving the city's unique aesthetic, architectural, cultural, and historical heritage, in compliance with the provisions of the National Historic Preservation Act of 1966, as amended, and state law (Government Code Section 37361). (Ord. 01-594 § 2 (Exh. A), 2001)

#### **19.58.050 Criteria for Designation of Cultural Resources**

The Historic Preservation Commission may approve a nomination application for and recommend designation of, and the Council may designate a cultural resource, or any portion thereof (both interior and exterior) or historic district in compliance with Sections 19.58.060 (Designation of Historic Districts) and 19.58.070 (Review and Approval of Designations) below if it finds that the cultural resource meets one or more of the following criteria.

- A. Exemplifies Special Elements of the City. It exemplifies or reflects special elements of the city's aesthetic, architectural, cultural, economic, engineering, political, natural, or social history and possesses an integrity of design, location, materials, setting, workmanship feeling, and association in the following manner:
  - 1. It embodies distinctive characteristics of a period, method, style, or type of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
  - 2. It contributes to the significance of an historic area by being:
    - a. A geographically definable area possessing a concentration of historic or scenic properties; or
    - b. A thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development; or

3. It reflects significant geographical patterns, including those associated with different eras of growth and settlement, particular transportation modes, or distinctive examples of community or park planning; or
  4. It embodies elements of architectural design, craftsmanship, detail, or materials that represent a significant structural or architectural achievement or innovation; or
  5. It has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city; or
- B. Example of Distinguishing Characteristics. It is one of the few remaining examples in the city, region, state or nation, possessing distinguishing characteristics of an architectural or historical type or specimen; or
- C. Identified with Persons or Events. It is identified with persons or events significant in local, state, or national history; or
- D. Notable Work. It is representative of the work of a notable architect, builder, or designer. (Ord. 03-663 § 4, 2003; Ord. 02-643 § 48, 2003; Ord. 01-594 § 2 (Exh. A), 2001)

#### ***19.58.060 Designation of Historic Districts***

Except as outlined below, the criteria and procedure for designating an historic district shall be the same as for designating individual cultural resources as in Section 19.58.070 (Review and Approval of Designations).

- A. Historic Resources Survey. As part of the nomination for designating an historic district, an historic resources survey shall be prepared identifying all contributing resources and non-contributing resources. If not otherwise designated, all cultural resources listed in a designated historical district will be considered “contributing.” The survey may also identify contributing landscaping, natural features or sites. The survey shall be reviewed in accordance to the designation procedures listed below. The survey shall identify the manner in which the proposed district possesses a significant concentration, linkage, or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development within the period of significance and within the context of the district.
- B. Finding of Contribution. Each cultural resource within a proposed historic district must be identified as a contributing resource. If a resource is individually designated, it is then automatically considered a contributing resource within the district that includes it. (Ord. 02-643 § 49, 2003; Ord. 01-594 § 2 (Exh. A), 2001)

#### **General Plan 2035**

Chapter 4, Historic Preservation, of the 2035 General Plan provides the following goals and policies potentially relevant to the proposed project:

##### ***HP-1: Expand the base of information on the City's history.***

Intent: The City has planned for and made provisions to recognize its history in a West Hollywood Room in the West Hollywood Library. To expand the City's effort in the creation of this special room, the City will develop policies for and obtain documents, maps, photographs, and other materials that are relevant to the City's past. To maintain relevant historical documents on-hand at City Hall and the West Hollywood Room that will serve as reference materials to assist the City in making decisions regarding historic preservation.

- HP-1.1 Work with partners to program, curate, and support the West Hollywood Room in the West Hollywood Library and to support the mission to protect and preserve its heritage.

- HP-1.2 Develop an archival policy and archive of historic documents associated with West Hollywood to share with the community, educators, and researchers.
- HP-1.3 As feasible, maintain an internal resource center containing a collection of relevant historic documents.

***HP-2: Continue to identify and evaluate cultural resources.***

Intent: To ensure that historically significant properties are identified and evaluated for preservation as cultural resources.

- HP-2.1 Continue to revise and update the West Hollywood Historic Resources Survey as needed.
- HP-2.2 Continue to seek designation of eligible properties as West Hollywood Cultural Resources and/or Historic Districts.
- HP-2.3 As feasible, provide assistance in applications for designated West Hollywood Cultural Resources to be nominated as properties in the California and National Registers.

***HP-3: Protect cultural resources from demolition and inappropriate alterations.***

Intent: To recognize the importance of historic properties as valuable cultural resources and to maintain and preserve these properties for future generations.

- HP-3.1 Revise and update the Historic Preservation Element of the West Hollywood General Plan on a regular basis.
- HP-3.2 Ensure the protection of cultural resources through enforcement of existing codes.
- HP-3.3 Continue to coordinate Section 106 (National Historic Preservation Act) procedures with other environmental review procedures.
- HP-3.4 Continue to allow for the adaptive reuse of cultural resources.
- HP-3.5 Develop post-disaster policies and plans for designated cultural resources to encourage preservation of damaged cultural resources.
- HP-3.6 Suspend development activity when archaeological resources are discovered during construction. The project sponsor will be required to retain a qualified archaeologist to oversee the handling of resources in coordination with appropriate local and State agencies and organizations and local Native American representatives, as appropriate.
- HP-3.7 Continue to coordinate with City staff from various fields so that historic preservation goals are recognized, taking into consideration the implications historic preservation can have on other established City goals.

***HP-4: Increase the public's awareness of the City's history and cultural resources.***

Intent: To provide the public with an understanding of the City's past and to create a sense of pride in the City's cultural resources.

- HP-4.1 Continue to educate the public about the history of West Hollywood.
- HP-4.2 Continue to memorialize significant people, places, and events in the history of West Hollywood through plaques and public art.
- HP-4.3 As feasible, maintain information on cultural resources on the City website.

***HP-5: Promote the preservation of cultural resources through maintenance and rehabilitation incentives and technical assistance.***

Intent: To create incentives to encourage and assist property owners and developers in preserving historically significant cultural resources.

- HP-5.1 As feasible, maintain a resource library that includes technical information on the treatment of historic properties.
- HP-5.2 Consider providing relief from some taxes and fees for preservation projects.
- HP-5.3 Explore new sources of revenue such as grants and loans that can be used for the maintenance, rehabilitation, or restoration of cultural resources, or operating the City's preservation program.
- HP-5.4 As feasible, evaluate City programs for opportunities to underwrite the maintenance, rehabilitation or restoration of cultural resources.
- HP-5.5 Consider reevaluating the usefulness of the Transfer of Development Rights Program.
- HP-5.6 Consider directing capital improvement funds towards the preservation and enhancement of cultural resources and historic districts

***HP-6: Use historic preservation concepts as tools for economic development.***

Intent: To utilize the City's cultural resources in a manner that assists the overall economic development of the City.

- HP-6.1 Seek opportunities to work with business and professional groups to incorporate cultural resources into their promotions of business and tourism.
- HP-6.2 As feasible, incorporate goals and objectives related to cultural resources into public and private plans for economic development.

**City of West Hollywood Sunset Specific Plan & Amendments**

The Sunset Specific Plan was adopted in 1996 and has had several amendments added through January 1, 2019. The plan's primary goals were to preserve the eclectic character of Sunset Boulevard, manage and direct growth, and promote responsible development. Upon adoption by the City of West Hollywood, the Sunset Plan acted as a supplement to the City's General Plan and its Zoning Ordinance and included urban design standards, density strategies, cultural resource guidelines, and land-use and development regulations. The document was designed to specifically respond to the particular urban conditions of the Boulevard and its polities, standards, and guidelines.

The project site is located within Sunset Specific Plan Area 6- Holloway Triangle, bounded by 8730 Sunset Boulevard on the east and San Vicente Boulevard to the west. This section is one of the major intersections on Sunset Boulevard with entertainment billboards and a unique daytime and nighttime pedestrian entertainment atmosphere. The project site was given the label "6-E: 8850-8878 Sunset Blvd," but the report does not mention the project site's specific buildings individually nor does it go into detail to provide any analysis on the buildings histories or significance.



# 2 Background Research

## 2.1 CHRIS Records Search

On August 6, 2019, Dudek completed a search of the CHRIS at the South Central Coastal Information Center (SCCIC), located on the campus of California State University, Fullerton. The records search included the project site and a 0.25-mile records search area. This search included collections of mapped prehistoric and historic archaeological resources and historic built-environment resources, Department of Parks and Recreation Site Records, technical reports, archival resources, and ethnographic references. Additional consulted sources include historical maps of the study area, the NRHP, the CRHR, the California Historic Property Data File, the lists of California State Historical Landmarks, California Points of Historical Interest, and the Archaeological Determinations of Eligibility. The results of the records search are presented in Confidential Appendix B.

### Previously Conducted Cultural Resource Studies

The SCCIC records search results indicate that eight cultural resources investigations have been conducted within 0.25-mile of the project site between 1987 and 2014. Of these, only one study (LA-10568) overlaps the project site. Table 1 summarizes all eight previous cultural resources studies. A discussion of the overlapping study (LA-10568) is provided in Section 2.2: City of West Hollywood Historic Resources Survey (JHRA 1987).

**Table 1. Previous Cultural Resources Investigations Within 0.25-Mile of the Project Site**

SCCIC Report Number	Author	Year	Report Title	Proximity to Project Site
LA-04401	Duke, Curt	1999	Cultural Resource Assessment for the At&t Wireless Services Facility Number R224.1, Located at 8721 Sunset Boulevard, City and County of Los Angeles, California	Outside
LA-08244	McKenna, Jeanette A.	1999	Phase I Cultural and Paleontological Resources Investigations for the Proposed Sunset Millennium Project Area in West Hollywood, Los Angeles County, California	Outside
LA-10296	Bonner, Wayne H. and Kathleen A. Crawford	2009	Cultural Resources Records Search and Site Visit Results for T-Mobile USA Candidate SV12153A (Sunset Towers), 8730 Sunset Blvd., West Hollywood, Los Angeles County, CA.	Outside
LA-10568	Amorena, David, City of West Hollywood	1987	City of West Hollywood Historic Resources Survey 1986-1987 Final Report	Overlapping
LA-10604	Ehringer, Candace	2009	Cultural Resources Assessment for the Proposed 8801 Sunset Boulevard Specific Plan, West Hollywood, Los Angeles County, California	Outside
LA-12115	Bonner, Wayne and Crawford, Kathleen	2012	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate SV12153A (Sunset Tower) 8730 West Sunset Boulevard, West Hollywood, Los Angeles County, California	Outside

**Table 1. Previous Cultural Resources Investigations Within 0.25-Mile of the Project Site**

SCCIC Report Number	Author	Year	Report Title	Proximity to Project Site
LA-12720	Bonner, Diane, Wills, Carrie, and Crawford, Kathleen	2014	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate SV11150B (Mani Bros. Building) 9000 West Sunset Boulevard, West Hollywood, Los Angeles County, California	Outside
LA-12755	Bonner, Wayne and Crawford, Kathleen	2013	Cultural Resources Records Search and Site Visit Results for AT&T Mobility, LLC Candidate LAR224 (Sunset/Scotts Building) 8721 Sunset Boulevard, Los Angeles, Los Angeles County, California CASPR No 35551017571	Outside

**Previously Recorded Cultural Resources**

The SCCIC records search results indicate that 20 previously recorded cultural resources exist within the records search area. All 20 of the resources identified are built environment resources. Of these, only one resource (19-176905) overlaps the project site. Table 2 summarizes all 20 previously recorded cultural resources followed by a brief summary of the overlapping resource and its NRHP/CRHR eligibility or ineligibility. No prehistoric or historical archaeological resources were identified within the records search area.

**Table 2. Previously Recorded Cultural Resources Within 0.25-Mile of the Project Site**

Primary Number	Trinomial	Resource Description	NRHP/CRHR Eligibility*	Recorded By and Year	Proximity to Project Site
19-175985	-	Historic: West Hollywood Elementary School (970 N. Hammond St.)	3CS (2016) 6Y2 (1996)	2016 (GPA Consulting); 1996 (C. McAvoy, HRG)	Outside
19-176772	-	Historic: 8720 Sunset Blvd.	3D/3CD/5D3 (2016) 3D (1987)	2016 (GPA Consulting); 1987 (Amorena, David, City of West Hollywood)	Outside
19-176773	-	Historic: Sunset Plaza District	3S	1987 (Amorena, David, City of West Hollywood)	Outside
19-176807	-	Historic: Old Sherman Thematic Grouping	3CS (2016) 7N (1987)	2016 (GPA Consulting); 1987 (David Amorena, City of West Hollywood)	Outside
19-176871	-	Historic: Craftsman Grouping	6L	1987 (David Amorena, City of West Hollywood)	Outside

**Table 2. Previously Recorded Cultural Resources Within 0.25-Mile of the Project Site**

Primary Number	Trinomial	Resource Description	NRHP/CRHR Eligibility*	Recorded By and Year	Proximity to Project Site
19-176899	-	Historic: Crosby Building (9028 Sunset Blvd.)	3S/3CS/5S3 (2016) 7N (1987)	2016 (GPA Consulting); 1987 (David Amorena, City of West Hollywood)	Outside
19-176900	-	Historic: Stop Bar (9016-22 Sunset Blvd.)	6Z (2016) 5D2 (1987)	2016 (GPA Consulting); 1987 (David Amorena, City of West Hollywood)	Outside
19-176901	-	Historic: Rainbow Grill (9015 Sunset Blvd.)	3CS/5S3 (2016) 5D2 (1987)	2016 (GPA Consulting); 1987 (David Amorena, City of West Hollywood)	Outside
19-176902	-	Historic: The Roxy (9009 Sunset Blvd.)	3CS/5S3 (2016) 5D2 (1987)	2016 (GPA Consulting); 1987 (David Amorena, City of West Hollywood)	Outside
19-176903	-	Historic: Gabe Barnett Building (8949-53 Sunset Blvd.)	3S/3CS/5S3 (2016) 7N (1987)	2016 (GPA Consulting); 1987 (David Amorena, City of West Hollywood)	Outside
19-176904	-	Historic: Whiskey A-Go-Go (8901-05 Sunset Blvd.)	3S/3CS/5S3 (2016) 7N (1987)	2016 (GPA Consulting); 1987 (David Amorena, City of West Hollywood)	Outside
19-176905	-	Historic: 8866-78 Sunset Blvd.	6L (2016) 5D2 (1987)	2016 (GPA Consulting); 1987 (David Amorena, City of West Hollywood)	Overlapping
19-176906	-	Historic: Old World Restaurant (8782-88 Sunset Blvd.)	5S3 (2016) 5D2 (1987)	2016 (GPA Consulting); 1987 (David Amorena, City of West Hollywood)	Outside
19-176907	-	Historic: 8776-80 Sunset Blvd	5S3 (2016) 5D2 (1987)	2016 (GPA Consulting); 1987 (David Amorena, City of West Hollywood)	Outside

**Table 2. Previously Recorded Cultural Resources Within 0.25-Mile of the Project Site**

Primary Number	Trinomial	Resource Description	NRHP/CRHR Eligibility*	Recorded By and Year	Proximity to Project Site
19-176908	-	Historic: 8735-43 Sunset Blvd	6Z (2016) 5D2 (1987)	2016 (GPA Consulting); 1987 (David Amorena, City of West Hollywood)	Outside
19-176909	-	Historic: Sunset Strip District	Identified in 1987, dismissed in 2016	2016 (GPA Consulting); 1987 (David Amorena, City of West Hollywood)	Outside
19-188508	-	Historic: Sunset Towers (8730 W. Sunset Blvd.)	6Z (2016) 6Y (2009)	2016 (GPA Consulting); 2009 (K.A. Crawford, Michael Brandman Associates)	Outside
19-188716	-	Historic: Tower Records (8810 Sunset Blvd.)	Unknown	2008 (Tomes, A., EDAW, Inc.)	Outside
19-190895	-	Historic: MB Scotts Building (8721 West Subset Blvd)	6Z (2016)	2016 (GPA Consulting)	Outside
19-190971	-	Historic: AT&T Mobility LLC Candidate NLO210/Tamarack SCE Tower (28450 Fig Court)	Unknown	2014 (K.A. Crawford, Crawford Historic Services)	Outside

\* The CHRIS records search does not include the findings of the 2016 Citywide Commercial Historic Resources Survey conducted by GPA Consulting. However, all California Historical Resource Status Codes incorporate this current survey data available on <https://www.wehopreservation.org/database-search/>

**19-176905 (8866-8878 Sunset Boulevard)**

As part of the 1987 City of West Hollywood Resource Survey (see description below), the commercial properties at 8866-8878 Sunset Boulevard (Building 3 and Building 4) were evaluated for national, state, and local eligibility. The buildings were constructed in 1936 by the architecture firm Norstrom and Anderson as a Classical and Colonial Revival commercial buildings with multiple storefronts. The condition of the buildings was evaluated to be “fair,” listing storefront alterations, and its main themes of significance were identified as architecture and economic/industrial. The historian conducting the analysis in 1987 (David Amorena) assigned the building at 8866-8878 Sunset Boulevard with the California Historical Resources Status Code (CHRSC) of 5D, which is the equivalent of the updated code of 5D2, as “eligible for local listing as a contributor only” to a potential commercial district on the Sunset Strip. GPA’s 2016 Commercial Historic Resources Survey does not directly reference this district, but it does make the following statements about a potential commercial district on the Sunset Strip:

As part of the survey methodology, the project team considered groups of buildings in the city “united historically or aesthetically by plan or physical development” as potential historic districts. In the 1986-87 survey, a grouping along the Sunset Strip was identified as eligible, but not designated. The identified grouping was not very concentrated. The GPA project team did not believe the collection of buildings identified as contributing to the Sunset Strip grouping possessed the linkage or unity to qualify as a historic district; therefore, the buildings were evaluated individually.

## 2.2 Previous Evaluations in the Project Site

The following provides an overview of all previous studies/evaluations within or overlapping the project site. These studies were identified as a result of the CHRIS records search and archival research efforts.

### **City of West Hollywood Historic Resources Survey (JHRA 1987)**

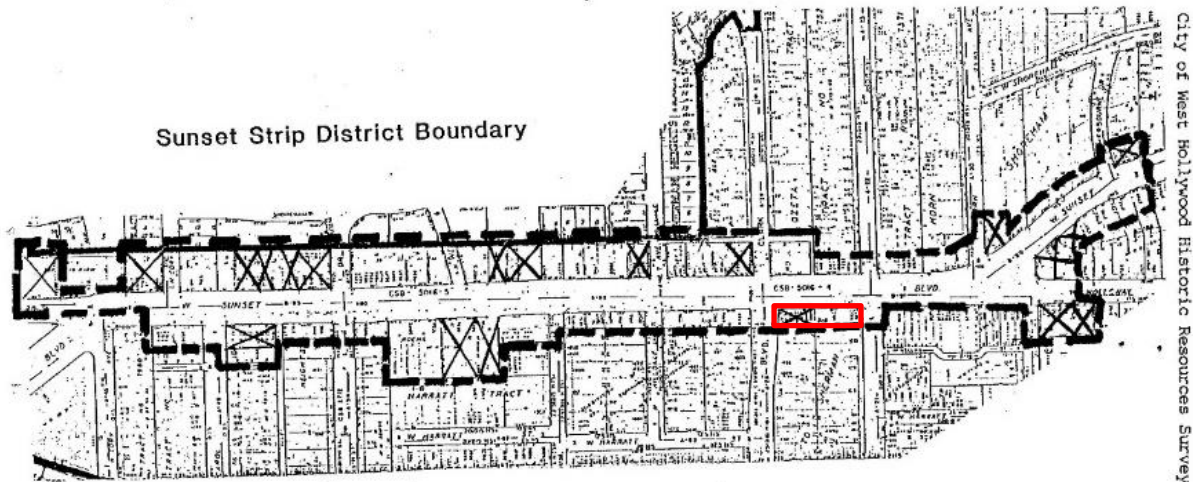
In 1986-1987, the City of West Hollywood hired the firm Johnson Heumann Research Associates to conduct a citywide historic resources survey and complete a historic context for the City focusing on its pre-World War II era history. This was the City's first Historic Resources Survey. The survey reviewed approximately 1,750 properties built before 1942. Of these properties, 118 were compiled into the City's official historic resources inventory. Resources were identified by three broad categories including: residential clusters of historically significant architectural styles; individual buildings of architectural styles worthy of architectural note; and streetscapes and urban or community design elements of significance. The survey provided the City with its first step in creating a comprehensive historic preservation program for the retention and rehabilitation of West Hollywood's historic resources. The buildings located at 8866-8872 Sunset (Building 3) and 8874-8878 Sunset (Building 4) were evaluated as part of a potential historic district, the Sunset Strip District, and not individually evaluated. Building 3 and Building 4 were recorded as one resource 8866-78 Sunset Boulevard and it was assigned a 5D status code indicating that it was found to be a contributor to the potential Sunset Strip District. No other buildings within the Project site were identified as possible contributors to the potential Sunset Strip District. The potential Sunset Strip District is discussed in detail below.

### ***The Sunset Strip District (P-19-176909)***

As part of the 1987 City of West Hollywood Historic Resources Survey, the Sunset Strip District (including multiple buildings located on Sunset Boulevard between approximately Sherbourne Drive to the east and Sunset Hills Road to the west) was identified as a potential conservation zone. A conservation zone is defined in the City of West Hollywood Historic Resources Survey report from 1987 as a significant cluster of resources, which did not individually meet the criteria for inclusion in the 1987 survey inventory but were identified for their potential significance as a district. The buildings included in the proposed Sunset Strip District were a grouping of buildings that were relatively intact and exhibited popular styles of architecture in the City during the 1930s. The proposed district also reflected an early pattern of development that showed the growing dependency on automobiles with the inclusion of rear parking areas in the designs of these commercial buildings. As such, these buildings were not evaluated individually, but as a district and were found to be potential candidates for neighborhood and commercial conservation zones. The Sunset Strip District was identified in 1987, but never adopted as a historic district by the City.

According to the map provided in the Sunset Strip District Historic Resource Inventory DPR 523 form, the block containing the project site was included within the boundaries of this potential historic district. The map also shows that the western portion of the block is crossed out (Figure 3). While unclear from the DPR form, additional archival research confirmed that buildings crossed out on the map reflected those identified as contributors to the proposed Sunset Strip District. Based on the map and additional research, the western portion of the block presumably includes 8866-8872 Sunset (Building 3) and 8874-8878 Sunset (Building 4) as contributors to the Sunset Strip District. However, additional archival research indicated that the Sunset Strip District was presented to the City's Cultural Heritage Advisory Board (CHAB) in 1993 and only 12 of the 18 buildings proposed for inclusion in the Sunset Strip District were recommended for nomination. It was recommended that 8866-8872 Sunset (Building 3) and 8874-8878 Sunset (Building 4) not be included in the proposed Sunset Strip District due to significant

alterations. No other buildings within the project site were proposed for nomination as part of the Sunset Strip District (CHAB 1993; Chattel 2013).



**Figure 3.** Sunset Strip District Boundary from City of West Hollywood Historic Resources Survey, project site outlined in red (City West Hollywood 1987)

**Historic Resource Assessment (HRA): 8866 W. Sunset Boulevard, West Hollywood, CA 90069 (Chattel, Inc. 2013)**

In 2013, Chattel, Inc. historic preservation consultants prepared a Historic Resource Assessment (HRA) for the property at 8866 Sunset Boulevard (TA-KE Sushi). The report evaluated one building constructed in 1935 (Building 3 identified in this report). The property was included in the City’s 1987 Historic Resource Inventory and found eligible in that survey for listing as a contributor to the potential Sunset Strip District. The potential Sunset Strip District was never officially designated. The Chattel report re-evaluated the property and found that it did not retain sufficient integrity to be eligible as a cultural resource under CRHR and NRHP criteria, due to loss of character-defining features, and does not meet City criteria for designation due to lack of integrity. In 2014, the West Hollywood Historic Preservation Commission recommended the property is not individually eligible for designation as a cultural resource under Draft Resolution Number HPC 14-112.

**City of West Hollywood Commercial Historic Resources Survey (GPA 2016)**

In 2016, GPA Consulting completed the City of West Hollywood Commercial Historic Resources Survey, which identified potential historic resources among commercial properties located within the City constructed through 1975. This document also included a historic context statement for the commercial development of West Hollywood and research on properties identified as potentially eligible. In total, 763 properties were surveyed at the reconnaissance level. The project team, with guidance from the Historic Preservation Commission (HPC), City staff, and community members, developed a list of 89 individual properties and one district that warranted further study based upon the themes outlined in the historic context statement. These properties were then researched and

evaluated using the established designation criteria for listing in the NRHP, CRHR, and the City of West Hollywood Register of Cultural Resources.

The City of West Hollywood's 2016 Commercial Historic Resources Survey assigned the following California Historical Resources Status Codes (CHRSC) to buildings within the project site:

- Terner's Liquor, 8850 Sunset Boulevard – 6Z (found ineligible for the NRHP, CRHR, or local designation through survey evaluation)
- Viper Room, 8852 Sunset Boulevard – updated from 6Z (found ineligible for the NRHP, the CRHR, or local designation through survey evaluation) to 7N (needs to be re-evaluated)
- Sun Bee Food & Liquor Mart, 8860 Sunset Boulevard – 6Z (found ineligible for the NRHP, the CRHR, or local designation through survey evaluation)
- TA-KE Sushi, 8866 Sunset Boulevard – 6L (determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning)
- Aahs!, 8874-8878 Sunset Boulevard – 6Z (found ineligible for the NRHP, the CRHR, or local designation through survey evaluation)
- The Sunset Strip District - The GPA project team found that the collection of buildings identified as contributing to the potential Sunset Strip District grouping previously identified in the 1987 Johnson Heumann Research Associates survey did not possess the linkage or unity to qualify as a historic district; therefore, the buildings were evaluated individually in 2016, and the Sunset Strip District was not carried forward as part of the City of West Hollywood Commercial Historic Resources Survey (GPA 2016).

**Historic Resource Assessment (HRA): 8852 Sunset Boulevard, West Hollywood (HRG 2019)**

The Viper Room (8852 Sunset Boulevard) was documented as part of the 2016 City of West Hollywood Commercial Historic Resources Survey and given a CHRSC of 6Z, indicating that the building is “ineligible for listing in the National Register and California Register or for designation as a City of West Hollywood Cultural Resource through survey evaluation.” After receiving input from the community and City Council members, the City Council requested an additional review of the property. The Viper Room's status code was updated from a 6Z to a 7N, “needs to be re-evaluated,” as shown above.

Accordingly, in June 2019, Historic Resources Group (HRG) prepared an HRA for 8852 Sunset Boulevard. The report specifically evaluated 8852 Sunset Boulevard, currently known as the Viper Room, for listing in the NRHP, the CRHR, and as a City of West Hollywood Cultural Resource. As part of the 2019 effort, HRG conducted a re-evaluation of the Viper Room for its potential individual significance. The 2019 report concluded the Viper Room does not appear eligible for designation at the federal, state, or local levels due to its lack of integrity caused by numerous alterations throughout the building's history. Furthermore, the HRG report stated the following about the building's recent past as the Viper Room: “the Viper Room does not meet the threshold of exceptional importance required for historic designation of a resource from the recent past.” The HRG evaluation went on to state the following about the Viper Room association in its argument for ineligibility: “The association with the Viper Room was only established 25 years in the past and is not of exceptional importance.”

In addition to the June 2019 evaluation prepared by HRG, an Addendum was prepared in December 2019 for the property located at 8852 Sunset Boulevard. The addendum demonstrated that the building located at 8852 Sunset Boulevard was not the oldest remaining building on the Sunset Strip and further confirmed the building's lack of integrity.

## 2.3 Building Development and Archival Research

In addition to reviewing the results of the CHRIS records search and the previous studies conducted within the project site, archival and building development research was completed to facilitate preparation of the historic context statement and property significance evaluations within the project site.

### City of West Hollywood Planning and Development Services Department

On August 29, 2019, Dudek obtained all available permits pertaining to the subject property from the City of West Hollywood Planning and Development Services Department in order to establish dates of construction and alterations. All information obtained from the building permits was used in preparation of the historic context and construction history for each building within the project area.

### Historical Newspaper Search

Dudek reviewed historical newspapers covering the City of West Hollywood area in an effort to understand the development of the subject properties. Dudek reviewed archived copies of the *Los Angeles Times* and *Los Angeles Herald* to develop the Historical Context Section and Development History of the Project Site Section.

### Historical Sanborn Fire Insurance Maps

Dudek reviewed all available Sanborn Fire Insurance Company maps of the property. The project site appears on the Los Angeles maps for the years 1926 and 1950. The 1926 map shows the project site with two one-story wood frame buildings with composition roofs constructed on the eastern half of the block, with five distinct storefronts. The buildings are separated by interior wood frame partitions with the buildings at 8862 and 8858 Sunset Boulevard connected by an interior partition opening. The building at the corner of Sunset Boulevard and Larrabee has an angled entrance. The use of the buildings from left to right are a bottling works, storage, restaurant, store, and a drugs store. Two windows are located on the southern elevation of 8854 and 8850 Sunset Boulevard (Figure 4).

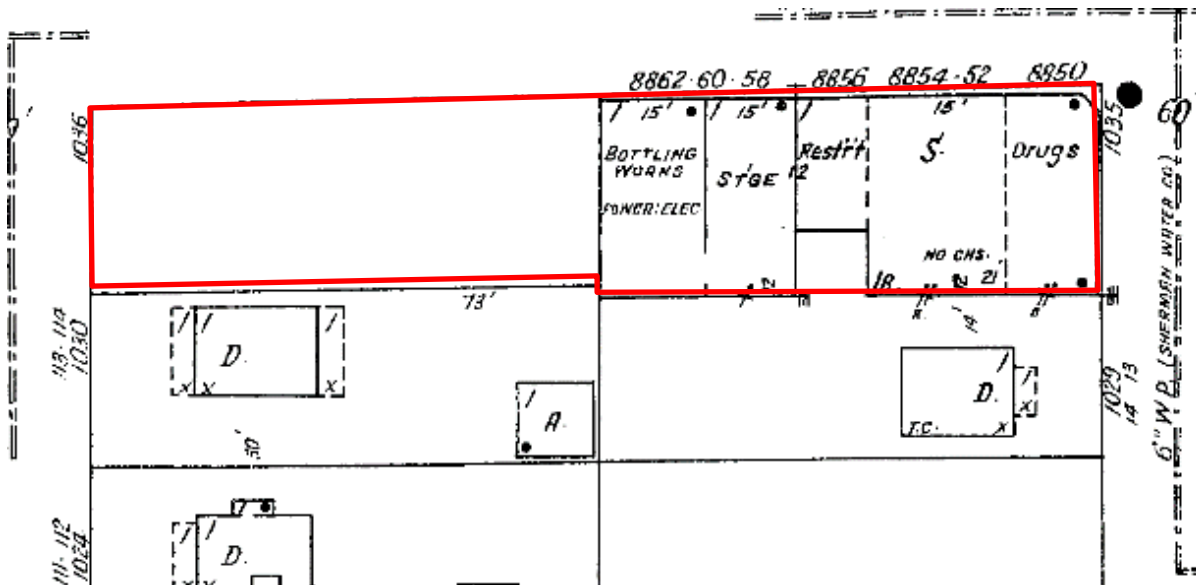


Figure 4. 1926 Sanborn Fire Insurance Map, Volume 20, Sheet 2002, project site outlined in red



The 1950 Sanborn map displays multiple changes from the 1926 map. The first is the identification of eight storefronts across two one-story wood frame and composition roof buildings on the western half of the block. Each of the storefronts are separated by a wood frame partition. The two buildings to the far west are set back slightly and display a combination store and restaurant and a store. The building at the corner of Sunset Boulevard and Clark Street has an angled entry. The next five storefronts are also stores, while the last storefront in this section is a restaurant. The eastern half of the block displays four storefronts as compared to the five in the 1926 map. The buildings at 8862 and 8858 have been combined into one store with wood posts and the store to its right have been partitioned into two. The store has been changed into a restaurant while the drug store has a note stating that there was an additional store added to either the back or the basement (Figure 5) (Sanborn 1926 and 1950).

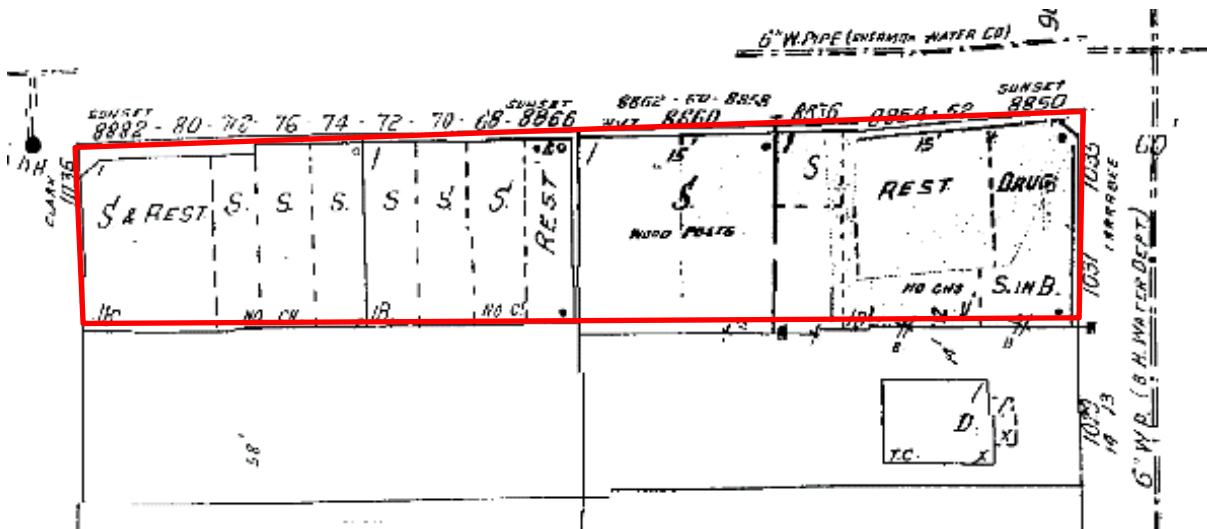


Figure 5. 1950 Sanborn Fire Insurance Map, Volume 20, Sheet 2002, project site outlined in red

**Historical Aerial Photographs**

Historic aerial photographs of the project site were available from Nationwide Environmental Title Research (NETR) LLC maps for the years 1947, 1948, 1952, 1964, 1972, 1978, 1980, 1989, 1994, 2003, 2004, 2005, 2009, 2010, 2012, and 2014 and from the University of California, Santa Barbara, FrameFinder Maps for the years 1927, 1937, 1947, 1956, 1960, 1967, and 1973. The earliest available photograph showing development on the project site dates from 1927 and displays the project site and its surrounding neighborhood mostly developed with commercial and residential properties. The project site shows a series of buildings facing towards Sunset Boulevard. Due to the low quality of the photograph, the exact number of buildings present cannot be identified. The 1937 aerial displays an increase in development to the northwest of the project site. The project site shows four buildings between N. San Vicente Boulevard and Larrabee Street facing onto Sunset Boulevard with mostly single-family residences to the south. The 1947 and 1948 aerials displays little change to the project site and its surrounding neighborhoods. By the 1952 aerial, all of the open land around the subject property has been developed and one of the single-family residences to the project site’s south was replaced with a multi-family complex. Development also continued to spread north into the neighborhood called the Bird Streets. The project site displays no visible

change between the 1952 and 1960 aerial photographs, while several of the lots to the rear of the building have been replaced with either parking lots or larger multi-family apartments. The replacement of single-family residences for multi-family apartments in the project site vicinity continued in the 1964 aerial. The project site did not undergo any visible alterations aside from the replacement of an open lot with a parking lot at the northeast corner of Sunset and Larrabee. No change is seen between the 1964 and 1967 aerials. The only visible change to the project site seen in the 1972 aerial was the installation of a three-sided billboard to the building at the farthest west and a single billboard added to the building to the eastern edge. The project site displays no visible change between the 1973 and 1980 aerial photographs, while the land to the south has been cleared out and the majority of the surrounding properties are large-scale commercial or residential properties. By 1989, the open land to the south has been infilled with large hotel. The 1994, 2003, 2004, 2005, 2009, 2010, 2012, and 2014 aerials display little to no visible changes to the project site from the 1989 photograph (NETR 2019; UCSB 2019).

## 2.4 Native American Correspondence

### **NAHC Sacred Lands File Search**

As part of the process of identifying cultural resources within or near the project site, the City contacted the NAHC to request a review of the SLF on August 12, 2019. The NAHC emailed a response on September 18, 2019, which indicated that the SLF search was completed with negative results (i.e., no Native American cultural resources were identified as a result of the search). Because the SLF search does not include an exhaustive list of Native American cultural resources, the NAHC suggested contacting Native American individuals and/or tribal organizations who may have direct knowledge of cultural resources in or near the project site. Documents related to the NAHC SLF search are included in Appendix C.

# 3 Historic Context

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## 3.1 Prehistoric Overview

Evidence for continuous human occupation in Southern California spans the last 10,000 years. Various attempts to parse out variability in archaeological assemblages over this broad period have led to the development of several cultural chronologies; some of these are based on geologic time, most are based on temporal trends in archaeological assemblages, and others are interpretive reconstructions. To be more inclusive, this research employs a common set of generalized terms used to describe chronological trends in assemblage composition: Paleoindian (pre-5500 BC), Archaic (8000 BC–AD 500), Late Prehistoric (AD 500–1769), and Ethnohistoric (post-AD 1769).

### **Paleoindian Period (pre-5500 BC)**

Evidence for Paleoindian occupation in the region is tenuous. Our knowledge of associated cultural pattern(s) is informed by a relatively sparse body of data that has been collected from within an area extending from coastal San Diego, through the Mojave Desert, and beyond. One of the earliest dated archaeological assemblages in the region is located in coastal Southern California (though contemporaneous sites are present in the Channel Islands) derives from SDI-4669/W-12 in La Jolla. A human burial from SDI-4669 was radiocarbon dated to 9,590–9,920 years before present (95.4% probability) (Hector 2006). The burial is part of a larger site complex that contained more than 29 human burials associated with an assemblage that fits the Archaic profile (i.e., large amounts of ground stone, battered cobbles, and expedient flake tools). In contrast, typical Paleoindian assemblages include large stemmed projectile points, high proportions of formal lithic tools, bifacial lithic reduction strategies, and relatively small proportions of ground stone tools. Prime examples of this pattern are sites that were studied by Emma Lou Davis (1978) on Naval Air Weapons Station China Lake near Ridgecrest, California. These sites contained fluted and unfluted stemmed points and large numbers of formal flake tools (e.g., shaped scrapers, blades). Other typical Paleoindian sites include the Komodo site (MNO-679)—a multi-component fluted point site, and MNO-680—a single component Great Basined Stemmed point site (see Basgall et al. 2002). At MNO-679 and -680, ground stone tools were rare while finely made projectile points were common.

Warren et al. (2004) claimed that a biface (prehistoric stone tool that has been flaked on both faces), manufacturing tradition present at the Harris site complex (SDI-149) is representative of typical Paleoindian occupation in the region that possibly dates between 10,365 and 8,200 BC (Warren et al. 2004). Termed San Dieguito (see also Rogers 1945), assemblages at the Harris site are qualitatively distinct from most others in region because the site has large numbers of finely made bifaces (including projectile points), formal flake tools, a biface reduction trajectory, and relatively small amounts of processing tools (see also Warren 1968). Despite the unique assemblage composition, the definition of San Dieguito as a separate cultural tradition is hotly debated. Gallegos (1987) suggested that the San Dieguito pattern is simply an inland manifestation of a broader economic pattern. Gallegos's interpretation of San Dieguito has been widely accepted in recent years, in part because of the difficulty in distinguishing San Dieguito components from other assemblage constituents. In other words, it is easier to ignore San Dieguito as a distinct socioeconomic pattern than it is to draw it out of mixed assemblages.

The large number of finished bifaces (i.e., projectile points and non-projectile blades), along with large numbers of formal flake tools at the Harris site complex, is very different than nearly all other assemblages throughout the region, regardless of age. Warren et al. (2004) made this point, tabulating basic assemblage constituents for key early Holocene sites. Producing finely made bifaces and formal flake tools implies that relatively large amounts of time were spent for tool manufacture. Such a strategy contrasts with the expedient flake-based tools and cobble-

core reduction strategy that typifies non-San Dieguito Archaic sites. It can be inferred from the uniquely high degree of San Dieguito assemblage formality that the Harris site complex represents a distinct economic strategy from non-San Dieguito assemblages.

San Dieguito sites are rare in the inland valleys, with one possible candidate, RIV-2798/H, located on the shore of Lake Elsinore. Excavations at Locus B at RIV-2798/H produced a toolkit consisting predominately of flaked stone tools, including crescents, points, and bifaces, and lesser amounts of groundstone tools, among other items (Grenda 1997). A calibrated and reservoir-corrected radiocarbon date from a shell produced a date of 6630 BC. Grenda (1997) suggested this site represents seasonal exploitation of lacustrine resources and small game and resembles coastal San Dieguito assemblages and spatial patterning.

If San Dieguito truly represents a distinct socioeconomic strategy from the non-San Dieguito Archaic processing regime, its rarity implies that it was not only short-lived, but that it was not as economically successful as the Archaic strategy. Such a conclusion would fit with other trends in Southern California deserts, where hunting-related tools were replaced by processing tools during the early Holocene (see Basgall and Hall 1990).

### **Archaic Period (8000 BC – AD 500)**

The more than 2,500-year overlap between the presumed age of Paleoindian occupations and the Archaic period highlights the difficulty in defining a cultural chronology in Southern California. If San Dieguito is the only recognized Paleoindian component in the coastal Southern California, then the dominance of hunting tools implies that it derives from Great Basin adaptive strategies and is not necessarily a local adaptation. Warren et al. (2004) admitted as much, citing strong desert connections with San Dieguito. Thus, the Archaic pattern is the earliest local socioeconomic adaptation in the region (see Hale 2001, 2009).

The Archaic pattern, which has also been termed the Millingstone Horizon (among others), is relatively easy to define with assemblages that consist primarily of processing tools, such as millingstones, handstones, battered cobbles, heavy crude scrapers, incipient flake-based tools, and cobble-core reduction. These assemblages occur in all environments across the region with little variability in tool composition. Low assemblage variability over time and space among Archaic sites has been equated with cultural conservatism (see Basgall and Hall 1990; Byrd and Reddy 2002; Warren 1968; Warren et al. 2004). Despite enormous amounts of archaeological work at Archaic sites, little change in assemblage composition occurred until the bow and arrow was adopted around AD 500, as well as ceramics at approximately the same time (Griset 1996; Hale 2009). Even then, assemblage formality remained low. After the bow was adopted, small arrow points appear in large quantities and already low amounts of formal flake tools are replaced by increasing amounts of expedient flake tools. Similarly, shaped millingstones and handstones decreased in proportion relative to expedient, unshaped ground stone tools (Hale 2009). Thus, the terminus of the Archaic period is equally as hard to define as its beginning because basic assemblage constituents and patterns of manufacturing investment remain stable, complemented only by the addition of the bow and ceramics.

### **Late Prehistoric Period (AD 500–1769)**

The period of time following the Archaic and before Ethnohistoric times (AD 1769) is commonly referred to as the Late Prehistoric (Rogers 1945; Wallace 1955; Warren et al. 2004); however, several other subdivisions continue to be used to describe various shifts in assemblage composition. In general, this period is defined by the addition of arrow points and ceramics, as well as the widespread use of bedrock mortars. The fundamental Late Prehistoric assemblage is very similar to the Archaic pattern, but includes arrow points and large quantities of fine debitage from producing arrow points, ceramics, and cremations. The appearance of mortars and pestles is difficult to place

in time because most mortars are on bedrock surfaces. Some argue that the Ethnohistoric intensive acorn economy extends as far back as AD 500 (Bean and Shipek 1978). However, there is no substantial evidence that reliance on acorns, and the accompanying use of mortars and pestles, occurred before AD 1400. Millingstones and handstones persisted in higher frequencies than mortars and pestles until the last 500 years (Basgall and Hall 1990); even then, weighing the economic significance of millingstone-handstone versus mortar-pestle technology is tenuous due to incomplete information on archaeological assemblages.

## 3.2 Historic-Period Overview

Post-Contact history for the State of California is generally divided into three periods: the Spanish Period (1769–1821), Mexican Period (1821–1848), and American Period (1848–present). Although Spanish, Russian, and British explorers visited the area for brief periods between 1529 and 1769, the Spanish Period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain in 1821 marks the beginning of the Mexican Period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican–American War, signals the beginning of the American Period when California became a territory of the United States.

### **Spanish Period (1769–1821)**

Spanish explorers made sailing expeditions along the coast of southern California between the mid-1500s and mid-1700s. In search of the legendary Northwest Passage, Juan Rodríguez Cabrillo stopped in 1542 at present-day San Diego Bay. With his crew, Cabrillo explored the shorelines of present Catalina Island as well as San Pedro and Santa Monica Bays. Much of the present California and Oregon coastline was mapped and recorded in the next half-century by Spanish naval officer Sebastián Vizcaíno. Vizcaíno’s crew also landed on Santa Catalina Island and at San Pedro and Santa Monica Bays, giving each location its long-standing name. The Spanish crown laid claim to California based on the surveys conducted by Cabrillo and Vizcaíno (Bancroft 1885; Gumprecht 2001).

More than 200 years passed before Spain began the colonization and inland exploration of Alta California. The 1769 overland expedition by Captain Gaspar de Portolá marks the beginning of California’s Historic period, occurring just after the King of Spain installed the Franciscan Order to direct religious and colonization matters in assigned territories of the Americas. With a band of 64 soldiers, missionaries, Baja (lower) California Native Americans, and Mexican civilians, Portolá established the Presidio of San Diego, a fortified military outpost, as the first Spanish settlement in Alta California. In July of 1769, while Portolá was exploring southern California, Franciscan Fr. Junípero Serra founded Mission San Diego de Alcalá at Presidio Hill, the first of the 21 missions that would be established in Alta California by the Spanish and the Franciscan Order between 1769 and 1823. The Portolá expedition first reached the present-day boundaries of Los Angeles in August 1769, thereby becoming the first Europeans to visit the area. Father Crespi named “the campsite by the river Nuestra Señora la Reina de los Angeles de la Porciúncula” or “Our Lady the Queen of the Angels of the Porciúncula.” Two years later, Friar Junípero Serra returned to the valley to establish a Catholic mission, the Mission San Gabriel Arcángel, on September 8, 1771 (Kyle 2002). Mission San Fernando Rey de España was established nearly 30 years later on September 8, 1797.

In 1781, a group of 11 Mexican families traveled from Mission San Gabriel Arcángel to establish a new pueblo called El Pueblo de la Reyna de Los Angeles (The Pueblo of the Queen of the Angels). This settlement consisted of a small group of adobe-brick houses and streets and would eventually be known as the Ciudad de Los Angeles (City of Angels), which incorporated on April 4, 1850, only two years after the Mexican-American War and five months prior to California achieving statehood. Settlement of the Los Angeles region continued in the early American Period.

### **Mexican Period (1821–1848)**

A major emphasis during the Spanish Period in California was the construction of missions and associated presidios to integrate the Native American population into Christianity and communal enterprise. Incentives were also provided to bring settlers to pueblos or towns, but just three pueblos were established during the Spanish Period, only two of which were successful and remain as California cities (San José and Los Angeles). Several factors kept growth within Alta California to a minimum, including the threat of foreign invasion, political dissatisfaction, and unrest among the indigenous population. After more than a decade of intermittent rebellion and warfare, New Spain (Mexico and the California territory) won independence from Spain in 1821. In 1822, the Mexican legislative body in California ended isolationist policies designed to protect the Spanish monopoly on trade, and decreed California ports open to foreign merchants (Dallas 1955).

Extensive land grants were established in the interior during the Mexican Period, in part to increase the population inland from the more settled coastal areas where the Spanish had first concentrated their colonization efforts. During the supremacy of the ranchos (1834–1848), landowners largely focused on the cattle industry and devoted large tracts to grazing. Cattle hides became a primary southern California export, providing a commodity to trade for goods from the east and other areas in the United States and Mexico. The number of nonnative inhabitants increased during this period because of the influx of explorers, trappers, and ranchers associated with the land grants. The rising California population contributed to the introduction and rise of diseases foreign to the Native American population, who had no associated immunities.

### **American Period (1848–Present)**

War in 1846 between Mexico and the United States precipitated the Battle of Chino, a clash between resident Californios and Americans in the San Bernardino area. The Mexican-American War ended with the Treaty of Guadalupe Hidalgo in 1848, ushering California into its American Period.

California officially became a state with the Compromise of 1850, which also designated Utah and New Mexico (with present-day Arizona) as U.S. Territories (Waugh 2003). Horticulture and livestock, based primarily on cattle as the currency and staple of the rancho system, continued to dominate the southern California economy through 1850s. The Gold Rush began in 1848, and with the influx of people seeking gold, cattle were no longer desired mainly for their hides but also as a source of meat and other goods. During the 1850s cattle boom, rancho vaqueros drove large herds from southern to northern California to feed that region's burgeoning mining and commercial boom. Cattle were at first driven along major trails or roads such as the Gila Trail or Southern Overland Trail, then were transported by trains when available. The cattle boom ended for southern California as neighbor states and territories drove herds to northern California at reduced prices. Operation of the huge ranchos became increasingly difficult, and droughts severely reduced their productivity (Cleland 2005).

The County of Los Angeles was established on February 18, 1850, one of 27 counties established in the months prior to California acquiring official statehood in the United States. Many of the ranchos in the area now known as Los Angeles County remained intact after the United States took possession of California; however, a severe drought in the 1860s resulted in many of the ranchos being sold or otherwise acquired by Americans. Most of these ranchos were subdivided into agricultural parcels or towns (Dumke 1944). Nonetheless, ranching retained its importance, and by the late 1860s, Los Angeles was one of the top dairy production centers in the country (Rolle 2003). By 1876, Los Angeles County reportedly had a population of 30,000 persons (Dumke 1944). Los Angeles maintained its role as a regional business center and the development of citriculture in the late 1800s and early 1900s further strengthened this status (Caughey and Caughey 1977). These factors, combined with the expansion of port facilities

and railroads throughout the region, contributed to the impact of the real estate boom of the 1880s on Los Angeles (Caughey and Caughey 1977; Dumke 1944). By the late 1800s, government leaders recognized the need for water to sustain the growing population in the Los Angeles area. Irish immigrant William Mulholland personified the city's efforts for a stable water supply (Dumke 1944; Nadeau 1997). By 1913, the City of Los Angeles had purchased large tracts of land in the Owens Valley and Mulholland planned and completed the construction of the 240-mile aqueduct that brought the valley's water to the city (Nadeau 1997). Los Angeles continued to grow in the twentieth century, in part due to the discovery of oil in the area and its strategic location as a wartime port. The county's mild climate and successful economy continued to draw new residents in the mid-to-late 1900s, with much of the county transformed from ranches and farms into residential subdivisions surrounding commercial and industrial centers. Hollywood's development into the entertainment capital of the world and southern California's booming aerospace industry were key factors in the county's growth in the twentieth century.

### 3.3 Historical Overview of West Hollywood

The Cahuenga Valley sits at the base of the Hollywood Hills and was once a sprawling agricultural landscape. The land around present-day West Hollywood was part of Rancho La Brea, granted to Antonio Jose Rocha by the Mexican government in 1828. The land was subsequently sold to Major Henry Hancock, an army surveyor who would become a prominent figure in the development of Los Angeles, and the man for whom Hancock Park is named. While much of Rancho La Brea was eventually incorporated into the City of Los Angeles, the portion within present-day West Hollywood remained an unincorporated rural landscape consisting of farmhouses. A water delivery system was introduced to the area in 1896 by John Pirtle's West Los Angeles Water Company, which made intensive development of the region possible. (JHRA 1987; Masters 2011).

Two of the most important figures in the early development of present-day West Hollywood were Moses H. Sherman and his brother-in-law Eli P. Clark. Sherman and Clark were transportation entrepreneurs responsible for developing one of Southern California's first interurban electric railways, the Pasadena and Pacific, which connected inland Los Angeles with the beaches of Santa Monica. Sherman and Clark sought a main rail yard to house their Los Angeles Railway. Sherman found a location just 10 miles west of downtown Los Angeles. In 1894, the two men entered negotiations with Thomas and Leander Quint, who owned a centrally located portion of the land. Sherman and Clark wanted to acquire a portion of the Quint's land to build a powerhouse and maintenance shops for their new suburban railroad. By July 4, 1895, the first electric rail car was up and running on the new line (JHRA 1987).

In 1896, 12 acres of the Quint's barley fields were sold to E.H. White and subdivided to form the town site of Sherman. The subdivision extended from the eastern border of Rancho Rodeo de Las Aguas on the west to Palm Avenue on the east. The first streets developed in the area were Larrabee, Clark (present-day San Vicente), Cynthia, and Sherman (now Santa Monica Boulevard). Early settlers consisted primarily of railroad workers, engineers, carpenters, and other types of maintenance crew for the new Los Angeles Railway. In 1895, a commercial building was constructed to house the post office, and the first home was built on Larrabee. The town of Sherman continued to grow rapidly over the next decade and became more and more appealing to prospective residents, offering the peace and quiet of a small town with the benefit of being in close proximity to downtown. Single-family residences began to pop-up throughout the area in the form of cottages and Craftsman bungalows. Santa Monica Boulevard saw the development of a commercial strip lined with one- and two-story vernacular brick buildings and wooden storefronts. Sunset Boulevard was still unpaved at this time.

The Hollywood film industry was founded in 1911, and would bring the next big employment boom through Sherman on the heels of the railroad industry. By 1919, production studios had popped up throughout the Los Angeles area in places

like Edendale (today known as the Echo Park, Los Feliz and Silver Lake areas), Hollywood, and Culver City. The town's development began to merge with nearby Hollywood. The first major developments near Sherman included the Jesse D. Hampton studio at the corner of present-day Formosa Avenue and Santa Monica Boulevard. The movie, oil, and transportation industries in Sherman attracted droves of newcomers and the population grew (JHRA 1987).

A Chamber of Commerce was formed in 1920 to streamline municipal processes bottlenecked by the Sherman Improvement Association and the Los Angeles County Board of Supervisors. One of Chamber's first agenda items was to widen Santa Monica Boulevard, which required moving, and in some cases rebuilding, almost every commercial building in Sherman. In 1924, the residents of Sherman were asked to vote on the issue of annexation to Los Angeles (the first of several times the issue would come before voters). Los Angeles had already annexed several large tracts surrounding Sherman, including the 1,203-acre Fairfax District and 430-acre Melrose District. Unlike Sherman, these districts did not have an established community with its own identity, so incorporation was less controversial. Realtors supported the idea, citing that the future growth and development of Sherman depended on access to Los Angeles' municipal services. Conversely, Sherman's Board of Trade and Chamber of Commerce staunchly opposed annexation, citing fears of increased property taxes. The opposition ultimately prevailed, and Sherman financed the construction of its own sewer system and relied on the county to provide police and fire protection services (Masters 2011; JHRA 1987).

In 1925, Sherman changed its name to West Hollywood in order to capitalize on the fame of its more affluent neighbor, Hollywood. Its posh location between Beverly Hills and Hollywood made it a very desirable place to live, soon new subdivisions composed of Spanish Colonial Revival single-family houses, and other period revival-style apartment buildings began to appear. Many of these new residences were built in close proximity to the Sunset Strip and were often designed by some of the region's most coveted architects. The prime location and impressive streetscapes were very appealing to the film industry, and many of the new ornate apartment buildings were quickly occupied by writers, producers, technicians, cameramen, and actors who appreciated the close proximity to the movie studios (JHRA 1987).

The onset of World War II marked an end to the extravagant Hollywood lifestyle, defined by its excess in the 1920s and 1930s, and replaced it with a somewhat more wholesome image in the 1940s. Rising production costs also resulted in fewer films being produced. After the war, people began to stay home with their television sets rather than go out to the movies or nightclubs. Celebrities also maintained lower social profiles, particularly in the light of political reform and the McCarthy era. The famous nightclubs began to close their doors, starting with the Trocadero in 1946 and Ciro's in 1952. Relaxed county zoning laws during the 1960s and 1970s resulted in the construction of large multifamily apartment buildings in West Hollywood on streets once dominated by single-family homes. By 1999, the West Hollywood segment of the Los Angeles Railway tracks along Santa Monica Boulevard were found to be no longer useful and were removed. The strip of land the tracks once occupied was replaced with a landscaped median, which remains in place today. In 1984, West Hollywood became the last city in the area to be incorporated (Masters 2011).

### 3.4 Historical Overview of Commercial Development in West Hollywood

In the early twentieth-century, a modest commercial corridor was developing along Santa Monica Boulevard, which had become the town of Sherman's main thoroughfare. At the same time, the area around Sunset Boulevard remained rural. Real estate sales greatly differed based on whether the lot was north or south of Sunset Boulevard. The northern end remained stagnant, while the land south of the street sold quickly. In 1923, the John A. Evans



Corporation purchased the section north of Sunset Boulevard from the Hacienda Park Land Company and installed sewer and gas lines. The Evans Corporation also graded and named the streets, setting the area up to be a viable development (HRG 2019a, HRG 2019b).

The early 1920s brought both a boom to commercial and residential development. The Santa Monica Boulevard commercial district that had begun to take shape earlier in the decade continued to expand in the 1920s (Figure 6). The street was widened and the existing commercial buildings were moved, allowing for many of them to be remodeled. The eastern portion of Santa Monica Boulevard within Sherman became largely industrial due to the presence of railroad tracks used by both freight and trolley cars. With the railroad tracks and industrial properties came an increase in the working-class population and as a result, businesses like taverns and bars began to develop throughout Sherman. At the same time, Sherman began to host the thriving motion picture industry because of its proximity to Hollywood and available land for outdoor film locations. Nearby Beverly Hills became the preferred residential community for the Hollywood film stars, allowing for Sunset Boulevard to become the main thoroughfare between the residences and the studios to the east. Sherman was an unincorporated town, falling under the jurisdiction of the sheriff’s department of Los Angeles County, resulting in relatively little oversight. Quickly speakeasies, casinos, and lesbian, gay, bisexual, transgender, queer (LGBTQ)-friendly clubs were constructed along the unincorporated portion of Sunset Boulevard. Hollywood at this time was a “dry town,” which allowed the “County Strip” to be the main street to visit bars and clubs, especially after the implementation of Prohibition in 1920. Due to Sherman’s status as an unincorporated county area, it received relatively little oversight from law enforcement, allowing restaurants and taverns to sell liquor despite it being illegal. The reputation that Sherman gained as a nighttime haunt would contribute to the town’s prosperity in the following decades and establish its unique identity within Los Angeles County (Meares 2019; HRG 2019a, HRG 2019b).



**Figure 6.** Aerial of Sherman showing Santa Monica and Sunset Boulevards, 1925 (photo courtesy Martin Turnbull)

In 1925, Sherman looked to capitalize on the popularity of its neighboring town Hollywood renamed itself West Hollywood, which it had been using informally for a few years prior. By the mid-1930s, the Sunset Strip had become

the center of the Hollywood scene, hosting a variety of celebrity-frequented nightclubs such as the Trocadero, Mocambo, and Ciro's. These clubs epitomized the glamour and star-power of Hollywood. In spite of prohibition laws, which were not repealed until 1933, drinking and gambling persisted in all of the well-known clubs. Once prohibition was repealed speakeasies could be legalized and allowed for them to put more money into their buildings. Buildings constructed during this period were typically vernacular wood-framed or unreinforced masonry, with commercial buildings located along historic streetcar lines (Meares 2019; HRG 2019a, HRG 2019b).

Post-WWII West Hollywood became the center of the region's creative cultures and communities. This resulted in an era of transition for the Sunset Strip. The street was caught between the creative and the more modern after several high-rise hotels and office buildings were constructed along the boulevard. This opened the Sunset Boulevard to an increase of density where one- and two-story buildings were replaced with modern high-rises in the early 1960s. Also during this time, the businesses began to transition from the traditional nightclubs into the rock music scene. Despite the replacement of some buildings, the area remained a place for the burgeoning rock music and youth culture, which thrived in the 1960s and 1970s and into the early 1980s. In 1964, Whiskey a Go-Go became the first of many trendsetting clubs that began the second heyday of the Sunset Strip as a center of the live music scene (Figure 7) (HRG 2019a, HRG 2019b; GPA 2016).



Figure 7. Whiskey A Go-Go, 1964 (thesunsetstrip.com)

### 3.5 Development of the Sunset Strip

Throughout the early development period of West Hollywood (then known as Sherman), the Sunset Strip was not as widely utilized as Santa Monica Boulevard. The industrial setting of railroad tracks leading to businesses like lumberyards, plating factories and automotive mechanics the industrial industry along Santa Monica Boulevard brought in businesses like taverns and bars that catered to the working class. Beginning in the early-1920s, Sherman emerged as a location for movie studios, including a studio built by Charlie Chaplin and the Union Film Company. Around this time, the neighboring community of Beverly Hills became the preferred residential area for

those working in the film industry. This development shift promoted the movement of people between Sherman and Beverly Hills along the 1.7-mile strip of Sunset Boulevard. It is during this time period, that Sunset Boulevard, also referred to as “the county strip”, became a newly developed commercial corridor. In addition to its convenience for those traveling between Sherman and Beverly Hills, the Sunset Strip was quite desirable for commercial entities because of its more relaxed liquor laws. In 1925, Sherman looked to capitalize on the popularity of its neighboring communities and changed its name from Sherman to West Hollywood (GPA 2016; HRG 2019a, HRG 2019b).

The growth seen in the first half of the 1920s continued into the rest of the decade with the development of low-rise commercial buildings on the western end of Sunset Boulevard. The street was still an unincorporated county road at this time, but began to gain popularity amongst the Hollywood elite, while Santa Monica Boulevard remained more industrial. Larger-scale properties along Sunset Boulevard were constructed in the late-1920s and 1930s including Sunset Plaza and Sunset Tower. Developers saw the commercial potential early on and in 1930s, property owners lobbied the County Board of Supervisors for zoning changes and infrastructure improvements, allowing the Sunset Strip to develop well into the 1940s. Business professionals in the entertainment industry began to open offices in the small buildings along Sunset Boulevard. Those that worked in the entertainment industry allowed the street to remain active after-dark due to its location between the studios and homes in Beverly Hills. Property types such as restaurants, nightclubs, and supper clubs thrived prior to the start of World War II (GPA 2016).

Growth and development of the Sunset Strip shifted again in the years following World War II. The Strip became more commercialized with supper clubs closing and several high-rise hotel and office buildings opening in their stead. The older small-scale commercial buildings were taken over by the burgeoning arts scene and new youth culture. This also led to the closing of the more traditional nightclubs and the opening of music venues that catered to the rise of rock music over the big band. By the mid-1950s, the Sunset Strip became less of an entertainment destination. The mafia, which had long run the Strip’s businesses, took their money to newly popular Las Vegas, leaving West Hollywood in a state of economic downturn.

Sunset Boulevard’s second heyday did not come until the 1960s, ushered in by the opening of the nightclub Whiskey a Go-Go in 1964. The Whiskey gave rise to a new type of club that catered to rock music and youth culture as compared to early flashy nightclubs of the 1940s and 1950s. During the next decades, the Sunset Strip remained a center for live music with many existing buildings being adapted for the new brand of music and culture (GPA 2016; HRG 2019a, HRG 2019b).

## 3.6 Development History of the Project Site

### **Building 1. 8850-8852 Sunset Boulevard**

Building 1 does not have an original building permit, but based on available documentation it was constructed circa 1924 by an unknown architect. Historically the building had been linked to the street addresses 8850, 8852, 8854, and 8856 Sunset Boulevard. According to the 1926 Sanborn Map, the buildings at 8850 to 8856 were occupied by a drug store (8850), storefront (8852-8854), and restaurant (8856) separated by wood frame partitions. According to the earliest available Sanborn Fire Insurance Map from 1929, the 8850 Sunset Boulevard address was occupied by a drugstore. From 1935 through 1938, permits indicate that the 8850 Sunset address was called “Hillside Drugs.” From 1945 through at least 1959, the 8850 storefront operated as a drug store called Turner’s Drug Co, a local drugstore. In 1959, the storefront at 8850 Sunset changed its name from Turner’s Drug Co. into Terner’s Liquor, which is the name of the current occupant (HRG 2019a, HRG 2019b; Sanborn 1926).

The storefront at 8852-8854 Sunset, the present location of the Viper Room, was occupied by a variety of retail food operations, including a grocer and meat and fruit vendors, throughout the late 1920s. The storefront at 8852-8854 Sunset continued to be a market into the early 1940s with owners such as E.A. Morrison (1927), MacMarr Stores, Inc. (1928-1930), and a Safeway grocery (1931-early 1940s). During World War II, directory information was unavailable for 8850-8852 Sunset Boulevard and as a result, the storefront’s occupancy during this period is unknown. The next known owner change came in 1946 when nightclub manager Lew LeRoy converted the 8852-8854 storefront portion into a jazz club called the Cotton Club. The Cotton Club featured a big band floorshow where dancing was not allowed. LeRoy sold the Cotton Club in February 1947, and it then became the Greenwich Village club. Eventually the Greenwich Village became another short-lived club, the Rue Angel. A fire occurred at the Rue Angel in January 1950, leading to its closure and reopening as the Last Call, a strip club that was looked upon unfavorably on by the law and closed in 1951 (HRG 2019a, HRG 2019b; LAT 1950).

The County’s denial of an entertainment license to the Last Call led to its sale to Billy and Pete Snyder, who opened the Melody Room at 8852-8854 in June 1951 (Figure 8). The Snyder brothers, through their music connections, were able to book a string of well-known musicians and up and coming stars, attracting the Hollywood elite. Despite the Melody Room’s success as a venue, it closed due to the decline of the Sunset Strip in the 1950s and early 1960s and the Melody Room club changing hands several times. By 1970, the Melody Room club stopped booking acts and in 1972, the club closed. A new tenant took over in 1972 called Filthy McNasty’s, which became a popular club hangout for Hollywood entertainers including Evil Knievel, Elvis Presley, and Mick Jagger (Figure 9). The owner opened a second club by the same name in North Hollywood, closing the Sunset Strip location in September 1980 to focus on the newer club (HRG 2019a, HRG 2019b; Ponder 2014; Beck 1970; WeHo Ville 2016).



Figure 8. Building 1, 8850-8860 Sunset Boulevard, 1956, Los Angeles Magazine



**Figure 9.** Building 1, 8850-8860 Sunset Boulevard, 1976, Ed Ruscha, Sunset Strip Portfolio

The storefront at 8852 Sunset reopened in September 1980 as another club named All That Jazz, which was quickly relaunched in October 1980 as The Central. The Central focused on the popular music of the time including reggae, R & B, ska, soul, and rock and roll and had a reputation to be dark and dingy, but with an insider's knowledge on good acts to book. The storefront at 8850 Sunset between 1976 and 1985 changed its spelling from Turner's Liquor into Terner's Liquor for unknown reasons. In 1993, The Central closed its doors reopening in August 1993 as the Viper Room financed by actor Johnny Depp, Sal Jenco, and Chuck Weiss. Typical of music clubs in the 1990s, it focused primarily on rock and roll music. The club was known for its unpretentious character and throughout the 1990s hosted a wide range of music guests including: Johnny Cash, Tom Petty and the Heartbreakers, the Stone Temple Pilots, Bruce Springsteen, Oasis, the Queens of the Stone Age, Courtney Love, Natalie Cole, Elvis Costello, Pete Dinklage, Lenny Kravitz, Pearl Jam, The Strokes, Weezer, Maroon 5, John Mayer, Iggy Pop, and Sheryl Crow. The venue's former booker and DJ, Dayle Gloria, who worked for the club starting in 1999, was responsible for helping build the club's reputation as a reputable place to perform (HRG 2019a, HRG 2019b; Martino 2017; The Viper Room 2019; Callwood 2018).

By the early 2000s, the club shifted its focus towards metal and punk bands. In 2004, Johnny Depp relinquished his partial ownership of the club, which was sold to Blackhawk Capital Partners. In 2015, the Viper Room relaunched itself doing a large interior renovation and revealing an interior mural on the main hallway by local artist, Louis Carreon. Carreon was born in California in 1977 and after being incarcerated in federal prison shifted his focus to art, creating pieces that combine modern art and street art on a variety of surfaces. He has done works in the SoHo House and painted the Stanley Cup for the Championship team, the Chicago Blackhawks to raise money for Autism Speaks. Carreon's Viper Room mural paid tribute to writer Hunter S. Thompson and actor River Phoenix, who overdosed before collapsing outside the club and dying on Halloween 1993 (Figure 10). Upon its dedication, the mural received criticism that it was a "tasteless display," in that it was directly associated with Phoenix's death but both the club and the artist have stood by it (Figure 11). The Viper Room still occupies 8852 Sunset Boulevard (HRG 2019a, HRG 2019b; Martino 2017; Romero 2015; Wang 2015; City West Hollywood 2019).



**Building 2. 8860-8860a Sunset Boulevard**

Building 2 does not have an original building permit but archival research determined that the building was constructed during two separate periods. The eastern half of the building was built c. 1924, approximately the same time as Building 1 to its direct east. A structure appears on the western portion of the site in the 1927 photograph, but the buildings profile appearance is not consistent with the current building. The western half of the building appears in aerial photographs as early as 1937, and remains mostly unchanged since this time (Figure 12). The building’s exterior was re-stuccoed in 1997. A curved awning was installed over the building’s exterior in 1997 along with a change of use in 2002. Tenants between 1927 and 2019 included Irving J poultry, Club Beverage Co., Sunset Club Beverages, Darrin Howard auto body, Harry Rosenthal Music Shop, Inc. and the Sun Bee Food and Liquor Mart (LAPL 2019). For the majority of the buildings existence it was a Food and Liquor Mart called the Sun Bee, which is noted in newspapers as early as 1946 (LAT 1972). The building is currently occupied by: Tru Wellness, Sunset Strip Liquor, and Barcode Barbershop.



**Figure 12.** Building 2, 8860-8860a Sunset Boulevard, 1973, Bruce Torrence

**Building 3. 8866-8872 Sunset Boulevard**

Building 3 was constructed in 1935 to be part of a larger building complex that stretched from the end of Sunset Boulevard to North San Vicente Boulevard and included 8874-8878 and 8906 Sunset Boulevard, which were all designed by the same architecture firm Norstrom and Anderson. Historic photographs show that both Building 3 and 4 were designed in the Colonial Revival architectural style. The original owner of the property is unknown. Since its construction, the property has changed owners multiple times and city directory research indicates that since as early as 1938 the property was subdivided into four separate tenants under the addresses 8866, 8868, 8870, and 8872 (Chattel 2013) (Figure 13). Tenants have included Le Petit Restaurant, Caroline French Hand Laundry, Delmar Dagmar dressmaker, Face Lifting by Exercise, Charles Beauty Salon, Kabob House, and Peal David Boutique (LAPL 2019). The building is currently occupied by: Ta-Ke Sushi (8866 Sunset Boulevard), Amarone Restaurant (8868 Sunset Boulevard), and vacant (8870 and 8872 Sunset Boulevard). Changes over time to the exterior of the building

include removal of the decorative tower, replacement of original stucco with vertical wood boards and replacement of original windows and doors.



**Figure 13.** Building 3, 8866-8872 Sunset Boulevard, 1935, Los Angeles Public Library

#### **Building 4. 8874-8878 Sunset Boulevard (Formerly Aahs!)**

Building 4 was constructed in 1935 as part of a larger plan for the block including Building 3 and the building to the direct west, and 8906 Sunset Boulevard (Figure 14) (which is located across San Vicente Boulevard, not on the project site). The same architects Norstrom and Anderson designed all three buildings in the Colonial Revival style (Chattel 2013). The original owner of the property is unknown. Since its construction, the property has changed owners multiple times and city directory research indicates that tenants between 1937 and 2019 have included Jacqueline Duval, A.C. Groth, Stegemeyer Werner, L. Willinger photographer, Western Union, Roberti, the Music Hall, and Aahs! (LAPL 2019). The building was most recently occupied by Aahs! a card and gift store that has occupied the building since the 1980s (LAT 1984). Alterations to the building include removal of all Colonial Revival style architectural elements including broken pediments, pilasters, round windows, and a front facing gable on the west elevation.





**Figure 14.** Building 4, 8874-8878 Sunset Boulevard, 1935, Los Angeles Public Library

### 3.7 Architect: Norstrom & Anderson

The architecture firm of Norstrom and Anderson was established by Alvan Edward Norstrom (1897-1946) and Milton Lawrence Anderson (1895-1987) shortly after Norstrom moved to Los Angeles in 1928. The firm continued until Norstrom’s death in 1946. The firm was known for designing commercial buildings in popular Revivalist, Art Deco and Moderne styles of architecture throughout the Greater Los Angeles area in the late 1920s until 1946 when the firm dissolved following the death of Norstrom (Chattel 2013; Withey and Withey 1970).

In 2012, the City of Beverly Hills approved the firm to be added to its list of Master Architects, however, subsequent revisions to the list in 2015 removed the firm after additional research was completed (CHCR 2015; Lopez 2012). Regardless of their status as master architects, the firm designed numerous buildings throughout Los Angeles with a significant number of buildings along Third Street in Santa Monica. The following provides an abbreviated list of the firm’s notable works throughout the Greater Los Angeles Area (Chattel 2013; LAT 1931, LAT 1938; Lavenues 2017; USC 2019; Withey and Withey 1970):

- Retail shops, 2<sup>nd</sup> Street, Los Angeles (1928)
- Commercial building on Atlantic Boulevard, Monterey Park (1929)
- 4157 South Figueroa Street, Los Angeles (circa 1930)
- Thompson & Easley Store, Sunset Boulevard and Laurel Canyon Road, Los Angeles (1931)
- Sontag Drug Store, Wilshire and Cloverdale Avenue, Los Angeles (1935)
- Greenfield Grocery Corporation building on Glendon Avenue, Westwood Village (circa 1937)
- Multiple Commercial Buildings Along 3<sup>rd</sup> Street (1212, 1222-26, 1242-46, 1248, 1254, 1258-60, and 1302), Santa Monica (1937-1941)
- 8225 Lankershim Boulevard, North Hollywood (circa 1938)

- 319 Santa Monica Boulevard, Santa Monica (1937)

Following the death of Norstrom, Anderson established his own firm and designed multiple buildings throughout his career including the J.C. Penney store located at 1202 3<sup>rd</sup> Street in Santa Monica in 1949. He continued to design in the Los Angeles area until his retirement in the 1960s. Following his retirement Anderson was elected Member Emeritus of the American Institute of Architects in 1969 (Chattel 2013; PCR 2006).

### 3.8 Colonial Revival Style Architecture (1880-1955)

The term Colonial Revival is an umbrella term for several period revival styles including Georgian Revival, American Colonial Revival, and Dutch Colonial Revival. Throughout the 1920s up until 1950, California saw the use of two branches of architectural style, the first of Period Revivalism the second of Modernism. The Colonial Revival style fell within the Period Revivalism category, which was inspired by American architecture of the seventeenth and eighteenth centuries, specifically on the Atlantic seaboard. The style utilized aspects of earlier periods such as Georgian and Federal with details from English architecture and the architecture of ancient Greece and Rome. The architectural works of Andre Palladio and the archeological discoveries of ancient Italian and Greek temples inspired English architecture during the same time, reshifting the focus on to Classical proportions and design elements. In the United States two events, the Philadelphia Centennial Exhibition of 1876 and the restoration of Colonial Williamsburg in the 1920s and 1930s sparked American's interest in the colonial period and created fandom for all things colonial. This style of architecture was typically a combination of elements from multiple styles in the same design, while continuing to add new elements not seen in the original prototypes (Gelernter 1999; McAlester 2013; GPA 2016).

Key character-defining features of the Colonial Revival style include:

- Simple building forms
- Symmetrical façades
- Hipped or gabled roofs
- Use of columns or pilasters
- Entrance doors with sidelights or transoms
- Wood multi-light windows
- Palladian windows and other decorative elements such as an entryway topped with a pediment

# 4 Field Survey

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## 4.1 Methods

Dudek Architectural Historian Kate Kaiser, MSHP, conducted a pedestrian survey of the project site on August 29, 2019. The survey entailed walking all the accessible exterior portions of all buildings within the project site and documenting each building with notes and photographs, specifically noting character-defining features, spatial relationships, observed alterations, and examining any historic landscape features on the property. Dudek documented the fieldwork using field notes, digital photography, close-scale field maps, and aerial photographs. Photographs of the subject property were taken with a digital camera. All field notes, photographs, and records related to the current study are on file at Dudek's Pasadena, California, office.

## 4.2 Results

During the course of the pedestrian survey, Dudek identified four buildings over 45 years old requiring recordation and evaluation for historical significance:

- Building 1: 8850-8852 Sunset Boulevard (Turner's Liquor/The Viper Room)
- Building 2: 8860-8860a Sunset Boulevard (Tru Wellness, Sunset Strip Liquor, and Barcode Barber Shop)
- Building 3: 8866-8872 Sunset Boulevard (TA-KE Sushi/Amarone)
- Building 4: 8874-8878 Sunset Boulevard (Formerly Aahs!)

Section 5 (Significance Evaluations) provides a detailed physical description of each property and detailed significance evaluations in consideration of all applicable criteria federal, state, and local designation criteria.

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# 5 Significance Evaluations

The following provides a significance evaluation for each of the four buildings within the project site in consideration of NRHP, CRHR, and City of West Hollywood designation criteria and integrity requirements. A DPR form for each building evaluated is provided in Appendix D.

## **Building 1. 8850-8852 Sunset Boulevard (Terner's Liquor/The Viper Room)**

Building 1 is identified as 8850-8860 Sunset Boulevard in the City of West Hollywood, and contains two business (The Viper Room and Terner's Liquor). The building is one-story with a partial basement located at the southwest intersection of Larrabee Street and Sunset Boulevard. This heavily altered commercial building was constructed circa 1924 of unreinforced brick masonry and features a raised parapet roof. The two storefronts face onto Sunset Boulevard and are distinguished by a variation in finishes from unpainted stone veneer on Storefront 1 (Figure 15) and painted brick and stone veneer on Storefront 2 (Figure 16). The building's south (rear) elevation presents as a continuous brick wall with irregular fenestration that includes a variety of window types and sizes, which are predominately obscured by metal, security bars (Figure 17). Details of the individual storefronts are provided below:

### ***Storefront 1, 8850 Sunset Boulevard (Terner's Liquor)***

Storefront 1, Terner's Liquor, is situated on the corner of Larrabee Street and Sunset Boulevard and is accessed by an angled ramp. The main point of entry features two glass doors that are accessed from the sidewalk. The building is clad in stone veneer and stucco. The storefront features a four pane storefront window that is sheltered by a canvas awning. Building signage includes: modern, lighted box signs on the street facing elevations and a projecting neon sign that reads "liquor" and faces Sunset Boulevard (Figure 15).



**Figure 15.** Storefront 1, 8850 Sunset Boulevard Northeast elevation, View looking southwest (IMG\_8971)

**Storefront 2, 8852 Sunset Boulevard (The Viper Room)**

Storefront 2, the Viper Room, faces onto Sunset Boulevard with exterior walls clad in painted stone veneer and painted stucco running along the roofline. The main (north) elevation is symmetrical with a pilaster running down the center, dividing the elevation into two symmetrical sections. The pilaster also supports the two-sided projecting rooftop signs. Flanking either side of the pilaster are single leaf metal doors with filled-in windows of stone veneer on either side. Sheltering both doors is a semi-circular projecting canvas awning (Figure 16 and 17).



**Figure 16.** Storefront 2, 8852 Sunset Boulevard, View looking southwest (IMG\_9041)



**Figure 17.** South elevation, View looking northeast (IMG\_4105)

### Identified Alterations

Dudek obtained all available permits pertaining to the subject property (APN 4339-017-001) through the City of West Hollywood Planning and Development Services Department on August 29, 2019. There are no original building permits for this building. The permits date from 1935 through 2018. Dudek has also included any alterations identified by a qualified architectural historian as a result of the field survey or the comparison of historical photographs and images.

### ***8850 Sunset Boulevard***

- 1935. Partition off 9' x 12' kitchen and 3' x 4' bathroom (#20070)
- 1938. Erect roof sign (#60021)
- 1949. Install one sign (#40865)
- 1955. Install three neon signs, all wall signs (#21986)
- 1956. Alter entry of exterior (#85691R)
- 1958. Erect one Coca-Cola wall sign, 68 square feet (no permit number)
- 1958. Alter parapet wall (#66278)
- 1968. Install three wall signs and one vertical sign (no permit number)
- Circa 1970. Original storefront and windows covered by a stone veneer
- Circa 1972. Recessed entry and windows enclosed
- 1972. Install sign (#6471372)
- Circa 1992. Two entrance doors replaced

- 2018. Installation of creative billboard (BBC 18-0003)
- Unknown date. Replacement awning over main entry
- Unknown date. Parapet wall cladding replaced

### **8852 Sunset Boulevard**

- 1987. Refurbished historic windows and upgraded storefront (#N3354313)
- Unknown date. Replacement storefront windows
- Unknown date. Replacement storefront doors

### **Significance Evaluation**

Building 1 was previously evaluated by GPA in 2016 as part of the City's 2016 Commercial Historic Resources Survey. The 2016 GPA survey found Storefront 1 (8850 Sunset Boulevard, Turner's Liquor Store) ineligible for the NRHP, CRHR, and local designation and assigned a CHRSC of 6Z. Storefront 2 (8852 Sunset Boulevard, The Viper Room) was initially assigned a CHRSC of 6Z (found ineligible for the NRHP, the CRHR, or local designation), but after receiving input from the community and City Council members, the City Council requested an additional review of the property and its CHRSC was updated to 7N. Building 1 was evaluated again in 2019 by HRG. This evaluation divided the building into two separate entities (based on tenant) for the purposes of evaluation. 8850 Sunset Boulevard (Building 1, Storefront 1) was not re-evaluated in the 2019 report. The Viper Room (identified herein as Building 1, Storefront 2) was found ineligible for the NRHP, CRHR, and local designation due to its compromised integrity and lack of exceptional significance for a resource from the recent past under Criterion Consideration G (GPA 2016; HRG 2019a, HRG 2019b).

### **NRHP/CRHR Significance Evaluations**

The following provides an evaluation of the subject property, identified for the purposes of this report as Building 1 (8850-8860 Sunset Boulevard), in consideration of NRHP and CRHR designation criteria and integrity requirements.

***Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.***

Building 1 has a long history dating back to its construction circa 1924.<sup>1</sup> Given the age of the building and the development patterns of the City of West Hollywood, the building's history crosses multiple time periods identified during the 2016 City of West Hollywood Commercial Historic Resources Survey including Development of Sherman and Adjacent County Lands (1895-1925); Postwar West Hollywood (1945-1965); and Modern West Hollywood (GPA 2016). Previous evaluations indicate that the building may have been present in all of the major time periods in the history of West Hollywood's growth and development, but the building was significantly altered throughout its history such that it no longer conveys significance to any of the time periods identified in the 2016 survey (HRG 2019a; HRG 2019b).

The first period evaluated for significance as part of this study is the development period of Sherman and Adjacent County Lands, which spanned from 1895 to 1925. Building 1 was constructed circa 1924, during a period of growth

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<sup>1</sup> No building permits are on record for the initial construction of Building 1. However, based on a review of building records, aerial photographs, city directories, fire insurance maps, newspaper articles, and adjoining property research, including a December 1924 newspaper article advertising a new store opening for Young's Market at the Building 1 site, 1924 has been determined as the most accurate construction date for Building 1 (HRA 2019b).



and expansion in Sherman, later known as West Hollywood. The building's history is characteristic of this early development period, as evidenced in its simple commercial brick design, and it functioned as a grocer and meat vendor for many years in its early history. However, subsequent changes to the building's appearance and occupancy since the 1940s have compromised its ability to convey significance to the early development period ending in 1925. Due to the lack of integrity as a result of large-scale alterations over time, the building no longer possesses the ability to convey its history as a circa 1924 commercial property. In summary, the building does not retain the requisite integrity to convey associations with the early development of Sherman.

The second period evaluated for significance as part of this study is the Postwar West Hollywood period, which spanned from 1945 to 1965. During this time period, the building transitioned from its original function as a meat vendor and grocer into a music venue at 8852 Sunset Boulevard and a corner market at 8850 Sunset Boulevard. The building began its association as a music venue in 1946, when Lew LeRoy opened the Cotton Club, altering the grocery store into a jazz club. Since that point, the building changed hands multiple times and under several club names including the Greenwich Village (opened in 1947); the Rue Angel (1949); the Last Call (a strip club that opened in 1950); and the Melody Room (1951-1972). In the pre-World War II era of the Sunset Strip, big bands and supper clubs dominated the nightlife. Postwar saw the decline of this type of entertainment, clearing the way for the rock music scene that followed. Throughout this period of development, the tenant at 8852 changed multiple times, and the club's appearance also changed, as evidenced by several large-scale exterior alterations. These alterations included enclosure of original openings, alteration of original fenestration, and the application of stone veneer on the primary elevation. Therefore, it has no significant associations with the Postwar West Hollywood period.

The third period of significance evaluated as part of this study is Modern West Hollywood, which spanned from 1966 to 1984. The 1960s marked a significant transition period on the Sunset Strip. While music venues, supper clubs, and nightclubs were present throughout the Sunset Strip's history, in the 1960s the Strip began to transition into a modern musical mecca for teenagers and young adults. This new generation of Sunset Strip visitors were often characterized by their resistance to authority and inclination to challenge cultural norms that had dominated life on the Sunset Strip in the first half of the twentieth century. While there were many forms of youth expressionism during the 1960s, one that took a strong root on the Sunset Strip and throughout the City of West Hollywood was contemporary music. The contemporary music scene was fueled by the opening of iconic clubs like the Whiskey a Go-Go in 1966 and the Roxy in 1977. These clubs were host to some of the most well-known musical acts of the twentieth century including The Doors, The Who, Bruce Springsteen, Guns N' Roses, and Van Halen. The Sunset Strip music venues also facilitated a new atmosphere on the Strip with all night restaurants and liquor stores that catered to music venue attendees, as well as, the opening of record stores to support the ever-growing music scene on the Strip. These important support industries helped to fuel the growth and development of the Strip throughout the twentieth century (GPA 2016).

During this period of significance, the subject property followed suit with the Sunset Strip development inclination towards nightlife development. The building's notable tenants during this period were the continued occupancy by the Melody Room (1951-1972), followed by Filthy McNasty's (1972-1980), All that Jazz (1980), and the Central (1980-1993). While these are notable establishments in the constantly evolving music scene in West Hollywood, they fail to rise to the level of significance of other iconic rock and roll venues on the Sunset Strip like the Whiskey and the Roxy. The significance of the Roxy and the Whiskey continues to this day, whereas Filthy McNasty's and the Central were short-lived players in the music scene during the Modern West Hollywood Development period. Furthermore, alterations continued to be made to the building during this period, further compromising its integrity of design and materials. In summary, the building's continued alteration in response to changing tenants throughout this period of history have compromised its integrity and ability to convey significance under the Modern West Hollywood period of development.

In the more recent past, the building has been associated with the Viper Room, which has operated in the same space since 1993, a period of approximately 25 years. In order for a property to be listed on the NRHP, it should generally be 50 years or older in order to have achieved recognizable significance and have developed historical perspective. Despite the Viper Room hosting numerous well-known musical acts and having associations with some of Hollywood's most well-known stars, it was a relatively late addition to the Sunset Strip club scene, with venues such as the Whiskey A Go-Go opening 29 years earlier. By the 1990s, the character of the Sunset Strip had changed and the music scene had decentralized into smaller hubs throughout the city. The Viper Room was one of multiple similar clubs along the Sunset Strip and throughout Los Angeles opening in the late 1980s and 1990s that performed a very similar function such as the Coconut Teaszer at 8117 Sunset Boulevard and the Key Club at 9039 Sunset Boulevard.

The tenancy of the Viper Room and its associations with the 1990s music scene in West Hollywood do not rise to the level of exceptional importance (as required under NRHP Criterion Consideration G for properties with historical associations less than 50 years old). Similarly, when considered under the CRHR, the Viper Room did not make important contributions to the commercial growth of the Sunset Strip nor is it associated with significant events or individuals for which a scholarly perspective has been established over the past 25 years. The club represents a relatively small facet of the building's overall history, and has been subject to recent renovations (2015). The Viper Room is an element of nostalgia for many who appreciate the 1990s music scene in the Los Angeles area and recall both positive and negative social and cultural experiences brought about by performers and the celebrities that have frequented the establishment throughout its history. However, our understanding and interpretation of the Viper Room's history is not dependent upon survival of the existing, altered commercial building.

In summary, the subject property's rich history has been significantly compromised through a number of alterations and changes in tenants over the years and is no longer able to convey important associations with the identified periods of significance of the Development of Sherman and Adjacent County Lands (1895-1925), Postwar West Hollywood (1945-1965), and Modern West Hollywood (1966-1984). Therefore, Building 1 (8850-8852 Sunset Boulevard) appears not eligible under NRHP/CRHR Criteria A/1.

***Criterion B/2: That are associated with the lives of persons significant in our past.***

Archival research did not indicate that any previous property owners or people who have worked in the building are known to be historically significant figures at the national, state, or local level. Furthermore, to be found eligible under B/2, the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. While numerous famous names and bands have performed at the Viper Room during its tenure, this fact alone is not enough to establish an association under Criterion B/2. The Viper Room is not associated with any particular group or artist's productive life as the place where they achieved significance (such as their recording studio). As such, this property is not known to have any historical associations with people important to the nation's or state's past. Therefore, the property does not appear eligible under NRHP/CRHR Criterion B/2.

***Criterion C/3: That 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.***

The property was constructed as a vernacular commercial building with no distinguishable architectural style or character defining features. In addition to its original design as a common commercial building, the building has been significantly altered throughout its history and no longer retains the requisite integrity of materials to be

recognizable to its original circa 1924 aesthetic. These alterations include the original storefront windows covered by a stone veneer circa 1970. Based on historic photographs, the recessed entry and windows were enclosed circa 1972. Additionally, the two entrance doors were replaced between the tenancy of Filthy McNasty's (1976-1980) and the Viper Room (1992). Observed alterations include replacement storefront doors and windows, replacement entry awning, and alterations to parapet wall cladding (dates unknown). Furthermore, no original architect was identified during the course of research, thus there is no evidence to indicate that this building was designed by a noted architect and it does not rise of the high artistic level required for significance under Criteria C/3.

***Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.***

The property is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies. Therefore, the property does not appear eligible under NRHP/CRHR Criterion D/4.

**City of West Hollywood Significance Evaluation**

For the same reasons detailed in the NRHP/CRHR evaluation, the subject property does not appear eligible under any of the City designation criteria, as described below:

***City Criterion A. Exemplifies Special Elements of the City.***

*It exemplifies or reflects special elements of the city's aesthetic, architectural, cultural, economic, engineering, political, natural, or social history and possesses an integrity of design, location, materials, setting, workmanship feeling, and association in the following manner:*

*A1. It embodies distinctive characteristics of a period, method, style, or type of construction, or is a valuable example of the use of indigenous materials or craftsmanship.*

The property was constructed as a vernacular commercial building with no distinguishable architectural style or character defining features. In addition to its original design as a common commercial building, the building has been significantly altered throughout its history and no longer retains the requisite integrity of materials to be recognizable to its original circa 1924 aesthetic. These alterations include the original storefront windows covered by a stone veneer circa 1970. Based on historic photographs, the recessed entry and windows were enclosed circa 1972. Additionally, the two entrance doors were replaced between the tenancy of Filthy McNasty's (1976-1980) and the Viper Room (1992). Observed alterations include replacement storefront doors and windows, replacement entry awning, and alterations to parapet wall cladding (dates unknown). Furthermore, extensive alterations to the building have compromised original construction materials and craftsmanship which further impact the building's ability to convey significance under this Criterion. Therefore, the subject property does not appear eligible under City Criterion A1.

*A2. It contributes to the significance of a historic area by being: a) A geographically definable area possessing a concentration of historic or scenic properties; or b) A thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development.*

The subject property's rich history has been significantly compromised through a number of alterations and changes in tenants over the years and is no longer able to convey important associations with the identified periods of significance of the Development of Sherman and Adjacent County Lands (1895-1925), Postwar West Hollywood (1945-1965), and Modern West Hollywood (1966-1984). Given its inability to convey significance to the above

stated periods of significance as discussed in the NRHP/CRHR discussion above for Criterion A/1, the subject property does not contribute to a geographically definable area of historic buildings and does not contribute to a thematic grouping of properties. Therefore, the subject property does not appear eligible under City Criterion A2.

*A3. It reflects significant geographical patterns, including those associated with different eras of growth and settlement, particular transportation modes, or distinctive examples of community or park planning.*

The subject property's history has been significantly compromised through a number of alterations and changes in tenants over the years and is no longer able to convey important associations with the following identified periods of significance: Development of Sherman and Adjacent County Lands (1895-1925); Postwar West Hollywood (1945-1965); and Modern West Hollywood (1966-1984). Much like the justification presented under City Criterion A2, the subject property is unable to convey significance to the above stated periods of significance due to its heavily altered nature. Therefore, the subject property no longer reflects significant geographic patterns of development, as such the subject property does not appear eligible under City Criterion A3.

*A4. It embodies elements of architectural design, craftsmanship, detail, or materials that represent a significant structural or architectural achievement or innovation.*

The property was constructed as a vernacular commercial building with no distinguishable architectural style or character defining features. In addition to its original design as a common commercial building, the building has been significantly altered throughout its history and no longer retains the requisite integrity of materials or craftsmanship to be recognizable to its original circa 1924 aesthetic. Such substantial changes to the building's exterior include replacement and removals of multiple storefront designs and fenestration patterns throughout the building's history. Additionally, the original storefront windows covered by a stone veneer sometime between 1957 and 1970. In addition to the compromised appearance of the building, no original architect was identified during the course of research and no evidence was found to suggest that the building is representative of architectural achievement or innovation. Therefore, the subject property does not appear eligible under City Criterion A4.

*A5. It has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city.*

The subject property does not have a unique location or singular physical characteristic, nor is it a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city. It is a typical commercial building on the commercial corridor of Sunset Boulevard. Therefore, the subject property does not appear eligible under City Criterion A5.

**City Criterion B. Example of Distinguishing Characteristics.**

*It is one of the few remaining examples in the city, region, state or nation, possessing distinguishing characteristics of an architectural or historical type or specimen.*

The subject property is a simple commercial brick building constructed in the 1920s during a period of early growth and development for the City, but the extensive amount of alterations have compromised the building's ability to convey significance to its original construction period. These alterations include the original storefront windows covered by a stone veneer circa 1970. Based on historic photographs, the recessed entry and windows were enclosed circa 1972. Additionally, the two entrance doors were replaced between the tenancy of Filthy McNasty's (1976-1980) and the Viper Room (1992). Observed alterations include replacement storefront doors and windows,

replacement entry awning, and alterations to parapet wall cladding (dates unknown). For this reason, the subject property is no longer a good example or representation of any historical or architectural type or specimen. Therefore, the subject property does not appear eligible under City Criterion B.

**City Criterion C. Identified with Persons or Events.**

*It is identified with persons or events significant in local, state, or national history.*

Archival research did not indicate that any previous property owners or people who have worked in the building are known to be historically significant figures at the national, State, or local level. While the building has a history of operating as a music venue, no direct associations to performers or artists where they achieved significance were found that would suggest the building has significance under this criterion. For example, the sidewalk in front of the building was the location of actor River Phoenix's death on October 31, 1993; however, the Viper Room is not the location where Phoenix achieved significance as an actor. Following NRHP Bulletin 15 guidance, for a property to be found eligible for associations with important people, it must be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. While numerous famous names and bands have performed at the Viper Room during its tenure, this fact alone is not enough to establish an association with an important individual. The Viper Room is not associated with any particular group or person's productive life as the place where they achieved significance. Therefore, the subject property does not appear eligible under City Criterion C.

**City Criterion D. Notable Work.**

*It is representative of the work of a notable architect, builder, or designer.*

Archival research failed to indicate an original architect, builder or designer for the building. Therefore, the subject property does not appear eligible under City Criterion D.

**Integrity Discussion**

Integrity is the ability of a property to convey its significance. To be listed in the NRHP or CRHR, a property must not only be shown to be significant under designation criteria, but it also must have integrity. The seven aspects of integrity are location, setting, design, materials, workmanship, feeling, and association. In order to retain historic integrity "a property will always possess several, and usually most, of the aspects" (NPS 1990).

**Location:** The property is sited on the original location of construction in its original orientation. Therefore, the property retains integrity of location.

**Design:** The property does not retain integrity of design. Since its construction, the property has undergone several large-scale alterations to the exterior of the building's primary elevation facing onto Sunset Boulevard. These alterations include the original storefront windows covered by a stone veneer circa 1970. Based on historic photographs, the recessed entry and windows were enclosed circa 1972. Additionally, the two entrance doors were replaced between the tenancy of Filthy McNasty's (1976-1980) and the Viper Room (1992). Observed alterations include replacement storefront doors and windows, replacement entry awning, and alterations to parapet wall cladding (dates unknown). Therefore, the essential elements that create the original style of building have not been retained.

**Setting:** The subject property retains integrity of setting. When the building was constructed, Sunset Boulevard had developed into a commercial district creating the character of the physical environment, which remains. The setting

of the subject property has remained relatively the same since the 1930s, and the spatial relationship between it and the surrounding buildings are intact.

**Materials:** The subject property does not retain integrity of materials. The key exterior materials dating from the building's construction have mostly been replaced over time with modern materials. Throughout time the original windows, doors, and storefront have been replaced removing it from its 1920s and 1930s context.

**Workmanship:** Similar to materials, the subject property does not retain integrity of workmanship. The physical evidence of the craftsmanship required to create the 1920s and 1930s commercial building have not been retained. The building can no longer be dated to its original period of construction.

**Feeling:** The subject property does not retain integrity of feeling. Due to the amount of large-scale alterations, the building does not possess the ability to evoke the feeling of a 1920s and 1930s commercial property.

**Association:** The subject property no longer retains integrity of association. The building had a high rate of turnover throughout its history. Therefore, the property no longer retains the ability to convey historical associations.

In summary, the property at 8850-8852 Sunset Boulevard retains integrity of location and setting. The property lacks integrity of design, materials, workmanship, feeling, and association.

### **Evaluation Findings**

The building at 8850-8852 Sunset Boulevard does not appear eligible for listing in the NRHP, CRHR, or as a City of West Hollywood cultural resource due to a lack of important historical associations, architectural significance, and compromised integrity. Furthermore, it does not appear eligible as a contributor to an historic district. As such, the building at 8850-8852 Sunset Boulevard does not appear to be an historical resource for the purposes of CEQA.

### **Building 2. 8860-8860a Sunset Boulevard (Tru Wellness, Sunset Strip Liquor, and Barcode Barber Shop)**

Building 2 is currently comprised of three storefronts, Tru Wellness, Sunset Strip Liquor, and Barcode Barber Shop located at 8860 Sunset Boulevard and 8860A Sunset Boulevard built c. 1924 and c. 1937 (Figure 18). The building is one-story over a basement and rectangular in plan, located mid-block facing towards Sunset Boulevard. The building is vernacular in style with walls clad in brick, stucco, and vertical wood board. Prior to subsequent alterations, the building was Mid-Century Modern in style with a monolithic stucco wall according to historic photographs. A notable feature is the three-rounded arched Googie inspired wall projection. The roof is a combination flat with two low-pitched front facing gables sheathed in composition rolled roofing obscured by a parapet wall. The building's southern elevation features a painted stucco wall on the left with no fenestration and a brick wall with four window openings, two covered by security bars on the left (Figure 19).



**Figure 18.** Building 2, 8860-8860a Sunset Boulevard (Tru Wellness, Sunset Strip Liquor, and Barcode Barber Shop), North Elevation, View looking south (IMG\_8983)



**Figure 19.** 8860 Sunset Boulevard South Elevation, View looking north (IMG\_4102)

**Storefront 1, 8860 Sunset Boulevard (Tru Wellness)**

The Tru Wellness main (north) elevation faces onto Sunset Boulevard with exterior walls clad in vertical wood boards and smooth textured painted stucco. The elevation displays a four pane fixed set of storefront windows with a single leaf all glass entry door. On the upper section of the elevation are two attached signs (Figure 20).



**Figure 20.** Storefront 1, 8860 Sunset Boulevard (Tru Wellness) North Elevation, View looking southeast (IMG\_8986)

**Storefront 2, 8860 Sunset Boulevard (Sunset Strip Liquor)**

Sunset Strip Liquor main (north) elevation faces onto Sunset Boulevard with exterior walls clad in vertical wood boards and smooth textured painted stucco. Above the main entry is a three-part Googie style rounded arch decorative element located slightly off to the left of the elevation. Hanging off the arched decorative element is a neon sign. Fenestration from left to right includes two sets of fixed pane storefront windows separated by a section of stucco wall and a double full glass storefront entry on the left side of the main elevation (Figure 21).





**Figure 21.** Storefront 2, 8860 Sunset Boulevard (Sunset Strip Liquor) North Elevation, View looking south (IMG\_8987)

### **Storefront 3, 8860A Sunset Boulevard (Barcode Barber Shop)**

The third storefront for Building 2 is identified as 8860 #A and currently occupied by Barcode Barber Shop (Figure 22). The storefront's exterior materials are vertical wood board with two vertical sections of tan marble flanking the entry. Three sliding glass doors access the building from the pedestrian sidewalk. Signage includes a box sign and a small barber's pole.



**Figure 22.** Storefront 3, 8860A Sunset Boulevard (Barcode Barber Shop) North Elevation, View looking south (IMG\_8985)

### Identified Alterations

Dudek obtained all available permits pertaining to the subject property (APN 4339-017-001) through the City of West Hollywood Planning and Development Services Department on August 29, 2019. There are no original building permits for this building. The permits date from 1997 through 2002. Dudek has also included any alterations identified by a qualified architectural historian as a result of the field survey or the comparison of historical photographs and images.

#### **8860 Sunset Boulevard**

- 1997. Re-stucco exterior wall facing onto Sunset Boulevard only; 8860 Sunset (B97-03484)
- 1997. Install curved awning to exterior of building (#B97-03509)
- 2002. Interior T.I., change of use, add A/C and unisex restroom (#B02-2410)
- Unknown date. Replacement storefront windows
- Unknown date. Replacement storefront doors
- Unknown date. Addition of rounded arch decorative element
- Unknown date. Replacement awnings over storefronts

#### **8860A Sunset Boulevard**

- 2007-2009. Addition of tan marble flanking the entry
- 2014. Replacement storefront windows

## NRHP/CRHR Significance Evaluations

The following provides an evaluation of the subject property at 8860 Sunset Boulevard in consideration of NRHP and CRHR designation criteria and integrity requirements.

***Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.***

Archival research did not find any association with events that have made significant contributions to the broad patterns of local or regional history. The eastern portion of the property was completed c. 1924 while the western portion of the building first appeared in the 1937 aerial photograph. The building changed tenants' multiple times since its construction. Tenants included Irving J Poultry, Club Beverage Co., Sunset Club Beverages, Darrin Howard auto body, and Harry Rosenthal Music Shop, Inc. Currently the building is divided into three storefronts, consisting of Tru Wellness, Sunset Strip liquor, and the Barcode Barbershop. Despite being an early commercial property on Sunset Boulevard, archival research did not indicate that the buildings construction represented an important event in the commercial history of the area. Additionally, it is not known to be directly associated with events that have made a significant contribution to the history of the State or nation. Therefore, the property does not appear eligible under NRHP/CRHR Criterion A/1.

***Criterion B/2: That are associated with the lives of persons significant in our past.***

Archival research did not indicate that any previous property owners or people who have worked in the building are known to be historically significant figures at the national, State, or local level. As such, this property is not known to have any historical associations with people important to the nation's or state's past. Therefore, the property does not appear eligible under NRHP/CRHR Criterion B/2.

***Criterion C/3: That 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.***

The property was constructed in two periods, circa 1924 and pre-1937, and represents an altered example of a vernacular commercial storefront. Through subsequent alterations, the building has lost its character defining features that would identify it as a commercial building constructed in the 1920s and 1930s. Building 2 does not have an original building permit so an architect could not be identified. However, due to the high quantity of alterations including the re-stuccoing of the building's exterior in 1997, installation of a curved awning in 1997, replacement storefront windows and doors, the addition of a rounded arch decorative element, replacement awnings, and the addition of tan marble flanking on the entries it does not rise to the level of possessing high artistic value or of representing a significant entity. Overall, the building is simplistic in design and heavily altered. Therefore, the property does not appear eligible under NRHP/CRHR Criterion C/3.

***Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.***

The property is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies. Therefore, the property does not appear eligible under NRHP/CRHR Criterion D/4.

### City of West Hollywood Significance Evaluation

For the same reasons detailed in the NRHP/CRHR evaluation, the subject property does not appear eligible under any of the City designation criteria, as described below:

#### ***City Criterion A. Exemplifies Special Elements of the City.***

*It exemplifies or reflects special elements of the city's aesthetic, architectural, cultural, economic, engineering, political, natural, or social history and possesses an integrity of design, location, materials, setting, workmanship feeling, and association in the following manner:*

*A1. It embodies distinctive characteristics of a period, method, style, or type of construction, or is a valuable example of the use of indigenous materials or craftsmanship.*

The building is an altered example of a vernacular commercial structure. Because it lacks character defining features of an early commercial structure and has been heavily altered, and cannot be attributed to a specific architectural style the building does not rise to the level of significance required under the City of West Hollywood Criterion A1. Alterations include, the re-stuccoing of the building's exterior in 1997, installation of a curved awning in 1997, replacement storefront windows and doors, the addition of a rounded arch decorative element, replacement awnings, and the addition of tan marble flanking on of the entries. Therefore, the subject property does not appear eligible under City Criterion A1.

*A2. It contributes to the significance of a historic area by being: a) A geographically definable area possessing a concentration of historic or scenic properties; or b) A thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development.*

The subject property does not contribute to the significance of an historic area, it has been significantly altered and no longer can be identified as a 1920s and 1930s commercial structure built on Sunset Boulevard. For this reason, it does not contribute either to a geographically definable area possessing a concentration of historic or scenic properties or a thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development. Moreover, no such geographically definable area or thematically related grouping of properties exist on the project site or in its immediate vicinity.

Therefore, the subject property does not appear eligible under City Criterion A2.

*A3. It reflects significant geographical patterns, including those associated with different eras of growth and settlement, particular transportation modes, or distinctive examples of community or park planning.*

The subject property does not reflect significant geographical patterns, including those associated with different eras of growth and settlement, particular transportation modes, or distinctive examples of community or park planning. The property's setting has not significantly changed since its construction but the building's lack of integrity does not allow it to reflect significant early twentieth-century development patterns. Therefore, the subject property does not appear eligible under City Criterion A3.

*A4. It embodies elements of architectural design, craftsmanship, detail, or materials that represent a significant structural or architectural achievement or innovation.*

The subject property does not embody elements of architectural design, craftsmanship, detail, or materials that represent a significant structural or architectural achievement or innovation. The property is an altered vernacular commercial building that does not retain any of its original design elements. The building's exterior storefront design and fenestration have been replaced several times since its construction, including the Google inspired arches that were installed at some point after 1973. Therefore, the subject property does not appear eligible under City Criterion A4.

*A5. It has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city.*

The subject property does not have a unique location or singular physical characteristic, nor is it a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city. It is a typical commercial building on the commercial corridor of Sunset Boulevard. Therefore, the subject property does not appear eligible under City Criterion A5.

**City Criterion B. Example of Distinguishing Characteristics.**

*It is one of the few remaining examples in the city, region, state or nation, possessing distinguishing characteristics of an architectural or historical type or specimen.*

The subject property is not one of the few remaining examples in the city, region, state or nation, possessing distinguishing characteristics of an architectural or historical type or specimen. There are numerous unaltered or less altered examples of commercial structures from the 1920s and 1930s on Sunset Boulevard. Therefore, the subject property does not appear eligible under City Criterion B.

**City Criterion C. Identified with Persons or Events.**

*It is identified with persons or events significant in local, state, or national history.*

The subject property was not identified with persons or events significant in local, state, or national history. None of the current or former property owners or tenants were identified as significant individuals as a result of archival research. Therefore, the subject property does not appear eligible under City Criterion C.

**City Criterion D. Notable Work.**

*It is representative of the work of a notable architect, builder, or designer.*

It is not representative of the work of a notable architect, builder, or designer. Therefore, the subject property does not appear eligible under City Criterion D.

**Integrity Discussion**

Integrity is the ability of a property to convey its significance. To be listed in the NRHP or CRHR, a property must not only be shown to be significant under designation criteria, but it also must have integrity. The seven aspects of integrity are location, setting, design, materials, workmanship, feeling, and association. In order to retain historic integrity "a property will always possess several, and usually most, of the aspects" (NPS 1990).

**Location:** The property is sited on the original location of construction in its original orientation. Therefore, the property retains integrity of location.

**Design:** The property does not retain integrity of design. Since its construction, the property has undergone several large-scale alterations to the exterior of the building's primary elevation facing onto Sunset Boulevard. Alterations include the re-stuccoing of the building's exterior in 1997, installation of a curved awning in 1997, replacement storefront windows and doors, the addition of a rounded arch decorative element, replacement awnings, and the addition of tan marble flanking on the entries (dates unknown). The essential elements that create the original style of building have not been retained.

**Setting:** The subject property retains integrity of setting. When the building was constructed, Sunset Boulevard had developed into a commercial district creating the character of the physical environment, which remains. The setting of the subject property has remained relatively the same since the 1930s, and the spatial relationship between it and the surrounding buildings are intact.

**Materials:** The subject property does not retain integrity of materials. The key exterior materials dating from the building's construction have mostly been replaced over time with modern materials. Throughout time the original windows, doors, and storefront have been replaced removing it from its 1920s and 1930s context.

**Workmanship:** Similar to materials, the subject property does not retain integrity of workmanship. The physical evidence of the craftsmanship required to create the 1920s and 1930s commercial building have not been retained. The building can no longer be dated to its original period of construction.

**Feeling:** The subject property does not retain integrity of feeling. Due to the amount of large-scale alterations, the building does not possess the ability to evoke the feeling of a 1920s and 1930s commercial property.

**Association:** The subject property no longer retains integrity of association. The building has no significant historical associations with any events or people. Therefore, the property no longer retains the ability to convey historical associations.

In summary, the property at 8860 Sunset Boulevard retains integrity of location and setting. The property lacks integrity of design, materials, workmanship, feeling, and association.

### Evaluation Findings

The building at 8860 Sunset Boulevard does not appear eligible for listing in the NRHP, CRHR, or as a City of West Hollywood cultural resource due to a lack of important historical associations and architectural significance, nor does it appear eligible as a contributor to an historic district. As such, the building at 8860 Sunset Boulevard does not appear to be an historical resource for the purposes of CEQA.

### Building 3. 8866-8872 Sunset Boulevard (TA-KE Sushi/Amarone)

Building 3 is located at 8866-8872 Sunset Boulevard in the City of West Hollywood. The property contains one mid-block, one-and-a-half-story plus-partial-basement commercial building with three storefronts facing onto Sunset Boulevard (Figure 23). The vernacular style building was constructed in 1935, originally designed in the Colonial Revival style but has subsequently been altered beyond recognition. The rectangular commercial building displays a flat roof sheathed in composition rolled roofing and exterior walls clad in vertical wood boards and smooth textured painted stucco. Along the northern elevation there are three false roofs along the parapet wall, two are front facing gables that flank a stepped flat and angled roof. The building's south elevation is two stories over a partial basement (Figure 24). Fenestration includes casement, double hung, and horizontal sliding windows and single leaf entry doors obscured by security screens. One-story wooden split staircases provide access to the entries. The right portion of the elevation displays a wood frame projection with exposed rafters along the roof.



Figure 23. 8866-8872 Sunset Boulevard North Elevation, View looking south (IMG\_8995)



Figure 24. 8866-8872 Sunset Boulevard South Elevation, View looking north (IMG\_4099)

**Storefront 1, 8866 Sunset Boulevard (TA-KA Sushi)**

Storefront 1 is located mid-block and faces onto Sunset Boulevard with front facing gable false roof. The storefront's exterior walls are clad in unpainted vertical wood board and dark gray square tiles with two sections of reed matting. The wood frame entry door is accessed by a ramp running parallel to the pedestrian sidewalk. Above the entry is a small wood awning with a metal tile roof. Signage includes a round box sign centered on the north elevation and a rectangular projecting sign on the roof (Figure 25).



**Figure 25.** Storefront 1, 8866 Sunset Boulevard (TA-KA Sushi), North Elevation, View looking south (IMG\_1462)



### Storefront 2, 8868 (Amarone) - 8870 (vacant) Sunset Boulevard

This storefront is located mid-block and faces onto Sunset Boulevard with an angled and stepped flat parapet. The storefront's exterior walls are clad in smooth textured stucco painted two colors dividing the elevation visually into two (Figure 26). The left side of the building displays a wood frame entry door with an angled canvas awning above and a squared storefront window with wood trim above and below it. The right side of the elevation mirrors the left with a wood frame door and squared storefront window although this side does not display an awning or wood decorative trim.



**Figure 26.** Storefront 2, 8868 Sunset Boulevard (Amarone), North Elevation, View looking southeast (IMG\_1497)

### Storefront 3, 8872 Sunset Boulevard

Storefront 3 is identified as 8872 Sunset Boulevard and is located mid-block. The building's exterior is clad in stucco and features a front facing gable (Figure 27). The building is designed in the Colonial Revival style and features elements of the style including pilasters that run from the base of the building to the roof's cornice. The building features a centered entry point that is accented by a broken pediment. Further accenting the main elevation is a stringcourse with egg and dart detailing. The egg and dart pattern runs across the entire elevation above the main entry door and the two flanking storefront windows.



Figure 27. 8872 Sunset Boulevard North Elevation, View looking south (IMG\_8998)

### Identified Alterations

Dudek obtained all available permits pertaining to the subject property (APN 4339-017-002) through the City of West Hollywood Planning and Development Services Department on August 29, 2019. The permits date from 1935 through 2018. Dudek has also included any alterations identified by a qualified architectural historian as a result of the field survey or the comparison of historical photographs and images.

### 8866 Sunset Boulevard

- 1938. Erect roof sign
- 1948. Install two exterior signs (#5857)
- 1949. Exterior wall cladding repaired (#65236)
- 1975. Install d/f illuminated sign, 3' - 4' (#815374-98813)
- 1975. False clc. removed new portion of floor (#981573)
- 1975. Install wall sign (#080575)
- 2004. Remove existing 5' retaining wall and replace it with new 4'- to 6' wall (#B04-004-450)
- Unknown date. Removal of all Colonial Revival style architectural elements
- Unknown date. Replacement storefront windows
- Unknown date. Replacement entry door
- Unknown date. Replacement exterior cladding

### **8866-72 Sunset Boulevard**

- 1935. Building constructed (#21565)
- 1996. Remove existing roofing, reroof building with 27 squares of 28-2/11 and granite (#R76058)
- Unknown date. Removal of decorative tower
- Unknown date. Removal of all Colonial Revival style architectural elements
- Unknown date. Replacement entry doors

### **8868 Sunset Boulevard**

- 1988. Install wall sign (#9222A)

### **8872 Sunset Boulevard**

- 2015. Changes to the façade, new door, and windows (#B15-0581)
- Unknown date. Infill of hexagonal vent below gable end
- Unknown date. Replacement storefront windows
- Unknown date. Replacement entry door

### **NRHP/CRHR Significance Evaluations**

The following provides an evaluation of the subject property at 8866-8872 Sunset Boulevard in consideration of NRHP and CRHR designation criteria and integrity requirements.

***Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.***

Archival research did not find any association with specific events that have made significant contributions to the broad patterns of local or regional history. Despite the fact that the building was constructed on Sunset Boulevard during a period of growth and development in this part of West Hollywood in the 1930s, the subsequent alterations to the building throughout its history have diminished its ability to convey significance to the 1930s development of West Hollywood. Furthermore, the construction of the property was part of the natural progression of commercial development along Sunset Boulevard. Additionally, it is not known to be directly associated with events that have made a significant contribution to the history of the state or nation. Therefore, the property does not appear eligible under NRHP/CRHR Criterion A/1.

***Criterion B/2: That are associated with the lives of persons significant in our past.***

Archival research did not indicate that any previous property owners or people who have worked in the building are known to be historically significant figures at the national, state, or local level. As such, this property is not known to have any historical associations with people important to the nation's or state's past. Therefore, the property does not appear eligible under NRHP/CRHR Criterion B/2.

***Criterion C/3: That 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.***

The architects Norstrom and Anderson designed the subject property in 1935 as a commercial example of the Colonial Revival architectural style. Archival research indicated that the building had numerous Colonial Revival style features when it was originally constructed, such as the broken pediment detail seen on Storefront 3 today. However, subsequent alterations have removed many of these character defining features from the main elevation including: a decorative tower, original cladding, original rounded vents in gables, original windows, and original doors. The removal of these features leaves the building unable to convey its original Colonial Revival style of architecture. Given the extent of alterations, the building no longer possesses the high level of artistic value required for Criteria C/3. Other alterations include the replacement of storefront windows and entry doors and recladding. Despite the building’s architects, Norstrom and Anderson, being notable architects in the 1930s their design has been compromised through the alterations to the point that the building no longer serves as a good representation of their body of work. This is consistent with the findings of the 2013 Historic Resources Assessment report prepared by Chattel, Inc., which found that the building at 8866-8872 Sunset Boulevard does not appear eligible for listing in the NRHP, CRHR, or as a City cultural resource largely due to removal and alteration of original features. Therefore, the property does not appear eligible under NRHP/CRHR Criterion C/3.

***Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.***

The property is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies. Therefore, the property does not appear eligible under NRHP/CRHR Criterion D/4.

**City of West Hollywood Significance Evaluations**

For the same reasons detailed in the NRHP/CRHR evaluation, the subject property does not appear eligible under any of the City of West Hollywood designation criteria, as described below:

***City Criterion A. Exemplifies Special Elements of the City.***

*It exemplifies or reflects special elements of the city’s aesthetic, architectural, cultural, economic, engineering, political, natural, or social history and possesses an integrity of design, location, materials, setting, workmanship feeling, and association in the following manner:*

***A1. It embodies distinctive characteristics of a period, method, style, or type of construction, or is a valuable example of the use of indigenous materials or craftsmanship.***

The subject property is an altered example of a Colonial Revival style commercial structure. Through several large-scale alterations, the subject property no longer embodies distinctive characteristics of a period, method, style, or type of construction. Despite having several character-defining features of the Colonial Revival style, the building does not rise to the level of significance required under the City of West Hollywood Criterion A1. Therefore, the subject property does not appear eligible under City Criterion A1.

***A2. It contributes to the significance of a historic area by being: a) A geographically definable area possessing a concentration of historic or scenic properties; or b) A thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development.***

The subject property does not contribute to the significance of an historic area, it has been significantly altered and no longer can be identified as a 1930s commercial structure built on Sunset Boulevard. For this reason, it does not contribute either to a geographically definable area possessing a concentration of historic or scenic properties or a thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development. Moreover, no such geographically definable area or thematically related grouping of properties exist on the project site or in its immediate vicinity. Therefore, the subject property does not appear eligible under City Criterion A2.

*A3. It reflects significant geographical patterns, including those associated with different eras of growth and settlement, particular transportation modes, or distinctive examples of community or park planning.*

The subject property does not reflect significant geographical patterns, including those associated with different eras of growth and settlement, particular transportation modes, or distinctive examples of community or park planning. The property's setting has not significantly changed since its construction, but the building's lack of integrity does not allow it to reflect significant early twentieth-century development patterns. Therefore, the subject property does not appear eligible under City Criterion A3.

*A4. It embodies elements of architectural design, craftsmanship, detail, or materials that represent a significant structural or architectural achievement or innovation.*

The subject property does not embody elements of architectural design, craftsmanship, detail, or materials that represent a significant structural or architectural achievement or innovation. The subject property is an altered example of a Colonial Revival commercial building, which no longer retains the bulk of its character defining features of the style through subsequent alterations. Alterations include removal of all Colonial Revival style architectural elements, removal of decorative tower, replacement storefront windows and entry doors, replacement exterior cladding, and infill of hexagonal vent below gable end. Therefore, the subject property does not appear eligible under City Criterion A4.

*A5. It has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city.*

The subject property does not have a unique location or singular physical characteristic, nor is it a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city. Therefore, the subject property does not appear eligible under City Criterion A5.

**City Criterion B. Example of Distinguishing Characteristics.**

*It is one of the few remaining examples in the city, region, state or nation, possessing distinguishing characteristics of an architectural or historical type or specimen.*

The subject property is not one of the few remaining examples in the city, region, state or nation, possessing distinguishing characteristics of an architectural or historical type or specimen. There are numerous unaltered or minimally altered Colonial Revival style commercial buildings throughout West Hollywood retaining a much higher level of integrity with more distinguishing characteristics of the style. Therefore, the subject property does not appear eligible under City Criterion B.

**City Criterion C. Identified with Persons or Events.**

*It is identified with persons or events significant in local, state, or national history.*

The subject property was not identified with persons or events significant in local, state, or national history. None of the current or former property owners or tenants were identified as significant individuals as a result of archival research. Therefore, the subject property does not appear eligible under City Criterion C.

**City Criterion D. Notable Work.**

*It is representative of the work of a notable architect, builder, or designer.*

It is not representative of the work of a notable architect, builder, or designer. Despite the building's architects (Norstrom and Anderson) being notable architects in the 1930s, their design has been compromised through alterations to the point that the building no longer serves as a good representation of their body of work. Therefore, the subject property does not appear eligible under City Criterion D.

**Integrity Discussion**

Integrity is the ability of a property to convey its significance. To be listed in the NRHP or CRHR, a property must not only be shown to be significant under designation criteria, but it also must have integrity. The seven aspects of integrity are location, setting, design, materials, workmanship, feeling, and association. In order to retain historic integrity "a property will always possess several, and usually most, of the aspects" (NPS 1990).

**Location:** The subject property is sited on the original location of construction in its original orientation. Therefore, the property retains integrity of location.

**Design:** The property does not retain integrity of design. Since its construction, the property has undergone several large-scale alterations to the exterior of the building's primary elevation facing onto Sunset Boulevard. Alterations include removal of all Colonial Revival style architectural elements, removal of decorative tower, replacement storefront windows and entry doors, replacement exterior cladding, and infill of hexagonal vent below gable end. The essential elements of form, structure, and style have not been retained.

**Setting:** The subject property retains integrity of setting. When the building was constructed, Sunset Boulevard had developed into a commercial district creating the character of the physical environment, which remains. The setting of the subject property has remained relatively the same since the 1930s, and the spatial relationship between it and the surrounding buildings are intact.

**Materials:** The subject property does not retain integrity of materials. Significant alterations to the main elevation of the building have significantly compromised the original materials. For instance, the main elevation has replacement windows, replacement doors, and heavily altered storefronts.

**Workmanship:** Similar to materials, the subject property does not retain integrity of workmanship. The physical evidence of the craftsmanship required to create the 1930s Colonial Revival style commercial building has been significantly compromised.

**Feeling:** The subject property does not retain integrity of feeling. Due to the amount of substantial alterations, the building does not possess the ability to evoke the feeling of a 1930s Colonial Revival style commercial property.

**Association:**

The subject property no longer retains integrity of association. The building has no significant historical associations with any events or people. Therefore, the property no longer retains the ability to convey historical associations.

In summary, the property at 8866-8872 Sunset Boulevard retains integrity of location and setting. The property lacks integrity of design, materials, workmanship, feeling, and association.

**Evaluation Findings**

According to the 2013 Historic Resources Assessment report prepared by Chattel, Inc., the building at 8866-8872 Sunset Boulevard does not appear eligible for listing in the NRHP, CRHR, or as a City cultural resource largely due to a lack of integrity. Additional archival research conducted for the purposes of this study failed to indicate any additional historical associations, associations with significant persons, or architectural significance. In summary, the current findings remain consistent with the findings from Chattel in 2013; therefore, the building at 8866-8872 Sunset Boulevard does not appear to be an historical resource for the purposes of CEQA.

**Building 4. 8874-8878 Sunset Boulevard (Formerly Aahs!)**

Building 4 is located at 8874-8878 Sunset Boulevard and contains one square in plan one-and-a-half-story plus-partial-basement commercial building at the southeast corner of Sunset Boulevard and San Vicente Boulevard. The vernacular style building was constructed in 1935, originally in the Colonial Revival style, but subsequent alterations have made it unrecognizable to its original appearance. The commercial building displays a flat roof sheathed in composition rolled roofing and a partial hipped roof sheathed in composition shingles and exterior walls clad in painted smooth textured stucco. Three billboards are located on the buildings' roof facing northwest, northeast, and south.

The building's main integral entry faces towards the intersection and displays a rounded profile with a glass single leaf entry door (Figure 28). Spanning building's northwest corner above the entry vestibule is a three-sided plywood extension with three wall signs. The north elevation displays three storefront windows front left to right a single pane, a three-pane, and a two-pane window. The west elevation displays three single pane storefront windows. The right portion of the elevation displays a grid of scored squared panels. The south elevation displays a split staircase leading to the first story with five single leaf entry doors and one glass double leaf storefront entry door (Figure 29).



Figure 28. 8874-8878 Sunset Boulevard North and West Elevations, View looking southeast (IMG\_4089)

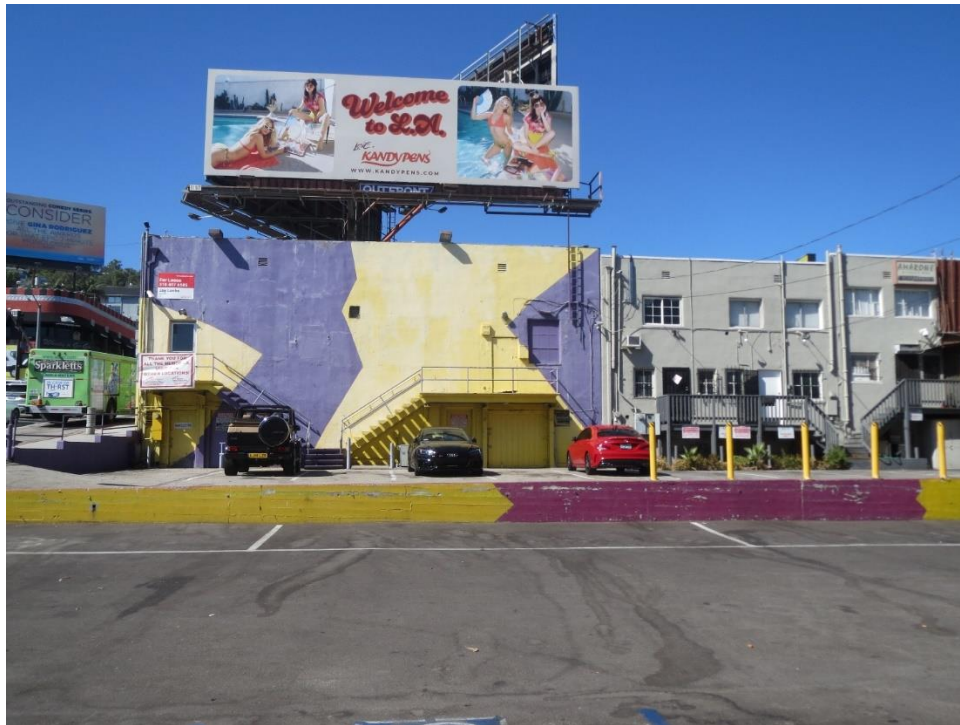


Figure 29. 8874-8878 Sunset Boulevard South Elevation, View looking north (IMG\_4098)



## Identified Alterations

Dudek obtained all available permits pertaining to the subject property (APN 4339-017-003) through the City of West Hollywood Planning and Development Services Department on August 29, 2019. There are no original building permits for this building. The permits date from 1982 through 2009. Dudek has also included any alterations identified by a qualified architectural historian as a result of the field survey or the comparison of historical photographs and images.

### **8878 Sunset Boulevard**

- 1982. Install two wall signs (#376-6646)
- 1982. Install one 4' x 8' D.R. pole sign (#3766646)
- 1983. Repair and alter (no permit number)
- 2009. Reroof and tear off and build up roof cool roof and class A composition shingles for turret (#BO9-000-362)
- Unknown date. Removal of all Colonial Revival style architectural elements
- Unknown date. Replacement storefront windows
- Unknown date. Replacement entry door
- Unknown date. Recladding

## NRHP/CRHR Significance Evaluation

The following provides an evaluation of the subject property at 8874-8878 Sunset Boulevard in consideration of NRHP and CRHR designation criteria and integrity requirements.

### ***Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.***

Archival research did not find any association with events that have made significant contributions to the broad patterns of local or regional history. The subject property was completed in 1935 as part of a larger plan for the block including Building 3 and the building to the direct west, 8906 Sunset Boulevard (which is located across San Vicente Boulevard and is not within the project site). Construction of the property was part of the natural progression of commercial development long Sunset Boulevard. There is no indication that the construction of the building represented an important event in history. Additionally, it is not known to be directly associated with events that have made a significant contribution to the history of the state or nation. Therefore, the property does not appear eligible under NRHP/CRHR Criterion A/1.

### ***Criterion B/2: That are associated with the lives of persons significant in our past.***

Archival research did not indicate that any previous property owners or people who have worked in the building are known to be historically significant figures at the national, state, or local level. As such, this property is not known to have any historical associations with people important to the nation's or state's past. Therefore, the property does not appear eligible under NRHP/CRHR Criterion B/2.

***Criterion C/3: That 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.***

The architects Norstrom and Anderson constructed the subject property in 1935 as a commercial example of the Colonial Revival architectural style. Through archival research, it was revealed that the property once displayed Colonial Revival characteristics such as broken pediments, pilasters, and a front facing gable roof. Subsequent alterations have removed all of these characteristics resulting in a modest vernacular structure. Additionally, other observed alterations include replacement storefront windows and entry doors and recladding. Given the extent of alterations, the building no longer possesses the high level of artistic value required for Criteria C/3. Despite the building's architects (Norstrom and Anderson) being notable architects in the 1930s their design has been compromised through the alterations discussed above to the point that the building no longer serves as a good representation of their body of work. Therefore, the property does not appear eligible under NRHP/CRHR Criterion C/3.

***Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.***

The property is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies. Therefore, the property does not appear eligible under NRHP/CRHR Criterion D/4.

#### **City of West Hollywood Significance Evaluation**

For the same reasons detailed in the NRHP/CRHR evaluation, the subject property does not appear eligible under any of the City of West Hollywood designation criteria, as described below:

#### ***City Criterion A. Exemplifies Special Elements of the City.***

*It exemplifies or reflects special elements of the city's aesthetic, architectural, cultural, economic, engineering, political, natural, or social history and possesses an integrity of design, location, materials, setting, workmanship feeling, and association in the following manner:*

***A1. It embodies distinctive characteristics of a period, method, style, or type of construction, or is a valuable example of the use of indigenous materials or craftsmanship.***

The subject property is an altered example of a Colonial Revival style commercial structure. Through several large-scale alterations, the subject property no longer embodies distinctive characteristics of a period, method, style, or type of construction. Alterations include the removal of all Colonial Revival style architectural elements, replacement storefront windows and entry doors, and recladding. The building does not rise to the level of significance required under the City of West Hollywood Criterion A1. Therefore, the subject property does not appear eligible under City Criterion A1.

***A2. It contributes to the significance of a historic area by being: a) A geographically definable area possessing a concentration of historic or scenic properties; or b) A thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development.***

The subject property does not contribute to the significance of an historic area, as it has been significantly altered and no longer can be identified as a 1930s commercial structure built on Sunset Boulevard. Due to these alterations it no longer has any architectural or visual association with either Building 3 and the building to the

direct west, 8906 Sunset Boulevard. For these reasons, it does not contribute either to a geographically definable area possessing a concentration of historic or scenic properties or a thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development. Moreover, no such geographically definable area or thematically related grouping of properties exist on the project site or in its immediate vicinity. Therefore, the subject property does not appear eligible under City Criterion A2.

*A3. It reflects significant geographical patterns, including those associated with different eras of growth and settlement, particular transportation modes, or distinctive examples of community or park planning.*

The subject property does not reflect significant geographical patterns, including those associated with different eras of growth and settlement, particular transportation modes, or distinctive examples of community or park planning. The property's setting has not significantly changed since its construction but the building's lack of integrity does not allow it to reflect significant early twentieth-century development patterns. Therefore, the subject property does not appear eligible under City Criterion A3.

*A4. It embodies elements of architectural design, craftsmanship, detail, or materials that represent a significant structural or architectural achievement or innovation.*

The subject property does not embody elements of architectural design, craftsmanship, detail, or materials that represent a significant structural or architectural achievement or innovation. The subject property is an altered example of a Colonial Revival commercial building, which no longer retains any of the character defining features of the style through subsequent alterations, which included the removal of all Colonial Revival style architectural elements. Therefore, the subject property does not appear eligible under City Criterion A4.

*A5. It has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city.*

The subject property does not have a unique location or singular physical characteristic, nor is it a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city. Therefore, the subject property does not appear eligible under City Criterion A5.

**City Criterion B. Example of Distinguishing Characteristics.**

*It is one of the few remaining examples in the city, region, state or nation, possessing distinguishing characteristics of an architectural or historical type or specimen.*

The subject property is not one of the few remaining examples in the city, region, state or nation, possessing distinguishing characteristics of an architectural or historical type or specimen. There are numerous unaltered or minimally altered Colonial Revival style commercial buildings throughout West Hollywood retaining a much higher level of integrity with more distinguishing characteristics of the style. Therefore, the subject property does not appear eligible under City Criterion B.

**City Criterion C. Identified with Persons or Events.**

*It is identified with persons or events significant in local, state, or national history.*

The subject property was not identified with persons or events significant in local, state, or national history. None of the current or former property owners or tenants were identified as significant individuals as a result of archival research. Therefore, the subject property does not appear eligible under City Criterion C.

**City Criterion D. Notable Work.**

*It is representative of the work of a notable architect, builder, or designer.*

It is not representative of the work of a notable architect, builder, or designer. Despite the building's architects (Norstrom and Anderson) being notable architects in the 1930s their design has been compromised through the alterations discussed above to the point that the building no longer serves as a good representation of their body of work. Therefore, the subject property does not appear eligible under City Criterion D.

**Integrity Discussion**

Integrity is the ability of a property to convey its significance. To be listed in the NRHP or CRHR, a property must not only be shown to be significant under designation criteria, but it also must have integrity. The seven aspects of integrity are location, setting, design, materials, workmanship, feeling, and association. In order to retain historic integrity "a property will always possess several, and usually most, of the aspects" (NPS 1990).

**Location:** The subject property is sited on the original location of construction in its original orientation. Therefore, the property retains integrity of location.

**Design:** The property does not retain integrity of design. Since its construction, the property has undergone several large-scale alterations to the exterior of the building's primary elevation facing onto Sunset Boulevard. Alterations include the removal of all Colonial Revival style architectural elements, replacement storefront windows and entry doors, and recladding. The essential elements of form, structure, and style have not been retained.

**Setting:** The subject property retains integrity of setting. When the building was constructed, Sunset Boulevard had developed into a commercial district creating the character of the physical environment, which remains. The setting of the subject property has remained relatively the same since the 1930s, and the spatial relationship between it and the surrounding buildings are intact.

**Materials:** The subject property does not retain integrity of materials. The key exterior materials dating from the building's construction have mostly been replaced over time with modern materials. Throughout time the original windows, doors, and storefronts have been replaced removing it from its 1930s context.

**Workmanship:** Similar to materials, the subject property does not retain integrity of workmanship. The physical evidence of the craftsmanship required to create the 1930s Colonial Revival style commercial building have not been retained. The building can no longer be dated to its original period of construction.

**Feeling:** The subject property does not retain integrity of feeling. Due to the amount of large-scale alterations, the building does not possess the ability to evoke the feeling of a 1930s Colonial Revival style commercial property.

**Association:** The subject property no longer retains integrity of association. The building has no significant historical associations with any events or people. Therefore, the property no longer retains the ability to convey historical associations.

In summary, the property at 8874-8878 Sunset Boulevard retains integrity of location and setting. The property lacks integrity of design, materials, workmanship, feeling, and association.

### **Evaluation Findings**

The building at 8874-8878 Sunset Boulevard does not appear eligible for listing in the NRHP, CRHR, or as a City cultural resource due to a lack of important historical associations and architectural significance. Additionally, it does not appear eligible as a contributor to an historic district. As such, the building at 8874-8878 Sunset Boulevard does not appear to be an historical resource for the purposes of CEQA.

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# 6 Impacts Analysis

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The following analysis considers the proposed project's potential to directly or indirectly impact historical resources, as defined by CEQA.

## 6.1 Direct Impacts

No historical resources were identified within the project site as a result of the records search, Native American coordination, survey, research, or property significance evaluations. However, there is always a possibility that subsurface archeological artifacts, deposits or features that were not previously identified could be encountered during construction activities. Mitigation Measures (MM) 1 and 2 would reduce potential impacts to unanticipated archaeological resources and human remains during construction activities to a less than significant impact (Section 7.2).

## 6.2 Indirect Impacts

Historical resources located in close proximity to the proposed project site include: 8901 Sunset Boulevard (the Whiskey a Go-Go) and 8947 Sunset Boulevard (a commercial complex), which fall within a two-block radius of the proposed project. Other nearby historical resources include 9015 Sunset Boulevard (Rainbow Bar & Grill) and 9009 Sunset Boulevard (Roxy Theatre), located three blocks west of the proposed project. These two music venues were recently given landmark status by the West Hollywood City Council and appear eligible for the CRHR and NRHP. These nearby historical resources have already seen their historic settings altered by new development on the Sunset Strip over the last several decades. The continuous flux of businesses, tenants, and new developments contribute to the constantly evolving identity of the Sunset Strip.

The proposed development will feature a 15-story new mixed-use hotel and residential building, reaching approximately 189 feet in height on Sunset Boulevard, which will be significantly taller than the adjacent buildings and nearby historical resources. While the proposed project represents an increase in height of the buildings on the project site, the building massing has been designed to preserve existing views. The lower portion of the proposed building would consist of an undulating one- to three-story transparent volume, which is consistent with the height of buildings immediately to the north, east, and west of the project site, which are generally 1-2 stories in height. The hotel and residential volumes of the new development would rise up from the lower transparent volume and would be separated by a 120-foot opening, which would preserve north-south views through the site. The use of differentiated materials (including extensive use of clear laminated glass), the opening between the two volumes, and the transparency of the first several floors of the structure would minimize the visual effects of increased height and break up the massing.

The Sunset Strip as a whole is interspersed with buildings rising over 100 feet above the street. Examples include 9000 Sunset Boulevard, which is approximately 14 stories (194 feet) in height and is located about 700 feet west of the project site; 9229 Sunset Boulevard, which is 144 feet in height and is located about 0.4 miles west of the project site; and, the Edition Hotel at 9040 Sunset Boulevard which is 14 stories in height and is located about 1,000 feet west of the project site. These taller structures along the Sunset Strip are intermixed among low-rise and mid-rise commercial buildings and the resulting contrasts in scale and massing contributes to the existing visual character of the Sunset Strip and of West Hollywood as a whole. As such, the proposed new development would have no significant indirect impacts on identified historical resources in the vicinity of the project site.

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# 7 Findings and Conclusions

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## 7.1 Summary of Findings

No cultural resources were identified within the project site as a result of the CHRIS records search, Native American coordination, extensive archival research, field survey, or property significance evaluations. The buildings located within the project site do not appear eligible for the NRHP, CRHR, or as a City of West Hollywood Cultural Resource due to a lack of significant historical associations, a lack of architectural merit, and significant alterations that have compromised the integrity of each building, and in turn, the entire commercial block. Therefore, the buildings within the project site are not considered historical resources for the purposes of CEQA. Buildings 2, 3, and 4 were given a CHRSC of 6Z (ineligible for the NRHP, CRHR, or local designation); and Building 1 was given a CHRSC of 6L (Ineligible for NRHP, CRHR, or local listing/designation, but may warrant special consideration in local planning).

Building 1 (8850-8852 Sunset Boulevard) does not meet any designation criteria and does not retain requisite integrity, nor is it considered an historical resource under CEQA.

Although no archaeological resources have been identified within the project site, there is always a possibility that subsurface archeological artifacts, deposits or features that were not identified during past construction adjacent to or within the project site could be encountered. Mitigation Measures to reduce potential impacts to unanticipated archaeological resources and human remains during construction activities are provided (Section 7.2). With implementation of MM-1 and MM-2, impacts to historical resources would be less than significant.

## 7.2 Mitigation Measures

The following mitigation measures are required to reduce potential impacts to unanticipated discoveries of archaeological resources and human remains during construction-related activities. With implementation of MM-1 and MM-2, impacts to historical resources would be less than significant.

### **MM-1: Unanticipated Discovery of Archaeological Resources**

All construction crews shall be alerted to the potential to encounter archaeological resources. In the event that archaeological resources (sites, features, and artifacts) are exposed during construction activities involving ground disturbance for the project, all construction work occurring within 100 feet of the find shall immediately stop until a qualified specialist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find and determine whether additional study is warranted. This avoidance buffer may be adjusted following inspection of this area by that qualified specialist. Prehistoric archaeological deposits may be indicated by the presence of discolored or dark soil, fire-affected material, concentrations of fragmented or whole shell, burned or complete bone, non-local lithic materials, or the characteristic observed to be atypical of the surrounding area. Common prehistoric artifacts may include modified or battered lithic materials; lithic or bone tools that appeared to have been used for chopping, drilling, or grinding; projectile points; fired clay ceramics or non-functional items; and other items. Historic-age deposits are often indicated by the presence of glass bottles and shards, ceramic material, building or domestic refuse, ferrous metal, or old features such as concrete foundations or privies. Depending upon the significance of the find under CEQA (14 CCR 15064.5(f); PRC Section 21082), the archaeologist may simply record the find and allow work to continue. Feasible options for avoidance must also be considered. If the discovery proves significant under CEQA, additional work, such as preparation of an archaeological treatment plan, testing, or data recovery may be warranted.

**MM-2: Unanticipated Discovery of Human Remains**

In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the county coroner shall be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the county coroner has determined, within 2 working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the county coroner determines that the remains are, or are believed to be, Native American, he or she shall notify the NAHC in Sacramento within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descendant from the deceased Native American. The most likely descendant shall complete his/her inspection within 48 hours of being granted access to the site. The most likely descendant would then determine, in consultation with the property owner, the disposition of the human remains.

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# Appendix A

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## Preparers' Qualifications





# Samantha Murray, MA

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## Historic Built Environment Lead / Senior Architectural Historian

Samantha Murray is a senior architectural historian with 13 years' professional experience in all elements of cultural resources management, including project management, intensive-level field investigations, architectural history studies, and historical significance evaluations in consideration of the California Register of Historical Resources (CRHR), the National Register of Historic Places (NRHP), and local-level evaluation criteria. Ms. Murray has conducted hundreds of historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles, including private residential, commercial, industrial, educational, medical, ranching, mining, airport, and cemetery properties, as well as a variety of engineering structures and objects. She has also provided expertise on numerous projects requiring conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

### **Education**

California State University, Los Angeles  
MA, Anthropology, 2013  
California State University, Northridge  
BA, Anthropology, 2003

### **Professional Affiliations**

California Preservation Foundation  
Society of Architectural Historians  
National Trust for Historic Preservation  
Registered Professional Archaeologist

Ms. Murray meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and Archaeology. She is experienced managing multidisciplinary projects in the lines of transportation, transmission and generation, federal land management, land development, state and local government, and the private sector. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act (NHPA). She also prepared numerous Historic Resources Evaluation Reports (HREs) and Historic Property Survey Reports (HPSRs) for the California Department of Transportation (Caltrans).

## Dudek Project Experience (2014-2019)

### Development

**Birch Specific Plan 32-Unit Condo Project, City of Carson, Los Angeles County, California (2018).** Dudek was retained by the City of Carson to prepare a cultural resources report for a project that proposes to demolish approximately 6,200 square feet of existing residential buildings and roughly 5,850 square feet of pavement on the project site, and construct a 32-unit residential condominium community with on-grade parking, landscaping, and other associated improvements. The historical significance evaluation included three residential properties proposed for demolition. All properties were found not eligible under all designation criteria and integrity requirements. Ms. Murray provided QA/QC of the final cultural resources report.

**Stickleback Movie Ranch Property Evaluation, Los Angeles County, California (2018).** Dudek was retained by the Metropolitan Water District of Southern California to complete a historical resource significance evaluation of the Stickleback Movie Ranch property, located in unincorporated Los Angeles County near Santa Clarita, California.

The study included a CHRIS records search of the Stickleback Movie Ranch property and a 0.25-mile radius; a pedestrian survey of the subject property for cultural resources; building development and archival research; recordation and evaluation of cultural resources identified within and around the Stickleback Movie Ranch portion of the study area; and an assessment of potential impacts to historical resources in conformance with CEQA and all applicable local municipal code and planning documents. The former Stickleback Movie Ranch and all associated buildings and structures were found not eligible under all NRHP, CRHR, and Los Angeles County designation criteria.

## Healthcare

**Kaiser Permanente Los Angeles Specialty Medical Center Project, Los Angeles, Los Angeles County, California (2019).** Dudek prepared a Historical Resource Assessment for the Kaiser Permanente Los Angeles Specialty Medical Center at 755-765 W. College Street in Los Angeles. Preparation of the report involved extensive archival research, reconnaissance level fieldwork, historic context development, building development descriptions, historical significance evaluations for buildings greater than 45-years in age, and DPR forms for the medical center buildings and structures that are proposed for demolition as part of the multi-phase project. As a result of the evaluations, all buildings were found not eligible for designation under all applicable national, state, and local designation criteria and integrity requirements. Ms. Murray provided QA/QC of the report and guidance on approach.

## Municipal

**LACSD Gardena Pumping Station Project, Sanitation Districts of Los Angeles County, Gardena, California (2019).** Dudek prepared a Cultural Resources Technical Report for the Gardena Pumping Project. Preparation of the report involved site recordation, extensive archival research, historic context development, engineering feature development descriptions, historical significance evaluations, and State of California Department of Parks and Recreation Series 523 forms (DPR forms) for each building of the project. The project proposed to remove the 1929 and 1960 pumping plant above and below-ground structures, and two adjacent parcels containing commercial buildings (1954, 1957) and replace them with a larger capacity pumping plant facility. Ms. Murray provided oversight of all built environment components and provided QA/QC of all documents.

**LADWP De Soto Trunk Line Project, City of Los Angeles, Los Angeles County, California (2018).** Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for the De Soto Trunk Line Project. LADWP is proposing the replacement of portions of four existing water pipelines: De Soto, Roscoe, Canoga Topham, and Ventura Trunk Lines. The portions of the existing trunk lines that are proposed for replacement are aging, deteriorating, and nearing the end of their service life. As such, LADWP is proposing to replace these segments with new pipeline. The regulatory framework is CEQA Plus, as such the project was also subject to compliance with Section 106 of the NHPA. Ms. Murray provided QA/QC of the cultural resources report.

**148 North Huntington Street, City of Pomona, Los Angeles County, California (2017).** Dudek was retained by the City of Pomona to conduct a cultural resources study for the remediation of the project site located at 148 North Huntington Street. The proposed project involves the excavation, removal, and off-site treatment of approximately 10,000 Cubic Yards (CYs) of contaminated soil due to the former presence of a manufactured gas plant (MGP) at the project site (currently the City of Pomona Water and Wastewater Yards). All buildings over 45 years of age within the project site were evaluated for the CRHR and local landmark eligibility as part of the Pomona Gas Plant site. The site was found not eligible with concurrence from the historic resources commission. Ms. Murray conducted the survey, prepared the evaluation, and authored the cultural resources report.

**LADWP West Los Angeles District Yard Project, City of Los Angeles, Los Angeles County, California (2017).** Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for

a project that proposes demolition of five LADWP-owned administrative buildings and warehouses at the West Los Angeles District Headquarters located at 12300 West Nebraska Avenue. Dudek evaluated the yard for historical significance in consideration of NRHP, CRHR, and City of Los Angeles HCM criteria and integrity requirements. Ms. Murray co-authored the significance evaluation and provided QA/QC of the cultural resources report.

## State of California

**Judicial Council of California Historical Resource Evaluation Report for the Stanley Mosk Courthouse, City of Los Angeles, Los Angeles County, California (2019).** Dudek was retained by the Judicial Council of California (JCC) to prepare an evaluation of the Stanley Mosk Courthouse building, located at 111 N. Hill Street in the City of Los Angeles, California. To comply with Public Resources Code Section 5024(b), the JCC must submit to the State Historic Preservation Officer (SHPO) an inventory of all structures over 50 years of age under the JCC's jurisdiction that are listed in or that may be eligible for inclusion in the National Register of Historic Places (NRHP), or registered or that may be eligible for registration as a California Historical Landmark (CHL). Extensive research indicates that the building meets NRHP Criteria A and C; CRHR Criteria 1 and 3; the "important events" and "architecture" criteria for CHL; the "important to Los Angeles history" and "architecture" criteria for Los Angeles HCM; and Criteria 1, 2, and 3 for Los Angeles HPOZ for listing in any of these registration programs. Therefore, the Stanley Mosk Courthouse appears to be a historic resource for the purposes of California Public Resources Code 5024 and 5024.5. Ms. Murray managed the project and provided QA/QC of the final report.

**Judicial Council of California Historical Resource Evaluation Report for the Santa Monica Courthouse, City of Santa Monica, Los Angeles County, California (2017).** Dudek was retained by the Judicial Council of California (JCC) to prepare an evaluation of the Santa Monica Courthouse building, located at 1725 Main Street in the City of Santa Monica, California. To comply with Public Resources Code Section 5024(b), the JCC must submit to the State Historic Preservation Officer (SHPO) an inventory of all structures over 50 years of age under the JCC's jurisdiction that are listed in or that may be eligible for inclusion in the National Register of Historic Places (NRHP), or registered or that may be eligible for registration as a California Historical Landmark (CHL). The Santa Monica Courthouse was found not eligible for designation under all applicable criteria. Ms. Murray co-authored the report and provided QA/QC of the final cultural resources report.

## Presentations

***Historical Resources under CEQA.* Prepared for the Orange County Historic Preservation Planner Working Group. Presented by Samantha Murray, Dudek. December 1, 2016.** Ms. Murray delivered a one-hour PowerPoint presentation to the Orange County Historic Preservation Planner Working Group, which included planners from different municipalities in Orange County, regarding the treatment of historical resources under CEQA. Topics of discussion included identification of historical resources, assessing impacts, avoiding or mitigating impacts, overcoming the challenges associated with impacts to historical resources, and developing effective preservation alternatives.

***Knowing What You're Asking For: Evaluation of Historic Resources.* Prepared for Lorman Education Services. Presented by Samantha Murray and Stephanie Standerfer, Dudek. September 19, 2014.** Ms. Murray and Ms. Standerfer delivered a one-hour PowerPoint presentation to paying workshop attendees from various cities and counties in Southern California. The workshop focused on outlining the basics of historical resources under CEQA, and delved into issues/challenges frequently encountered on preservation projects.

# Sarah Corder, MFA

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## Senior Architectural Historian

Sarah Corder is an architectural historian with more than 13 years of professional experience throughout the United States in all elements of cultural resources management, including project management, intensive-level field investigations, architectural history studies, and historical significance evaluations in consideration of the California Register of Historical Resources (CRHR) Register, and the National Register of Historic Places (NRHP), and local-level evaluation criteria. Ms. Corder has conducted numerous historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles, including private residential, commercial, industrial, educational, and agricultural properties. She has also provided expertise on numerous projects requiring conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Ms. Corder meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and History. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act (NHPA).

## Dudek Project Experience (2017-Present)

### Municipal

**Gilroy Citywide Historic Resources Inventory and Historic Context Statement, City of Gilroy, Gilroy, California (May 2018 – present, estimated completion date October 2019).** Dudek is currently working with the City of Gilroy to prepare a citywide historic context statement and update its 1986 historic resource inventory. As survey lead, Ms. Corder has already successfully completed reconnaissance-level survey of over 3,400 properties on time and within budget, submitted a draft historic context statement to the city, and has hosted a public kick-off meeting/outreach session that was well received by the community. Dudek has developed highly detailed and efficient iPad field forms that allow surveyors to record a property in less than 5 minutes and provide the City with real-time survey data.

**San Diego Dam and Reservoir Citywide Inventory, City of San Diego Public Utilities Department, San Diego, California (January 2017 – present, estimated completion date March 2019).** Dudek is currently in the process of preparing a historic context statement and significance evaluation of all dam infrastructure owned by the City's Public Utilities Department. The project involves evaluation of at least 10 dam complexes for historical significance in consideration of NRHP, CRHR, and City designation criteria and integrity requirements. While the project is still in progress, Ms. Corder has contributed extensively to archival research and has authored individual historic resource reports for Lower Otay Dam and El Capitan Dam.

**The Santa Monica City Yards Master Plan Project, City of Santa Monica, Los Angeles County, California (2017).** The City of Santa Monica retained Dudek to complete a cultural resources study for the proposed City Yards

### **Education**

*Savannah College of Art and Design*  
*MFA, Historic Preservation, 2004*  
*Bridgewater College*  
*BA, History, 2002*

### **Professional Affiliations**

*National Trust for Historic Preservation*  
*Los Angeles Conservancy*  
*California Preservation Foundation*  
*Society for Architectural Historians*

Master Plan project site located at 2500 Michigan Avenue in the City of Santa Monica. The study involved evaluation of the entire City Yards site, including two murals and a set of concrete carvings for historical significance and integrity. As a result, the City Yards and its associated public art work was found ineligible under all designation criteria. Ms. Corder conducted building permit research and co-authored the technical report.

**LADWP West Los Angeles District Yard Project, City of Los Angeles, Los Angeles County, California (2017).** Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for a project that proposes demolition of five LADWP-owned administrative buildings and warehouses at the West Los Angeles District Headquarters located at 12300 West Nebraska Avenue. Dudek evaluated the yard for historical significance in consideration of NRHP, CRHR, and City of Los Angeles HCM criteria and integrity requirements. Ms. Corder's responsibilities for the project included the following: architectural history field survey and background research.

## Development

**Carol Kimmelman Sports and Academic Center Project, City of Carson, Los Angeles County, California (2018).** Dudek was retained to conduct a cultural resources study on the Victoria County Golf Course and associated recreation buildings for the proposed Kimmelman Sports and Academic Center. For the project, Ms. Corder conducted a record search, a pedestrian survey, archival and building development research, NRHP and CRHR evaluations, and impacts analysis. As a result of the historic significance evaluation, all golf course components associated with the Victoria County Golf Course were found not eligible under designation requirements. The project proposed to redevelop 87 acres of the northeastern portion Victoria Golf Course site for public recreation purposes, including 75,000 sq. ft. recreational buildings, and 22,000 sq. ft. of support buildings.

**Victoria Greens Project, City of Carson, Los Angeles County, California (2018).** Dudek was retained by the City of Carson Planning Division for a cultural resource inventory of three parcels at the intersection of Central Avenue and Victoria Street. Ms. Corder's responsibilities for the project included the following: architectural history field survey, building permit research, background research, preparation of DPR forms and authoring the cultural resources report. The project proposed to develop 176 new three-story townhomes on currently unused land on the northeast corner of Central Avenue and Victoria Street in the City of Carson.

## Education

**John Adams Middle School Auditorium Replacement Project, City of Santa Monica, Los Angeles County, California (2018).** The Santa Monica-Malibu Unified School District retained Dudek write the Final Mitigated Negative Declaration for the John Adams Middle School Auditorium Replacement Project for the Santa Monica-Malibu Unified School District. The project proposed to demolish the existing auditorium and music building and replace them with a new performing arts center.

**Fullerton College Facilities Master Plan Program EIR, North Orange County Community College District, City of Fullerton, Orange County, California (2017).** The North Orange County Community College District (NOCCCD) contracted Dudek to evaluate all buildings and structures on campus over 45 years old that were proposed for demolition or substantial alteration as part of the proposed Master Plan Program. The study entailed conducting archival and building development research, a records search, detailed impacts assessment, and development of mitigation measures for project conformance with the Secretary of the Interior's Standards for Rehabilitation. As a result of the significance evaluation, three historic districts and one individually eligible building were identified within the project area.

## Education

**Judicial Council of California Historical Resource Evaluation Report for the Santa Monica Courthouse, City of Santa Monica, Los Angeles County, California (2017).** Dudek was retained by the Judicial Council of California (JCC) to prepare an evaluation of the Santa Monica Courthouse building, located at 1725 Main Street in the City

of Santa Monica, California. To comply with Public Resources Code Section 5024(b), the JCC must submit to the State Historic Preservation Officer (SHPO) an inventory of all structures over 50 years of age under the JCC's jurisdiction that are listed in or that may be eligible for inclusion in the National Register of Historic Places (NRHP), or registered or that may be eligible for registration as a California Historical Landmark (CHL). The Santa Monica Courthouse was found not eligible for designation under all applicable criteria. Ms. Corder's responsibilities for the project included archival research and co-authoring the cultural resources report.

**Judicial Council of California Historical Resource Evaluation Report for the Figueroa Division Courthouse, City of Santa Barbara, Santa Barbara County, California (2017).** Dudek was retained by the Judicial Council of California (JCC) to prepare an evaluation of the Santa Monica Courthouse building, located at 118 E. Figueroa Street in the City of Santa Barbara, California. To comply with Public Resources Code Section 5024(b), the JCC must submit to the State Historic Preservation Officer (SHPO) an inventory of all structures over 50 years of age under the JCC's jurisdiction that are listed in or that may be eligible for inclusion in the National Register of Historic Places (NRHP), or registered or that may be eligible for registration as a California Historical Landmark (CHL). The Figueroa Division Courthouse was found not eligible for designation under all applicable criteria. Ms. Corder's responsibilities for the project included the following: background research and co-authoring of the final cultural resources report.

## Transportation

**Princeton Avenue Road Widening Project, City of Moorpark, Ventura County, California (2017).** Dudek was retained by Stantec and the City of Moorpark to prepare Caltrans-compliant cultural resource documentation for the Princeton Avenue Road Widening Project. The project includes approximately 0.75-miles of roadway widening and improvements, including sidewalks and bicycle lanes. Dudek prepared an ASR, HRER, and HPSR in support of this effort. Both properties were found ineligible under all designation criteria and integrity requirements. The reports are currently pending Caltrans District 7 approval. Ms. Corder's responsibilities for the project included background research for the required reports.

## Relevant Training

- *Practitioner's Implementation of the U.S. Secretary of the Interior's Standards and Guidelines, 2019*
- *A Commissioner and Planner's Primer to the California Environmental Quality Act, CPF, 2018*
- *Innovative Approaches to Section 106 Mitigation, ACRA, 2018*
- *Crowdfunding Historic Preservation: Direct Public Offerings and Other Ways to Raise Funds, CPF, 2018*
- *From Nuclear Waste to Manholes – the What, Why and How of Surveys, CPF, 2018*
- *Historic Districts: New Processes, SOI Standards for Districts, Infill Construction, Additions & ADU's, CPF, 2017*
- *Focus on Modernism: Design, Materials Conservation & Review, CPF, 2017*
- *Certified Historic Preservation Consulting Commonwealth of Virginia, 2004*

# Nicole Frank, MSHP

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## Architectural Historian

Nicole Frank is an architectural historian with 3 years' professional experience as an architectural historian conducting historic research, writing landmark designations, performing conditions assessments and working hands-on in building restoration projects throughout the United States. Ms. Frank also has governmental experience with the City of San Francisco's Planning Department and the City of Chicago's Landmark Designations Department. She meets the Secretary of the Interior's Professional Qualification Standards for Architectural History.

### **Education**

*The School of the Art Institute of Chicago, MS  
Historic Preservation, 2018*

*The College of Charleston, BA,  
Historic Preservation and Art History, 2016*

## Dudek Project Experience

### **Historical Resources Evaluation Report for the 740-790 East Green Street Mixed-Use Project, Pasadena, California (In Progress).**

Dudek was retained by the City of Pasadena to complete a historical significance evaluation report for five commercial buildings located in the City of Pasadena, California (AINs 5734-025-014, 024, 026, 029, 027). The study included a pedestrian survey of the proposed project area, building development and archival research, development of an appropriate historic context for the property, and recordation and evaluation of the property for historical significance and integrity in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local eligibility requirements. Ms. Frank acting as architectural historian updated the Pasadena historic context, conducted archival research, and wrote the significance evaluations for the five buildings over 45 years old.

### **Cultural Resources Technical Report for 8850 Sunset Boulevard Project, West Hollywood, California (In Progress).**

Dudek was retained by the City of West Hollywood (City) to complete a Cultural Resources Technical Report for the 8850 Sunset Boulevard Project (Project). The proposed project consists of the demolition of existing buildings and the construction and operation of a new mixed-use hotel and residential building on a property along the south side of Sunset Boulevard, extending the full city block between Larrabee Street and San Vicente Boulevard, in the City of West Hollywood (project site). Acting as architectural historian Ms. Frank assisted in the completion of the technical report as the primary writer.

### **As Needed Historic Research Consulting Services, City of Coronado, Coronado, California (In Progress).**

Acting as architectural historian, Ms. Frank was the primary writer of the historical resource evaluation reports for 936 J Avenue, 310 2<sup>nd</sup> Street, 718 B Avenue, 1027-1029 Orange Avenue, 735 Margarita Avenue, 519 Ocean Boulevard, and 1901 Monterey Avenue. Each evaluation involved creation of an occupancy timeline, supplemental research on occupants, architect/builder, and property, building development research, a pedestrian survey of the project area, a description of the surveyed resource, and completion of a historical significance evaluation report in consideration of designation criteria and integrity requirements.

### **City of San Diego Public Utility Department, Historical Context Report for the Dulzura Conduit, Upper Otay Dam, Murray Dam, Sutherland Dam, and Miramar Dam. City of San Diego, San Diego County, California (In Progress).**

Ms. Frank served as architectural historian and author of the cultural resources report for the City of San Diego Public Utility Department. Preparation of the historical context statement involved archival research, historic context development, engineering feature development descriptions, and historical significance evaluations. Ms. Frank evaluated five resources including the Dulzura Conduit, Upper Otay Dam, Murray Dam, Sutherland Dam, and Miramar Dam.

**Cultural Resources Report for the Palmetto Avenue Warehouse Project, City of Rialto, San Bernardino County, California, 2019.** Dudek was retained by Patriot Development Partners to conduct a cultural resources inventory in support of the proposed Palmetto Avenue Warehouse Project (proposed Project). The Project proposes to demolish buildings on six (6) parcels in the City of Rialto, and construct an industrial/warehouse building on an approximately 4.24-acre property located at the northeast corner of Palmetto Avenue and Baseline Road. Ms. Frank acted as evaluator for three of the six properties, which were 45 years or older for historical significance.

**Historical Resources Impact Assessment for Maintenance on the Morena Dam Spillway, City of San Diego, California, 2019.** Ms. Frank acted as the primary author for an impacts assessment of proposed project activities including maintenance to the Morena Dam, which is considered an historical resource under CEQA and an historic property under Section 106 of the NHPA.

**Historical Resources Evaluation Report for 14545 Lanark Street Project, Panorama City, California, 2019.** Dudek was retained by Clifford Beers Housing, Inc. to complete a historical significance evaluation report for a property located at 14545 Lanark Street in the City of Los Angeles, California (APN: 2210-011-900). Ms. Frank served as architectural historian and authored the historical resources evaluation report for the subject property, a Public Social Services Department building constructed in 1967.

**Historical Resources Technical Report for Jacumba Valley Ranch Solar Energy Park, Jacumba, California. 2019.** Dudek was retained by BayWa to complete a historical resources technical report for a project that proposes to develop a solar energy project consisting of up to 90 megawatts (MW) of alternating current (ac) and a 20 MW energy storage facility that can supply electricity to indirectly reduce the need to emit greenhouse gases (GHGs). Acting as architectural historian, Ms. Frank authored a cultural resources technical report evaluating a complex of twenty dairy buildings, the Mountain Meadow Dairy and Creamery's Sunshine Ranch Complex for historical significance.

**Vista E Reservoir Replacement and Pump Station Project, Vista Irrigation District, Vista, California. 2019.** Dudek was retained by the Vista Irrigation District (VID) to complete a cultural resources study for a project that proposes to replace the existing oval shaped E Reservoir with a new reservoir and construct a new pump station on the existing E Reservoir site located on Edgemoor Road in the County of San Diego. Acting as architectural historian, Ms. Frank authored a cultural resources technical report evaluating a 1929 reservoir in Vista, California for replacement. Ms. Frank also conducted a site survey of the property to be used in her technical report.

**California State University, San Francisco Master Plan Update EIR, San Francisco, California. 2019.** Acting as architectural historian, Ms. Frank participated in a survey of CSU San Francisco's Phycology and Ethnic Studies Building and conducted archival research in order to prepare an appropriate historic context for San Francisco, CSU San Francisco and the Phycology and Ethnic Studies Building. Ms. Frank conducted research on 18 buildings located on the SFSU campus, and wrote historic contexts, descriptions and lists of alterations for each.

**Pacific Grand Project, Honolulu, Hawai'i County, Hawai'i, 2019.** Ms. Frank acted as architectural historian, co-authoring of the reconnaissance level survey form for the Pacific Grand in Honolulu, constructed in 1968. Ms. Frank's report included building development descriptions and historical significance evaluations. The project proposed to modify an existing telecommunication equipment tower atop one of the condominium building.



# Linda Kry

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## Archaeologist

Linda Kry is an archaeologist with 13 years' experience in cultural resource management specializing in various aspects of cultural resources investigations within Los Angeles County, Orange County, San Bernardino County, Kern County, Imperial County, Inyo County, Riverside County, and the Mojave Desert. Ms. Kry's experience includes archival research, reconnaissance surveys, artifact analysis, assisting CEQA lead agencies with AB-52 notification and consultation process, and authoring technical reports pursuant to CEQA and Section 106 of the NHPA. Ms. Kry's extensive experience includes the management of cultural resources specialists in support of various aspects of cultural resources compliance, construction monitoring, Native American consultation, archaeological testing and treatment, and prehistoric and historical resource significance evaluations.

### *Education*

*University of California, Los Angeles  
BA, Anthropology, 2006*

*Cerritos College*

*AA, Anthropology, 2004*

## Project Experience

**De Soto Trunk Line Project, Los Angeles Department of Water and Power, Los Angeles, California.** Archaeological lead for a cultural resources study pursuant to CEQA and Section 106 of the National Historic Preservation Act (NHPA). Los Angeles Department of Water and Power LADWP is proposing to replace the portions of the De Soto Trunk Line located in West San Fernando Valley. The proposed project would increase the safety, capacity and reliability of LADWP's water system in the western San Fernando Valley.

**Haynes Generating Station Demolition Project, Los Angeles County Department of Public Works, Malibu, California.** Archaeological lead and monitoring coordinator. The project included the demolition of Units 3, 4, 5, and 6 at the Haynes Generating Station (HnGS), which were originally constructed more than five decades ago, to minimize health and safety risks and reduce future maintenance.

**Old Topanga Road Over Old Topanga Creek Bridge Maintenance Repair Project, Los Angeles County Department of Public Works, Val Verde Area of Unincorporated Los Angeles County, California.** Archaeological lead for a cultural resources study pursuant to CEQA in support of a Mitigated Negative Declaration. Tasks include Assembly Bill (AB) 52 consultation support to identify known tribal cultural resources within the project's proposed Area of Potential Effect (APE) to analyze the potential impacts to cultural resources and provide mitigation to a less than significant level.

**Compton Boulevard over Compton Creek and Wilmington Avenue over Compton Creek Bridge Replacement Projects, Compton, California.** Archaeological lead for a cultural resources study pursuant to CEQA and Section 106 of the NHPA and in conformance with Caltrans requirements. As archaeological lead, tasks include coordination for a cultural resources study, including AB 52 consultation support, and preparation of Archaeological Survey Reports (ASRs) for each proposed project.

**City Trunk Line South Project, Los Angeles Department of Water and Power, Los Angeles, California.** Archaeological lead for a cultural resources study pursuant to CEQA and Section 106 of the NHPA. Los Angeles Department of Water and Power LADWP is proposing to replace an old and deteriorating trunk line that was built in 1914 and has a history of leaks and breaks. The proposed trunk link will improve capacity, reliability, and flexibility in the water system.

**February 2019 Storm Repair Project, Los Angeles County Department of Public Works, Malibu, California.** Archaeological lead responsible for managing the cultural resources inventory and assessment of cultural resources

within the project area in support of emergency guardrail replacement work in the Woolsey Fire burn area. Responsibilities also include coordinating Native American monitoring needs for the project.

**FLOR 401 E 7<sup>th</sup> Street Construction Monitoring, Skid Row Housing Trust, Los Angeles, California.** Project manager for construction monitoring for the development of 99 units of permanent supportive housing for homeless veterans and/or special needs populations, and affordable housing for low-income individuals in Downtown Los Angeles.

**Woolsey Fire Guardrails Replacement Project, Los Angeles County Department of Public Works, Malibu, California.** Archaeological lead responsible for managing the cultural resources inventory and assessment of cultural resources within the project area in support of emergency guardrail replacement work in the Woolsey Fire burn area. Responsibilities also include coordinating Native American monitoring needs for the project.

**Coronado Trunk Line Project, Los Angeles Department of Water and Power, Los Angeles, California.** Archaeological lead for a Phase I cultural resources study pursuant to CEQA and Section 106 of the NHPA. Los Angeles Department of Water and Power is proposing to construct a new 30-inch diameter welded steel pipe, approximately 7,200 feet in length, along with a regulating and relief station vault and flow master vault. The proposed trunk line would add reliability and redundancy to the system.

**River Supply Conduit Unit 7 Project, Los Angeles Department of Water and Power, Los Angeles and Burbank, California.** Archaeological lead and monitoring coordinator for archaeological and paleontological services in support of the River Supply Conduit (RSC) Unit 7 Project. The existing River Supply Conduit (RSC) is a major transmission pipeline in the LADWP water distribution system. The Project is critical to meet safety of water supplies, reliability of water infrastructure, and sustainability of water supply.

**8th, Grand and Hope Project, Eyestone Environmental, Los Angeles, California.** Archaeological lead providing management oversight and reporting for tribal cultural resources (TCRs) and archaeological studies in support of a proposed 45-story mixed-use project in Downtown Los Angeles.

**Bellwood Avenue Project, Eyestone Environmental, Los Angeles, California.** Archaeological lead providing management oversight and reporting for a TCR study for a project that proposes to develop a new eldercare facility on a 2.22-acre site in the West Los Angeles Community Plan area of the City of Los Angeles.

**313-333 San Vicente Boulevard Project, Eyestone Environmental, Los Angeles, California.** Archaeological lead providing management oversight and reporting for a TCR study for a project that proposes to develop a 19-story, multi-family residential building and the deconstruction, reassembly, rehabilitation and limited alteration of the existing cathedral of Our Lady of Mount Lebanon – Saint Maronite Catholic Cathedral.

## Relevant Previous Experience

**Los Angeles International Airport (LAX) Midfield Satellite Concourse, Los Angeles, California.** Served as field director for archaeological and paleontological monitoring project associated with the creation of a new aircraft passenger concourse and associated elements at LAX. Responsibilities included coordinating with company personnel and project contractors, scheduling, and recordation and collection of field data.

**Los Angeles Metropolitan Transportation Authority Compliance Monitoring, Los Angeles, California.** Served as archaeological and paleontological monitoring coordinator for the multiyear and multisite project within the greater Los Angeles area, including the Crenshaw rail transit corridor and the 1.9-mile Regional Connector subway. Responsibilities included coordinating and scheduling various contractors and archaeologists; developing and providing cultural resources training for new contractors and archaeologists; monthly project updates to client; invoice and budget reviews; lab analysis of all resources collected and preparation of those resources for curation.

# Adriane Gusick

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## Associate Archaeologist

Adriane Gusick is an associate archaeologist with more than 18 years of experience in cultural resource management specializing in cultural resource studies with private, state, and federal regulatory agencies including National Historic Preservation Act (NHPA) Sections 106 and 110 and California Environmental Quality Act (CEQA) compliance extending primarily throughout Southern California. She has worked with Bureau of Land Management, the California Public Utilities Commission, California State Parks, the City and County of Los Angeles, Los Department of Water and Power, as well as numerous other local agencies and various military installations including the Marine Corps Air Ground Combat Center at Twentynine Palms, Marine Corps Base (MCB) Camp Pendleton, Naval Base Coronado, and Navy Installation San Clemente Island. She has experience in all aspects of project development from initial research, planning, and development to interpreting and synthesizing data in technical reports. Ms. Gusick has acted as project manager and field director on complex data recovery programs, managed multiple archaeology laboratories, worked as liaison between Native American tribes and clients, including assistance with AB-52, and has engaged in education and public outreach programs.

### **Education**

*Catholic University of America, BA Anthropology, 2001*

*University of Oklahoma, BS Nursing, 2011*

### **Certifications**

*City of San Diego Certified Archaeology and Paleontology Monitor*

*City of San Diego Certified Archaeology Crew Chief*

*Occupational Safety and Health Administration (OSHA) 10-Hour Construction Safety Training*

*OSHA 40-Hour Hazardous Waste Operations Worker (HAZWOPER) training*

*Registered Nurse*

*Wilderness First Responder*

## Relevant Project Experience

**8th, Grand and Hope Project, Los Angeles, California.** Dudek was retained to conduct a tribal cultural resources (TCRs) study in support of a proposed 45-story mixed use project in Downtown Los Angeles. Ms. Gusick was co-author on the report. Responsibilities included identification of any known or likely TCRs that have been documented in the proposed project site through archival records and Native American coordination.

**Bellwood Avenue Project, Los Angeles, California.** Dudek was retained to conduct a TCR study for a project that proposes to develop a new eldercare facility on a 2.22-acre site in the West Los Angeles Community Plan area of the City of Los Angeles. Ms. Gusick was co-author on the report. Responsibilities included identification of any known or likely TCRs that have been documented in the proposed project site through archival records and Native American coordination.

**313-333 San Vicente Boulevard Project, Los Angeles, California.** Dudek was retained to conduct a TCR study for a project that proposes to develop a 19-story, multi-family residential building with 153 apartment units, and the deconstruction, reassembly, rehabilitation and limited alteration of the existing cathedral of Our Lady of Mount Lebanon – Saint Maronite Catholic Cathedral. Ms. Gusick was co-author on the report. Responsibilities included identification of any known or likely TCRs that have been documented in the proposed project site through archival records and Native American coordination.

**De Soto Trunk Line Project, Los Angeles Department of Water and Power, Los Angeles, California.** Dudek was retained to conduct a cultural resources study pursuant to CEQA and Section 106 for a project proposing to replace approximately 13,700 feet of riveted steel pipe of the De Soto Trunk Line located in West San Fernando Valley. Ms. Gusick was co-author on the report, and conducted archival research and Native American coordination.

**Haynes Generating Station Demolition Project, Los Angeles County Department of Public Works, Malibu, California.** Dudek was retained to provide archaeological monitoring for a project that included the demolition of Units 3, 4, 5, and 6 at the Haynes Generating Station. Ms. Gusick provided the Worker Environmental Awareness Training and monitor training and coordination.

**Compton Boulevard over Compton Creek and Wilmington Avenue over Compton Creek Bridge Replacement Projects, Compton, California.** Dudek was retained to conduct a cultural resources study pursuant to CEQA and Section 106 of the National Historic Preservation Act (NHPA) and in conformance with Caltrans requirements. The proposed projects involve replacing the existing two-span Wilmington Avenue Bridge over Compton Creek and as well as the replacement of the two-span steel-girder Compton Boulevard Bridge with new two-span, pre-cast concrete bridges. The projects are being proposed by the LADPW in cooperation with Caltrans. Ms. Gusick drafted the Caltrans Archaeological Survey Report and performed the archival research and Native American coordination.

**River Supply Conduit Unit 7 Project, Los Angeles Department of Water and Power, Los Angeles and Burbank, California.** Dudek was retained to provide archaeological and paleontological monitoring and reporting for a major transmission pipeline in the LADWP water distribution system. Ms. Gusick provided the paleontological monitoring and provided monitor training and coordination.

**City Trunk Line South Project, Los Angeles Department of Water and Power, Los Angeles, California.** Dudek was retained to conduct a cultural resources study pursuant to CEQA and Section 106 for a project proposing to replace an old and deteriorating trunk line that was built in 1914 and has a history of leaks and breaks. Ms. Gusick co-authored the report, in addition to performing archival research, conducting the pedestrian survey, providing Native American coordination, and recording newly identified cultural resources.

**PP1&2 Transmission Line Conversion Project, Los Angeles Department of Water and Power, Santa Clarita Valley, Los Angeles County, California.** Dudek was retained to complete a cultural resources study for the Power Plant #1 and #2 to Olive #1 Transmission Line Conversion Project which is proposing to replace and convert an existing 120-mile length of 115 kilovolt (kV) double circuit transmission line. Ms. Gusick co-authored the report, in addition to performing archival research, conducting the pedestrian survey, providing Native American coordination, and recording newly identified cultural resources.

**North Hollywood West Well Field Water Treatment Project, Los Angeles Department of Water and Power, City of Los Angeles, Los Angeles County, California.** Dudek was retained to complete a CEQA -Plus cultural resources study for a project that proposes to address releases of 1,4-dioxane in groundwater that are migrating to the North Hollywood West Well Field by installing water treatment equipment at the well field. Ms. Gusick co-authored the report, in addition to performing archival research, conducting the pedestrian survey, and providing Native American coordination.

**Power Plant 1 Long Term Maintenance Program Project, Los Angeles Department of Water and Power, Los Angeles County, California.** Dudek was retained to complete a cultural resources study for a project that proposes to develop a long-term operations and maintenance program for the Power Plant 1 hydroelectric facility in San Francisquito Canyon north of Santa Clarita. Ms. Gusick was lead author on the report, performed archival research, conducted the pedestrian survey, and recorded newly identified cultural resources.

# Appendix B

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## Confidential Records Search Results

Confidential Records Search Results are on file at City Hall.

# Appendix C

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## Native American Coordination Documentation





**NATIVE AMERICAN HERITAGE COMMISSION**  
Cultural and Environmental Department  
1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691  
Phone: (916) 373-3710  
Email: [nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
Website: <http://www.nahc.ca.gov>  
Twitter: @CA\_NAHC



September 18, 2019

Douglas Vu  
City of West Hollywood

VIA Email to: [dvu@weho.org](mailto:dvu@weho.org)

RE: Native American Consultation, Pursuant to Senate Bill 18, Government Code §65352.3 and §65352.4,  
8850 Sunset Boulevard Project, Los Angeles County

Dear Mr. Vu:

Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above referenced counties.

Government Code §65352.3 and §65352.4 require local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of avoiding, protecting, and/or mitigating impacts to cultural places when creating or amending General Plans, Specific Plans and Community Plans.

The law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction. The NAHC believes that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

The NAHC also believes that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:
  - A listing of any and all known cultural resources that have already been recorded or are adjacent to the APE, such as known archaeological sites;
  - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
  - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the APE; and
  - If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.
2. The results of any archaeological inventory survey that was conducted, including:

- Any report that may contain site forms, site significance, and suggested mitigation measures.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code §6254.10.

3. The result of the Sacred Lands File (SLF) check conducted through the NAHC was negative.
4. Any ethnographic studies conducted for any area including all or part of the APE; and
5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event, that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we are able to assure that our consultation list remains current.

If you have any questions or need additional information, please contact me at my email address: [steven.quinn@nahc.ca.gov](mailto:steven.quinn@nahc.ca.gov).

Sincerely,

A handwritten signature in blue ink that reads "Steven Quinn". The signature is written in a cursive, flowing style.

Steven Quinn  
Associate Governmental Program Analyst

Attachment

# Appendix D

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DPR Forms



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6L

Other Listings  
Review Code

Reviewer

Date

Page 1 of 17 \*Resource Name or #: (Assigned by recorder) 8850-8852 Sunset Boulevard

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

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad Beverly Hills Date 1995 (1999 ed.) T 1S; R 14W; S 7  of Sec \_\_\_\_\_; San Bernardino

B.M.

c. Address 8850-8852 Sunset Boulevard City West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 372254 mE/ 377304 mN

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

Latitude: 34°05'25.6"N, Longitude: 118°23'05.0"W; APN: 4339-017-001

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

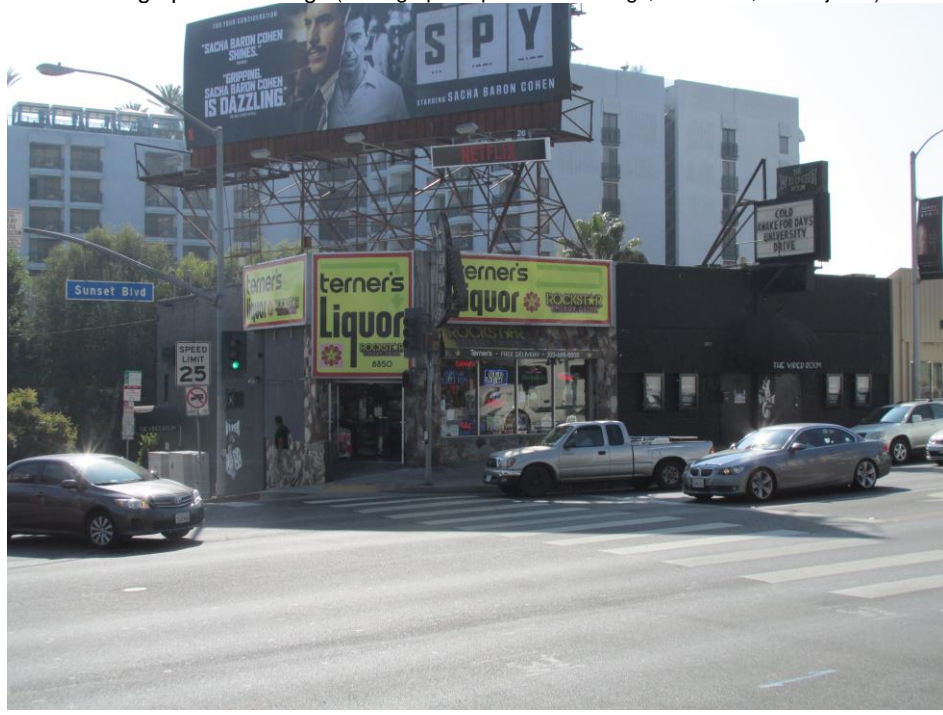
Building 1 is identified as 8850-8860 Sunset Boulevard in the City of West Hollywood, and contains two business (The Viper Room and Terner's Liquor). The building is one-story with a partial basement located at the southwest intersection of Larrabee Street and Sunset Boulevard. This heavily altered commercial building was constructed circa 1924 of unreinforced brick masonry and features a raised parapet roof. **See Continuation Sheet.**

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

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

P5b. Description of Photo: (view, date, accession #) View to southwest, 11/6/2019, IMG 8970

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



\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both  
c. 1924 (City Directories)

\*P7. Owner and Address:

8850 Sunset LLC  
16055 N Dial Blvd, #4  
Scottsdale, AZ 85260

\*P8. Recorded by: (Name, affiliation, and address) Nicole Frank, MSHP  
Dudek, 605 Third Street  
Encinitas, CA 92024

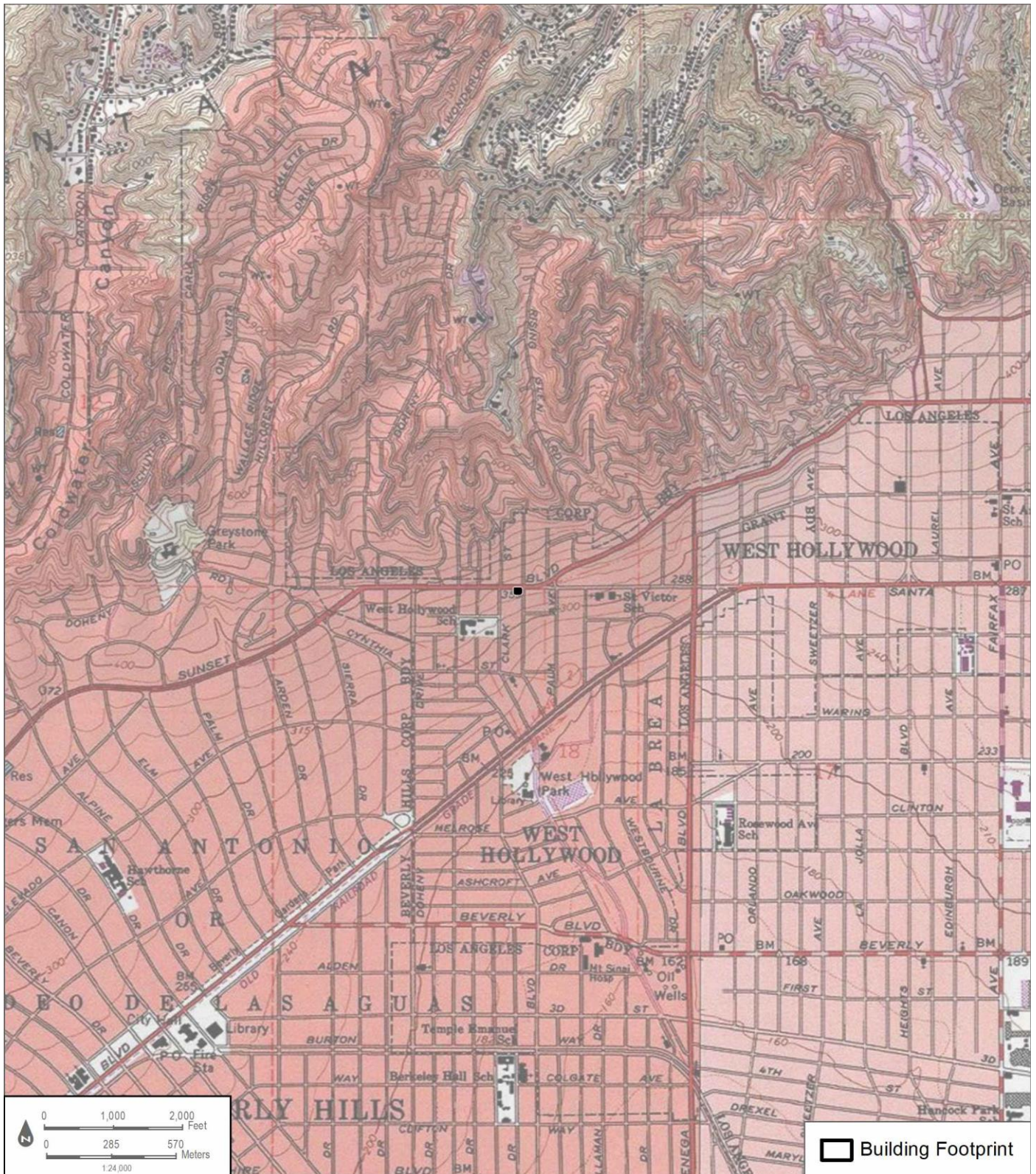
\*P9. Date Recorded: November  
6, 2019

\*P10. Survey Type: (Describe)  
Pedestrian

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Dudek. 2020. Cultural  
Resources Technical Report  
for 8850 Sunset Boulevard  
Project, West Hollywood,

California. April 2020, prepared for the City of West Hollywood.

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



# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 8850-8852 Sunset Boulevard \*NRHP Status Code 6L  
Page 3 of 17

B1. Historic Name: 8850-8852 Sunset Boulevard  
B2. Common Name: Turner's Liquor and Viper Room  
B3. Original Use: Grocery store B4. Present Use: Liquor store and music venue  
\*B5. Architectural Style: \_\_\_\_\_  
\*B6. Construction History: (Construction date, alterations, and date of alterations) \_\_\_\_\_

Constructed circa 1924. Major alterations to 8852 Sunset Boulevard included the original storefront windows covered by a stone veneer sometime between 1957 and 1980. Based on historic photographs, the recessed entry and windows were enclosed in 1972. Additionally, the two entrance doors were replaced between the tenancy of Filthy McNasty's (1976-1980) and the Viper Room (1992).

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
\*B8. Related Features: \_\_\_\_\_

B9a. Architect: unknown b. Builder: unknown  
\*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

## Development of the Sunset Strip

Throughout the early development period of West Hollywood (then known as Sherman), the Sunset Strip was not as widely utilized as Santa Monica Boulevard. The industrial setting of railroad tracks leading to businesses like lumberyards, plating factories and automotive mechanics the industrial industry along Santa Monica Boulevard brought in businesses like taverns and bars that catered to the working class. Beginning in the early-1920s, Sherman emerged as a location for movie studios, including a studio built by Charlie Chaplin and the Union Film Company. Around this time, the neighboring community of Beverly Hills became the preferred residential area for those working in the film industry. **See Continuation Sheet.**

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

\*B12. References: \_\_\_\_\_

See Continuation Sheet.

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Nicole Frank, MSHP and Sarah Corder, MFA  
\*Date of Evaluation: November 6, 2019

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 8850-8852 Sunset Boulevard

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### \*P3a. Description (continued):

The two storefronts face onto Sunset Boulevard and are distinguished by a variation in finishes from unpainted stone veneer on Storefront 1 (Figure 1) and painted brick and stone veneer on Storefront 2 (Figure 2). The building's south (rear) elevation presents as a continuous brick wall with irregular fenestration that includes a variety of window types and sizes, which are predominately obscured by metal, security bars (Figure 3). Details of the individual storefronts are provided below:

#### *Storefront 1, 8850 Sunset Boulevard (Turner's Liquor)*

Storefront 1, Turner's Liquor, is situated on the corner of Larrabee Street and Sunset Boulevard and is accessed by an angled ramp. The main point of entry features two glass doors that are accessed from the sidewalk. The building is clad in stone veneer and stucco. The storefront features a four pane storefront window that is sheltered by a canvas awning. Building signage includes: modern, lighted box signs on the street facing elevations and a projecting neon sign that reads "liquor" and faces Sunset Boulevard (Figure 1).

#### *Storefront 2, 8852 Sunset Boulevard (The Viper Room)*

Storefront 2, the Viper Room, faces onto Sunset Boulevard with exterior walls clad in painted stone veneer and painted stucco running along the roofline. The main (north) elevation is symmetrical with a pilaster running down the center, dividing the elevation into two symmetrical sections. The pilaster also supports the two-sided projecting rooftop signs. Flanking either side of the pilaster are single leaf metal doors with filled-in windows of stone veneer on either side. Sheltering both doors is a semi-circular projecting canvas awning (Figure 2 and 3).

### \*B10. Significance (continued):

This development shift promoted the movement of people between Sherman and Beverly Hills along the 1.7-mile strip of Sunset Boulevard. It is during this time period, that Sunset Boulevard, also referred to as "the county strip", became a newly developed commercial corridor. In addition to its convenience for those traveling between Sherman and Beverly Hills, the Sunset Strip was quite desirable for commercial entities because of its more relaxed liquor laws. In 1925, Sherman looked to capitalize on the popularity of its neighboring communities and changed its name from Sherman to West Hollywood (GPA 2016; HRG 2019a, HRG 2019b).

The growth seen in the first half of the 1920s continued into the rest of the decade with the development of low-rise commercial buildings on the western end of Sunset Boulevard. The street was still an unincorporated county road at this time, but began to gain popularity amongst the Hollywood elite, while Santa Monica Boulevard remained more industrial. Larger-scale properties were constructed in the late-1920s and 1930s including Sunset Plaza and Sunset Tower. Developers saw the commercial potential early on and in 1930s, property owners lobbied the County Board of Supervisors for zoning changes and infrastructure improvements, allowing the Sunset Strip to develop well into the 1940s. Business professionals in the entertainment industry began to open offices in the small buildings along Sunset Boulevard. Those that worked in the entertainment industry allowed the street to remain active after-dark due to its location between the studios and homes in Beverly Hills. Property types such as restaurants, nightclubs, and supper clubs thrived prior to the start of World War II (GPA 2016).

Growth and development of the Sunset Strip shifted again in the years following World War II. The Strip became more commercialized with supper clubs closing and several high-rise hotel and office buildings opening in their stead. The older small-scale commercial



## CONTINUATION SHEET

Property Name: 8850-8852 Sunset Boulevard

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buildings were taken over by the burgeoning arts scene and new youth culture. This also led to the closing of the more traditional nightclub and the opening of music venues that catered to the rise of rock music over the big band. By the mid-1950s, the Sunset Strip became less of an entertainment destination. The mafia, which had long run the Strip's businesses, took their money to newly popular Las Vegas, leaving West Hollywood in a state of economic downturn.

Sunset Boulevard's second heyday did not come until the 1960s, ushered in by the opening of the nightclub Whiskey a Go-Go in 1964. The Whiskey gave rise to a new type of club that catered to rock music and youth culture as compared to early flashy nightclubs of the 1940s and 1950s. During the next decades, the Sunset Strip remained a center for live music with many existing buildings being adapted for the new brand of music and culture (GPA 2016; HRG 2019a, HRG 2019b).

### Development History of the Project Site: Building 1. 8850-8852 Sunset Boulevard

Building 1 does not have an original building permit, but based on available documentation it was constructed c. 1924 by an unknown architect. Historically the building had been linked to the street addresses 8850, 8852, 8854 and 8856 Sunset Boulevard. According to the 1926 Sanborn Map (see Figure 4), the buildings were occupied from 8850 to 8856 by a drug store, storefront, and restaurant separated only by wood frame partitions. The storefront at 8852 Sunset, the present location of the Viper Room, throughout the late 1920s was occupied by a variety of retail food operations including a grocer and meat and fruit vendors. The storefront continued to be a market into the early 1940s with owners such as E.A. Morrison (1927), MacMarr Stores, Inc. (1928-1930), and Safeway (1931-early 1940s) (HRG 2019a, HRG 2019b; Sanborn 1926).

During World War II, city directory information was unavailable for 8850-8852 Sunset Boulevard and as a result, the storefront's occupancy during this period is unknown. The next known owner change came in 1946 when nightclub manager Lew LeRoy converted the market building into a jazz club called the Cotton Club. The Cotton Club featured a big band floorshow where dancing was not allowed. LeRoy's ownership was brief, selling the Cotton Club in February 1947, which then became another club called the Greenwich Village. The Greenwich Village was part of a continuous controversy over entertainment that was considered too provocative for the time. Eventually the Greenwich Village closed to become another short-lived club, the Rue Angel. A fire occurred at the Rue Angel in January 1950, leading to its closure and reopening as the Last Call, a strip club that was looked unfavorably on by the law and closed in 1951 (HRG 2019a, HRG 2019b; LAT 1950).

The denial of the Last Call to receive an entertainment license led to its sale to Billy and Pete Snyder who opened the Melody Room on June 14, 1951 (Figure 1). During this time, the building at 8850 Sunset remained a drugstore according to the 1950 Sanborn, while 8852-8854 Sunset was listed as a restaurant (Sanborn 1950). The Snyder brothers, through their music connections, were able to book a string of well-known musicians and up and coming stars, attracting the Hollywood elite. During the mid-1950s, the storefront at 8850 Sunset had changed from a drugstore, under the name Turner into Turner's Liquor, which is the name of the current occupant, albeit with a different spelling (i.e., Terner's Liquor) (Figure 8). Despite the Melody Room doing well throughout the 1950s and early 1960s, the decline of the Sunset Strip and the club changing hands several times led to its eventual closure. By 1970, the club stopped booking acts and in 1972, the Melody Room closed for good, leading the way for a new tenant, Filthy McNasty's (Figure 2). Filthy McNasty's was owned by a man named Filthy McNasty, and was a popular club hangout for Hollywood entertainers including Evil Knievel, Elvis Presley, and Mick Jagger. McNasty opened a second club by the same name in North Hollywood, closing the Sunset Strip location in September 1980 to focus on the newer club (HRG 2019a, HRG 2019b; Ponder 2014; Beck 1970;

## CONTINUATION SHEET

Property Name: 8850-8852 Sunset Boulevard  
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WeHo Ville 2016).



Figure 1. Building 1, 8850-8860 Sunset Boulevard, 1956, Los Angeles Magazine



Figure 2. Building 1, 8850-8860 Sunset Boulevard, 1976, Ed Ruscha, Sunset Strip Portfolio

## CONTINUATION SHEET

Property Name: 8850-8852 Sunset Boulevard

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The storefront at 8852 Sunset reopened in September 1980 as another club named All That Jazz, which was quickly relaunched in October 1980 as The Central. The Central focused on the popular music of the time including reggae, R & B, ska, soul, and rock and roll and had a reputation to be dark and dingy, but with an insider's knowledge on good acts to book. The storefront at 8850 Sunset between 1976 and 1985 changed its spelling from Turner's Liquor into Terner's Liquor for unknown reasons. In 1993, The Central closed its doors reopening in August 1993 as the Viper Room financed by actor Johnny Depp, Sal Jenco, and Chuck Weiss. Typical of music clubs in the 1990s, it focused primarily on rock and roll music. The club was known for its unpretentious character and throughout the 1990s hosted a wide range of music guests including: Johnny Cash, Tom Petty and the Heartbreakers, the Stone Temple Pilots, Bruce Springsteen, Oasis, the Queens of the Stone Age, Courtney Love, Natalie Cole, Elvis Costello, Pete Yorn, Lenny Kravitz, Pearl Jam, The Strokes, Weezer, Maroon 5, John Mayer, Iggy Pop, and Sheryl Crow. The venues former booker and DJ, Dayle Gloria, who worked for the club starting in 1999, was responsible for helping build the club's reputation as a reputable place to preform (HRG 2019a, HRG 2019b; Martino 2017; The Viper Room 2019; Callwood 2018).

By the early 2000s, the club shifted its focus towards metal and punk bands. In 2004, Johnny Depp relinquished his partial ownership of the club, which was sold to Blackhawk Capital Partners. In 2015, the Viper Room relaunched itself doing a large interior renovation and revealing an interior mural on the main hallway by local artist, Louis Carreon. Carreon was born in California in 1977 and after being incarcerated in federal prison shifted his focus to art, creating pieces that combine modern art and street art on a variety of surfaces. He has done works in the SoHo House and painted the Stanley Cup for the Championship team, the Chicago Blackhawks to raise money for Autism Speaks. Carreon's Viper Room mural payed tribute to writer Hunter S. Thompson and actor River Phoenix, who overdosed before collapsing outside the club and dying on Halloween 1993 (Figure 3). Upon its dedication, the mural received criticism that it was a "tasteless display," in that it was directly associated with Phoenix's death but both the club and the artist have stood by it (Figure 4). The Viper Room still occupies 8852 Sunset Boulevard (HRG 2019a, HRG 2019b; Martino 2017; Romero 2015; Wang 2015; City West Hollywood 2019).

## CONTINUATION SHEET

Property Name: 8850-8852 Sunset Boulevard  
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Figure 3. Exterior of the Viper Room, 1993, Michael Ochs Archives



Figure 4. Viper Room mural by Louis Carreon, 2015, Courtesy the Viper Room

Major alterations to 8852 Sunset Boulevard included the original storefront windows covered by a stone veneer sometime between 1957 and 1980. Based on historic photographs, the recessed entry and windows were enclosed in 1972. Additionally, the two entrance doors were replaced between the tenancy of Filthy McNasty's (1976-1980) and the Viper Room (1992) (HRG 2019a, HRG 2019b).

## CONTINUATION SHEET

Property Name: 8850-8852 Sunset Boulevard

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### Identified Alterations

Dudek attained all available permits pertaining to the subject property (APN 4339-017-001) through the City of West Hollywood Planning and Development Services Department on August 29, 2019. There are no original building permits for this building. The permits date from 1935 through 2018. On August 29, 2019,

#### **8850 Sunset Boulevard**

- 1935. Partition off 9' x 12' kitchen and 3' x 4' bathroom (#20070)
- 1938. Erect roof sign (#60021)
- 1949. Install one sign (#40865)
- 1955. Install three neon signs, all wall signs (#21986)
- 1956. Alter entry of exterior (#85691R)
- 1958. Erect one Coca-Cola wall sign, 68 square feet (no permit number)
- 1958. Alter parapet wall (#66278)
- 1968. Install three wall signs and one vertical sign (no permit number)
- 1972. Install sign (#6471372)
- 2018. Installation of creative billboard (BBC 18-0003)
- 

#### **8852 Sunset Boulevard**

- 1987. Refurbished historic windows and upgraded storefront (#N3354313)

### Significance Evaluation

Building 1 was previously evaluated in 2016 as part of the City of West Hollywood's 2016 Commercial Historic Resources Survey. The 2016 survey found Storefront 1 (8850 Sunset Boulevard, Turner's Liquor Store) ineligible for the NRHP, CRHR, and local designation and assigned a CHRSC of 6Z. Whereas Storefront 2 (8852 Sunset Boulevard, The Viper Room) was found to require re-evaluation and was assigned a CHRSC of 7R. Building 1 was evaluated again in 2019 by HRG. This evaluation divided the building into two separate entities (based on tenant) for the purposes of evaluation, The Viper Room (identified in this report as Building 1, Storefront 2) was found ineligible for the NRHP, CRHR, and local designation due to its compromised integrity and lack of exceptional significance for a resource from the recent past under Criterion Consideration G (GPA 2016; HRG 2019a, HRG 2019b).

The following provides an evaluation of the subject property, identified for the purposes of this report as Building 1 (8850-8860 Sunset Boulevard), in consideration of NRHP and CRHR designation criteria and integrity requirements.

***Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.***

Building 1 has a long history dating back to its construction circa 1924. Given the age of the building and the development patterns of the City of West Hollywood, the building's history crosses multiple time periods identified during the 2016 City of West Hollywood Commercial Historic Resources Survey including Development of Sherman and Adjacent County Lands (1895-1925); Postwar West Hollywood (1945-1965); and Modern West Hollywood (GPA 2016). Previous evaluations indicate that the building may have been present in all of the major time periods in the history of West Hollywood's growth and development, but

## CONTINUATION SHEET

Property Name: 8850-8852 Sunset Boulevard

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was significantly altered throughout its history such that it no longer conveys significance to any of the time periods identified in the 2016 survey (HRG 2019a; HRG 2019b).

The first period evaluated for significance as part of this study is the development period of Sherman and Adjacent County Lands, which spanned from 1895 to 1925. Building 1 was constructed circa 1924, during a period of growth and expansion in Sherman, later known as West Hollywood. The building's history is characteristic of this early development period, as evidenced in its simple commercial brick design, and it functioned as a grocer and meat vendor for many years in its early history. However, subsequent changes to the building's appearance and occupancy since the 1940s have compromised its ability to convey significance to the early development period ending in 1925. Due to the lack of integrity as a result of large-scale alterations over time, the building no longer possess the ability to convey its history as a circa 1924 commercial property. In summary, the building does not retain the requisite integrity to convey associations with the early development of Sherman.

The second period evaluated for significance as part of this study is the Postwar West Hollywood period, which spanned from 1945 to 1965. During this time period, the building transitioned from its original function as a meat vendor and grocer into a music venue at 8852 and a corner market at 8850 Sunset Boulevard. Building 1 began its association as a music venue in 1946, when Lew LeRoy opened the Cotton Club, altering the grocery store into a jazz club. Since that point, the building changed hands multiple times and under several club names including the Greenwich Village (opened in 1947); the Rue Angel (1949); the Last Call (a strip club that opened in 1950); and the Melody Room (1951-1972). In the pre-World War II era of the Sunset Strip, big bands and supper clubs dominated the nightlife. Postwar saw the decline of this type of entertainment, clearing the way for the rock music scene that followed. Throughout this period of development, the tenant at 8852 changed multiple times, and the club's appearance also changed, as evidenced by several large-scale exterior alterations. These alterations included enclosure of original openings, alteration of original fenestration, and the application of stone veneer on the primary elevation. Therefore, it has no significant associations with the Postwar West Hollywood period.

The third period of significance evaluated as part of this study was Modern West Hollywood, which spanned from 1966 to 1984. The 1960s marked a significant transition period on the Sunset Strip. While music venues, supper clubs, and nightclubs were present throughout the Sunset Strip's history, in the 1960s the Strip began to transition into a modern musical mecca for teenagers and young adults. This new generation of Sunset Strip visitors were often characterized by their resistance to authority and inclination to challenge cultural norms that had dominated life on the Sunset Strip in the first half of the twentieth century. While there were many forms of youth expressionism during the 1960s, one that took a strong root on the Sunset Strip and throughout the City of West Hollywood was contemporary music. The contemporary music scene was fueled by the opening of iconic clubs like the Whiskey a Go-Go in 1966 and the Roxy in 1977. These clubs were host to some of the most well-known musical acts of the twentieth century including but not limited to The Doors, The Who, Bruce Springsteen, Guns N' Roses, and Van Halen. The Sunset Strip music venues also facilitated a new atmosphere on the Strip with all night restaurants and liquor stores that catered to music venue attendees, as well as, the opening of record stores to support the ever-growing music scene on the Strip. These important support industries helped to fuel the growth and development of the Strip throughout the twentieth century (GPA 2016).

## CONTINUATION SHEET

Property Name: 8850-8852 Sunset Boulevard

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During this period of significance, the subject property followed suit with the Sunset Strip development inclination towards nightlife development. The building's notable tenants during this period were the continued occupancy by the Melody Room until 1972, followed by Filthy McNasty's (1972-1980), All that Jazz (1980), and the Central (1980-1993). While these tenants are considered notable establishments in the constantly evolving and popular music scene in West Hollywood, they fail to rise to the level of significance and share the rich history for hosting iconic rock and roll shows like the Whiskey and the Roxy. The significance of the Roxy and the Whiskey continues to this day, whereas Filthy McNasty's and the Central were short-lived players in the music scene during the Postwar West Hollywood Development period. Furthermore, alterations continued to be made to the building during this period, further compromising its integrity of design and materials. In summary, the building's continued alteration in response to changing tenants throughout this period of history have compromised its integrity and ability to convey significance under the Postwar West Hollywood period of development.

In the more recent past, the building has been associated with the Viper Room. The Viper Room has operated in the same space since 1993, a period of approximately 25 years. Generally speaking, in order for a property to be listed on the NRHP, it should be 50 years or older in order to have achieved recognizable significance and have developed historical perspective. Despite the Viper Room hosting numerous well-known musical acts and having associations with some of Hollywood's most well-known stars, it was a relatively late addition to the Sunset Strip club scene, with venues such as the Whiskey A Go-Go opening 29 years earlier. By the 1990s, the character of the Sunset Strip had changed and the music scene had decentralized into smaller hubs throughout the city. The Viper Room was one of multiple similar clubs along the Sunset Strip and throughout Los Angeles opening in the late 1980s and 1990s that performed a very similar function such as the Coconut Teaszer at 8117 Sunset Boulevard and the Key Club at 9039 Sunset Boulevard.

The tenancy of The Viper Room and its associations with the 1990s music scene in West Hollywood do not rise to the level of exceptional importance (as required under NRHP Criterion Consideration G for properties with historical associations less than 50 years old). The club represents a relatively small facet of the building's overall history, and has been subject to recent renovations (2015). The Viper Room is an element of nostalgia for many who appreciate the 1990s music scene in the Los Angeles area and recall both positive and negative social and cultural experiences brought about by performers and the celebrities that have frequented the establishment throughout its history. However, our understanding and interpretation of the Viper Room's history is not dependent upon survival of the existing, altered commercial building.

In summary, the subject property's rich history has been significantly compromised through a number of alterations and changes in tenants over the years and is no longer able to convey important associations with the following identified periods of significance: Development of Sherman and Adjacent County Lands (1895-1925); Postwar West Hollywood (1945-1965); Modern West Hollywood (1966-1984); or the 1990s music and bar scene in West Hollywood. Therefore, Building 1 (8850-8852 Sunset Boulevard) appears not eligible under NRHP/CRHR Criteria A/1.

***Criterion B/2: That are associated with the lives of persons significant in our past.***

Archival research did not indicate that any previous property owners or people who have worked in the building are known to be historically significant figures at the national, State, or local level. As such, this property is not known to have any historical

## CONTINUATION SHEET

Property Name: 8850-8852 Sunset Boulevard

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associations with people important to the nation's or state's past. Therefore, the property does not appear eligible under NRHP/CRHR Criterion B/2.

***Criterion C/3: That 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.***

The property was constructed as a vernacular commercial building with no distinguishable architectural style or character defining features. In addition to its original design as a common commercial building, the building has been significantly altered throughout its history and no longer retains the requisite integrity of materials to be recognizable to its original circa 1924 aesthetic. Furthermore, no original architect was identified during the course of research, thus there is no evidence to indicate that this building was designed by a noted architect and it does not rise of the high artistic level required for significance under Criteria C/3.

***Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.***

The property is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies. Therefore, the property does not appear eligible under NRHP/CRHR Criterion D/4.

### **City of West Hollywood Statement of Significance**

For all of the reasons detailed in the NRHP/CRHR evaluation, the subject property does not appear eligible under any of the City of West Hollywood designation criteria, as described below:

#### ***City Criterion A. Exemplifies Special Elements of the City.***

*It exemplifies or reflects special elements of the city's aesthetic, architectural, cultural, economic, engineering, political, natural, or social history and possesses an integrity of design, location, materials, setting, workmanship feeling, and association in the following manner:*

*A1: It embodies distinctive characteristics of a period, method, style, or type of construction, or is a valuable example of the use of indigenous materials or craftsmanship.*

The property was constructed as a vernacular commercial building with no distinguishable architectural style or character defining features. In addition to its original design as a common commercial building, the building has been significantly altered throughout its history and no longer retains the requisite integrity of materials to be recognizable to its original circa 1924 aesthetic. Furthermore, extensive alterations to the building have compromised original construction materials and craftsmanship which further impact the building's ability to convey significance under this Criterion. Therefore the subject property does not appear eligible under City Criterion A1.

*A2: It contributes to the significance of a historic area by being: a) A geographically definable area possessing a concentration of historic or scenic properties; or b) A thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development.*



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Property Name: 8850-8852 Sunset Boulevard

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The subject property's rich history has been significantly compromised through a number of alterations and changes in tenants over the years and is no longer able to convey important associations with the following identified periods of significance: Development of Sherman and Adjacent County Lands (1895-1925); Postwar West Hollywood (1945-1965); Modern West Hollywood (1966-1984); or the 1990s music and bar scene in West Hollywood. Given its inability to convey significance to the above stated periods of significance as discussed in the NRHP/CRHR discussion above for Criterion A/1, the subject property does not contribute to a geographically definable area of historic buildings and does not contribute to a thematic grouping of properties. Therefore, the subject property does not appear eligible under City Criterion A2.

*A3. It reflects significant geographical patterns, including those associated with different eras of growth and settlement, particular transportation modes, or distinctive examples of community or park planning.*

The subject property's history has been significantly compromised through a number of alterations and changes in tenants over the years and is no longer able to convey important associations with the following identified periods of significance: Development of Sherman and Adjacent County Lands (1895-1925); Postwar West Hollywood (1945-1965); Modern West Hollywood (1966-1984); or the 1990s music and bar scene in West Hollywood. Much like the justification presented under City Criterion A2, the subject property is unable to convey significance to the above stated periods of significance due to its heavily altered nature. Therefore, the subject property no longer reflects significant geographic patterns of development, as such the subject property does not appear eligible under City Criterion A3.

*A4. It embodies elements of architectural design, craftsmanship, detail, or materials that represent a significant structural or architectural achievement or innovation.*

The property was constructed as a vernacular commercial building with no distinguishable architectural style or character defining features. In addition to its original design as a common commercial building, the building has been significantly altered throughout its history and no longer retains the requisite integrity of materials or craftsmanship to be recognizable to its original circa 1924 aesthetic. Such substantial changes to the building's exterior include replacement and removals of multiple storefront designs and fenestration patterns throughout the building's history. In addition to the compromised appearance of the building, no original architect was identified during the course of research and no evidence was found to suggest that the building is representative of architectural achievement or innovation. Therefore, the subject property does not appear eligible under City Criterion A4.

*A5. It has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city.*

The subject property does not have a unique location or singular physical characteristic, nor is it a view or vista representing an established and familiar visual feature of a

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Property Name: 8850-8852 Sunset Boulevard

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neighborhood, community, or the city; or. Therefore, the subject property does not appear eligible under City Criterion A5.

### **City Criterion B. Example of Distinguishing Characteristics.**

*It is one of the few remaining examples in the city, region, state or nation, possessing distinguishing characteristics of an architectural or historical type or specimen.*

While the subject property is a simple commercial, brick building constructed in the 1920s during a period of early growth and development for the City, the extensive amount of alterations have compromised the building's ability to convey significance to its original construction period. For this reason, the subject property is no longer a good example or representation of any historical or architectural type or specimen. Therefore, the subject property does not appear eligible under City Criterion B.

### **City Criterion C. Identified with Persons or Events.**

*It is identified with persons or events significant in local, state, or national history.*

Archival research did not indicate that any previous property owners or people who have worked in the building are known to be historically significant figures at the national, State, or local level. While the building has a history of operating as a music venue, no direct associations to performers or artists were found that would suggest the building has significance under this Criterion. Therefore, the subject property does not appear eligible under City Criterion C.

### **City Criterion D. Notable Work.**

*It is representative of the work of a notable architect, builder, or designer.*

Archival research failed to indicate an original architect, builder or designer for the building. Therefore, the subject property does not appear eligible under City Criterion D.

### **Integrity Discussion**

Integrity is the ability of a property to convey its significance. To be listed in the NRHP or CRHR, a property must not only be shown to be significant under designation criteria, but it also must have integrity. The seven aspects of integrity are location, setting, design, materials, workmanship, feeling, and association. In order to retain historic integrity "a property will always possess several, and usually most, of the aspects" (NPS 1990).

Location: The property is sited on the original location of construction in its original orientation. Therefore, the property retains integrity of location.

Design: The property does not retain integrity of design. Since its construction, the property has undergone several large-scale alterations to the exterior of the building's primary elevation facing onto Sunset Boulevard. The essential elements that create the original style of building have not been retained.

Setting: The subject property retains integrity of setting. When the building was constructed, Sunset Boulevard had developed into a commercial district creating the

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Property Name: 8850-8852 Sunset Boulevard

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character of the physical environment, which remains. The setting of the subject property has remained relatively the same since the 1930s, and the spatial relationship between it and the surrounding buildings are intact.

**Materials:** The subject property does not retain integrity of materials. The key exterior materials dating from the building's construction have mostly been replaced over time with modern materials. Throughout time the original windows, doors, and storefront have been replaced removing it from its 1920s and 1930s context.

**Workmanship:** Similar to materials, the subject property does not retain integrity of workmanship. The physical evidence of the craftsmanship required to create the 1920s and 1930s commercial building have not been retained. The building can no longer be dated to its original period of construction.

**Feeling:** The subject property does not retain integrity of feeling. Due to the amount of large-scale alterations, the building does not possess the ability to evoke the feeling of a 1920s and 1930s commercial property.

**Association:** The subject property no longer retains integrity of association. The building had a high rate of turnover throughout its history. Therefore the property no longer retains the ability to convey historical associations.

In summary, the property at 8850-8852 Sunset Boulevard retains integrity of location and setting. The property lacks integrity of design, materials, workmanship, feeling, and association.

### Evaluation Findings

The building at 8850-8852 Sunset Boulevard does not appear eligible for listing in the NRHP, CRHR, or as a City of West Hollywood cultural resource due to a lack of important historical associations, architectural significance, and compromised integrity. Furthermore, it does not appear eligible as a contributor to an historic district. As such, the building at 8850-8852 Sunset Boulevard does not appear to be an historical resource for the purposes of CEQA.

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Property Name: 8850-8852 Sunset Boulevard

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

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

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 13 \*Resource Name or #: (Assigned by recorder) 8860 Sunset Boulevard

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

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad Beverly Hills, CA Date 1995 (1999 ed.) T 1S; R 14W; S 7; San Bernardino B.M.

c. Address 8860 Sunset Boulevard City West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 372236 mE/ 3773049 mN

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

Latitude: 34°05'25.6"N, Longitude: 118°23'05.7"W; APN: 4339-017-001

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

Building 2 is comprised of three storefronts, Tru Wellness, Sunset Strip Liquor, and Barcode Barber Shop located at 8860 Sunset Boulevard and 8860A Sunset Boulevard built c. 1924 and c. 1937 (Figure 1). The building is one-story over a basement and rectangular in plan, located mid-block facing towards Sunset Boulevard. The building is vernacular in style with walls clad in brick, stucco, and vertical wood board. Prior to subsequent alterations, the building was Mid-Century Modern in style with a monolithic stucco walls according to historic photographs. **See Continuation Sheet.**

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

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

P5b. Description of Photo: (view, date, accession #) View to south, 11/6/2019, IMG 8982

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



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

Both  
 c. 1924 and c. 1937  
 (Historic Aerials and Assessor's Office)

\*P7. Owner and Address:

8850 Sunset LLC  
16055 N Dial Blvd, #4  
Scottsdale, AZ 85260

\*P8. Recorded by: (Name, affiliation, and address) Sarah Corder, MFA

38 N Marengo Ave  
Pasadena, CA 91101

\*P9. Date Recorded: November 6, 2019

\*P10. Survey Type: (Describe) Pedestrian

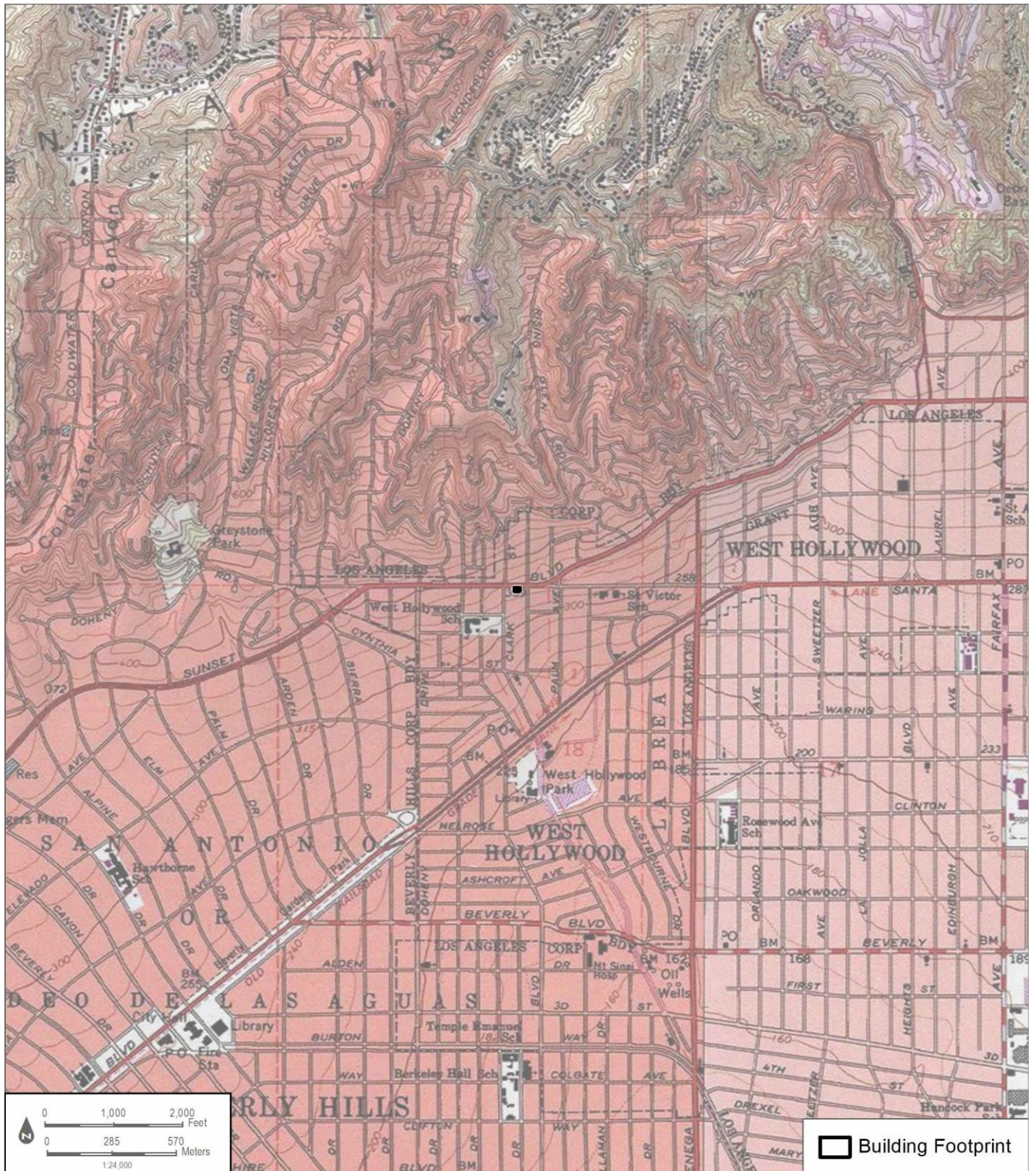
\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Dudek. 2020. Cultural Resources Technical Report for 8850 Sunset Boulevard Project, West Hollywood,

California. April 2020, prepared by Dudek for City of West Hollywood.

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

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 8860 Sunset Boulevard \*NRHP Status Code 6Z  
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B1. Historic Name: 8860 Sunset Boulevard  
B2. Common Name: Tru Wellness, Sunset Strip Liquor, and Barcode Barbershop  
B3. Original Use: commercial B4. Present Use: commercial  
\*B5. Architectural Style: vernacular  
\*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed c. 1924 and 1937. 1997: Re-stucco exterior wall facing onto Sunset Boulevard only; 8860 Sunset (B97-03484, 1997: Install curved awning to exterior of building (#B97-03509), 2002: Interior T.I., change of use, add A/C and unisex restroom (#B02-2410.

\*B7. Moved? No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
\*B8. Related Features:

B9a. Architect: unknown b. Builder: unknown  
\*B10. Significance: Theme N/A Area N/A  
Period of Significance N/A Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

## Development of the Sunset Strip

Throughout the early development period of West Hollywood (then known as Sherman), the Sunset Strip was not as widely utilized as Santa Monica Boulevard. The industrial setting of railroad tracks leading to businesses like lumberyards, plating factories and automotive mechanics the industrial industry along Santa Monica Boulevard brought in businesses like taverns and bars that catered to the working class. Beginning in the early-1920s, Sherman emerged as a location for movie studios, including a studio built by Charlie Chaplin and the Union Film Company. Around this time, the neighboring community of Beverly Hills became the preferred residential area for those working in the film industry. **See Continuation Sheet.**

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_  
\*B12. References:

See Continuation Sheet.

B13. Remarks:

\*B14. Evaluator: Nicole Frank, MSHP  
\*Date of Evaluation: 11/6/2019

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: 8860 Sunset Boulevard  
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### \*P3a. Description (continued):

A notable feature is the three-rounded arched Googie style wall projection. The roof is a combination flat with two low-pitched front facing gables sheathed in composition rolled roofing obscured by a parapet wall. The building's southern elevation features a painted stucco wall on the left with no fenestration and a brick wall with four window openings, two covered by security bars on the left (Figure 2).



Figure 1. Building 2, 8860-8860a Sunset Boulevard (Tru Wellness, Sunset Strip Liquor, and Barcode Barber Shop), North Elevation, View looking south (IMG\_8983)



Figure 2. 8860 Sunset Boulevard South Elevation, View looking north (IMG\_4102)

*Storefront 1, 8860 Sunset Boulevard (Tru Wellness)*

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The Tru Wellness main (north) elevation faces onto Sunset Boulevard with exterior walls clad in vertical wood boards and smooth textured painted stucco. The elevation displays a four pane fixed set of storefront windows with a single leaf all glass entry door. On the upper section of the elevation are two attached signs (Figure 3).



Figure 3. Storefront 1, 8860 Sunset Boulevard (Tru Wellness) North Elevation, View looking southeast (IMG\_8986)

### *Storefront 2, 8860 Sunset Boulevard (Sunset Strip Liquor)*

Sunset Strip Liquor main (north) elevation faces onto Sunset Boulevard with exterior walls clad in vertical wood boards and smooth textured painted stucco. Above the main entry is a three-part Googie style rounded arch decorative element located slightly off to the left of the elevation. Hanging off the arched decorative element is a neon sign. Fenestration from left to right includes two sets of fixed pane storefront windows separated by a section of stucco wall and a double full glass storefront entry on the left side of the main elevation (Figure 4).

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Figure 4. Storefront 2, 8860 Sunset Boulevard (Sunset Strip Liquor) North Elevation, View looking south (IMG\_8987)

*Storefront 3, 8860A Sunset Boulevard (Barcode Barber Shop)*

The third storefront for Building 2 is identified as 8860 #A and currently occupied by Barcode Barber Shop (Figure 5). The storefront's exterior materials are vertical wood board with two vertical sections of tan marble flanking the entry. Three sliding glass doors access the building from the pedestrian sidewalk. Signage includes a box sign and a small barber's pole.

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Property Name: 8860 Sunset Boulevard  
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Figure 5. Storefront 3, 8860A Sunset Boulevard (Barcode Barber Shop) North Elevation, View looking south (IMG\_8985)

### \*B10. Significance (continued):

This development shift promoted the movement of people between Sherman and Beverly Hills along the 1.7-mile strip of Sunset Boulevard. It is during this time period, that Sunset Boulevard, also referred to as "the county strip", became a newly developed commercial corridor. In addition to its convenience for those traveling between Sherman and Beverly Hills, the Sunset Strip was quite desirable for commercial entities because of its more relaxed liquor laws. In 1925, Sherman looked to capitalize on the popularity of its neighboring communities and changed its name from Sherman to West Hollywood (GPA 2016; HRG 2019).

The growth seen in the first half of the 1920s continued into the rest of the decade with the development of low-rise commercial buildings on the western end of Sunset Boulevard. The street was still an unincorporated county road at this time, but began to gain popularity amongst the Hollywood elite, while Santa Monica Boulevard remained more industrial. Larger-scale properties were constructed in the late-1920s and 1930s including Sunset Plaza and Sunset Tower. Developers saw the commercial potential early on and in 1930s, property owners lobbied the County Board of Supervisors for zoning changes and infrastructure improvements, allowing the Sunset Strip to develop well into the 1940s. Business professionals in the entertainment industry began to open offices in the small buildings along Sunset Boulevard. Those that worked in the entertainment industry allowed the street to remain active after-dark due to its location between the studios and homes in Beverly Hills. Property types such as restaurants, nightclubs, and supper clubs thrived prior to the start of World War II (GPA 2016).

Growth and development of the Sunset Strip shifted again in the years following World War II. The Strip became more commercialized with supper clubs closing and several high-rise hotel and office buildings opening in their stead. The older small-scale commercial

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buildings were taken over by the burgeoning arts scene and new youth culture. This also led to the closing of the more traditional nightclub and the opening of music venues that catered to the rise of rock music over the big band. By the mid-1950s, the Sunset Strip became less of an entertainment destination. The mafia, which had long run the Strip's businesses, took their money to newly popular Las Vegas, leaving West Hollywood in a state of economic downturn.

Sunset Boulevard's second heyday did not come until the 1960s, ushered in by the opening of the nightclub Whiskey a Go-Go in 1964. The Whiskey gave rise to a new type of club that catered to rock music and youth culture as compared to early flashy nightclubs of the 1940s and 1950s. During the next decades, the Sunset Strip remained a center for live music with many existing buildings being adapted for the new brand of music and culture (GPA 2016; HRG 2019).

### Development History of the Project Site: Building 2, 8860-8860a Sunset Boulevard

Building 2 does not have an original building permit but archival research determined that the building was constructed during two separate periods. The eastern half of the building was built c. 1924, approximately the same time as Building 1 to its direct east. A structure appears on the western portion of the site in the 1927 photograph, but the buildings profile appearance is not consistent with the current building. The western half of the building appears in aerial photographs as early as 1937, and remains mostly unchanged since this time (Figure 12). The building's exterior was re-stuccoed in 1997. A curved awning was installed over the building's exterior in 1997 along with a change of use in 2002. Tenants between 1927 and 2019 included Irving J poultry, Club Beverage Co., Sunset Club Beverages, Darrin Howard auto body, Harry Rosenthal Music Shop, Inc. and the Sun Bee Food and Liquor Mart (LAPL 2019). For the majority of the buildings existence it was a Food and Liquor Mart called the Sun Bee, which is noted in newspapers as early as 1946 (LAT 1972). The building is currently occupied by: Tru Wellness, Sunset Strip Liquor, and Barcode Barbershop.



Figure 6. Building 2, 8860-8860a Sunset Boulevard, 1973, Bruce Torrence

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### Identified Alterations

Dudek attained all available permits pertaining to the subject property (APN 4339-017-001) through the City of West Hollywood Planning and Development Services Department on August 29, 2019. There are no original building permits for this building. The permits date from 1997 through 2002. On August 29, 2019.

#### **8860 Sunset Boulevard**

- 1997. Re-stucco exterior wall facing onto Sunset Boulevard only; 8860 Sunset (B97-03484)
- 1997. Install curved awning to exterior of building (#B97-03509)
- 2002. Interior T.I., change of use, add A/C and unisex restroom (#B02-2410)

### NRHP/CRHR Designation Criteria

The following provides an evaluation of the subject property at 8860 Sunset Boulevard in consideration of NRHP and CRHR designation criteria and integrity requirements.

***Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.***

Archival research did not find any association with events that have made significant contributions to the broad patterns of local or regional history. The eastern portion of the property was completed c. 1924 while the western portion of the building first appeared in the 1937 aerial photograph. The building changed tenants multiple times since its construction including Irving J poultry, Club Beverage Co., Sunset Club Beverages, Darrin Howard auto body, Harry Rosenthal Music Shop, Inc. Currently the building is divided into three storefronts including Tru Wellness, Sunset Strip liquor, and the Barcode Barbershop. Despite being an early commercial property on Sunset Boulevard archival research did not indicate that the buildings construction represented an important event in the commercial history of the area. Additionally, it is not known to be directly associated with events that have made a significant contribution to the history of the State of nation. Therefore, the property does not appear eligible under NRHP/CRHR Criterion A/1.

***Criterion B/2: That are associated with the lives of persons significant in our past.***

Archival research did not indicate that any previous property owners or people who have worked in the building are known to be historically significant figures at the national, State, or local level. As such, this property is not known to have any historical associations with people important to the nation's or state's past. Therefore, the property does not appear eligible under NRHP/CRHR Criterion B/2.

***Criterion C/3: That 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.***

The property was constructed in two periods c. 1924 and pre-1937, and represents an altered example of a vernacular commercial storefront. Through subsequent alterations, the building has lost its character defining features that would identify it as a commercial building constructed in the 1920s and 1930s. Building 2 does not have an

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original building permit so an architect could not be identified but due to the high quantity of alterations, it does not rise to the level of possessing high artistic value or represent a significant entity. Overall, the building is simplistic in design and heavily altered. Therefore, the property does not appear eligible under NRHP/CRHR Criterion C/3.

***Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.***

The property is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies. Therefore, the property does not appear eligible under NRHP/CRHR Criterion D/4.

### **City of West Hollywood Statement of Significance**

For all of the reasons detailed in the NRHP/CRHR evaluation, the subject property does not appear eligible under any of the City of West Hollywood designation criteria, as described below:

***City Criterion A. Exemplifies Special Elements of the City.***

*It exemplifies or reflects special elements of the city's aesthetic, architectural, cultural, economic, engineering, political, natural, or social history and possesses an integrity of design, location, materials, setting, workmanship feeling, and association in the following manner:*

*A1. It embodies distinctive characteristics of a period, method, style, or type of construction, or is a valuable example of the use of indigenous materials or craftsmanship.*

The building is an altered example of a vernacular commercial structure. Because it lacks character defining features of an early commercial structure and has been heavily altered, and cannot be attributed to a specific architectural style the building does not rise to the level of significance required under the City of West Hollywood Criterion A1. Therefore, the subject property does not appear eligible under City Criterion A1.

*A2. It contributes to the significance of a historic area by being: a) A geographically definable area possessing a concentration of historic or scenic properties; or b) A thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development.*

The subject property does not contribute to the significance of an historic area, it has been significantly altered and no longer can be identified as a 1920s and 1930s commercial structure built on Sunset Boulevard. For this reason, it is not:

- a. within a geographically definable area possessing a concentration of historic or scenic properties; or
- b. a thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development; or

Therefore, the subject property does not appear eligible under City Criterion A2.

## CONTINUATION SHEET

Property Name: 8860 Sunset Boulevard  
Page 11 of 13

*A3. It reflects significant geographical patterns, including those associated with different eras of growth and settlement, particular transportation modes, or distinctive examples of community or park planning.*

The subject property does not reflect significant geographical patterns, including those associated with different eras of growth and settlement, particular transportation modes, or distinctive examples of community or park planning. The property's setting has not significantly changed since its construction but the building's lack of integrity does not allow it to reflect significant early twentieth-century development patterns. Therefore, the subject property does not appear eligible under City Criterion A3.

*A4. It embodies elements of architectural design, craftsmanship, detail, or materials that represent a significant structural or architectural achievement or innovation.*

The subject property does not embody elements of architectural design, craftsmanship, detail, or materials that represent a significant structural or architectural achievement or innovation. The property is an altered vernacular commercial building that does not retain any of its original design elements. The building's exterior storefront design and fenestration have been replaced several times since its construction. Therefore, the subject property does not appear eligible under City Criterion A4.

*A5. It has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city.*

The subject property does not have a unique location or singular physical characteristic, nor is it a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city. Therefore, the subject property does not appear eligible under City Criterion A5.

### **City Criterion B. Example of Distinguishing Characteristics.**

*It is one of the few remaining examples in the city, region, state or nation, possessing distinguishing characteristics of an architectural or historical type or specimen.*

The subject property is not one of the few remaining examples in the city, region, state or nation, possessing distinguishing characteristics of an architectural or historical type or specimen. There are numerous unaltered or less altered example of commercial structures from the 1920s and 1930s on Sunset Boulevard. Therefore, the subject property does not appear eligible under City Criterion B.

### **City Criterion C. Identified with Persons or Events.**

*It is identified with persons or events significant in local, state, or national history.*

The subject property was not identified with persons or events significant in local, state, or national history. None of the current or former property owners or tenants were identified as significant individuals as a result of archival research. Therefore, the subject property does not appear eligible under City Criterion C.

### **City Criterion D. Notable Work.**

*It is representative of the work of a notable architect, builder, or designer.*



## CONTINUATION SHEET

Property Name: 8860 Sunset Boulevard

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Notable Work. It is not representative of the work of a notable architect, builder, or designer. Therefore, the subject property does not appear eligible under City Criterion D.

### Integrity Discussion

**Location:** The property is sited on the original location of construction in its original orientation. Therefore, the property retains integrity of location.

**Design:** The property does not retain integrity of design. Since its construction, the property has undergone several large-scale alterations to the exterior of the building's primary elevation facing onto Sunset Boulevard. The essential elements that create the original style of building have not been retained.

**Setting:** The subject property retains integrity of setting. When the building was constructed, Sunset Boulevard had developed into a commercial district creating the character of the physical environment, which remains. The setting of the subject property has remained relatively the same since the 1930s, and the spatial relationship between it and the surrounding buildings are intact.

**Materials:** The subject property does not retain integrity of materials. The key exterior materials dating from the building's construction have mostly been replaced over time with modern materials. Throughout time the original windows, doors, and storefront have been replaced removing it from its 1920s and 1930s context.

**Workmanship:** Similar to materials, the subject property does not retain integrity of workmanship. The physical evidence of the craftsmanship required to create the 1920s and 1930s commercial building have not been retained. The building can no longer be dated to its original period of construction.

**Feeling:** The subject property does not retain integrity of feeling. Due to the amount of large-scale alterations, the building does not possess the ability to evoke the feeling of a 1920s and 1930s commercial property.

**Association:** The subject property no longer retains integrity of association. The building was constructed to house an unknown business but since this point has changed tenants several times. The property no longer has the ability to convey an association with its original tenant.

In summary, the property at 8860 Sunset Boulevard retains integrity of location and setting. The property lacks integrity of design, materials, workmanship, feeling, and association.

### Evaluation Findings

The building at 8860 Sunset Boulevard does not appear eligible for listing in the NRHP, CRHR, or as a City of West Hollywood cultural resource due to a lack of important historical associations and architectural significance, nor does it appear eligible as a contributor to an historic district. As such, the building at 8860 Sunset Boulevard does not appear to be an historical resource for the purposes of CEQA.

## CONTINUATION SHEET

Property Name: 8860 Sunset Boulevard  
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### \*B12. References (Continued):

- Chattel, Inc. 2013. "Historic Resource Assessment: 8866 W. Sunset Boulevard West Hollywood, CA 90069." Ronald S. Kates and Company, October 9, 2013.
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- Historic Resources Group (HRG) 2019. "Historic Resource Assessment Report: 8852 Sunset Boulevard, West Hollywood." June 3, 2019.
- JHRA (Johnson Heumann Research Associates). 1987. City of West Hollywood Historic Resources Survey, 1986-1987. Final Report. On file with the South Central Coastal Information Center.
- Los Angeles Public Library (LAPL). 2019. Historic City and Business and Phone Directories and Los Angeles Street Reverse Directories. Accessed September 12, 2019. <https://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowse.jsp>
- Los Angeles Times (LAT). 1972. "Grocer Has Served 'em All." *Newspapers.com: Los Angeles Times* (Los Angeles, California). October 5, 1972.
- McAlester, V.S. 2015. *A Field Guide to American Houses (Revised): The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York City, New York: Alfred A Knopf.
- NPS (National Park Service). 1995. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. 1995. NETR (Nationwide Environmental Title Research LLC). 2019. Historic Aerial Photographs of 8850 Sunset Boulevard, West Hollywood, CA dating from 1947, 1948, 1952, 1964, 1972, 1978, 1980, 1989, 1994, 2003, 2004, 2005, 2009, 2010, 2012, and 2014. Accessed August 6, 2019. <https://www.historicaerials.com/viewer>
- Sanborn Fire Insurance Maps. 1926. "West Hollywood" Edition 1926, Sheet 2002. Accessed August 20, 2019.
- Sanborn Fire Insurance Maps. 1950. "West Hollywood." Edition January 1950, Sheet 2002. Accessed August 20, 2019.
- UCSB (University of California, Santa Barbra). 2019. Historic Aerial Photographs of 8850 Sunset Boulevard, West Hollywood, CA dating from 1927, 1937, 1947, 1956, 1960, 1967, and 1973. Map & Imagery Laboratory (MIL) UCSB Library, Electronic Resource, [http://mil.library.ucsb.edu/ap\\_indexes/FrameFinder](http://mil.library.ucsb.edu/ap_indexes/FrameFinder). Accessed August 6, 2019.
- USC (University of Southern California). 2019. USC Digital Library. <http://digitallibrary.usc.edu/cdm/singleitem/collection/p15799coll165/id/2276/rec/1>. Accessed October 24, 2019.

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

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

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 18 \*Resource Name or #: (Assigned by recorder) 8866-8872 Sunset Boulevard

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

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad Beverly Hills, CA Date 1995 (1999 ed.) T 1S; R 14W; S7; San Bernardino B.M.

c. Address 8866-8872 Sunset Boulevard City West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 372213 mE/ 3773050 mN

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

Longitude: 34°05'25.6"N, Latitude: 118°23'06.6"W; APN: 4339-017-002

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

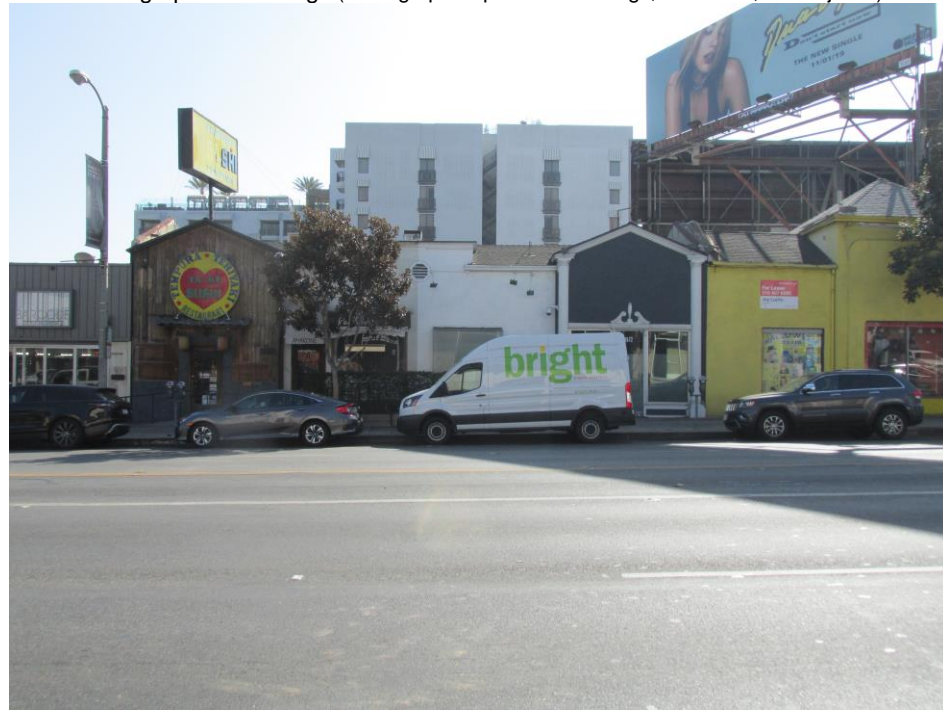
Building 3 is located at 8866-8872 Sunset Boulevard in the City of West Hollywood. The property contains one mid-block one-and-a-half-story plus-partial-basement commercial building with three storefronts facing onto Sunset Boulevard (Figure 1). The vernacular style building was constructed in 1935, originally designed in the Colonial Revival style but has subsequently been altered beyond recognition. The rectangular commercial building displays a flat roof sheathed in composition rolled roofing and exterior walls clad in vertical wood boards and smooth textured painted stucco. **See Continuation Sheet.**

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

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

P5b. Description of Photo: (view, date, accession #) View to south, 11/6/2019, IMG 8995

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



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

1935 (Assessor's Office)

\*P7. Owner and Address:

8850 Sunset LLC  
16055 N Dial Blvd, #4  
Scottsdale, AZ 85260

\*P8. Recorded by: (Name, affiliation, and address) Sarah Corder, MFA

38 N Marengo Ave  
Pasadena, CA 91101

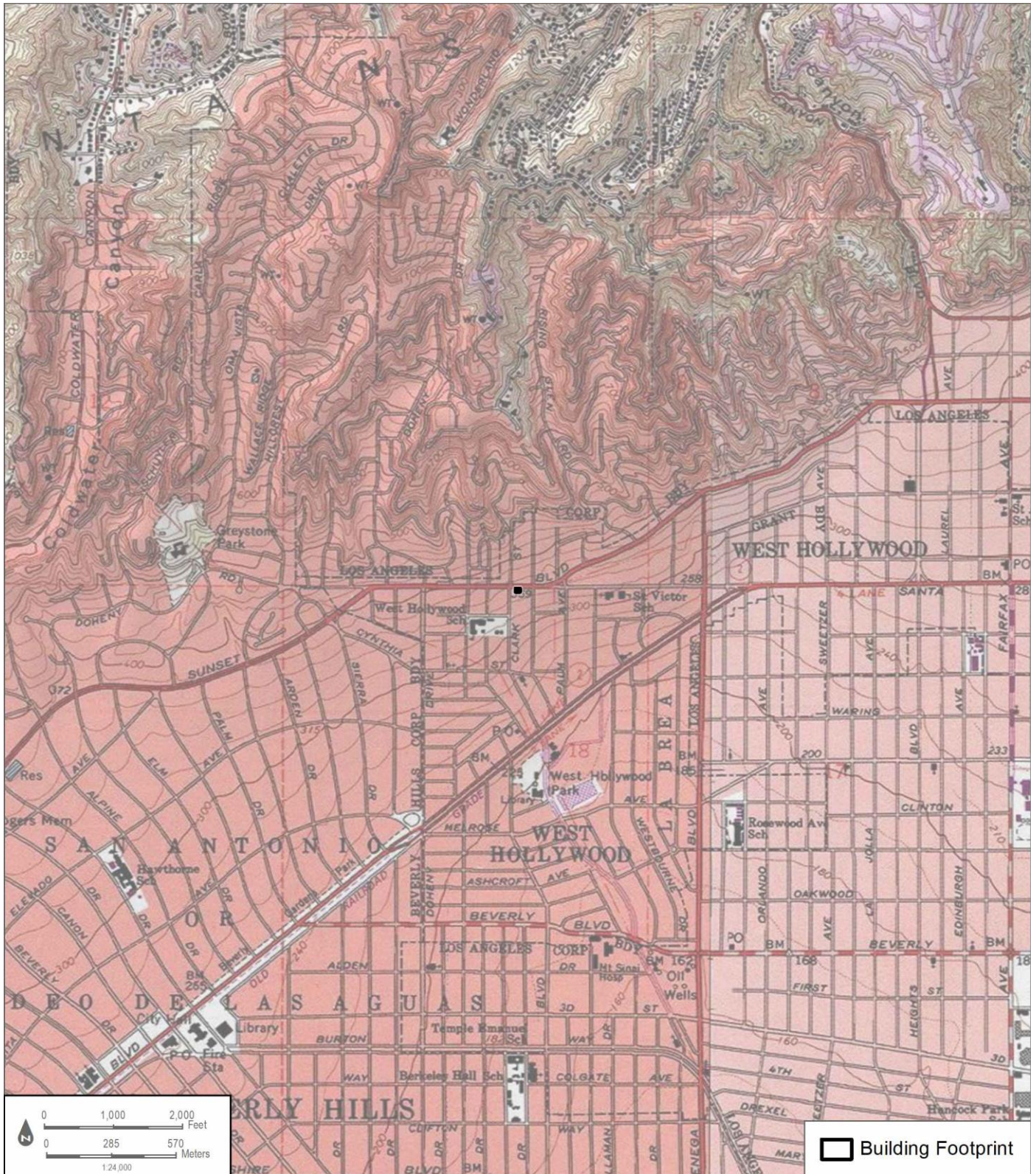
\*P9. Date Recorded: November 6, 2019

\*P10. Survey Type: (Describe)  
Pedestrian

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Dudek. 2020. Cultural Resources Technical Report for 8850 Sunset Boulevard

Project, West Hollywood, California. April 2020, prepared by Dudek for City of West Hollywood.

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



# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 8866-8872 Sunset Boulevard \*NRHP Status Code 6Z  
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B1. Historic Name: 8866-8872 Sunset Boulevard  
B2. Common Name: TA-KE Sushi and Amarone  
B3. Original Use: commercial B4. Present Use: restaurants  
\*B5. Architectural Style: Vernacular and Colonial Revival  
\*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1935. 1996: Remove existing roofing, reroof building with 27 squares of 28-2/11 and granite (#R76058). 2015: Changes to the façade, new door and windows (#B15-0581).

\*B7. Moved? No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
\*B8. Related Features:

B9a. Architect: Norstrom & Anderson b. Builder: unknown  
\*B10. Significance: Theme N/A Area N/A  
Period of Significance N/A Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

## Development of the Sunset Strip

Throughout the early development period of West Hollywood (then known as Sherman), the Sunset Strip was not as widely utilized as Santa Monica Boulevard. The industrial setting of railroad tracks leading to businesses like lumberyards, plating factories and automotive mechanics the industrial industry along Santa Monica Boulevard brought in businesses like taverns and bars that catered to the working class. Beginning in the early-1920s, Sherman emerged as a location for movie studios, including a studio built by Charlie Chaplin and the Union Film Company. Around this time, the neighboring community of Beverly Hills became the preferred residential area for those working in the film industry. **See Continuation Sheet.**

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_  
\*B12. References:

See Continuation Sheet.

B13. Remarks:

\*B14. Evaluator: Nicole Frank, MSHP  
\*Date of Evaluation: 11/6/2019

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 8866-8872 Sunset Boulevard  
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### \*P3a. Description (continued):

Along the northern elevation there are three false roofs along the parapet wall, two are front facing gables that flank a stepped flat and angled roof. The building's south elevation is two stories over a partial basement (Figure 2). Fenestration includes casement, double hung, and horizontal sliding windows and single leaf entry doors obscured by security screens. One-story wooden split staircases provide access the entries. The right portion of the elevation displays a wood frame projection with exposed rafters along the roof.



Figure 1. 8866-8872 Sunset Boulevard North Elevation, View looking south (IMG\_8995)

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Property Name: 8866-8872 Sunset Boulevard

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Figure 2. 8866-8872 Sunset Boulevard South Elevation, View looking north (IMG\_4099)

### *Storefront 1, 8866 Sunset Boulevard (TA-KA Sushi)*

Storefront 1 is located mid-block and faces onto Sunset Boulevard with front facing gable false roof. The storefront's exterior walls are clad in unpainted vertical wood board and dark gray square tiles with two sections of reed matting. The wood frame entry door is accessed by a ramp running parallel to the pedestrian sidewalk. Above the entry is a small wood awning with a metal tile roof. Signage includes a round box sign centered on the north elevation and a rectangular projecting sign on the roof (Figure 3).

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Property Name: 8866-8872 Sunset Boulevard

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Figure 3. Storefront 1, 8866 Sunset Boulevard (TA-KA Sushi), North Elevation, View looking south (IMG\_1462)

*Storefront 2, 8870 Sunset Boulevard (Amarone)*

This storefront is located mid-block and faces onto Sunset Boulevard with an angled and stepped flat parapet. The storefront's exterior walls are clad in smooth textured stucco painted two colors dividing the elevation visually into two (Figure 4). The left side of the building displays a wood frame entry door with an angled canvas awning above and a squared storefront window with wood trim above and below it. The right side of the elevation mirrors the left with a wood frame door and squared storefront window although this side does not display an awning or wood decorative trim.



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Property Name: 8866-8872 Sunset Boulevard  
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Figure 4. Storefront 2, 8870 Sunset Boulevard (Amarone), North Elevation, View looking southeast (IMG\_1497)

### *Storefront 3, 8872 Sunset Boulevard*

Storefront 3 is identified as address 8872 Sunset Boulevard and is located mid-block. The building's exterior is clad in stucco and features a front facing gable (Figure 5). The building is designed in the Colonial Revival style and features elements of the style including pilasters that run from the base of the building to the roof's cornice. The building features a centered entry point that is accented by a broken pediment. Further accenting the main elevation is a stringcourse with egg and dart detailing. The egg and dart pattern runs across the entire elevation above the main entry door and the two flanking storefront windows.

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Property Name: 8866-8872 Sunset Boulevard

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Figure 5. 8872 Sunset Boulevard North Elevation, View looking south (IMG\_8998)

### \*B10. Significance (continued):

This development shift promoted the movement of people between Sherman and Beverly Hills along the 1.7-mile strip of Sunset Boulevard. It is during this time period, that Sunset Boulevard, also referred to as "the county strip", became a newly developed commercial corridor. In addition to its convenience for those traveling between Sherman and Beverly Hills, the Sunset Strip was quite desirable for commercial entities because of its more relaxed liquor laws. In 1925, Sherman looked to capitalize on the popularity of its neighboring communities and changed its name from Sherman to West Hollywood (GPA 2016; HRG 2019).

The growth seen in the first half of the 1920s continued into the rest of the decade with the development of low-rise commercial buildings on the western end of Sunset Boulevard. The street was still an unincorporated county road at this time, but began to gain popularity amongst the Hollywood elite, while Santa Monica Boulevard remained more industrial. Larger-scale properties were constructed in the late-1920s and 1930s including Sunset Plaza and Sunset Tower. Developers saw the commercial potential early on and in 1930s, property owners lobbied the County Board of Supervisors for zoning changes and infrastructure improvements, allowing the Sunset Strip to develop well into the 1940s. Business professionals in the entertainment industry began to open offices in the small buildings along Sunset Boulevard. Those that worked in the entertainment industry allowed the street to remain active after-dark due to its location between the studios and homes in Beverly Hills. Property types such as restaurants, nightclubs, and supper clubs thrived prior to the start of World War II (GPA 2016).

Growth and development of the Sunset Strip shifted again in the years following World War II. The Strip became more commercialized with supper clubs closing and several high-rise

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Property Name: 8866-8872 Sunset Boulevard

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hotel and office buildings opening in their stead. The older small-scale commercial buildings were taken over by the burgeoning arts scene and new youth culture. This also led to the closing of the more traditional nightclub and the opening of music venues that catered to the rise of rock music over the big band. By the mid-1950s, the Sunset Strip became less of an entertainment destination. The mafia, which had long run the Strip's businesses, took their money to newly popular Las Vegas, leaving West Hollywood in a state of economic downturn.

Sunset Boulevard's second heyday did not come until the 1960s, ushered in by the opening of the nightclub Whiskey a Go-Go in 1964. The Whiskey gave rise to a new type of club that catered to rock music and youth culture as compared to early flashy nightclubs of the 1940s and 1950s. During the next decades, the Sunset Strip remained a center for live music with many existing buildings being adapted for the new brand of music and culture (GPA 2016; HRG 2019).

### **Development History of the Project Site: Building 3, 8866-8872 Sunset Boulevard**

Building 3 was constructed in 1935 to be part of a larger building complex that stretched from the end of Sunset Boulevard to North San Vicente Boulevard and included 8874-8878 and 8906 Sunset Boulevard, which were all designed by the same architecture firm Norstrom and Anderson. Historic photographs show that both Building 3 and 4 were designed in the Colonial Revival architectural style. The original owner of the property is unknown. Since its construction, the property has changed owners multiple times and city directory research indicates that since as early as 1938 the property was subdivided into four separate tenants under the addresses 8866, 8868, 8870, and 8872 (Chattel 2013) (Figure 6). Tenants have included Le Petit Restaurant, Caroline French Hand Laundry, Delmar Dagmar dressmaker, Face Lifting by Exercise, Charles Beauty Salon, Kabob House, and Peal David Boutique (LAPL 2019). The building is currently occupied by: Ta-Ke Sushi (8868 Sunset Boulevard), Amarone Restaurant (8868 Sunset Boulevard), and vacant (8870 and 8872 Sunset Boulevard). Changes over time to the exterior of the building include removal of the decorative tower, replacement of original stucco with vertical wood boards and replacement of original windows and doors.

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Property Name: 8866-8872 Sunset Boulevard

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Figure 6. Building 3, 8866-8872 Sunset Boulevard, 1935, Los Angeles Public Library

### **Architect: Norstrom & Anderson**

The architecture firm of Norstrom and Anderson was established by Alvan Edward Norstrom (1897-1946) and Milton Lawrence Anderson (1895-1987) shortly after Norstrom move to Los Angeles in 1928. The firm continued until Norstrom's death in 1946. The firm was known for designing commercial buildings in popular Revivalist, Art Deco and Moderne styles of architecture throughout the Greater Los Angeles area in the late 1920s until 1946 when the firm dissolved following the death of Norstrom (Chattel 2013; Withey and Withey 1970). In 2012, the City of Beverly Hills approved the firm to be added to its list of Master Architects, however, subsequent revisions to the list in 2015 removed the firm after additional research was completed (CHCR 2015; Lopez 2012). Regardless of their status as master architects, the firm designed numerous buildings throughout Los Angeles with a significant number of buildings along Third Street in Santa Monica. The following provides an abbreviated list of the firm's notable works throughout the Greater Los Angeles Area (Chattel 2013; LAT 1931, LAT 1938; Lavenues 2017; USC 2019; Withey and Withey 1970):

- Retail shops, 2nd Street, Los Angeles (1928)
- Commercial building on Atlantic Boulevard, Monterey Park (1929)
- 4157 South Figueroa Street, Los Angeles (circa 1930)
- Thompson & Easley Store, Sunset Boulevard and Laurel Canyon Road, Los Angeles (1931)
- Sontag Drug Store, Wilshire and Cloverdale Avenue, Los Angeles (1935)

## CONTINUATION SHEET

Property Name: 8866-8872 Sunset Boulevard

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- Greenfield Grocery Corporation building on Glendon Avenue, Westwood Village (circa 1937)
- Multiple Commercial Buildings Along 3rd Street (1212, 1222-26, 1242-46, 1248, 1254, 1258-60, and 1302), Santa Monica (1937-1941)
- 8225 Lankershim Boulevard, North Hollywood (circa 1938)
- 319 Santa Monica Boulevard, Santa Monica (1937)

Following the death of Norstrom, Anderson established his own firm and designed multiple buildings throughout his career including the J.C. Penney store located at 1202 3rd Street in Santa Monica in 1949. He continued to design in the Los Angeles area until his retirement in the 1960s. Following his retirement Anderson was elected Member Emeritus of the American Institute of Architects in 1969 (Chattel 2013; PCR 2006).

### *Colonial Revival Style Architecture (1880-1955)*

The term Colonial Revival is an umbrella term for several period revival styles including Georgian Revival, American Colonial Revival, and Dutch Colonial Revival. Throughout the 1920s up until 1950, California saw the use of two branches of architectural style, the first of Period Revivalism the second of Modernism. The Colonial Revival style fell within the Period Revivalism category, which was inspired by American architecture of the seventeenth and eighteenth centuries, specifically on the Atlantic seaboard. The style utilized aspects of earlier periods such as Georgian and Federal with details from English architecture and the architecture of ancient Greece and Rome. The architectural works of Andre Palladio and the archeological discoveries of ancient Italian and Greek temples inspired English architecture during the same time, reshifting the focus on to Classical proportions and design elements. In the United States two events, the Philadelphia Centennial Exhibition of 1876 and the restoration of Colonial Williamsburg in the 1920s and 1930s sparked American's interest in the colonial period and created fandom for all things colonial. This style of architecture was typically a combination of elements from multiple styles in the same design, while continuing to add new elements not seen in the original prototypes (Gelernter 1999; McAlester 2013; GPA 2016).

Key character-defining features of the Colonial Revival style include:

- Simple building forms
- Symmetrical façades
- Hipped or gabled roofs
- Use of columns or pilasters
- Entrance doors with sidelights or transoms
- Wood multi-light windows
- Palladian windows and other decorative elements such as an entryway topped with a pediment

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### Identified Alterations

Dudek attained all available permits pertaining to the subject property (APN 4339-017-002) through the City of West Hollywood Planning and Development Services Department on August 29, 2019. The permits date from 1935 through 2018. On August 29, 2019.

#### **8866 Sunset Boulevard**

- 1938. Erect roof sign
- 1948. Install two exterior signs (#5857)
- 1949. Exterior wall cladding repaired (#65236)
- 1975. Install d/f illuminated sign, 3' - 4' (#815374-98813)
- 1975. False clc. removed new portion of floor (#981573)
- 1975. Install wall sign (#080575)
- 2004. Remove existing 5' retaining wall and replace it with new 4'- to 6' wall (#B04-004-450)

#### **8866-72 Sunset Boulevard**

- 1935. Building constructed (#21565)
- 1996. Remove existing roofing, reroof building with 27 squares of 28-2/11 and granite (#R76058)

#### **8868 Sunset Boulevard**

- 1988. Install wall sign (#9222A)

#### **8872 Sunset Boulevard**

- 2015. Changes to the façade, new door and windows (#B15-0581)

### NRHP/CRHR Designation Criteria

The following provides an evaluation of the subject property at 8866-8872 Sunset Boulevard in consideration of NRHP and CRHR designation criteria and integrity requirements.

**Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.**

Archival research did not find any association with specific events that have made significant contributions to the broad patterns of local or regional history. Despite the fact that the building was constructed on Sunset Boulevard during a period of growth and development in this part of West Hollywood in the 1930s, the subsequent alterations to the building throughout its history have diminished its ability to convey significance to the 1930s development of West Hollywood. Furthermore, the construction of the property was part of the natural progression of commercial development along Sunset Boulevard. Additionally, it is not known to be directly associated with events that have made a significant contribution to the history of the State of nation. Therefore, the property does not appear eligible under NRHP/CRHR Criterion A/1.

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Property Name: 8866-8872 Sunset Boulevard

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***Criterion B/2: That are associated with the lives of persons significant in our past.***

Archival research did not indicate that any previous property owners or people who have worked in the building are known to be historically significant figures at the national, State, or local level. As such, this property is not known to have any historical associations with people important to the nation's or state's past. Therefore, the property does not appear eligible under NRHP/CRHR Criterion B/2.

***Criterion C/3: That 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.***

The architects Norstrom and Anderson designed the subject property in 1935 as a commercial example of the Colonial Revival architectural style. Archival research indicated that the building had numerous Colonial Revival style features when it was originally constructed, such as the broken pediment detail seen on Storefront 3 today. However, subsequent alterations have removed many of these character defining features from the main elevation, leaving it unable to convey its original Colonial Revival building. Given the extent of alterations, the building no longer possess the high level of artistic value required for Criteria C/3. Despite the building's architects, Norstrom and Anderson, being notable architects in the 1930s their design has been compromised through the alterations to the point that the building no longer serves as a good representation of their body of work. Therefore, the property does not appear eligible under NRHP/CRHR Criterion C/3.

***Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.***

The property is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies. Therefore, the property does not appear eligible under NRHP/CRHR Criterion D/4.

### **City of West Hollywood Statement of Significance**

For all of the reasons detailed in the NRHP/CRHR evaluation, the subject property does not appear eligible under any of the City of West Hollywood designation criteria, as described below:

***City Criterion A. Exemplifies Special Elements of the City.***

*It exemplifies or reflects special elements of the city's aesthetic, architectural, cultural, economic, engineering, political, natural, or social history and possesses an integrity of design, location, materials, setting, workmanship feeling, and association in the following manner:*

*A1. It embodies distinctive characteristics of a period, method, style, or type of construction, or is a valuable example of the use of indigenous materials or craftsmanship.*

The subject property is an altered example of a Colonial Revival style commercial structure. Through several large-scale alterations, the subject property no longer embodies distinctive characteristics of a period, method, style, or type of construction. Despite several character-defining features of the Colonial Revival style, the building

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Property Name: 8866-8872 Sunset Boulevard

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does not rise to the level of significance required under the City of West Hollywood Criterion A1. Therefore, the subject property does not appear eligible under City Criterion A1.

*A2. It contributes to the significance of a historic area by being: a) A geographically definable area possessing a concentration of historic or scenic properties; or b) A thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development.*

The subject property does not contribute to the significance of an historic area, it has been significantly altered and no longer can be identified as a 1930s commercial structure built on Sunset Boulevard. For this reason, it is not:

- a. within a geographically definable area possessing a concentration of historic or scenic properties; or
- b. a thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development; or

Therefore, the subject property does not appear eligible under City Criterion A2.

*A3. It reflects significant geographical patterns, including those associated with different eras of growth and settlement, particular transportation modes, or distinctive examples of community or park planning.*

The subject property does not reflect significant geographical patterns, including those associated with different eras of growth and settlement, particular transportation modes, or distinctive examples of community or park planning. The property's setting has not significantly changed since its construction but the building's lack of integrity does not allow it to reflect significant early twentieth-century development patterns. Therefore, the subject property does not appear eligible under City Criterion A3.

*A4. It embodies elements of architectural design, craftsmanship, detail, or materials that represent a significant structural or architectural achievement or innovation.*

The subject property does not embody elements of architectural design, craftsmanship, detail, or materials that represent a significant structural or architectural achievement or innovation. The subject property is an altered example of a Colonial Revival commercial building, which no longer retains the bulk of its character defining features of the style through subsequent alterations. Therefore, the subject property does not appear eligible under City Criterion A4.

*A5. It has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city.*

The subject property does not have a unique location or singular physical characteristic, nor is it a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city. Therefore, the subject property does not appear eligible under City Criterion A5.

### **City Criterion B. Example of Distinguishing Characteristics.**

*It is one of the few remaining examples in the city, region, state or nation, possessing distinguishing characteristics of an architectural or historical type or specimen.*



## CONTINUATION SHEET

Property Name: 8866-8872 Sunset Boulevard

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The subject property is not one of the few remaining examples in the city, region, state or nation, possessing distinguishing characteristics of an architectural or historical type or specimen. There are numerous unaltered or minimally altered Colonial Revival style commercial buildings throughout West Hollywood retaining a much higher level of integrity with more distinguishing characteristics of the style. Therefore, the subject property does not appear eligible under City Criterion B.

### **City Criterion C. Identified with Persons or Events.**

*It is identified with persons or events significant in local, state, or national history.*

The subject property was not identified with persons or events significant in local, state, or national history. None of the current or former property owners or tenants were identified as significant individuals as a result of archival research. Therefore, the subject property does not appear eligible under City Criterion C.

### **City Criterion D. Notable Work.**

*It is representative of the work of a notable architect, builder, or designer.*

It is not a representative of the work of a notable architect, builder, or designer. Despite the building's architects, Norstrom and Anderson, being notable architects in the 1930s their design has been compromised through the alterations to the point that the building no longer serves as a good representation of their body of work. Therefore, the subject property does not appear eligible under City Criterion D.

### **Integrity Discussion**

Integrity is the ability of a property to convey its significance. To be listed in the NRHP or CRHR, a property must not only be shown to be significant under designation criteria, but it also must have integrity. The seven aspects of integrity are location, setting, design, materials, workmanship, feeling, and association. In order to retain historic integrity "a property will always possess several, and usually most, of the aspects" (NPS 1990).

**Location:** The subject property is sited on the original location of construction in its original orientation. Therefore, the property retains integrity of location.

**Design:** The property does not retain integrity of design. Since its construction, the property has undergone several large-scale alterations to the exterior of the building's primary elevation facing onto Sunset Boulevard. The essential elements of form, structure, and style have not been retained.

**Setting:** The subject property retains integrity of setting. When the building was constructed, Sunset Boulevard had developed into a commercial district creating the character of the physical environment, which remains. The setting of the subject property has remained relatively the same since the 1930s, and the spatial relationship between it and the surrounding buildings are intact.

**Materials:** The subject property does not retain integrity of materials. Significant alterations to the main elevation of the building have significantly compromised the original materials. For instance, the main elevation has replacement windows, replacement doors, and heavily altered storefronts.

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Property Name: 8866-8872 Sunset Boulevard

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**Workmanship:** Similar to materials, the subject property does not retain integrity of workmanship. The physical evidence of the craftsmanship required to create the 1930s Colonial Revival style commercial building has been significantly compromised.

**Feeling:** The subject property does not retain integrity of feeling. Due to the amount of substantial alterations, the building does not possess the ability to evoke the feeling of a 1930s Colonial Revival style commercial property.

**Association:** The subject property no longer retains integrity of association. The building was constructed to house an unknown business but since this point has changed tenants several times. The property no longer has the ability to convey an association with its original tenant or architectural style.

In summary, the property at 8866-8872 Sunset Boulevard retains integrity of location and setting. The property lacks integrity of design, materials, workmanship, feeling, and association.

### Evaluation Findings

According to the 2013 Historic Resources Assessment report prepared by Chattel, Inc. the building at 8866-8872 Sunset Boulevard does not appear eligible for listing in the NRHP, CRHR, or as a City of West Hollywood Cultural Resource largely due to a lack of integrity. Additional archival research conducted for the purposes of this study failed to indicate any additional historical associations, associations with significant persons, and architectural significance. In summary, Dudek concurs with the finding of not eligible from Chattel in 2013 and therefore the building at 8866-8872 Sunset Boulevard does not appear to be an historical resource for the purposes of CEQA.

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## CONTINUATION SHEET

Property Name: 8866-8872 Sunset Boulevard

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

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

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 12 \*Resource Name or #: (Assigned by recorder) 8874-8878 Sunset Boulevard

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

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad Beverly Hills, CA Date 1995 (1999 ed.) T 1S; R 14W; S 7; San Bernardino **B.M.**

c. Address 8874-8878 Sunset Boulevard City West Hollywood Zip 90069

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 372198 mE/ 3773050 mN

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

Longitude: 34°05'25.6"N, Latitude: 118°23'07.2"W; APN: 4339-017-003

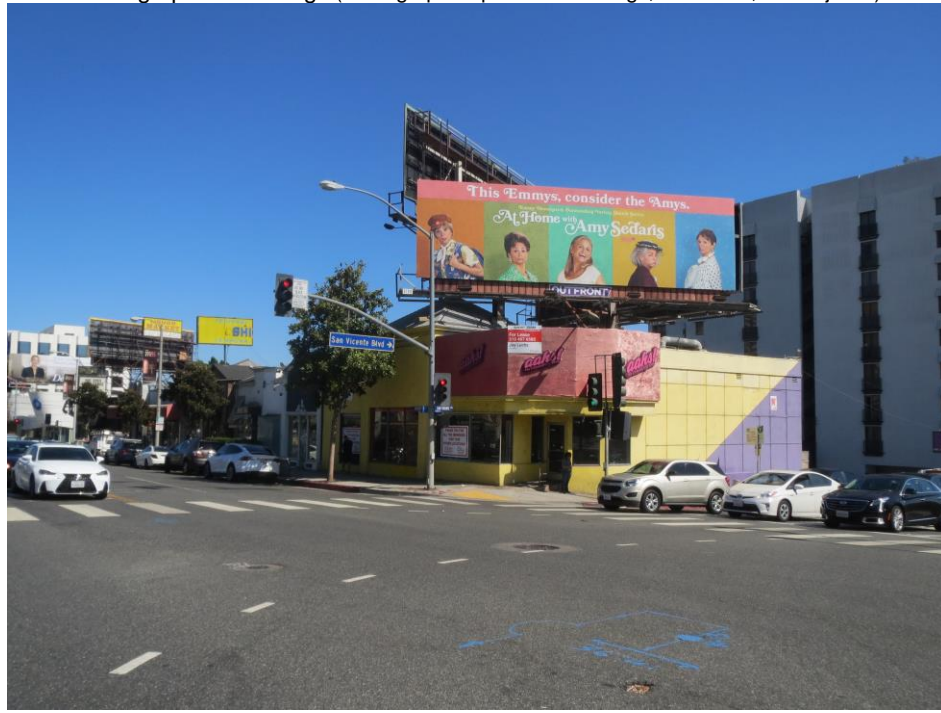
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building 4 is located at 8874-8878 Sunset Boulevard and contains one square in plan one-and-a-half-story plus-partial-basement commercial building at the southeast corner of Sunset Boulevard and San Vicente Boulevard. The vernacular style building was constructed in 1935, originally in the Colonial Revival style, but subsequent alterations have made it unrecognizable to its original appearance. The commercial building displays a flat roof sheathed in composition rolled roofing and a partial hipped roof sheathed in composition shingles and exterior walls clad in painted smooth textured stucco. **See Continuation Sheet.**

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

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

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



P5b. Description of Photo: (view, date, accession #) View to southeast, 11/6/2019, IMG 4089

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both  
1935 (Assessor's Office)

\*P7. Owner and Address:  
8850 Sunset LLC  
16055 N Dial Blvd, #4  
Scottsdale, AZ 85260

\*P8. Recorded by: (Name, affiliation, and address) Sarah Corder, MFA  
38 N Marengo Ave  
Pasadena, CA 91101

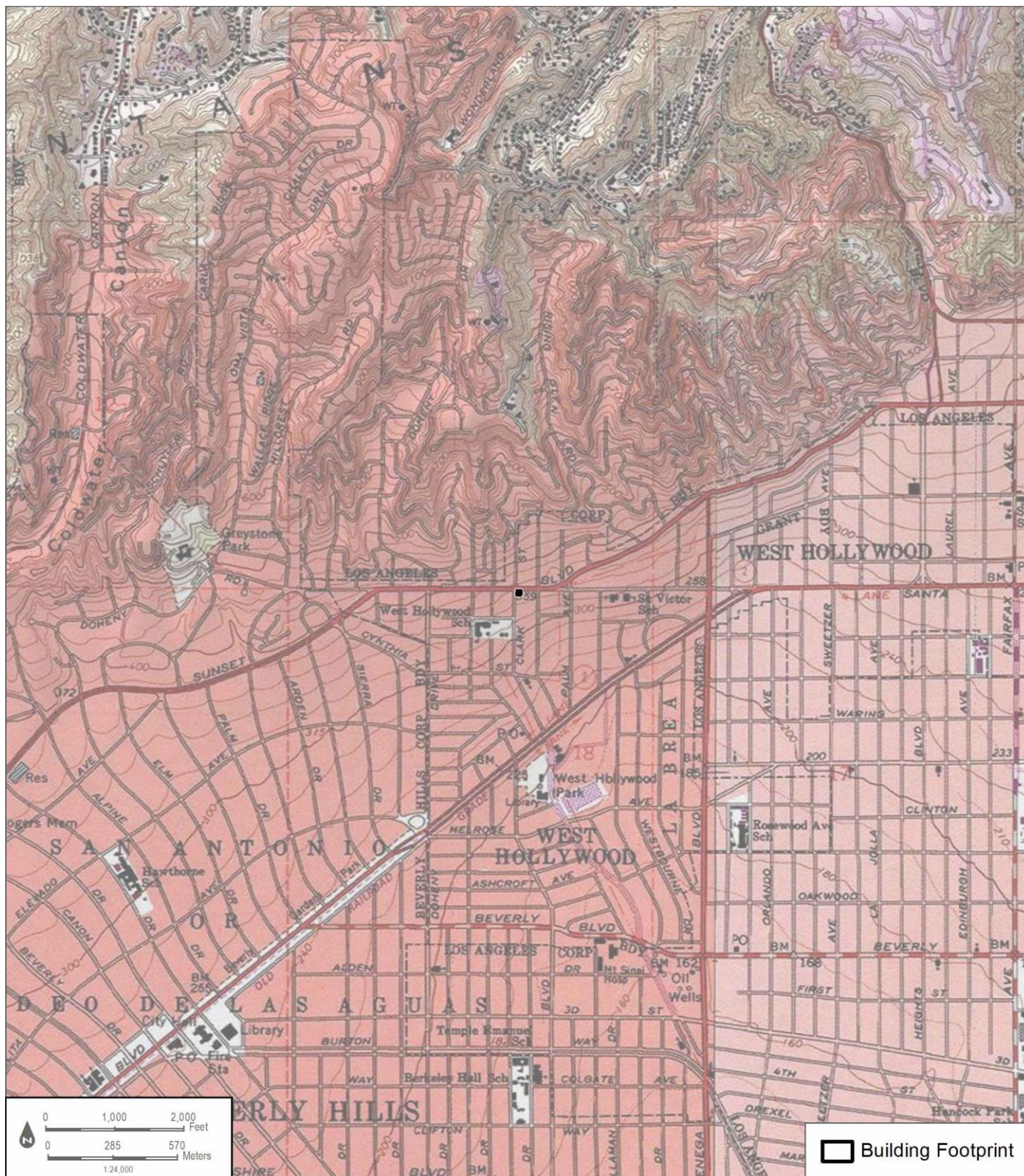
\*P9. Date Recorded: November 6, 2019

\*P10. Survey Type: (Describe)  
Pedestrian

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Dudek. 2020. Cultural Resources Technical Report for 8850 Sunset Boulevard

Project, West Hollywood, California. April 2020, prepared by Dudek for City of West Hollywood.

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



# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 8874-8878 Sunset Boulevard \*NRHP Status Code 6Z  
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B1. Historic Name: 8874-8878 Sunset Boulevard  
B2. Common Name: Aahs!  
B3. Original Use: commercial B4. Present Use: commercial  
\*B5. Architectural Style: vernacular  
\*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed in 1935. 1983: Repair and alter (no permit number). 2009: Reroof and tear off and build up roof cool roof and class A composition shingles for turret (#B09-000-362).

\*B7. Moved? No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
\*B8. Related Features:

B9a. Architect: Norstrom & Anderson b. Builder: unknown  
\*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

## Development of the Sunset Strip

Throughout the early development period of West Hollywood (then known as Sherman), the Sunset Strip was not as widely utilized as Santa Monica Boulevard. The industrial setting of railroad tracks leading to businesses like lumberyards, plating factories and automotive mechanics the industrial industry along Santa Monica Boulevard brought in businesses like taverns and bars that catered to the working class. Beginning in the early-1920s, Sherman emerged as a location for movie studios, including a studio built by Charlie Chaplin and the Union Film Company. Around this time, the neighboring community of Beverly Hills became the preferred residential area for those working in the film industry. **See Continuation Sheet.**

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

\*B12. References:

See Continuation Sheet.

B13. Remarks:

\*B14. Evaluator: Nicole Frank, MSHP

\*Date of Evaluation: 11/6/2019

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 8874-8878 Sunset Boulevard  
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**\*P3a. Description (continued):** Three billboards are located on the buildings' roof facing northwest, northeast, and south.

The building's main integral entry faces towards the intersection and displays a rounded profile with a glass single leaf entry door (Figure 1). Spanning building's northwest corner above the entry vestibule is a three-sided plywood extension with three wall signs. The north elevation displays three storefront windows front left to right a single pane, a three-pane, and a two-pane window. The west elevation displays three single pane storefront windows. The right portion of the elevation displays a grid of scored squared panels. The south elevation displays a split staircase leading to the first-story with five single leaf entry doors and one glass double leaf storefront entry door (Figure 2).



Figure 1. 8874-8878 Sunset Boulevard North and West Elevations, View looking southeast (IMG\_4089)

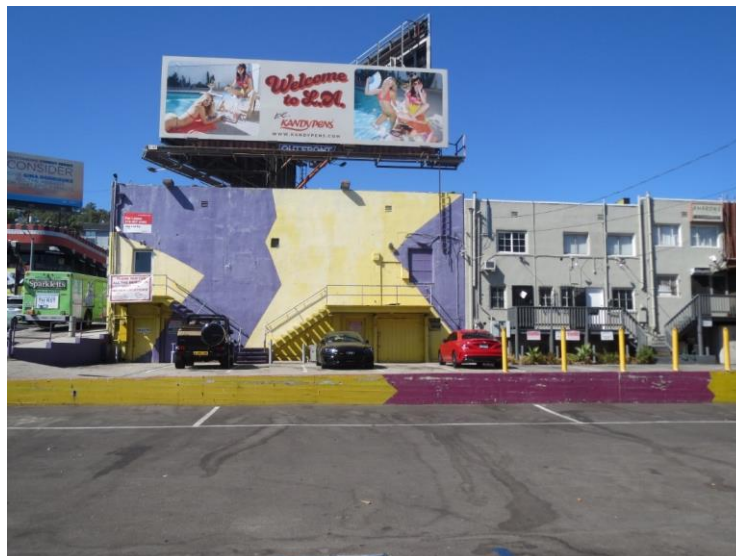


Figure 2. 8874-8878 Sunset Boulevard South Elevation, View looking north (IMG\_4098)

**\*B10. Significance (continued):** This development shift promoted the movement of people between



## CONTINUATION SHEET

Property Name: 8874-8878 Sunset Boulevard

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Sherman and Beverly Hills along the 1.7-mile strip of Sunset Boulevard. It is during this time period, that Sunset Boulevard, also referred to as "the county strip", became a newly developed commercial corridor. In addition to its convenience for those traveling between Sherman and Beverly Hills, the Sunset Strip was quite desirable for commercial entities because of its more relaxed liquor laws. In 1925, Sherman looked to capitalize on the popularity of its neighboring communities and changed its name from Sherman to West Hollywood (GPA 2016; HRG 2019).

The growth seen in the first half of the 1920s continued into the rest of the decade with the development of low-rise commercial buildings on the western end of Sunset Boulevard. The street was still an unincorporated county road at this time, but began to gain popularity amongst the Hollywood elite, while Santa Monica Boulevard remained more industrial. Larger-scale properties were constructed in the late-1920s and 1930s including Sunset Plaza and Sunset Tower. Developers saw the commercial potential early on and in 1930s, property owners lobbied the County Board of Supervisors for zoning changes and infrastructure improvements, allowing the Sunset Strip to develop well into the 1940s. Business professionals in the entertainment industry began to open offices in the small buildings along Sunset Boulevard. Those that worked in the entertainment industry allowed the street to remain active after-dark due to its location between the studios and homes in Beverly Hills. Property types such as restaurants, nightclubs, and supper clubs thrived prior to the start of World War II (GPA 2016).

Growth and development of the Sunset Strip shifted again in the years following World War II. The Strip became more commercialized with supper clubs closing and several high-rise hotel and office buildings opening in their stead. The older small-scale commercial buildings were taken over by the burgeoning arts scene and new youth culture. This also led to the closing of the more traditional nightclub and the opening of music venues that catered to the rise of rock music over the big band. By the mid-1950s, the Sunset Strip became less of an entertainment destination. The mafia, which had long run the Strip's businesses, took their money to newly popular Las Vegas, leaving West Hollywood in a state of economic downturn.

Sunset Boulevard's second heyday did not come until the 1960s, ushered in by the opening of the nightclub Whiskey a Go-Go in 1964. The Whiskey gave rise to a new type of club that catered to rock music and youth culture as compared to early flashy nightclubs of the 1940s and 1950s. During the next decades, the Sunset Strip remained a center for live music with many existing buildings being adapted for the new brand of music and culture (GPA 2016; HRG 2019).

### **Development History of the Project Site: Building 4. 8874-8878 Sunset Boulevard**

Building 4 was constructed in 1935 as part of a larger plan for the block including Building 3 and the building to the direct west, 8906 Sunset Boulevard (Figure 14). The same architects Norstrom and Anderson designed all three buildings in the Colonial Revival style (Chattel 2013). The original owner of the property is unknown. Since its construction, the property has changed owners multiple times and city directory research indicates that tenants between 1937 and 2019 have included Jacqueline Duval, A.C. Groth, Stegemeyer Werner, L. Willinger photographer, Western Union, Roberti, the Music Hall, and Aahs! (LAPL 2019). The building is currently occupied by Aahs! a card and gift store that has occupied the building since the 1980s (LAT 1984). Alterations to the building include removal of all Colonial Revival style architectural elements including broken pediments, pilasters, round windows, and a front facing gable on the west elevation.

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Property Name: 8874-8878 Sunset Boulevard

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Figure 3. Building 4, 8874-8878 Sunset Boulevard, 1935, Los Angeles Public Library

### Architect: Norstrom & Anderson

The architecture firm of Norstrom and Anderson was established by Alvan Edward Norstrom (1897-1946) and Milton Lawrence Anderson (1895-1987) shortly after Norstrom move to Los Angeles in 1928. The firm continued until Norstrom's death in 1946. The firm was known for designing commercial buildings in popular Revivalist, Art Deco and Moderne styles of architecture throughout the Greater Los Angeles area in the late 1920s until 1946 when the firm dissolved following the death of Norstrom (Chattel 2013; Withey and Withey 1970). In 2012, the City of Beverly Hills approved the firm to be added to its list of Master Architects, however, subsequent revisions to the list in 2015 removed the firm after additional research was completed (CHCR 2015; Lopez 2012). Regardless of their status as master architects, the firm designed numerous buildings throughout Los Angeles with a significant number of buildings along Third Street in Santa Monica. The following provides an abbreviated list of the firm's notable works throughout the Greater Los Angeles Area (Chattel 2013; LAT 1931, LAT 1938; Lavenues 2017; USC 2019; Withey and Withey 1970):

- Retail shops, 2nd Street, Los Angles (1928)
- Commercial building on Atlantic Boulevard, Monterey Park (1929)
- 4157 South Figueroa Street, Los Angeles (circa 1930)
- Thompson & Easley Store, Sunset Boulevard and Laurel Canyon Road, Los Angeles (1931)
- Sontag Drug Store, Wilshire and Cloverdale Avenue, Los Angeles (1935)
- Greenfield Grocery Corporation building on Glendon Avenue, Westwood Village (circa 1937)
- Multiple Commercial Buildings Along 3rd Street (1212, 1222-26, 1242-46, 1248, 1254, 1258-60, and 1302), Santa Monica (1937-1941)
- 8225 Lankershim Boulevard, North Hollywood (circa 1938)
- 319 Santa Monica Boulevard, Santa Monica (1937)

Following the death of Norstrom, Anderson established his own firm and designed multiple

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Property Name: 8874-8878 Sunset Boulevard

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buildings throughout his career including the J.C. Penney store located at 1202 3rd Street in Santa Monica in 1949. He continued to design in the Los Angeles area until his retirement in the 1960s. Following his retirement Anderson was elected Member Emeritus of the American Institute of Architects in 1969 (Chattel 2013; PCR 2006).

### Identified Alterations

Dudek attained all available permits pertaining to the subject property (APN 4339-017-003) through the City of West Hollywood Planning and Development Services Department on August 29, 2019. There are no original building permits for this building. The permits date from 1982 through 2009.

### 8878 Sunset Boulevard

- 1982. Install two wall signs (#376-6646)
- 1982. Install one 4' x 8' D.R. pole sign (#3766646)
- 1983. Repair and alter (no permit number)
- 2009. Reroof and tear off and build up roof cool roof and class A composition shingles for turret (#B09-000-362)

### NRHP/CRHR Designation Criteria

The following provides an evaluation of the subject property at 8874-8878 Sunset Boulevard in consideration of NRHP and CRHR designation criteria and integrity requirements.

***Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.***

Archival research did not find any association with events that have made significant contributions to the broad patterns of local or regional history. The subject property was completed in 1935 as part of a larger plan for the block including Building 3 and the building to the direct west, 8906 Sunset Boulevard. The construction of the property was part of the natural progression of commercial development long Sunset Boulevard. There is no indication that the construction of the building represented an important event in history. Additionally, it is not known to be directly associated with events that have made a significant contribution to the history of the State of nation. Therefore, the property does not appear eligible under NRHP/CRHR Criterion A/1.

***Criterion B/2: That are associated with the lives of persons significant in our past.***

Archival research did not indicate that any previous property owners or people who have worked in the building are known to be historically significant figures at the national, State, or local level. As such, this property is not known to have any historical associations with people important to the nation's or state's past. Therefore, the property does not appear eligible under NRHP/CRHR Criterion B/2.

***Criterion C/3: That 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.***

The architects Norstrom and Anderson constructed the subject property in 1935 as a commercial example of the Colonial Revival architectural style. Through archival research, it was revealed that the property once displayed Colonial Revival

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Property Name: 8874-8878 Sunset Boulevard

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characteristics such as broken pediments, pilasters, and a front facing gable roof. Subsequent alterations have removed all of these characteristics resulting in a modest vernacular structure. Given the extent of alterations, the building no longer possesses the high level of artistic value required for Criteria C/3. Despite the building's architects, Norstrom and Anderson, being notable architects in the 1930s their design has been compromised through the alterations discussed above to the point that the building no longer serves as a good representation of their body of work. Therefore, the property does not appear eligible under NRHP/CRHR Criterion C/3.

***Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.***

The property is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies. Therefore, the property does not appear eligible under NRHP/CRHR Criterion D/4.

### **City of West Hollywood Statement of Significance**

For all of the reasons detailed in the NRHP/CRHR evaluation, the subject property does not appear eligible under any of the City of West Hollywood designation criteria, as described below:

***City Criterion A. Exemplifies Special Elements of the City.*** *It exemplifies or reflects special elements of the city's aesthetic, architectural, cultural, economic, engineering, political, natural, or social history and possesses an integrity of design, location, materials, setting, workmanship feeling, and association in the following manner:*

*A1. It embodies distinctive characteristics of a period, method, style, or type of construction, or is a valuable example of the use of indigenous materials or craftsmanship.*

The subject property is an altered example of a Colonial Revival style commercial structure. Through several large-scale alterations, the subject property no longer embodies distinctive characteristics of a period, method, style, or type of construction. The building does not rise to the level of significance required under the City of West Hollywood Criterion A1. Therefore, the subject property does not appear eligible under City Criterion A1.

*A2. It contributes to the significance of a historic area by being: a) A geographically definable area possessing a concentration of historic or scenic properties; or b) A thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development.*

The subject property does not contribute to the significance of an historic area, it has been significantly altered and no longer can be identified as a 1930s commercial structure built on Sunset Boulevard. For this reason, it is not:

- a. within a geographically definable area possessing a concentration of historic or scenic properties; or
- b. a thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development; or

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Property Name: 8874-8878 Sunset Boulevard

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Therefore, the subject property does not appear eligible under City Criterion A2.

*A3. It reflects significant geographical patterns, including those associated with different eras of growth and settlement, particular transportation modes, or distinctive examples of community or park planning.*

The subject property does not reflect significant geographical patterns, including those associated with different eras of growth and settlement, particular transportation modes, or distinctive examples of community or park planning. The property's setting has not significantly changed since its construction but the building's lack of integrity does not allow it to reflect significant early twentieth-century development patterns. Therefore, the subject property does not appear eligible under City Criterion A3.

*A4. It embodies elements of architectural design, craftsmanship, detail, or materials that represent a significant structural or architectural achievement or innovation.*

The subject property does not embody elements of architectural design, craftsmanship, detail, or materials that represent a significant structural or architectural achievement or innovation. The subject property is an altered example of a Colonial Revival commercial building, which no longer retains any of the character defining features of the style through subsequent alterations. Therefore, the subject property does not appear eligible under City Criterion A4.

*A5. It has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city.*

The subject property does not have a unique location or singular physical characteristic, nor is it a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city. Therefore, the subject property does not appear eligible under City Criterion A5.

***City Criterion B. Example of Distinguishing Characteristics.*** *It is one of the few remaining examples in the city, region, state or nation, possessing distinguishing characteristics of an architectural or historical type or specimen.*

The subject property is not one of the few remaining examples in the city, region, state or nation, possessing distinguishing characteristics of an architectural or historical type or specimen. There are numerous unaltered or minimally altered Colonial Revival style commercial buildings throughout West Hollywood retaining a much higher level of integrity with more distinguishing characteristics of the style. Therefore, the subject property does not appear eligible under City Criterion B.

***City Criterion C. Identified with Persons or Events.*** *It is identified with persons or events significant in local, state, or national history.*

The subject property was not identified with persons or events significant in local, state, or national history. None of the current or former property owners or tenants were identified as significant individuals as a result of archival research. Therefore, the subject property does not appear eligible under City Criterion C.

***City Criterion D. Notable Work.*** *It is representative of the work of a notable*

## CONTINUATION SHEET

Property Name: 8874-8878 Sunset Boulevard

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*architect, builder, or designer.*

It is not representative of the work of a notable architect, builder, or designer. Despite the building's architects, Norstrom and Anderson, being notable architects in the 1930s their design has been compromised through the alterations discussed above to the point that the building no longer serves as a good representation of their body of work. Therefore, the subject property does not appear eligible under City Criterion D.

*It exemplifies or reflects special elements of the city's aesthetic, architectural,*  
**Integrity Discussion**

Integrity is the ability of a property to convey its significance. To be listed in the NRHP or CRHR, a property must not only be shown to be significant under designation criteria, but it also must have integrity. The seven aspects of integrity are location, setting, design, materials, workmanship, feeling, and association. In order to retain historic integrity "a property will always possess several, and usually most, of the aspects" (NPS 1990).

**Location:** The subject property is sited on the original location of construction in its original orientation. Therefore, the property retains integrity of location.

**Design:** The property does not retain integrity of design. Since its construction, the property has undergone several large-scale alterations to the exterior of the building's primary elevation facing onto Sunset Boulevard. The essential elements of form, structure, and style have not been retained.

**Setting:** The subject property retains integrity of setting. When the building was constructed, Sunset Boulevard had developed into a commercial district creating the character of the physical environment, which remains. The setting of the subject property has remained relatively the same since the 1930s, and the spatial relationship between it and the surrounding buildings are intact.

**Materials:** The subject property does not retain integrity of materials. The key exterior materials dating from the building's construction have mostly been replaced over time with modern materials. Throughout time the original windows, doors, and storefronts have been replaced removing it from its 1930s context.

**Workmanship:** Similar to materials, the subject property does not retain integrity of workmanship. The physical evidence of the craftsmanship required to create the 1930s Colonial Revival style commercial building have not been retained. The building can no longer be dated to its original period of construction.

**Feeling:** The subject property does not retain integrity of feeling. Due to the amount of large-scale alterations, the building does not possess the ability to evoke the feeling of a 1930s Colonial Revival style commercial property.

**Association:** The subject property no longer retains integrity of association. The building was constructed to house an unknown business but since this point has changed tenants several times. The property no longer has the ability to convey an association with its original tenant.

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In summary, the property at 8874-8878 Sunset Boulevard retains integrity of location and setting. The property lacks integrity of design, materials, workmanship, feeling, and association.

### Evaluation Findings

The building at 8874-8878 Sunset Boulevard does not appear eligible for listing in the NRHP, CRHR, or as a City of West Hollywood cultural resource due to a lack of important historical associations and architectural significance, nor does it appear eligible as a contributor to an historic district. As such, the building at 8874-8878 Sunset Boulevard does not appear to be an historical resource for the purposes of CEQA.

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