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Historical Resource Assessment Report for 5416–5418, 5420, 5424–5428, and 5430 West Carlton Way, Los Angeles, California 90027

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June 3, 2024



Historical Resource Assessment Report for 5416-5418, 5420, 5424-5428, and 5430 West Carlton Way, Los Angeles, California 90027

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Executive Summary

This report presents the results of a historic resource assessment report for the buildings at 5416-5418, 5420, 5424-5428, and 5430 West Carlton Way (Assessor's Parcel Number's 5544-022-010, 5544-022-009, 5544-022-008, and 5544-022-007), City of Los Angeles, Los Angeles County, California (Project). The Project would demolish buildings on three of the parcels (5420-5430 Carlton) but retain the building at 5416-5418 Carlton. The purpose of the report is to determine if the buildings are eligible for consideration as historical resources pursuant to Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines. Chronicle Heritage architectural historians Carrie Chasteen and Scott Torres (Appendix A: Resumes of Key Personnel) were retained to serve as principal investigators to complete this historic resource assessment report. Chasteen and Torres meet the Secretary of the Interior's Professional Qualification Standards in the fields of History and Architectural History. The Project would demolish the existing buildings on three parcels between 5416 and 5430 West Carlton Way to make way for new multi-family housing. These parcels were evaluated in this report using the eligibility criteria for listing in the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) and for designation as a Historic-Cultural Monument and to determine if the subject Properties would contribute to a potential Historic Preservation Overlay Zone.

A historic resource survey of the Hollywood Redevelopment Plan Area was cooperatively completed by Historic Resources Group, Architectural Resources Group, and GPA Consulting in 2020.¹ The buildings were not identified as individually significant or as contributors to an eligible historic district in the historic resources survey reports.

Research and analysis of the buildings in the proposed Project area between 5416 and 5430 West Carlton Way do not appear to be individually eligible for listing in the NRHP, CRHR due to a lack of significance and architectural merit. The buildings were not found to be associated with a significant event or pattern of events pertinent to national, state, or local history. No persons having resided at each building were found to be historically significant at the national, state, and local levels. The buildings are not excellent examples of a Mediterranean Revival, Spanish Colonial Revival, Early American Colonial, Late American Colonial Revival, or Mid-Century Modern styles. Overall, the buildings are vernacular in style and only retain nods to each of the styles listed above. Furthermore, each of the buildings in the Project area has been altered over time, and some buildings have been altered beyond what is acceptable in current professional standards.

In the case where an architect and builder were identified in the City of Los Angeles' building permit record—Ulrich Plaut (5416-5418 West Carlton Way), "LF'S Syndicate" (5420 West Carlton Way), W.F. Gow (5422 West Carlton Way), Matthias Burgbacher (5424-5428 West Carlton Way)—a review of examples of their bodies of work, historical newspaper articles, and the Pacific Coast Architecture Database reveal that the buildings in the Project area are not the best examples of each architect's or builder's body of work. In many cases, there was no information available regarding substantial building projects each architect or builder may have been associated with. Therefore, the buildings in the Project area do not appear to be significant examples of style and period of significance and are not the work of master architects or craftsmen.

The buildings in the proposed Project area have been altered and do not retain the feeling of and association with their specific architectural styles. Therefore, the buildings in the Project area do

¹ Architectural Resources Group, Inc., Historic Resources Group, and GPA Consulting, "Historic Resources Survey of the Hollywood Redevelopment Plan Area," (Prepared for CR/LA, 2020), https://planning.lacity.org/odocument/ab2f5674-8968-4e77-ad10-1557b6107f67/SurveyLAWilshire_SurveyReport_.pdf.

not appear to be historical resources pursuant to Section 15064.5(a) of the CEQA Guidelines. The proposed demolition of the buildings would not result in a substantial adverse change to a historical resource [Section 15064.5(b) of the CEQA Guidelines].

Finally, the proposed Project was analyzed and evaluated against the Secretary of Interior's Standards for the Treatment of Historic Properties and was found to be in conformance with the Standards. The proposed Project area is outside the boundaries of the NRHP-listed Serrano Historic District, and any demolition and construction associated with the proposed Project would not result in a substantial adverse change to the Serrano Historic District. Additionally, the proposed Project would not result in a substantial adverse change to the individually eligible Hollywood Carlton Apartments at 5406 West Carlton Way.

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Appendix A: Resumes of Key Personnel

1 Introduction

This report presents the results of a historic resource assessment report (HRAR) for the buildings at 5416-5418, 5420, 5424-5428, and 5430 West Carlton Way (Assessor's Parcel Number's [APN] 5544-022-010, 5544-022-009, 5544-022-008, and 5544-022-007), City of Los Angeles (City), Los Angeles County, California (Project). The subject properties are within the Hollywood Redevelopment Project Area (RPA) of the Hollywood Community Plan Area (CPA). The purpose of this HRAR is to provide an intensive study of the subject properties, including an application of eligibility criteria for listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), designation as a Historic-Cultural Monument (HCM), and as contributors to a potential Historic Preservation Overlay Zone (HPOZ) to determine if the properties qualify for consideration as a historical resource pursuant to Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines. Historic Resources Group, Inc. (HRG) completed the historic resource survey of the Hollywood RPA in 2011 and revised it in 2015.² An additional historic resource survey of the Hollywood RPA was cooperatively completed by HRG, Architectural Resources Group, and GPA Consulting in 2020.³ The subject properties were not identified as individually significant or as contributors to an eligible historic district in these historic resources survey reports.

This HRAR was prepared by Chronicle Heritage architectural historians Carrie Chasteen and Scott Torres. Chasteen has earned B.A. degrees in History and Political Science and an M.S. in Historic Preservation, has over 22 years of experience in the field of cultural resource management, meets and exceeds the Secretary of the Interior's professional qualification standards in the fields of History and Architectural History, and is included in the City Office of Historic Resources' list of qualified consultants. Torres has earned a B.A. and an M.A. in History and has over 4 years of experience in the field of cultural resource management.

2 Project Summary, Location. and Description

2.1 Brief Project Description

The Applicant proposes to construct a new 138,894-square foot (ft²), eight-story, 97.75-ft apartment building with 131 dwelling units, including 74 studio units, 49 one-bedroom units, and 8 two-bedroom units, above two and one-half subterranean parking levels containing 148 parking stalls, as well as the maintenance of an existing 5,957-ft², two-story apartment building with eight dwelling units, including one studio unit, six one-bedroom units, and one two-bedroom unit, for a project total of 144,851 ft² of floor area (floor-area ratio of 4.82) and 139 dwelling units, including 75 studio units, 55 one-bedroom units, and 9 two-bedroom units, with 14 very low-income units and 3 low-income units (Project).

The Project also involves the demolition of seven existing residential and accessory structures, including a 6,822-ft², two-story apartment building with 16 dwelling units, circa 1952 (APN: 5544-

² Historic Resources Group, "Historic Resources Survey of the Hollywood Community Plan Area," Prepared for the City of Los Angeles, August 2011 and Revised 2015, 2015, https://planning.lacity.gov/odocument/7de89dca-89c9-494e-8e72-e67694613161/SurveyLAHollywood_SurveyReport.pdf.

³ Architectural Resources Group, Inc., Historic Resources Group, and GPA Consulting, "Historic Resources Survey of the Hollywood Redevelopment Plan Area."

022-007); a 4,472-ft², two-story fourplex, circa 1921; a 1,437-ft², one-story single-family dwelling, circa 1921, and one-story garage (APN: 5544-022-008); a 2,288-ft², two-story duplex, circa 1917; a 1,430-ft², two-story, single-family dwelling, circa 1916; and a 510-ft², one-story, single-family dwelling, circa 1926 (APN: 5544-022-009).

The Project comprises four legal lots, totaling 37,688.3 ft² of lot area (Property) within the [Q]R4-2 zone and High Density Residential land use area of the Hollywood Community Plan, the High Residential land use area of the Hollywood Redevelopment Plan, and within Subarea A of the Vermont/Western Station Neighborhood Area Plan (SNAP).

The Project area contains five street trees in the adjacent right-of-way (ROW) including three protected street trees, of which two will be removed. The Project area also has 16 trees on private property including three protected trees, all of which are to be removed.

2.2 Entitlement Requests

Pursuant to AB 2334 and AB 2345, the Applicant proposes to use a 46 percent density bonus, as permitted within the Hollywood RPA, to increase the maximum allowable density from 95 to 139 dwellings, to use AB 2097 parking reductions, and to request the following On-Menu and Off-Menu Density Bonus Incentives and Waiver of Development Standards pursuant to Sections 12.22-A, 25(g)(2) & (3) of LAMC Chapter 1 and Section 13B.2.5 of LAMC Chapter 1A:

2.2.1 Off-Menu Incentives

- On-Menu Incentive to permit a 12 ft, 6 inches to 18 ft, -3 inches variable building setback along Carlton Way, in lieu of 15 ft, as otherwise required by SNAP Section 7-E.
- Off-Menu Incentive to permit roof lines of up to 169 ft, 1 inch without breaks in lieu of 40 ft as otherwise required by SNAP Development Standards Section IV-13.
- Off-Menu Incentive for a 54.6 percent west-side yard reduction to permit 5 ft in lieu of 11 ft, as otherwise required by LAMC 12.11-C, 2.

2.2.2 Waiver of Development Standards

- Waiver of Development Standard for a 52-ft, 9-inch height increase to permit a maximum building height of 97 ft, 9 inches in lieu of 45 ft as required by Ordinance 165,668.
- Waiver of Development Standard for a 59-ft, 6-inch height increase to permit a transitional building height of 97 ft, 9 inches in lieu of 38 ft, 3 inches as otherwise required by SNAP Section 7-D.
- Waiver of Development Standard to permit four lots with a total combined area of 37,688 ft² to be tied together to form a single building site in lieu two lots, with a total combined area of 15,000 ft² as otherwise required by SNAP Section 7-A.
- Waiver of Development Standard for a 70 percent rear-yard reduction to permit 6 ft in lieu of 20 ft as otherwise required by LAMC 12.11-C, 3.
- Waiver of Development Standard for a 58.4 percent reduction of the space between buildings width requirement to permit 9 ft, 2 inches in lieu of 22 ft as otherwise mandated by LAMC 12.21-C, 2(a).

- Waiver of Development Standard for a 72.8 percent passageway width reduction to permit 6 ft in lieu of 22 ft as otherwise required by LAMC 12.21-C,2(b).
- Waiver of Development Standard to permit a xx percent reduction in required open space to permit xx ft², of open space, in lieu of xx ft², as otherwise required by SNAP Section 7-F.

2.2.3 Compliance Review Request

- Pursuant to LAMC Chapter 1A, Section 13B.4.2, the applicant requests a Specific Plan Project Compliance review to determine compliance with the Vermont/Western Station Neighborhood Area Plan.
- Pursuant to LAMC Chapter 1A, Section 13B.2.4, the applicant requests Project Review.

2.3 Project Location and Current Setting

The Project area consists of four parcels (5544-022-010, 5544-022-009, 5544-022-008, and 5544-022-007) in Los Angeles, Los Angeles County, California. The properties are on a residential street within the Hollywood RPA and CPA. This is an area with dense multi-family residential development and dense commercial development between North Western Avenue and North Serrano Avenue (Figure 2-1 and Figure 2-2).

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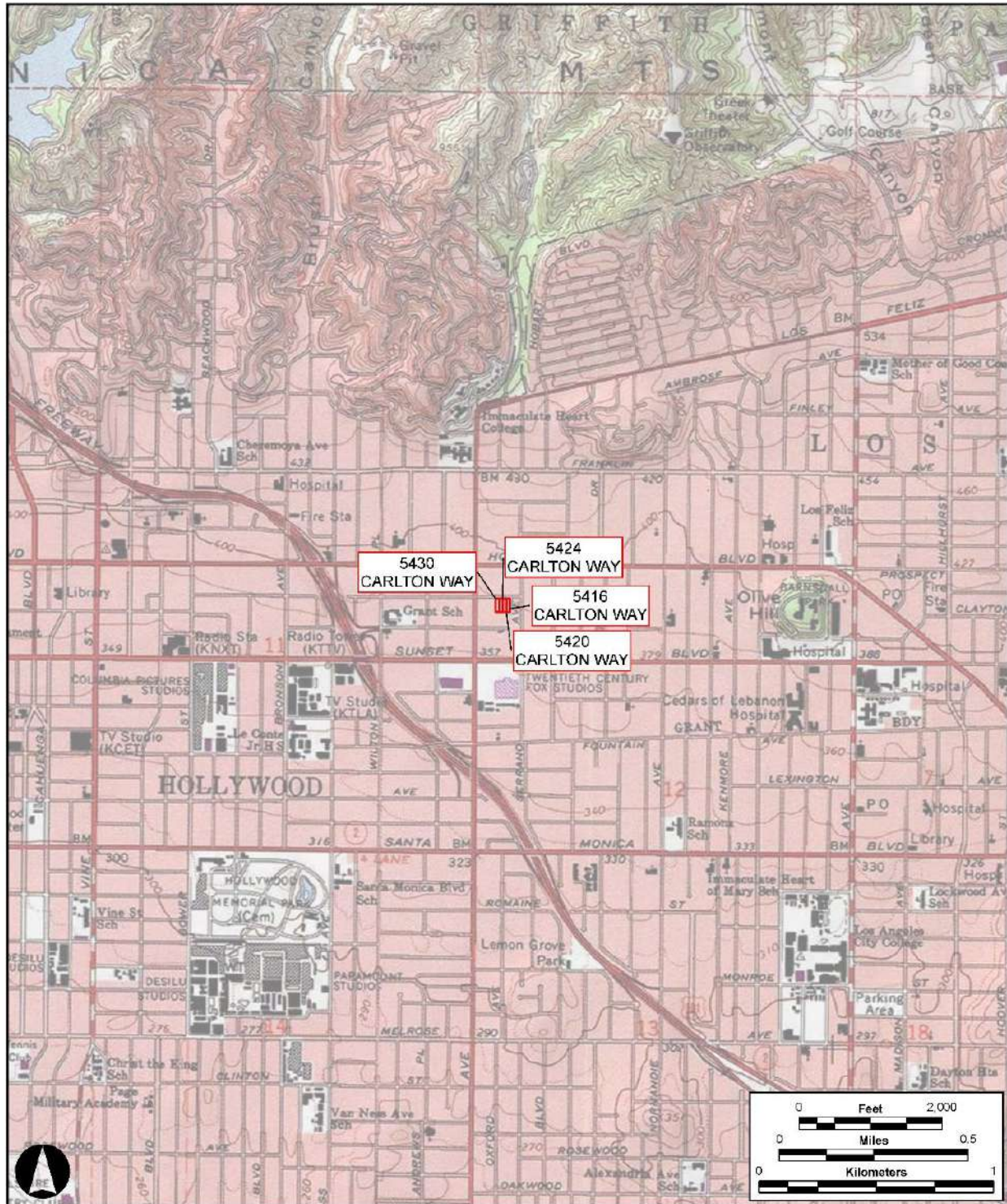


Figure 2-1. Project location map, 5416-5428 West Carlton Way (U.S. Geological Survey, Hollywood 1981).

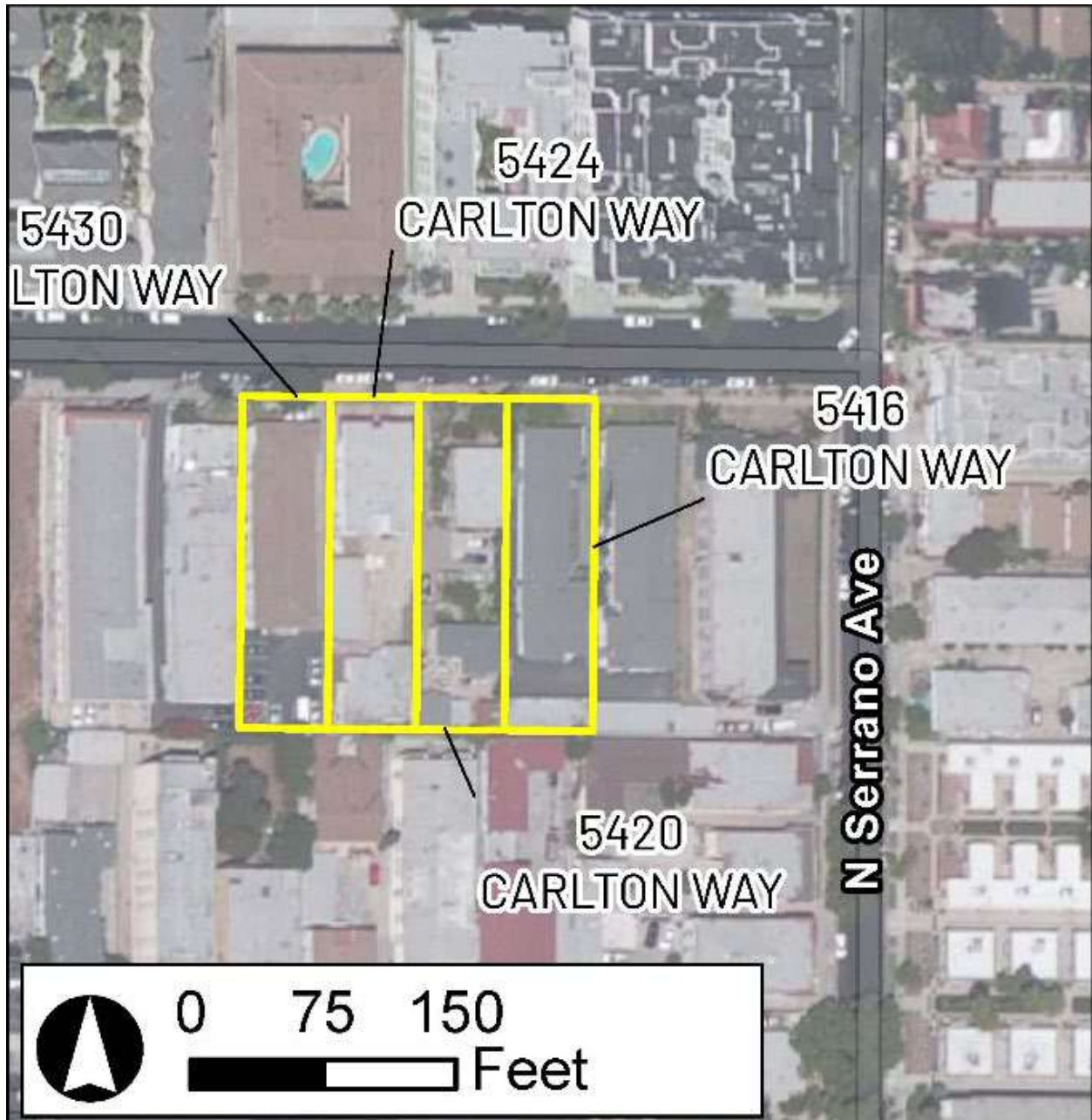


Figure 2-2. Sketch map, 5416-5428 West Carlton Way.

2.4 Current Setting

The setting surrounding the Project area is composed of multi-family residences within the Hollywood CPA and RPA. The subject properties are between North Western Avenue and North Serrano Avenue, both prominent commercial streets (Figure 2-3 and Figure 2-4).



Figure 2-3. View facing west on West Carlton Way.



Figure 2-4. View facing east on West Carlton Way.

3 Methods

The assessment methods consisted of research and a field assessment of the structures and buildings on the subject Property and neighboring properties.

3.1 Research Conducted

1. Obtained and reviewed the building permits for the parcels from the City Department of Building and Safety. Dates of construction and subsequent alterations were determined by the building permit record as well as additional resources, such as the field inspection, Assessor inspection records, Sanborn Fire Insurance Company maps, and historic-period aerial photographs.
2. Researched the Project area and vicinity at local libraries and archives to establish the general history and context of the Project area, including a review of the Built Environment Resource Directory (BERD) for Los Angeles County, newspapers, City directories, books, and articles.
3. Consulted the Context/Theme/Property Type (CTP) eligibility standards formulated for the City's Historic Context Statement to identify the appropriate CTP under which to evaluate the buildings on the Project site.
4. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation assessment processes and programs to evaluate the significance and integrity of the buildings on the Project site.

3.2 Field Methods

Field inspections of the Project site were conducted on December 14, 2023, and March 25, 2024, to ascertain the general condition and physical integrity of the buildings thereon. Digital photographs were taken during the site inspection, which included only the exterior of the buildings. Field notes were made.

4 Regulatory Framework

The buildings associated with the subject properties were evaluated to determine if they constitute a historic resource as defined by the CEQA, using the eligibility criteria for listing in applicable federal, state, and local statutes and regulations.

4.1 Federal

The National Historic Preservation Act of 1966, as amended, defines the criteria to be considered eligible for listing in the NRHP:

The quality of significance in American history, architecture, archeology, 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 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 (36 Code of Federal Regulations Section part 63).

According to NRHP Bulletin No. 15, “to be eligible for listing in the NRHP, a property must not only be shown to be significant under NRHP criteria, but it also must have integrity.” Integrity is defined in NRHP Bulletin No. 15 as “the ability of a property to convey its significance.”⁴ Within the concept of integrity, the NRHP recognizes the following seven aspects or qualities that in various combinations define integrity: location, design, setting, materials, workmanship, feeling, and association.

4.2 State of California

Section 5024.1(c), Title 14 California Code of Regulations, Section 4852 of the California Public Resources Code defines the criteria to be considered eligible for listing in the CRHR:

A resource may be listed as an historical resource in the California Register if it meets any of the following NRHP 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; 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

Section 4852(C) of the California Code of Regulations⁵ defines integrity as follows:

Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described in section 4852(b) of this chapter and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.

⁴ National Park Service [NPS], “National Register Bulletin—How to Apply the National Register Criteria for Evaluation,” Originally Published 1990 (Washington, D.C.: U.S. Department of the Interior, National Park Service, Cultural Resources, National Register, History and Education, 1997), https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

⁵ California Office of Historic Preservation, “California State Law and Historic Preservation: Statutes, Regulations and Administrative Policies Regarding Historic Preservation and Protection of Cultural and Historical Resources,” Technical Assistance Series (Sacramento: California Office of Historic Preservation, 1999).

Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

4.3 City of Los Angeles

Historic-Cultural Monument

Section 22.171.7 of the City Cultural Heritage Ordinance defines a HCM:

For purposes of this article, an HCM is any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the [City]. A proposed Monument may be designated by the City Council upon the recommendation of the Commission if it meets at least one of the following criteria:

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

Unlike the NRHP and CRHRs, the City Cultural Heritage Ordinance makes no mention of concepts such as integrity or period of significance. Additionally, properties do not have to reach a minimum age (e.g., 45-50 years) to be designated as HCMs.

4.3.1 Historic Preservation Overlay Zone

The City has established 36 HPOZs, or historic districts. City Ordinance No. 175891 amended Section 12.20.3 of the City's municipal code regarding HPOZs. The purpose of the ordinance was stated as follows:

It is hereby declared as a matter of public policy that the recognition, preservation, enhancement, and use of buildings, structures, landscaping, natural features, and areas within the City of Los Angeles having historic, architectural, cultural, or aesthetic significance are required in the interest of the health, economic prosperity, cultural enrichment, and general welfare of the people.

Contributing elements are defined as any building, structure, landscape, or natural feature identified in a historic resource survey as contributing to the historic significance of the HPOZ, including a building or structure that has been altered, where the nature and extent of the alterations are determined reversible by the historic resources survey.

5 Record Search

5.1 Record Search

In accordance with South Central Coastal Information Center, at California State University, Fullerton, current policies and procedures, an equivalent record search was conducted by reviewing the BERD for Los Angeles County, available from the California Office of Historic Preservation (updated September 23, 2022), historical U.S. Geological Survey 7.5-minute series topographic maps, and aerial photographs for the Project site and adjacent properties. In addition to official maps and records, the following published registers and reports for the geographic area were reviewed:

- NRHP-listed properties or sites (2024)
- CRHR-listed properties or sites (2024)
- California State Historical Landmarks (1996 and updates)
- California Points of Historical Interest (1992 and updates)
- HistoricPlacesLA.org (2024)
- Hollywood RPA Historic Resources Surveys (2011, 2015, and 2020)

5.2 Summary of Previous Evaluations and Designations

HRG completed the historic resources survey of the Hollywood CPA in 2011 and revised it in 2015.⁶ An additional historic resources survey of the Hollywood RPA was cooperatively completed by HRG, Architectural Resources Group, and GPA Consulting in 2020.⁷ The subject Properties were not identified as individually significant or as a contributors to an eligible historic district in these historic resources survey reports.

6 History and Description of Surrounding Area

6.1 Development History

6.1.1 Residential Development in the CPA

The subject Properties are in the Paden Tract. The Paden Tract is composed of 24 rectangular lots between North Western and North Serrano avenues (Figure 6-1). The tract was platted in 1910 for John Hayden (1845-1917),⁸ W.W. Paden, and Grace Paden. A review of John A. Hayden's obituary in the *Los Angeles Times*⁹ revealed that Hayden had resided in Hollywood for 13 years prior to his passing. The *Los Angeles Times* also indicated that Hayden was a pioneer in slate and tile roofing materials in St. Louis, Missouri. Hayden was retired at the time of his death. According to Ancestry.com records, William Paden (1886-1930)¹⁰ was involved in real estate in a 1910 Los Angeles

⁶ Historic Resources Group, "Historic Resources Survey of the Hollywood Community Plan Area."

⁷ Architectural Resources Group, Inc., Historic Resources Group, and GPA Consulting, "Historic Resources Survey of the Hollywood Redevelopment Plan Area."

⁸ "California, U.S., Death Index, 1905-1939 (Database Online)," Ancestry.com, 2013.

⁹ "Manufacturer Dead," *Los Angeles Times*, March 2, 1917.

¹⁰ "U.S. Find a Grave Index, 1600s-Current (Database Online)," Ancestry.com, 2012.

City Directory.¹¹ Ancestry.com records also revealed that Paden married Grace Dufficy in 1910.¹² Additional records indicate that Payden tragically passed away in an airplane crash in 1930.¹³ Additional information regarding Payden revealed that he was a real estate developer and builder in the city. Based on his obituary, it appears that he and Grace were divorced sometime between 1910 and 1930. Grace was listed as a housewife at the time the Paden Tract was platted. A newspaper article search provided one article indicating the construction of a large bungalow in the tract to be completed by Pheonix Home Builders in 1911.¹⁴ Based on a field inspection of the tract, the bungalow is no longer extant. No additional information regarding the Paden Tract was found in historical newspaper articles.

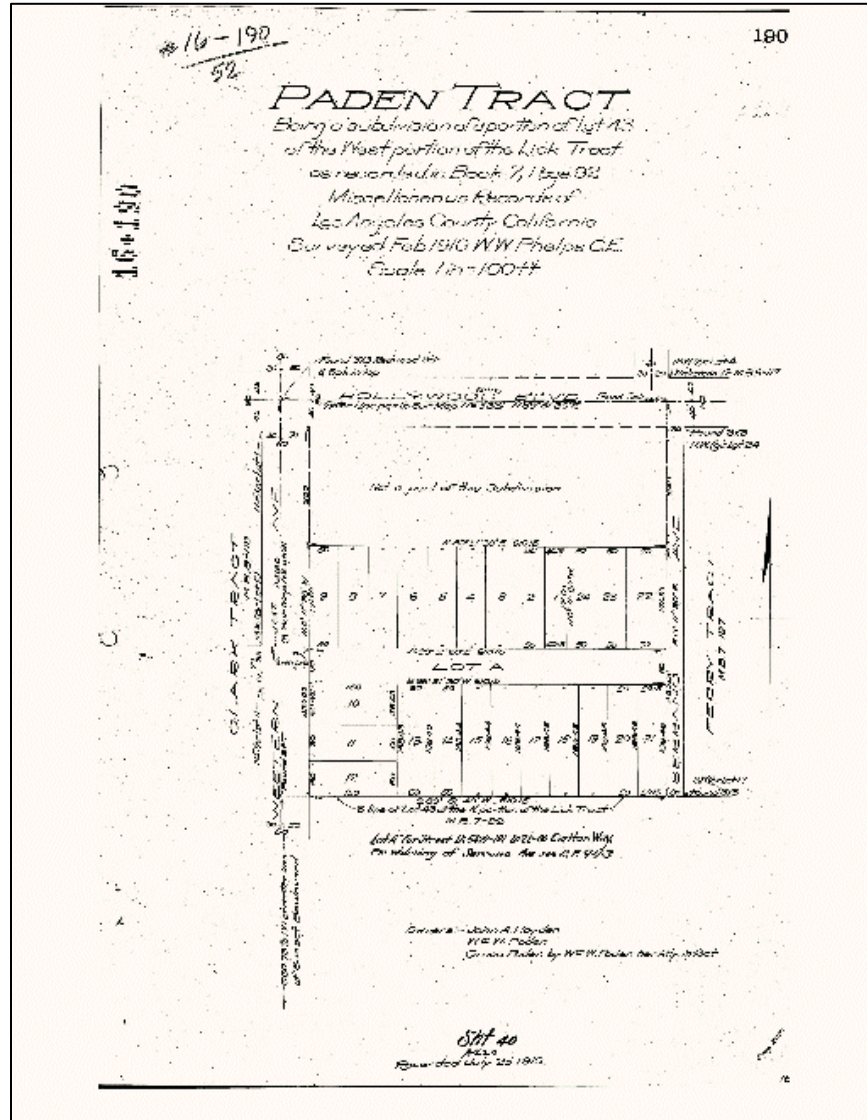


Figure 6-1. Paden Tract map, Los Angeles County Public Works.

¹¹ Ancestry.com, "U.S. City Directories, 1822-1995 (Database Online)," Ancestry.com, 2011.

¹² "California, U.S., County Birth, Marriage, and Death Records, 1849-1980 (Database Online)," Ancestry.com, 2017.

¹³ "Wreckage Removed," *News Pilot San Pedro*, January 21, 1930.

¹⁴ "Artistic Features Are Many in This Bungalow," *Los Angeles Evening Post Record*, September 23, 1911.

7 Historical Resource Assessments

7.1 5416-5418 West Carlton Way

7.1.1 Architectural Description

Northern Façade

The northern façade includes more features than its adjacent counterparts. The subject Property is a vernacular multi-family residence. The building is two stories and has a rectangular plan on a concrete base (Figure 7-1). The building's façade is fronted by a metal fence that separates a small, manicured lawn from the sidewalk and entrance. The building includes a hipped roof throughout with a shallow pitch and a minimal overhang and features a secondary roofline for a second-story balcony that is visible from the public right-of-way (ROW). The northern facade features fixed-pane windows that wrap the interior corner on the eastern elevation and single-hung windows on both stories. Additionally, the northern façade includes a breezeblock feature on the western corner of the building.



Figure 7-1. Northern façade, facing southwest.

Southern Façade

The southern façade features the minimal overhang of the roof throughout and includes an integrated carport and paved parking lot. Most notably, the southern façade includes an exterior staircase that protrudes from the building to access the second story. A small window is underneath the staircase and single-hung vinyl windows on the second floor. The southern façade is clad in smooth stucco and devoid of any details in the siding (Figure 7-2).



Figure 7-2. Southern façade, facing northeast.

Eastern Façade

The eastern façade includes the vinyl windows that are connected to the windows on the northern facade. Below the windows are bricks that extend to the ground and surround a small planter. A walkway leads to a downstairs unit that is covered by a small pergola. Most of the Property includes a shallow planter lined by brick that is adjacent to the downstairs units with a lawn and small trees. The eastern facade features vinyl windows in sets of three throughout the building's eastern side. Near the middle of the eastern side is a brick chimney. Toward the southern end is a wood door to access the corner of the first floor and access to the exterior staircase (Figure 7-3 through Figure 7-7).



Figure 7-3. Eastern façade, facing west.



Figure 7-4. Eastern façade, facing west.



Figure 7-5. Eastern façade, facing southwest.



Figure 7-6. Eastern façade, facing northwest.



Figure 7-7. Eastern façade, facing northwest.

Western Façade

The western façade includes a narrow-paved walkway between the subject property and adjacent property. The overhang of the roof is visible throughout the western façade, and, aside from the vinyl windows of varying orientation, primarily pairs of single-hung windows, the eastern façade is unadorned and relatively featureless. Like the rest of the building, the western façade is clad in smooth stucco with no detailing in the siding. Unlike any other side of the building, the western façade includes a metal door on the first floor (Figure 7-8 through Figure 7-10).



Figure 7-8. Western façade, facing south.



Figure 7-9. Western façade, facing northwest.



Figure 7-10. Western façade, facing northwest.

Carport

The carport is single story, rectangular shaped, and covered. It is located in the rear of the Property and is disconnected from both apartment buildings. The carport is separated into two distinct portions. Both portions feature a flat roof line; however, the western portion features a higher roof that extends vertically down to create a portion of a wall. The shorter easternmost portion includes a minimal overhang of the roof. The carport also features narrow support beams spaced throughout (Figure 7-11).



Figure 7-11. Carport, facing southwest.

7.1.2 Construction History

In 1947,¹⁵ a permit was issued to Ben Kovach to construct a 30 × 126-ft, two-story apartment house and garage. The permit revealed that the building was designed by Ulrich Plaut and constructed by Camber Contracting. The apartment complex consists of two apartment buildings; the permit that was issued in 1947 was for the construction of units between 5416 and 5418. A permit was issued in 1969¹⁶ to a "P. Carlos," the registered owner, to repair fire damage to an interior kitchen. Additional permits did not indicate any alterations to exterior materials and did not indicate a proposed change in the building design (Figure 7-12).

¹⁵ City of Los Angeles, "Los Angeles City Building Permit, Permit No. 1947LA24926/1947LA24927," September 12, 1947.

¹⁶ City of Los Angeles, "Permit No. 1969LA01685," January 13, 1969.

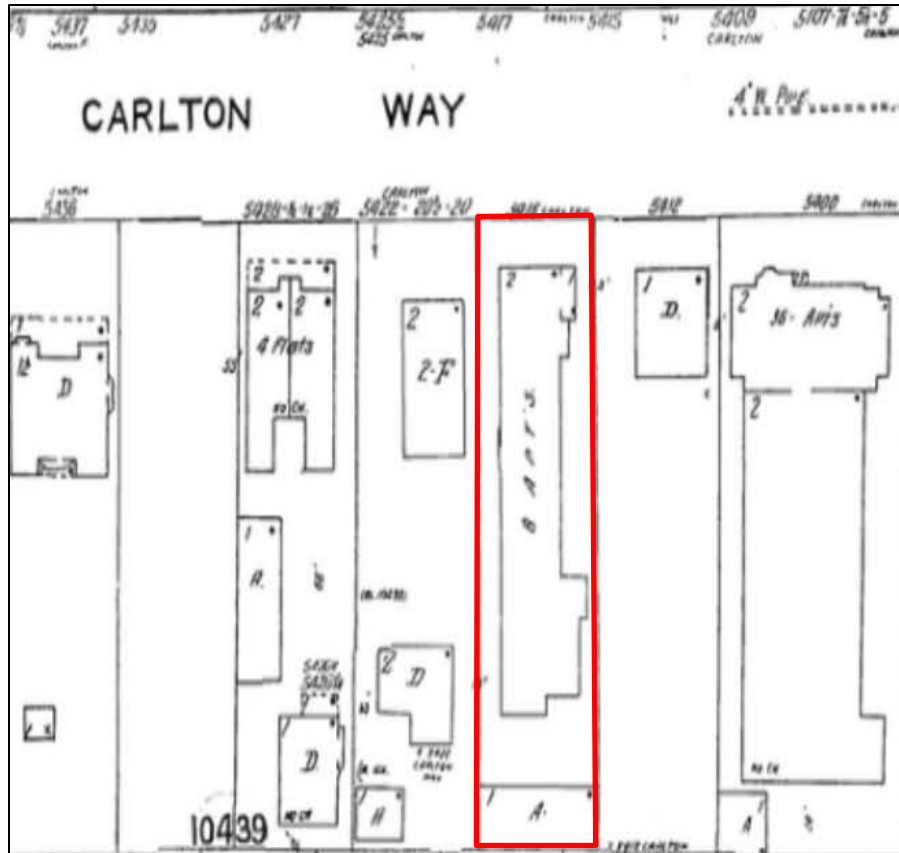


Figure 7-12. Sanborn Fire Insurance Company map.

7.1.3 Identification of Architects and Builders

The original building permit for the building identified Ulrich Plaut as the architect associated with the building design. A review of local newspaper publications revealed that Ulrich Plaut was a local architect associated with various building designs, including multi-family residential, industrial, and commercial buildings in the Los Angeles County area. Plaut is known for his association with the Strick Residence in the city of Santa Monica. Based on a 2002¹⁷ article in the *Los Angeles Times*, the Strick residence was designed by Brazilian architect Oscar Niemeyer in 1963; however, Niemeyer designed the building remotely from Brazil because the United States would not grant him a Visa because he was a professed communist. Ulrich Plaut was brought on board to oversee the design locally and prepare the construction drawings.¹⁸ Based on the article in the *Times*, Plaut did not appear to play a significant role in the project; it was credited to Niemeyer. There was no additional information in local or regional newspaper publications or the Pacific Coast Architecture Database (PCAD) to assert that Plaut was a master architect, and no additional examples of his buildings appear to be significant.

The builder associated with the construction was the Los Angeles-based Camber Contracting Company. No information was found in historical newspaper articles regarding significant building

¹⁷ Los Angeles Times, "A House at Stake," October 23, 2002, 95.

¹⁸ Kavior Moon, "Strick House," Webpage, SAH Archipedia, 2024, <https://sah-archipedia.org/buildings/CA-01-037-0096>.

projects Camber Contracting was associated with. Therefore, Camber Contracting does not appear to be significant within the context of the building trades.

7.1.4 Ownership and Occupant History

A review of the permit records identified Benjamin Kovac as the property owner in 1947. According to the permit, Ancestry.com, census, and City directory records, Kovac resided in the single-family residence building adjacent to the subject Property at 5412 West Carlton Way.¹⁹ There was no additional record that identified Kovac residing between 5416 and 5418 West Carlton Way. A permit issued in 1969 identified a Mr. P. Carlos as the owner. Ancestry.com records and City directories did not identify a P. Carlos at the address in 1969. A permit issued in 2009²⁰ identified a loan with Carol Bochis Trust as the owner. Permits between 2019²¹ and 2020²² identified 5430 Carlton, LLC as the owner.

7.1.5 Use History

The Property was built as multi-family apartment units, and the building's units are currently occupied.

7.1.6 Historic Context

The subject Property was evaluated using the Citywide Historic Context Statement developed for SurveyLA, specifically, the Residential Development and Suburbanization context and Multi-Family Residential Development theme, Apartment Houses, 1895-1970 subtheme, and the Architecture and Engineering context and the Mid-Century Modern subtheme.²³

Apartment Houses, 1895-1970

Summary Statement of Significance: Apartment houses evaluated under this theme are significant in the area of Community Planning and Development. They represent an important building type that proliferated throughout the city during most of the twentieth century and reflect trends in urban planning to accommodate a wide range of full- and part-time residents as well as tourists and other visitors. Many examples are also significant in the area of architecture as excellent examples of their respective architectural styles. Apartment houses range from modest duplexes, triplexes, and fourplexes to mid- and high-rise apartment buildings. Due to their versatility, apartment houses are among the most common multi-family residential building types in Los Angeles, with examples constructed in nearly every part of the city. Early examples are becoming increasingly rare.

Period of Significance: 1895-1970

Period of Significance Justification: The period of significance begins in 1895, when multi-family residential development begins in Los Angeles, in particular with the appearance of the duplex

¹⁹ City of Los Angeles, "Los Angeles City Certificate of Occupancy, Certificate No. 1948LA24926," August 30, 1948.

²⁰ City of Los Angeles, "Building Permit No. 09016-20000-10992," August 4, 2009.

²¹ City of Los Angeles, "Building Permit No. 09016-10000-19905," November 7, 2019.

²² City of Los Angeles, "Building Permit No. 19016-10001-19905," March 3, 2020.

²³ City of Los Angeles Office of Historic Resources, Department of City Planning, "SurveyLA Historic Context Outline and Summary Tables," May 6, 2014, <https://preservation.lacity.org/news/surveyla-historic-context-outline-and-summary-tables-published>.

type. The start date may be revised if earlier examples are found. The end date is 1970 and may be extended over time to include additional multifamily types.

Area(s) of Significance: Community Planning and Development; Architecture

Criteria: NRHP, Criteria A and C; CRHR, Criteria 1 and 3; Local, Criteria 1 and 3

Associated Property Type No. 2: Apartment House

Property Type: Residential—Multi-family

Property Subtype: Apartment House

Geographic Location: Citywide

Property Subtype Description: An apartment house is a multi-family residential property that is two to six stories tall, has three or more units, is designed to maximize lot coverage, and is oriented toward the street.

Property Subtype Significance: An apartment house is significant for its association with residential development in Los Angeles as one of the region's dominant multi-family residential building types throughout most of the twentieth century.

Eligibility Standards:

- Is two or more stories tall
- Is an excellent example of the type
- Was constructed during the period of significance
- Was originally constructed as an apartment house

Character-defining or Associative Features:

- Retains most of the essential character-defining features from the period of significance
- Designed to maximize lot coverage
- Is two or more stories and may be up to five or six stories
- Is typically three or more units (flats or apartments); triplex examples occur but are not common
- Is generally rectangular in plan, often with one or more light wells
- Is oriented toward the street, with architectural detailing on the street-facing façade
- Early examples are often vernacular in design (wood or brick), and may not exhibit the features of a particular architectural style
- May have a single common building entrance with unit entrances opening onto interior corridors, or multiple ground-floor entries
- May have central landscaping or other feature, but it is not a focus of the design
- May also be significant as a good to excellent example of an architectural style from its period and/or the work of a significant architect or builder
- Are associated architectural styles that include the following:
 - American Foursquare,

- Shingle
- Craftsman
- Art Deco
- Spanish Colonial Revival
- Mediterranean Revival
- American Colonial Revival
- Tudor Revival
- French Revival
- Classical Revival
- Renaissance Revival
- Mid-Century Modern

Integrity Considerations:

- Should retain integrity of Location, Design, Materials, and Feeling
- Some original materials may have been altered or removed
- Replacement of some windows may be acceptable if the openings have not been changed or resized
- Security bars may have been added
- Parapets may have been removed to comply with seismic regulations
- If it is a rare surviving example of its type or is a rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable.
- Surrounding buildings and land uses may have changed
- Where this property type is situated within a grouping of multi-family residences, it may also be significant as a contributor to a multi-family residential district. A grouping may be composed of a single property type or a variety of types.

Architecture and Engineering

Context: Architecture and Engineering

Theme: Mid-Century Modern, 1945–1975

Summary Statement of Significance: Resources evaluated under this sub-theme are significant in the area of Architecture as excellent examples of the Mid-Century Modern style and exhibit quality of design through distinctive features. Mid-Century Modernism is a broad classification of postwar modernism and represents one of the largest and most diverse collections of architecture in Los Angeles. The style is generally characterized by its geometric forms, smooth wall surfaces, flat or low-pitched roofs, and the absence of exterior ornamentation. Although some examples of the style may represent a particular influence, such as Post-and-Beam or Organic architecture, many incorporated elements of the various influences that shaped this style. It was a remarkably versatile style that was applied to almost every type of property: residential, commercial, institutional, and industrial.

Period of Significance: 1945–1975

Period of Significance Justification: Mid-Century Modernism was, in many ways, a continuation of the prewar Modernism that extended into and evolved for the duration of the postwar period. The period of significance begins in 1945, which signifies the beginning of the postwar period, and ends in the mid-1970s, by which time the style had largely fallen out of favor with architects and the American public.

Geographic Location: Citywide, with concentrations in areas of the city like the San Fernando Valley, Westchester, and the Westside that experienced considerable growth and development after World War II

Area(s) of Significance: Architecture

Criteria: NRHP, Criterion C; CRHR, Criterion 3; Local, Criterion 3

Associated Property Type:

- Residential – Single-Family Residence
- Residential – Multi-Family Residence
- Commercial
- Institutional

Industrial Note: Groupings of resources designed in the style may comprise historic districts. For residential historic districts, see Eligibility Standards for Mid-Century Modern Residential Historic Districts, 1945–1975.

Property Type Description: Mid-Century Modern architecture is expressed in a vast array of residential, commercial, institutional, and industrial property types. The wide variety of properties that are associated with the style are a testament to its versatility and adaptability. It also underscores the immense popularity of the style in the postwar years. Groupings of resources in the style may be evaluated as historic districts.

Property Type Significance: See Summary Statement of Significance above.

Eligibility Standards:

- Exhibits quality of design through distinctive features
- Is an excellent example of the Mid-Century Modern style
- Was constructed during the period of significance

Character-Defining or Associative Features:

- Retains most of the essential character-defining features from the period of significance
- Direct expression of the structural system, often wood or steel post and beam
- Simple geometric volumes
- Unornamented wall surfaces
- Flat roof, at times with wide overhanging eaves
- Floor-to-ceiling windows, often flush-mounted metal framed
- Horizontal massing
- If Expressionistic:

- Sculptural forms intersecting with geometric volumes
- Curved, sweeping wall surfaces
- Dramatic roof forms, such as butterfly, A-frame, hyperbolic paraboloid, folded plate, or barrel vault
- For Historic Districts:
 - Must include a majority of building that embodies the distinctive characteristics of the Mid-Century Modern style
 - Conveys a strong visual sense of overall historic environment from the period of significance

Integrity Considerations:

- Should retain integrity of Design, Materials, Workmanship, and Feeling from the period of significance
- Retains sufficient integrity to convey significance
- If a district or grouping, the majority of the buildings should retain sufficient to convey their significance
- Some windows and doors may have been replaced, as long as openings have not been altered and original fenestration patterns have not been disrupted
- Surrounding building and land uses may have changed
- Original use may have changed
- The painting of surfaces (wood) original unpainted may be acceptable
- Addition of decorative elements to originally sparse façades may be acceptable
- For commercial properties, storefronts modification may be acceptable unless the original storefront is no longer evident
- Modified signage may be acceptable if the signage itself was not a major character defining feature
- For Historic Districts:
 - Must include a majority of building which embody the distinctive characteristics of the Mid-Century Modern style
 - Conveys a strong visual sense of overall historic environment from the period of significance

7.1.7 Evaluation of Eligibility

National Register of Historic Places

Criterion A

The buildings on the subject Property were not identified as individually eligible for listing in the NRHP nor as a potential contributor to a potential historic district in the 2020 Hollywood RPA Historic Resource.

The multi-family housing development trend in the United States began in the late nineteenth century. Cities, including New York, Chicago, Boston, Philadelphia, and Los Angeles, began to see the construction of multi-family residences to accommodate middle-class families who could not afford to purchase their own homes. Multi-family suburbanization in the city was the answer to the influx of transplants from the Midwest and eastern United States, in addition to vacationers seeking extended stays during warm southern California winters. The subject Property was developed within a period of multi-family suburbanization that coincides with a pattern of development in major city centers across the United States. There was no information reviewed to assert that the Paden Tract was a major development that included multi-family residences intended to accommodate the growing middle-class, long-stay vacationers, and those employed in trades specific to tourism in the city. According to Todd Gish, the author of *Building Los Angeles: Urban Housing in The Suburban Metropolis, 1900-1936*,²⁴ apartment flats in Los Angeles appeared as early as 1895, and by 1911 the city was filled with multi-family apartment residences. The subject Property was not specifically identified in historical issues of the *Los Angeles Times* or other local publications. Furthermore, the construction of the subject Property in 1947 does not appear to be associated with any specific context regarding postwar development due to the influx of servicemen that returned home from the war. The information available for review did not provide any information to assert that the development of the subject Property was significant within the context of multi-family development and suburbanization at the national and state levels. The subject Property does not have a significant association with early suburban development and is not a rare example of this property type. Therefore, the subject Property does not appear to be eligible for listing in the NRHP pursuant to Criterion A.

Criterion B

The information available for review, including historical building permits, newspaper articles, City directories, and Ancestry.com records, did not provide sufficient information regarding persons of historical significance who listed the subject Property as their place of residence. Due to the subject Property consisting of apartments, Ancestry.com records revealed that residents did not reside there for long periods of time, and there was no information found to claim that any one tenant achieved a high-level of success in their professional life or made a significant social and cultural impact during the time they resided at the subject Property. Therefore, the subject Property is ineligible for listing in the NRHP under Criterion B.

Criterion C

The subject Property site is composed of an eight-unit apartment building and a detached garage that were constructed in 1947. The apartment building is a vernacular building with modest Mid-Century Modern influence. The period associated with Mid-Century Modern was from 1945 to 1975. The building was designed by Ulrich Plaut. Based on a review of newspaper articles, Plaut does not appear to have been a master architect. Plaut was a local architect who was best known for his association with supervising the construction drawing efforts for the Strick residence in Santa Monica. Newspaper articles regarding the Strick residence revealed that Plaut was not the architect responsible for the design of the Strick residence; the famed Brazilian architect Oscar Niemeyer designed the Strick residence. Plaut was associated with various designs that included commercial and residential buildings that were in various communities throughout Los Angeles County. There was no information found in historic newspaper articles, the PCAD, and archived

²⁴ Todd Douglas Gish, "Building Los Angeles: Urban Housing in the Suburban Metropolis, 1900-1936" (Ph.D. dissertation, University of Southern California, 2007).

issues of Architectural Digest to assert that Plaut was a master architect. The contractor associated with the building was Camber Contracting. There was information found in historic newspaper articles and issues of the Southwest Builder and Contractor that identified Camber Contracting as master builders. The subject Property design is mostly vernacular and reveals a minimal amount of Mid-Century Modern features. The subject Property is mainly stucco clad and features a brick chimney and horizontal massing. The windows appear to have all been replaced with vinyl sliding units, and on various façades it appears that original window openings have been infilled, resulting in a disruption of the original fenestration pattern. The building does not reveal a flat roof or feature a wide eave overhang. Furthermore, the building appears to be an infill project that was added to the neighborhood later than others; in addition to the varying styles of neighboring multi-family residential buildings, it does not convey a strong visual sense of overall historic environment from the period of significance. The buildings are not excellent examples of this property type for these reasons. Therefore, the buildings on the subject Property do not retain integrity of design, workmanship, or materials and are ineligible for listing in the NRHP under Criterion C.

Criterion D

Criterion D was not considered in this report because it generally applies to archaeological resources. Additionally, there is no reason to believe the subject Property has the potential to yield important information regarding prehistory or history.

California Register of Historical Resources

CRHR eligibility criteria mirror those of the NRHP. Therefore, the subject Property is not eligible for listing in the CRHR for the reasons outlined above.

City of Los Angeles Historic-Cultural Monuments

The buildings on the parcel do not appear to be eligible for HCM designation pursuant to Criterion 1. The apartment building on the subject Property was not identified as individually eligible or as a contributor to an eligible historic district in the 2020 Historic Resources Survey Report of the Hollywood RPA. As demonstrated above, the buildings were not uniquely identified with important events of national, state, or local history; nor do they exemplify significant contributions to the broad cultural, economic, or social history of the nation, state, city, or community. Therefore, the buildings do not appear to be eligible for designation as a HCM pursuant to Criterion 1.

No information was found to suggest that any of the previous owners or residents were historic personages or that any other individuals of historical significance were associated with the Property. Therefore, the buildings are ineligible for designation as a HCM pursuant to Criterion 2.

The buildings on the subject Property were constructed in 1947. The apartment building is a vernacular building with modest Mid-Century Modern influence. The period associated with Mid-Century Modern was from 1945 to 1975. The building was designed by Ulrich Plaut. Based on a review of newspaper articles, Plaut does not appear to have been a master architect. Plaut was a local architect who was best known for his association with the construction drawing efforts for the Strick residence in Santa Monica. Newspaper articles regarding the Strick residence revealed that Plaut was not the architect responsible for the design of the Strick residence; the famed Brazilian architect Oscar Niemeyer designed the Strick residence. Plaut was associated with various designs that included commercial and residential buildings that were in various communities throughout Los Angeles County. There was no information found in historic

newspaper articles, the PCAD, and archived issues of Architectural Digest to assert that Plaut was a master architect. The contractor associated with the building was Camber Contracting. Information found in historic newspaper articles and issues of the Southwest Builder and Contractor identified Camber Contracting as master builders. The subject Property design is mostly vernacular and reveals a minimal amount of Mid-Century Modern features. The building is mainly stucco clad and features a brick chimney and horizontal massing. The windows appear to have all been replaced with vinyl sliding units, and on various façades it appears that original window openings have been infilled, resulting in a disruption of the original fenestration pattern. The building does not reveal a flat roof or feature a wide eave overhang. The apartment building is not an excellent example of this property type. Furthermore, the building appears to be an infill project that was added to the neighborhood later than others. In addition to the varying styles of neighboring multi-family residential buildings, it does not convey a strong visual sense of overall historic environment from the period of significance. The building does not appear to be eligible for HCM designation pursuant to Criterion 3.

City of Los Angeles Historic Preservation Overlay Zones

The 5000 block of West Carlton Way does not qualify for consideration as an HPOZ due to an incoherent pattern of development and architectural styles.

7.2 5420-5422 West Carlton Way

7.2.1 Architectural Description

5420 and 5422 West Carlton Way are on a single parcel.

Western Façade

The western façade of 5420 West Carlton Way includes the main entrances to the property and most of the building's features. The building is two stories with a rectangular plan, features a flat roof with a parapet and a minimal overhang, and is clad in smooth stucco. There are two pairs of windows on each floor; there are a fixed-pane square window and two single-hung windows on either side as well as a single pair of fixed rectangular windows on the ground floor, all composed of vinyl. The western façade also includes two small porches; each porch accesses a different unit. One unit features an awning over one of the entry doors. Most notably, the building includes two balconies on the second story, each with metal railing and French doors. Lastly, the western façade includes sidewalks that lead to each porch and rectangular planters that include various tree and plant types (Figure 7-13).



Figure 7-13. Primary façade, facing east.

Eastern Façade

The eastern façade, like the western elevation, is clad in smooth stucco and includes the minimal overhang of the roof and has small visible rafters. The eastern elevation includes a narrow space with a paved walkway and small porch to access the first-floor units. Similar to the western elevation, the eastern elevation includes individual awnings above the doors for each unit. The windows on the eastern elevation appear to be metal. Visible scarring indicates the window openings have been changed over the course of time. Aside from the awnings above the door, the eastern elevation is relatively featureless (Figure 7-14 and Figure 7-15).



Figure 7-14. Eastern façade, facing north.

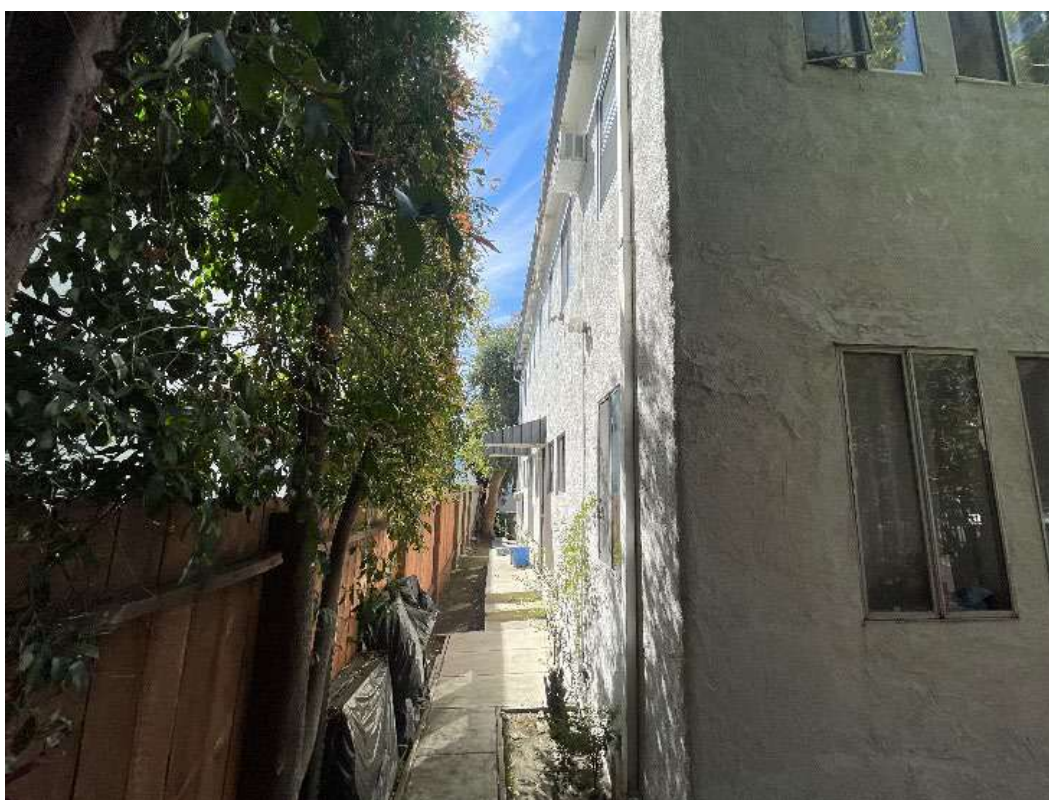


Figure 7-15. Eastern façade, facing south.

Northern Façade

The northern façade faces West Carlton Way but is obstructed from the public ROW due to trees in front of the building. The northern façade is devoid of doors or features except for four pairs of metal windows with two pairs on each floor. The northern elevation includes a narrow walkway paved with bricks (Figure 7-16).



Figure 7-16. Northern façade, facing southwest.

Southern Façade

The southern façade is similar to the northern elevation in that it is relatively featureless and includes the same configuration of windows as the northern elevation. There is no overhang of the roof and no doors or any other notable features on the southern elevation (Figure 7-17).



Figure 7-17. Southern façade, facing north.

7.2.2 5422 West Carlton Way

Northern Façade

5422 West Carlton Way is a two-story, single-family residential building that is L-shaped in plan. The northern façade serves as the building's primary elevation. The building features a flat roof line with a minimal overhang that is visible on the primary elevation. The building is sided by horizontal clapboard. Windows on the building have varying orientation and styles, with a pair of single-hung windows with shutter boards on the second story and a pair of casement windows on the ground floor. Most notably, the northern elevation includes a minor portico with an arched roof above the front door. Additionally, the northern elevation includes medium-sized planters with varying trees and plants (Figure 7-18).



Figure 7-18. Northern façade, facing south.

Southern Façade

The southern façade is oriented in a 90-degree angle and, similar to the northern elevation, includes a minimal overhang of the roof with no visible rafters. Fenestration on the façade varies, and doors with divided lights are accessible from a small and narrow porch and a single door that is accessible from a small exterior staircase. The windows on the southern façade are primarily vinyl and single-hung vinyl. Similar to the northern façade, the southern elevation is sided in horizontal clapboard with corner boards, and the southern façade is relatively unadorned and devoid of any prominent features (Figure 7-19).



Figure 7-19. Southern façade, facing north.

Eastern Façade

The eastern façade is similar to the southern elevation in that it is relatively unadorned and featureless. The roof's minimal overhang is visible on the eastern elevation, but no rafters are visible. The eastern elevation includes a narrow, paved walkway between the building and neighboring wall. The eastern elevation is devoid of doors and only features windows with visible lintels. The windows, similar to the southern façade, are vinyl and primarily single hung (Figure 7-20 through Figure 7-22).



Figure 7-20. Eastern façade, facing southwest.



Figure 7-21. Eastern façade, facing north.



Figure 7-22. Eastern façade, facing northwest.

Western Façade

The western façade lacks features the most. The larger portion of the western elevation includes a single pair of single-sash windows on the second floor and no other features. Similar to the other elevations, the roof's overhang is visible on the western elevation. The smaller portion of the western elevation includes a single door that was previously described as part of the southern facade (Figure 7-23 and Figure 7-24).



Figure 7-23. Western façade, facing northeast.



Figure 7-24. Western façade, facing east.

Accessory Dwelling Unit

The Accessory Dwelling Unit (ADU) has been converted from a single auto garage, is at the rear (north side) of the property, and is a one-story building with an irregular footprint. The building features a partially side-gabled roof for one half of the building and a shed-like slanted roof that slants toward the north on the smaller half, with exposed rafters visible on the primary (southern) elevation. The primary elevation includes two wood doors, one of which is accessed by a small single-step porch, and two sets of windows: one narrow single-sash window and a second set of casement windows. The primary elevation also includes a small transparent shed. The building is mostly clad in smooth stucco, with a small portion of the rear on the eastern elevation that is sided in vertical clapboard. The western elevation also includes a singular single-hung vinyl window. The ADU is surrounded by a paved area (Figure 7-25 through Figure 7-27).



Figure 7-25. ADU, facing south.



Figure 7-26. ADU, facing west.

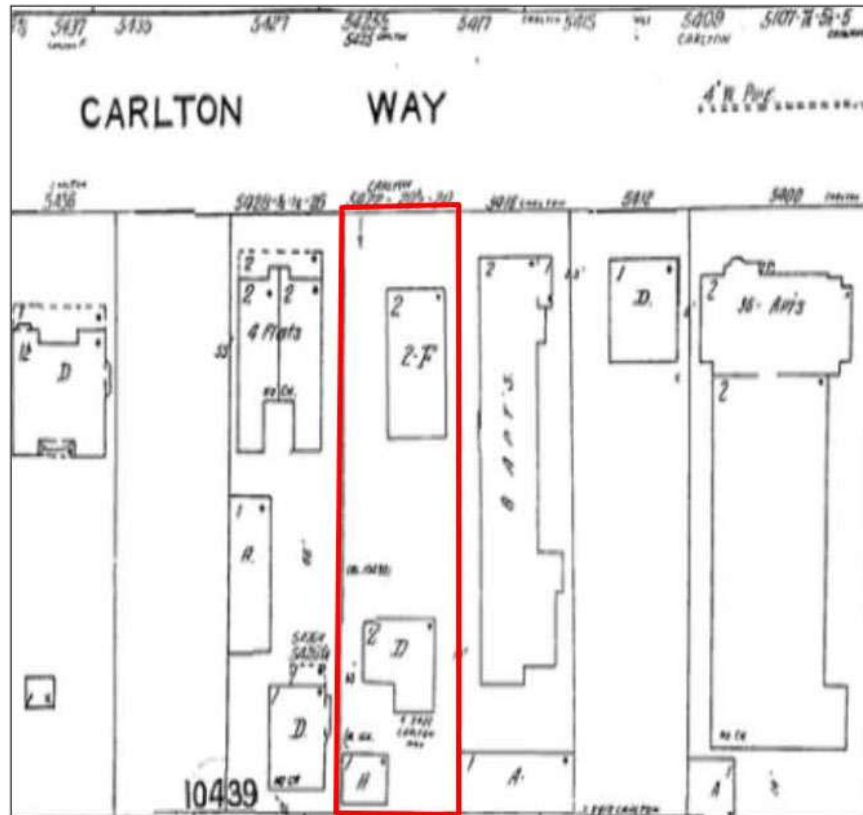


Figure 7-27. Sanborn Fire Insurance Company map.

7.2.3 Construction History

The original building permits for the buildings on the parcel revealed that the building at 5422 West Carlton Way was constructed in 1916. The permit was issued to the owner W.F. Gow to construct a 34 × 25-ft, two-story residence that featured a brick chimney. A permit was granted to the property owner, Morris Sontag, to construct the garage building on the parcel in 1926.²⁵ The permit indicated that Morris Sontag, was the architect and builder. A permit was granted to the owner, George B. Hill, in 1950²⁶ to move an apartment building onto the property from 1777-1779 North Bronson Avenue. It appears the building that was moved from Bronson Avenue is currently the primary building at 5420 West Carlton Way. An architect, builder, and engineer were not identified with moving the building to its current location in 1950. A permit was granted to Asa Arava in 1997²⁷ to convert the garage building into a single-family dwelling and to add a bathroom, closet, and storage space. George Quintero appears to be the contractor associated with the garage conversion. An additional permit was granted in 1997²⁸ to complete a re-roof, drywall, and stucco repair, but the permit did not identify a contractor associated with the project.

7.2.4 Identification of Architects and Builders

W.F. Gow (1883-1930) was an architect and building engineer in the city of Los Angeles. An internet search revealed that Gow had his own firm that designed and built buildings under the name Drudorff & Gow Architect and Drudorff & Gow, Contractor, at 351 North Western Avenue in Los Angeles. Drudorff & Gow was identified in a 2019²⁹ historical residential survey that was completed by the Los Feliz Improvement Association. An additional newspaper and Ancestry.com record search revealed that Gow resided for a time at 5422 West Carlton Way,³⁰ and it appears that Gow resided at the property between 1916 and 1924.³¹ Gow's last residence in the city was at 4350 Clarissa Avenue in Los Angeles.³² Ancestry.com records indicated that Gow held various positions within the building design and construction trades. He was listed as a structural engineer, hardware engineer, and at one time chief engineer for the construction firm of Meyer and Holler.³³ According to Gow's obituary, he was a prominent builder in the Los Angeles area and was associated with building projects at University of California Los Angeles (UCLA) and various public schools in Los Angeles. However, searches conducted in historical newspaper articles, the PCAD, and Historic PlacesLA did not identify any significant projects that Gow may have been associated with. Therefore, Gow does not appear to be a master architect and builder.

The two-flat apartment building at 5420 West Carlton Way was originally on North Bronson Avenue in the City and was constructed in 1916 by the L.F.'S Syndicate. Newspaper articles revealed that L.F.'S. Syndicate was a local development group that designed and constructed numerous apartment buildings and flats throughout the City. L.F.'S. Syndicate was not identified in any additional publications that include the *Southwest Builder and Contractor, Pacific Coast*

²⁵ City of Los Angeles, "Building Permit No. 1926LA10727," April 8, 1926.

²⁶ City of Los Angeles, "Building Permit No. 1950LA18119," April 13, 1950.

²⁷ City of Los Angeles, "Building Permit No. 97014-50000-01923," May 2, 1997.

²⁸ City of Los Angeles, "Building Permit No. 9706-50000-05587," March 11, 1997.

²⁹ Los Feliz Improvement Association, "Los Feliz Improvement Association: Historical Residential Survey, 3rd Edition, Vol. IV: Streets Beginning with CL to CU," Webpage, LFIA.org, 2019, <https://www.lfia.org/wp-content/uploads/2020/03/LFIA-Survey-MS-Publisher-Vol-4-CL-to-CU-streets-2019-1.pdf>.

³⁰ Ancestry.com, "U.S. City Directories, 1822-1995 (Database Online)."

³¹ Ancestry.com, "Great Register of Voters, 1900-1968," 2017, California State Library, <https://www.ancestry.com/search/collections/61066/>.

³² Los Angeles Evening Express, "U.C.L.A. Builder Rites Planned," February 6, 1930, 10.

³³ Ibid.

Architecture Database, or *HistoricplacesLA.com*. The property was relocated to its current location in 1950 from North Bronson Avenue. An original building permit for the construction of the apartment building was not available for review.

Morris Sontag was identified as the property owner in 1926.³⁴ Sontag was also listed as the architect and builder associated with the construction of the garage building that is on the southwest corner of the lot. There was no information reviewed to assert that Sontag was an architect or builder.

7.2.5 Owner Occupant History

W.F. Gow (1883-1930) was an architect and building engineer in the City. An internet search revealed that Gow had his own firm that designed and built buildings under the name Drudorff & Gow Architect and Drudorff & Gow, Contractor at 351 North Western Avenue in Los Angeles. Drudorff & Gow was identified in a 2019³⁵ historical residential survey that was completed by the Los Feliz Improvement Association. An additional newspaper and Ancestry.com record search revealed that Gow resided for a time at the 5422 West Carlton Way,³⁶ and it appears that Gow resided at the property between 1916 and 1924.³⁷

Morris Sontag was identified as the property owner in 1926.³⁸ An Ancestry.com record search revealed that Morris Sontag appears to be associated with Sontag Drugs, a chain of cut-rate retail drug stores in the city. A review of Ancestry.com records and City directories revealed that Sontag did not reside at any of the buildings on the parcel. It appears the buildings on the parcel may have been an investment property owned by Sontag.

George B. Hill was the recorded owner in 1950.³⁹ Based on Ancestry.com records, it appears that Hill resided at the property as early as 1948.⁴⁰ The final series of permits available for review identified Asa Arava in 1997.⁴²

7.2.6 Use History

The property was built as multi-family apartment units, and the buildings are currently occupied.

7.2.7 Historic Context

The subject Property was evaluated using the Citywide Historic Context Statement developed for SurveyLA; specifically, the Residential Development and Suburbanization context and Early Residential Development theme, Apartment Houses, 1895-1970 subtheme; the Architecture and Engineering context, the Spanish Colonial Revival Style, 1912-1948 subtheme; and the American Colonial Revival, Early, 1900-1940 subtheme.⁴³⁴⁴

³⁴ City of Los Angeles, "Building Permit No. 1926LA10727."

³⁵ Los Feliz Improvement Association, "Los Feliz Improvement Association: Historical Residential Survey, 3rd Edition, Vol. IV: Streets Beginning with CL to CU."

³⁶ Ancestry.com, "U.S. City Directories, 1822-1995 (Database Online)."

³⁷ Ancestry.com, "Great Register of Voters, 1900-1968."

³⁸ City of Los Angeles, "Building Permit No. 1926LA10727."

³⁹ City of Los Angeles, "Building Permit No. 1950LA18119."

⁴⁰ Ancestry.com, "Great Register of Voters, 1900-1968."

⁴² City of Los Angeles, "Building Permit No. 97014-50000-01923."

⁴³ City of Los Angeles Office of Historic Resources, Department of City Planning, "SurveyLA Historic Context Outline and Summary Tables."

⁴⁴ City of Los Angeles Office of Historic Resources, Department of City Planning.

7.2.8 Architecture and Engineering

5420 West Carlton Way

Context: Architecture and Engineering

Theme: Spanish Colonial Revival, 1912-1948

Summary Statement of Significance: A resource evaluated under this sub-theme is significant in the area of Architecture as an excellent example of the Spanish Colonial Revival style. Significant examples exemplify the character-defining features of the style and are often the work of noted architects and builders who made use of these features to give various building types an identification with the styles of Spain, specifically the southern region of Andalusia. Because of its flexibility, the Spanish Colonial Revival was widely used for a range of building types and is therefore highly abundant in the parts of the city developed during the period of significance.

Period of Significance: 1918-1942

Period of Significance Justification: The period of significance begins in 1912, when work began on the Southwest Museum, the earliest known example of the style in Los Angeles. Most examples were constructed prior to 1942, when most private building stopped due to World War II; however, known examples date to the late 1940s. Some examples may be identified over time from the 1950s and should be considered, although they are outside the period of significance.

Geographic Location: Citywide, in areas developed during the 1920s and 1930s

Area(s) of Significance: Architecture

Criteria: NHRP, Criterion C; CRHR, Criterion 3; Local, Criterion 3

Associated Property Type: Residential, Single Family Residential, Multi-family Commercial
Industrial Institutional Infrastructure

Property Type Description: The style was not limited to specific building types. Spanish Colonial Revival-style buildings may be residential, commercial, industrial, or institutional in type. They range from modest- to grand-scale in size.

Eligibility Standards:

- Was constructed during the period of significance
- Exemplifies the character-defining features of the Spanish Colonial Revival style
- Is an excellent example of its style and/or the work of a significant architect and/or builder

Character-Defining and Associative Features:

- Retains most of the essential character-defining features of the style
- Typically asymmetrical horizontal assemblage of building masses
- Stucco or plastered exterior walls
- Distinctively shaped and capped chimneys
- Low-sloped clay tile roofs or roof trim
- Arched openings, individually serving doors and windows or arranged in arcades

- Towers used as vertical accents to horizontal assemblages
- Patios, courtyards, and loggias or covered porches and/or balconies
- Spare detailing making use of wrought iron, wood, cast stone, terra cotta, polychromatic tile
- Grilles, or rejas, of cast iron or wood over windows and other wall openings
- Attic vents of clay tiles or pipe

Integrity Aspects:

- Should retain integrity of Design, Materials, Workmanship, and Feeling
- Stucco repair or replacement must duplicate the original in texture and appearance
- Roof replacement should duplicate original in materials, color, texture, dimension, and installation pattern
- New additions should be appropriately scaled and located so as to not overwhelm the original design and massing
- Evolution of plant materials is expected, but significant designed landscapes should be retained
- Original use may have changed
- Setting may have changed (surrounding buildings and land uses)
- Limited window replacement may be acceptable
- Commercial storefronts alterations may be acceptable if most of the original architectural detailing is retained and proportions are not substantially altered
- For residential properties, alterations to garages may be permissible
- Security bars may have been added

5422 West Carlton Way

Context: Architecture and Engineering

Theme: American Colonial, Early 1900-1940

Summary Statement of Significance: A resource evaluated under this sub-theme is significant in the area of architecture as an excellent example of the Early American Colonial Revival style and exhibits quality of design through distinctive features.

Period of Significance: 1900-1940

Period of Significance Justification: The period of significance begins in 1900. The earliest known examples of the style in the city were constructed in the first decade of the twentieth century. The style began to fade from popularity around 1940. The economic pressures of the Great Depression led to a preference for simpler, more stripped-down styles, leading to the rise in popularity of the Late American Colonial Revival style.

Geographic Location: Large- and small-scale examples of the Early American Colonial Revival style can be found in the Hancock Park and Spaulding Square HPOZs. Examples can also be found in other areas of the city, including Hollywood, Brentwood, Bel Air, Silver Lake, South Los Angeles, Mission Hills-Panorama City, and North Hollywood-Valley Village, but are less frequent.

Area(s) of Significance: Architecture

Criteria: NRHP, Criterion C; CRHR, Criterion 3; Local, Criterion 3

Associated Property Type: Residential, Single Family Residential, Multi-family Commercial
Industrial Institutional-Church and Library

Associated Property Type Description: Associated property types are predominantly residential buildings, although the Early American Colonial Revival style was also used for institutional buildings, and, less frequently, commercial buildings. Most residential buildings are single-family residences, but multi-family residential examples exist as well. Multi-family residences may include apartment houses and bungalow courts. Commercial examples are mostly small-scale retail establishments. Institutional buildings include churches and libraries.

Property Type Significance: Resources significant under this sub-theme are excellent examples of the Early American Colonial Revival style of architecture in Los Angeles.

Eligibility Standards:

- Clapboard or brick exteriors
- Exhibits quality of design through distinctive features
- Is an excellent example of Early American Colonial Revival architecture
- Was constructed during the period of significance

Character-Defining and Associative Features:

- Retains most of the essential character-defining features from the period of significance
- Typically one or two stories in height
- Simple building forms
- Simple classical detailing, sometimes with exaggerated proportions
- Symmetrical façade with entryway as the primary focus
- Hipped or gabled roofs, typically with boxed eaves
- May display multiple roof dormers
- May include pediments; columns or pilasters; paneled front door, sometimes with sidelights and transoms; multi-paned double-hung sash windows; and fixed shutters

Integrity Aspects:

- Should retain integrity of Location, Design, Materials, Workmanship, and Feeling from the period of significance
- If it is a rare surviving examples of its type, or is a rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable
- Replacement of some windows and doors may be acceptable if the openings have not been resized and original fenestration patterns have not been disrupted
- Security bars may have been added

- Where this property type is situated within a grouping of similar residences, it may also be significance as a contributor to a residential district

7.2.9 Evaluation of Eligibility

National Register of Historic Places

Criterion A

The buildings on the parcel were not identified as individually eligible for listing in the NHRP in the 2020 Historic Resources Survey Report of the Hollywood RPA. The multi-family housing development trend in the United States began in the late nineteenth century. Cities, including New York, Chicago, Boston, Philadelphia, and Los Angeles, began to see the construction of multi-family residences to accommodate middle-class families who could not afford to purchase their own homes. Multi-family suburbanization in the city was the answer to the influx of transplants from the Midwest and eastern United States, in addition to vacationers seeking extended stays during warm southern California winters. The subject Property was developed within a period of multi-family suburbanization that coincides with a pattern of development in major city centers across the United States. The buildings were not specifically identified in historical issues of the *Los Angeles Times* or other local publications. There was no information reviewed to assert that the Paden Tract was a major development that included multi-family residences intended to accommodate the growing middle class, long-stay vacationers, and those employed in trades specific to tourism in the city. According to Todd Gish, the author of *Building Los Angeles: Urban Housing in The Suburban Metropolis, 1900-1936*,⁴⁵ apartment flats in Los Angeles appeared as early as 1895, and by 1911 the city was filled with multi-family apartment residences. The information available for review did not provide a basis to assert that the development of the buildings was significant within the context of multi-family development and suburbanization at the national and state levels. The buildings do not have a significant association with early suburban development and are not rare or excellent examples of this property type. Therefore, the buildings do not appear to be eligible for listing in the NHRP pursuant to Criterion A.

Criterion B

The information available for review, including historical building permits, newspaper articles, City directories, and Ancestry.com records, did not provide sufficient information regarding persons of historical significance who listed the buildings as their place of residence. Because the parcel consists of apartments, Ancestry.com records revealed that residents did not reside there for long periods of time, and there was no information found to claim that any one tenant achieved a high level of success in their professional life or made a significant social and cultural impact during the time they resided at the subject Property. Therefore, the buildings are ineligible for listing in the NHRP under Criterion B.

Criterion C

The parcel is composed of a single-family dwelling; a two-story two-flat apartment; and an auto garage that has been converted into a dwelling. The buildings were constructed in 1916 (5420-5422 West Carlton Way), and the auto garage was constructed in 1926.

⁴⁵ Gish, "Building Los Angeles: Urban Housing in the Suburban Metropolis, 1900-1936."

The building at 5420 West Carlton Way was moved onto the parcel in 1950. The two-flat apartment building was originally on North Bronson Avenue in the city and was constructed in 1916 by the L.F.'S Syndicate. Newspaper articles revealed that L.F.'S. Syndicate was a local development group that designed and constructed numerous apartment buildings and flats throughout the city. L.F.'S. Syndicate was not identified in any additional publications, including *Southwest Builder and Contractor*, *Pacific Coast Architecture Database*, or *HistoricplacesLA.com*. The building appears to be a modest and not an excellent example of a Spanish Colonial Revival apartment flat. The building retains minimal elements of that style of architecture, which includes stucco cladding, arched balcony openings, a flat roof, and a parapet. The building does not display character-defining features such as wrought iron grilles, cast stone, terracotta, polychromatic tile, attic vents, clay pipes, patios, courtyards, loggias, clay roof or clay roof trim, and distinctively shaped chimneys. Based on a review of the City's permit record, the building has been altered with various metal window replacements and the addition of metal awnings, and the orientation of the building does not appear to be consistent with neighboring buildings that have primary elevations facing West Carlton Way. The subject Property does not reflect the work of a master architect and builder.

The building at 5422 West Carlton Way appears to be the original building constructed on the parcel in 1916. It is a vernacular building with touches of early American Colonial features. The building features include horizontal clapboard siding, a combination of wood and metal replacement window units, an arched portico featuring cylindrical columns from floor to ceiling, and fixed shutter boards. The building was designed and constructed by W.F. Gow. W.F. Gow (1883-1930) was an architect and building engineer in the city of Los Angeles. An internet search revealed that Gow had his own firm that designed and built buildings under the name Drudorff & Gow Architect and Drudorff & Gow, Contractor, at 351 North Western Avenue in Los Angeles. Additional examples of Gow's work were not recorded in the city beyond one in Los Feliz at Clarissa Avenue.⁴⁶ Ancestry.com records indicated that Gow held various positions within the building design and construction trades. He was listed as a structural engineer, hardware engineer, and at one time chief engineer for the construction firm of Meyer and Holler.⁴⁷ According to Gow's obituary, he was a prominent builder in the Los Angeles area and was associated with building projects at UCLA and various public schools in Los Angeles. However, additional searches conducted in historical newspaper articles, PCAD, and Historic Places LA did not identify any significant projects that Gow may have been associated with. Therefore, Gow does not appear to be a master architect and builder. The subject Property appears to retain elements of design and character-defining features that remain associated with the style. However, the building does not appear to be an excellent example of the style and is not visible from the public ROW. Therefore, the building does not represent the best and most excellent example of early American Colonial Revival in the city when compared to the Murray House (1930), the Steadman House (1936), and the Toberman House (1907, HCM No. 769).

The garage building was constructed in 1926 by the owner Morris Sontag. Morris Sontag was not associated with the architecture and building trades. Additionally, the garage building was converted into a dwelling unit in 1997 and does not retain integrity of design regarding its original intended use. The conversion does not appear to be the work of a master architect or builder. Therefore, the buildings on the parcel do not retain integrity of design, workmanship, or materials and are ineligible for listing in the NHRP under Criterion C.

⁴⁶ Los Angeles Evening Express, "U.C.L.A. Builder Rites Planned," 10.

⁴⁷ Ibid.

Criterion D

Criterion D was not considered in this report because it generally applies to archaeological resources. Additionally, there is no reason to believe the buildings on the parcel have the potential to yield important information regarding prehistory or history.

California Register of Historical Resources

CRHR eligibility criteria mirror those of the NRHP. Therefore, the subject Property is not eligible for listing in the CRHR for the same reasons outlined above.

City of Los Angeles Historic-Cultural Monuments

The buildings on the parcel do not appear to be eligible for HCM designation pursuant to Criterion 1. The buildings on the subject Property were not identified as individually eligible or as contributors to an eligible historic district in the 2020 update of the Historic Resources Survey Report of the Hollywood RPA. As demonstrated above, the subject Property is not uniquely identified with important events in national, state, or local history; nor does it exemplify significant contributions to the broad cultural, economic, or social history of the nation, state, city, or community. Therefore, the buildings do not appear to be eligible for designation as a HCM pursuant to Criterion 1.

The information available for review, including historic building permits, newspaper articles, City directories, and Ancestry.com records, did not provide sufficient information regarding persons of historical significance who listed the subject Property as their place of residence. Due to the parcel consisting of residential units, Ancestry.com records revealed that residents did not reside there for long periods of time, and there was no information found to claim that any one tenant achieved a high-level of success in their professional life or made a significant social and cultural impact during the time they resided at the subject Property. Therefore, the buildings are not ineligible for designation as a HCM pursuant to Criterion 2.

The subject Property site is composed of a single-family dwelling; a two-story, two-flat apartment; and an auto garage that has been converted into a dwelling. The buildings were constructed in 1916 (5420-5422 West Carlton Way), and the auto garage was constructed in 1926.

The building at 5420 West Carlton Way was moved onto the parcel in 1950. The two-flat apartment building was originally on North Bronson Avenue in the city and was constructed in 1916 by the L.F.'S Syndicate. The subject Property does not reflect the work of a master architect and builder. Newspaper articles revealed that L.F.'S. Syndicate was a local development group that designed and constructed numerous apartment buildings and flats throughout the city. L.F.'S. Syndicate was not identified in any additional publications, including *Southwest Builder and Contractor*, *Pacific Coast Architecture Database*, or *HistoricplacesLA.com*. The building appears to be a modest example of a Spanish Colonial Revival apartment flat. The building retains minimal elements of the Spanish Colonial Revival style of architecture, which include stucco cladding, arched balcony openings, a flat roof, and a parapet. The building does not display character-defining features, such as wrought iron grilles, cast stone, terracotta, polychromatic tile, attic vents, clay pipes, patios, courtyards, loggias, a clay roof or clay roof trim, and distinctively shaped chimneys. Based on a review of the City's permit record, the building has been altered with various metal window replacements and the addition of metal awnings, and the orientation of the building does not appear to be consistent with neighboring buildings that have primary elevations facing West Carlton Way.

The building at 5422 West Carlton Way appears to be the original building constructed on the parcel in 1916. The building is a vernacular building with touches of early American Colonial features. The building features include horizontal clapboard siding, a combination of wood and metal replacement window units, an arched portico featuring cylindrical columns from floor to ceiling, and fixed shutter boards. The building was designed and constructed by W.F. Gow. W.F. Gow (1883-1930) was an architect and building engineer in the city of Los Angeles. An internet search revealed that Gow had his own firm that designed and built buildings under the name Drudorff & Gow Architect and Drudorff & Gow, Contractor, at 351 North Western Avenue in Los Angeles. Additional examples of Gow's work were not recorded in the city beyond one in Los Feliz at Clarissa Avenue.⁴⁸ Ancestry.com records indicated that Gow held various positions within the building design and construction trades. He was listed as a structural engineer, a hardware engineer, and at one time chief engineer for the construction firm of Meyer and Holler.⁴⁹ According to Gow's obituary, he was a prominent builder in the Los Angeles area and was associated with building projects at UCLA and various public schools in Los Angeles. However, additional searches conducted in historical newspaper articles, the PCAD, and HistoricPlacesLA did not identify any significant projects that Gow may have been associated with. Therefore, Gow does not appear to have been a master architect and builder. The subject Property appears to retain elements of design and character-defining features that remain associated with the style. However, the building does not appear to be an excellent example of the style and is not visible from the public ROW. Therefore, the building does not represent the best and most excellent examples of early American Colonial Revival in the city when compared to the Murray House (1930), the Steadman House (1936), and the Toberman House (1907, HCM No. 769).

The garage building was constructed in 1926 by the owner Morris Sontag. Morris Sontag was not associated with the architecture and building trades. Additionally, the garage building was converted into a dwelling unit in 1997 and does not retain integrity of design regarding its original intended use. The conversion does not appear to be the work of a master architect or builder. The buildings on the parcel do not appear to be eligible for HCM designation pursuant to Criterion 3.

City of Los Angeles Historic Preservation Overlay Zone

The 5000 block of West Carlton Way does not qualify for consideration as a HPOZ due to an incoherent pattern of development and architectural styles.

7.3 5426-5428 West Carlton Way

7.3.1 Architectural Description

The building is a Mediterranean Revival-style, two-story, four-flat apartment building that faces north onto West Carlton Way. The primary façade of the building reveals stucco cladding, four separate entryways, porch columns, and clay tile sections of overhanging roofline with exaggerated eaves accented with notched corbels. The fenestration pattern is composed of single-hung vinyl units. The individual entryway doors are single-entry, multi-paneled doors that each feature a lunette (Figure 7-28 through Figure 7-30).

⁴⁸ Los Angeles Evening Express, "U.C.L.A. Builder Rites Planned," 10.

⁴⁹ Ibid.



Figure 7-28. Primary façade, facing southwest.



Figure 7-29. Primary façade, facing south.



Figure 7-30. Primary façade, facing southeast.

Southern Façade

The southern façade features a concrete porch landing and 12 single-hung vinyl windows. Additional features include water heater ventilation stacks, an electrical panel box, and parapet drain downspouts. The porch appears to have been a later addition to the building because it is not depicted on the Sanborn Fire Insurance Company maps. A permit associated with the porch addition was not available for review. In addition to the porch, visible scarring is present on the façade, which indicates a doorway has been infilled. The Sanborn Fire Insurance Company map did not identify a porch or door opening on the southern façade (Figure 7-31 and Figure 7-32).



Figure 7-31. Southern façade, facing northwest.

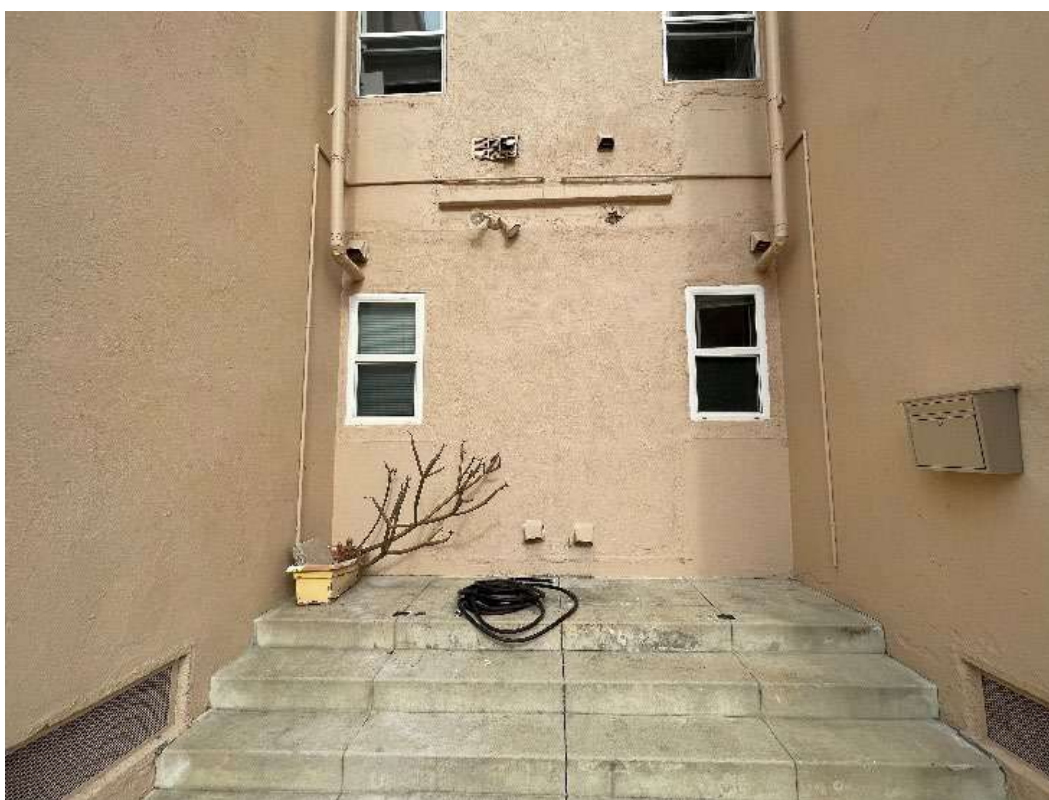


Figure 7-32. Southern façade, porch and door infill.

Eastern Façade

The eastern façade is unadorned beyond views of the roof overhang, corbels, and windowsill lintels. Based on a review of the City's building permit record, the original wood sash windows were completely replaced with single-hung vinyl units in 2006. Noticeable scarring associated with the window replacement is clearly visible from the public ROW. In addition to the scarring, it appears that original window openings were resized to accommodate the vinyl replacements, and various windows were filled in and patched with plaster and stucco (Figure 7-33 and Figure 7-34).



Figure 7-33. Eastern façade, facing southwest.



Figure 7-34. Eastern façade, facing northwest.

Western Façade

The western façade is unadorned beyond views of the roof overhang, corbels, and windowsill lintels. Based on a review of the City's building permit record, the original wood sash windows were completely replaced with single-hung vinyl units in 2006. Noticeable scarring associated with the window replacement is clearly visible from the public ROW. In addition to the scarring, it appears that the original window openings were resized to accommodate the vinyl replacements, and various windows were filled in and patched with plaster and stucco (Figure 7-35 and Figure 7-36).



Figure 7-35. Western façade, facing northeast.



Figure 7-36. Western façade, facing southeast.

7.3.2 5424 West Carlton Way

The building is clad in stucco and features a flat roof. The primary entryway is offset and features a metal porch roof awning. The fenestration pattern reveals that the wood sash windows were replaced in 2006⁵⁰ with vinyl units. Based on a review of the Sanborn Fire Insurance Company map, the building originally had a porch. The field inspection of the building's current condition indicated that the porch appears to have been enclosed to accommodate additional living space. A permit associated with the apparent alteration was not available for review. The building is set back onto the southeast corner of the lot and faces north. Based upon the lack of reveal at the window edges, the building is clad in a secondary coating of textured stucco (Figure 7-37).



Figure 7-37. Primary façade, facing south.

Southern Façade

The southern façade features six single-hung vinyl windows and is devoid of architectural characteristics. Additional features include a window-mounted air conditioning unit and washer and dryer ventilation (Figure 7-38 and Figure 7-39).

⁵⁰ City of Los Angeles, "Building Permit No. 06016-10000-04747," March 14, 2006.



Figure 7-38. Southern façade, facing east.

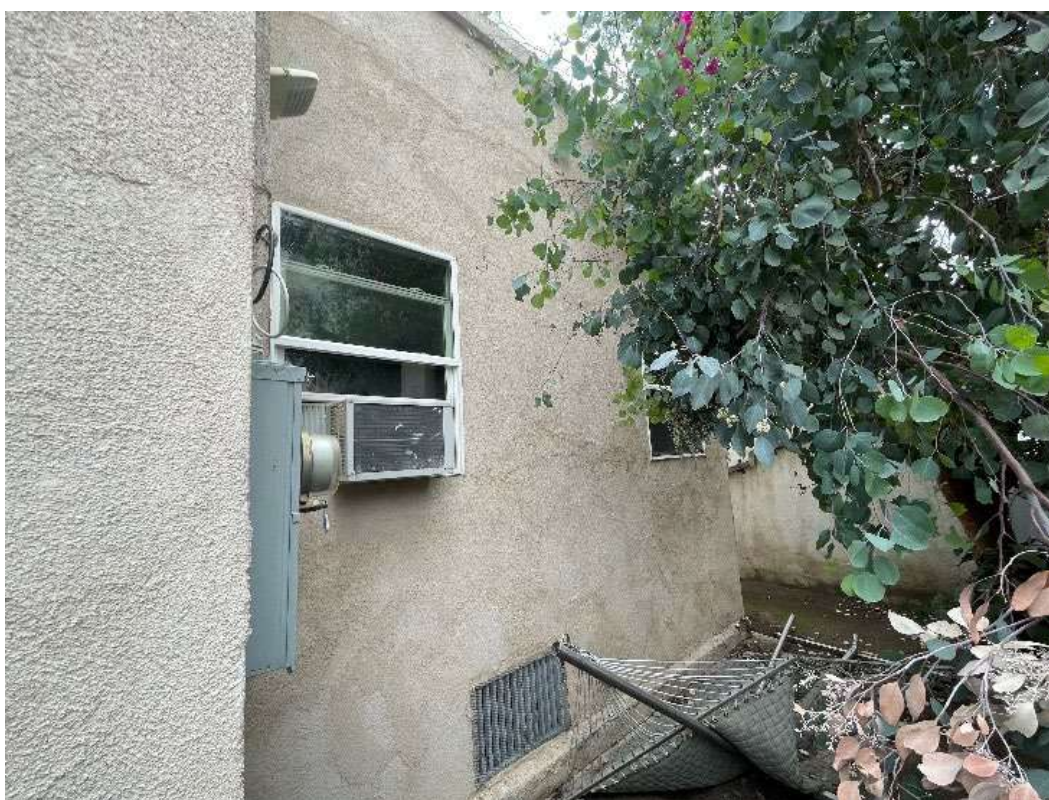


Figure 7-39. Southern façade, facing northeast.

Eastern Façade

The eastern façade reveals six single-hung vinyl windows. The façade is mostly unadorned beyond a window overhang that is sheathed in clay tiles and features boxed eaves. Additional features include rectangular ventilation grilles. The crawlspace openings have been covered with wood (Figure 7-40).



Figure 7-40. Eastern façade, facing north.

Western Façade

The western façade reveals six vinyl windows, a concrete porch, and a side entry door. The porch features a metal guard rail, and the side entrance door is a single-panel door that is secured by a metal security door. A rectangular ventilation grille is also visible on the northwestern corner of the façade (Figure 7-41 and Figure 7-42).



Figure 7-41. Western façade, facing southeast.



Figure 7-42. Western façade security door, facing northeast.

Auto Garage

The auto garage at the subject Property is a rectangular building that is clad in T1-11 siding and is composed of five single-car garages. The garage doors are metal tilt-up models. The building also features a side entry to one of the garages. The entry door is an offset, four-paneled door that features a lunette. It appears one of the garage units has been converted to a residential use. The building appears to be in its original location, and the T1-11 siding has been added over time (Figure 7-43 and Figure 7-44).



Figure 7-43. Auto garage, facing northwest.



Figure 7-44. Auto garage side entry door, facing north.

7.3.3 Construction History

In 1921⁵¹, a permit was granted to Charles Schultheiss for the construction of a 26 × 34 × 14-ft, single-story residential building at 5428-A West Carlton Way. Additional permits issued in 1921^{52,53} reveal an 18 × 48 × 10-ft garage building and a 38 × 56 × 22-ft, two-story, multi-family flat to accommodate up to four families. Additional permits that were issued over time include a permit to complete plaster removal, replacement, and drywall repair in 2006^{54,55} and the replacement of the original wood sash windows with low-energy, dual-pane vinyl units. Based on a field inspection of the buildings on the parcel, it appears that window and door openings were infilled and plastered over. Based on a review of the permits from 2006, the window and door infill may have been associated with the plaster repair and window replacement. A review of the Sanborn Fire Insurance Company map (Figure 7-45) compared with the buildings on the parcel in their current condition (Figure 7-46 and Figure 7-47) indicates that a back door and porch were added to the multi-family flat building at an unknown date.

⁵¹ City of Los Angeles, "Building Permit No. 1921LA19418," August 16, 1921.

⁵² City of Los Angeles, "Building Permit No. 1921LA19419," August 16, 1921.

⁵³ City of Los Angeles, "Building Permit No. 1921LA20064," August 22, 1922.

⁵⁴ City of Los Angeles, "Building Permit No. 06016-10000-04747," March 14, 2006.

⁵⁵ City of Los Angeles, "Building Permit No. 06016-10000-08862," May 11, 2006.

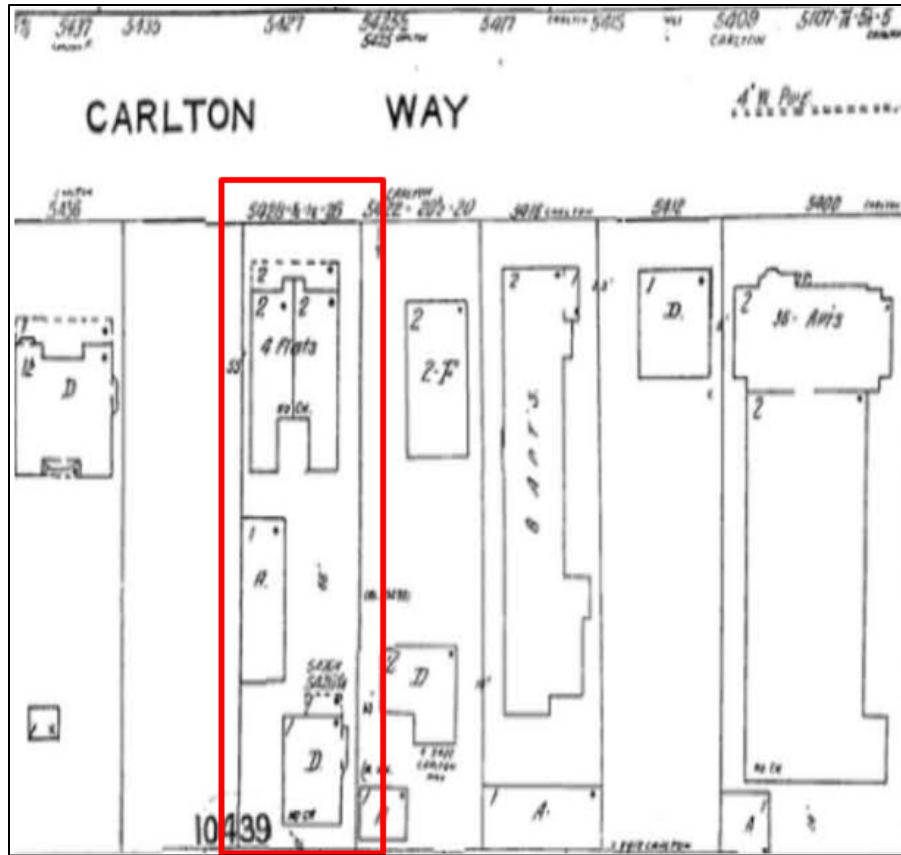


Figure 7-45. Sanborn Fire Insurance Company map.



Figure 7-46. Rear porch area and door infill, facing northwest.



Figure 7-47. Door infill, facing north.

7.3.4 Identification of Architects/Builders

The original building permits for the buildings on the parcel did not identify an architect associated with the design of each building. The permits identified M. Burgbacher as the contractor associated with the construction of each building in 1921. Mattias Burgbacher (1870–1962)⁵⁶ was born in Germany and immigrated to the United States in 1884.⁵⁷ In 1921,⁵⁸ Burgbacher was listed as a carpenter in Los Angeles. Additional Ancestry.com records revealed that Burgbacher was a general contractor and builder between the years of 1921 and 1950.⁵⁹ Additional records and City directories indicated that Burgbacher's contracting and building was operated as "M. Burgbacher and Sons"⁶⁰ and offered services in addition to contracting and building that included real estate mortgages and insurance. Advertisements for M. Burgbacher and Sons were reviewed in historical issues of the *Los Angeles Times*, and it appears that Burgbacher advertised newly constructed or renovated real estate investment opportunities through multi-family apartment homes in the city. Further research revealed that M. Burgbacher and Sons was associated with significant buildings they constructed between 1927 and 1938 (Table 7-1).

⁵⁶ "U.S. Find a Grave Index, 1600s-Current (Database Online)."

⁵⁷ "1930 United States Federal Census (Database Online)," Ancestry.com, 2002.

⁵⁸ Ancestry.com, "U.S. City Directories, 1822-1995 (Database Online)."

⁵⁹ "1950 United States Federal Census (Database Online)," Ancestry.com, 2022.

⁶⁰ Ancestry.com, "U.S. City Directories, 1822-1995 (Database Online)."

Table 7-1. Eligible Buildings Constructed by M. Burgbacher and Sons

Address and CPA	Year Built	Eligibility Identification
834 Hauser Boulevard, Wilshire CPA	1927	Contributor to the Curson Avenue-Hauser Boulevard Residential Historic District/Contributor to Miracle Mile HPOZ. 5D1, March 28, 2017.
10401 West Bellagio Road, Bel Air, Beverly Crest CPA	1932	Individually Eligible single-family residence, 3S, 3CS, 5S3, May 9, 2013.
1968 North Palmerston Place, Hollywood CPA	1936	Contributor to the Los Feliz Square Multi-Family Residential Historic District, November 23, 2015
1957 North Kenmore Avenue, Hollywood CPA	1938	Contributor to the Los Feliz Square Multi-Family Residential Historic District, November 23, 2015.

Based on a review of resource surveys that cover various CPAs, it appears that other buildings constructed by M. Burgbacher and Sons remain at a level of significance that merit an eligibility designation for national, state, and local registers based on the windshield surveys completed for SurveyLA in 2013,⁶¹ 2015,⁶² and 2017.⁶³ Based on the existing examples of the body of work documented in SurveyLA, M. Burgbacher and Sons appear to have been master builders in the City. However, the buildings on the subject Property do not appear to be good examples of the company's body of work and have been substantially altered compared with other, better examples that were previously identified in SurveyLA resource surveys.

7.3.5 Ownership and Occupant History

A review of the permit records identified Charles Schulthiess (1864–1946)⁶⁴ as owner of the building in 1921. Ancestry.com records revealed that Schulthiess was a meat cutter by trade and resided at 1726 North Kingsley Drive in the city.⁶⁵ No additional information regarding the life of Schulthiess was found in historical newspaper articles. Based on Ancestry.com records and City directories, it appears that Schulthiess did not reside at the property. The parcel is composed of a four-unit flat and a single detached apartment home on the southern edge of the parcel. The City Department of Building and Safety did not provide building records to review between 1921 and 2006. A search of historical newspaper articles did not provide any information regarding tenant occupancy. City building permits that were issued in 2006 identified Elizabeth Hensel as the owner.

7.3.6 Use History

The property was built as multi-family apartment units, and the buildings are currently occupied.

⁶¹ GPA Consulting, "Historic Resources Survey Report Bel Air-Beverly Crest Community Plan Area," Electronic document, 2013, https://planning.lacity.gov/odocument/8653ceb3-0d57-4e95-8659-cf0a867bbc26/Final_Survey_Report_-_Bel_Air-Beverly_Crest_HPLAEdit.pdf.

⁶² Los Angeles City Planning, "Wilshire Historic Districts, Planning Districts and Multi-Property Resources—01/26/15," Electronic document, 2015, <https://planning.lacity.org/preservation-design/survey-la-results-wilshire>.

⁶³ Los Angeles City Planning, "Hollywood Historic Districts, Planning Districts and Multi-Property Resources—11/23/15," Electronic document, 2015, https://planning.lacity.gov/odocument/1ef16593-9784-40c6-a60e-652e3aa508f3/Wilshire_District_Resources.pdf.

⁶⁴ "U.S. Find a Grave Index, 1600s-Current (Database Online)."

⁶⁵ Ancestry.com, "U.S. City Directories, 1822-1995 (Database Online)."

7.3.7 Historic Context

The buildings were evaluated using the Citywide Historic Context Statement developed for SurveyLA; specifically, the Residential Development and Suburbanization context and Early Residential Development theme, Apartment Houses, 1895-1970 subtheme (See Section 8.6), and the Architecture and Engineering context and the Mediterranean Revival Style subtheme.⁶⁶

7.3.8 Architecture and Engineering

Context: Architecture and Engineering

Theme: Mediterranean Revival, 1918-1942

Summary Statement of Significance: A resource evaluated under this sub-theme is significant in the area of Architecture as an excellent example of the Mediterranean Revival style. Significant examples exemplify the character-defining features of the style and are often the work of noted architects or builders who made use of these features to give various building types an identification with the styles of the Mediterranean region, specifically Italy. The Mediterranean Revival was used for a range of building types and is therefore relatively abundant in Los Angeles.

Period of Significance: 1918-1942

Period of Significance Justification: The period of significance begins in 1918 when Mediterranean Revival style became popular once construction resumed with the end of World War I in 1918 and ends in 1942 when most private building stopped due to World War II.

Geographic Location: Citywide, in areas developed during the 1920s and 1930s

Area(s) of Significance: Architecture

Criteria: NHRP: C; CRHR: 3; Local: 3

Associated Property Type: The style was not limited to specific building types, but residential and institutional types predominate. Examples range from modest to grand scale in size.

Eligibility Standards:

- Was constructed during the period of significance
- Exemplifies the character-defining features of the Mediterranean Revival style
- Is an excellent example of its style, and/or the work of a significant architect and/or builder

Character-Defining/Associative Features:

- Retains most of the essential character-defining features of the style
- Stucco exterior walls (rarely, brick or cast stone)
- Low-pitched clay tile roof typically hipped
- Relatively simple massing, with stress on the horizontal
- Relatively formal composition, approaching symmetry in parts or in whole
- Arched openings, including arched focal windows

⁶⁶ City of Los Angeles Office of Historic Resources, Department of City Planning, "SurveyLA Historic Context Outline and Summary Tables."

- Clay tile roof or roof trim
- Limited use of applied decoration
- Landscaping of formal gardens extending away from building

Integrity Considerations:

- Should retain integrity of Design, Materials, Workmanship, and Feeling.
- Stucco repair or replacement must duplicate the original in texture and appearance.
- Roof replacement should duplicate original in materials, color, texture, dimension, and installation pattern.
- New additions should be appropriately scaled and located so as to not overwhelm the original design and massing.
- Limited window replacement may be acceptable.
- Security bars may have been added.
- Evolution of plant materials is expected, but significant designed landscapes should be retained.
- Setting may have changed (surrounding buildings and land uses).
- Original use may have changed.

7.3.9 Evaluation of Eligibility

National Register of Historic Places

Criterion A

The buildings on the parcel were not identified as individually eligible for listing in the NRHP in the 2015 and 2020 update of the Historic Resources Survey Report of the Hollywood Redevelopment Plan Area. The multi-family housing development trend in the United States began in the late nineteenth century. Cities, including New York, Chicago, Boston, Philadelphia, and Los Angeles, began to see the construction of multi-family residences to accommodate middle-class families who could not afford to purchase their own homes. Multi-family suburbanization in the city was the answer to the influx of transplants from the Midwest and eastern United States, in addition to vacationers seeking extended stays during warm southern California winters. The subject Property was developed within a period of multi-family suburbanization that coincides with a pattern of development in major city centers across the United States. The building was not specifically identified in historical issues of the *Los Angeles Times* or other local publications. There was no information reviewed to assert that the Paden Tract was a major development that included multi-family residences intended to accommodate the growing middle class, long-stay vacationers, and those employed in trades specific to tourism in the city. According to Todd Gish, the author of *Building Los Angeles: Urban Housing in The Suburban Metropolis, 1900-1936*,⁶⁷ apartment flats in Los Angeles appeared as early as 1895, and by 1911 the city was filled with multi-family apartment residences. The information available for review did not provide any information to assert that the development of the building was significant within the context of multi-family development and suburbanization at the national and state levels. The buildings do not have a significant association

⁶⁷ Gish, "Building Los Angeles: Urban Housing in the Suburban Metropolis, 1900-1936."

with early suburban development and are not rare examples of this property type. Therefore, the buildings do not appear to be eligible for listing in the NRHP pursuant to Criterion A.

Criterion B

The information available for review, including historic building permits, newspaper articles, City directories, and Ancestry.com records, did not provide sufficient information regarding persons of historical significance who listed the building as their place of residence. Due to the parcel consisting of apartments, Ancestry.com records revealed that residents did not reside there for long periods of time, and there was no information found to claim that any one tenant achieved a high level of success in their professional life or made a significant social and cultural impact during the time they resided at the apartment building. Therefore, the building is ineligible for listing in the NRHP under Criterion B.

Criterion C

The parcel is composed of a single-family dwelling; a two-story, four-flat apartment; and an auto garage. The buildings were constructed in 1921 in the Mediterranean Revival Style. The period of significance for Mediterranean Revival-style buildings was between 1918 and 1942. Mediterranean Revival-style building features include stucco cladding, low-pitched hipped clay-tile roofs, horizontal massing, arched openings, a clay tile roof or roof trim, limited use of decoration, and landscaping features that extend away from the building. Based on a field inspection of the subject Property buildings in their current condition, the buildings appear to be modest examples of the style and have been substantially altered over the course of time. The buildings retain common elements of design, such as horizontal massing, stucco exterior cladding, and clay roof trim (on the four-flat building only). The garage building cladding was replaced with updated T1-11 siding.

The four-flat apartment building retains character-defining features of style that include stucco cladding, horizontal massing, and sections of tile roofing. The roofing sections that protrude from the façade provide an overhanging roofline sheathed in clay tile, with exaggerated eaves accented with notched corbels. The remainder of the building features a flat roof and parapet. The building does not retain character-defining features beyond those listed. The building has been altered over the course of time. A review of the building permit record revealed that the building was altered in 2006. Based on a field inspection, it appears that additional alterations, as described above, may have been completed unpermitted.

Evidence of window and door alterations are clearly visible, the stucco cladding was shoddily repaired, and visual scarring where window and door infill occurred is easily identified. The entryway doors are not original, and the original wood sash windows have been replaced with single-hung vinyl sliding units. A porch on the backside of the building appears to have been added. Evidence of a back door that was infilled remains visible on the rear of the façade. The Sanborn Fire Insurance Company map does not identify a back door or porch landing in the location of the current porch and doorway scarring. Visible scarring associated with window replacement identifies the location of many window openings that have been resized and window openings that have been infilled.

The single-family unit wood windows were replaced in 2006, and it appears that the window openings were also resized to accommodate the vinyl replacement units. Furthermore, the unit appears to have been made larger to create additional interior living space. Based on a review of the Sanborn Fire Insurance Company map, it appears that the building originally featured a front porch. Based on the current building footprint, the porch may have been enclosed. A permit

associated with the alteration was not available for review. The garage building does not appear to be altered beyond the updated siding and possible replacement of updated garage doors. However, one parking stall has been converted to a living space.

The buildings were constructed by Matthias Burgbacher in 1921. A review of historical newspaper articles, City directories, and SurveyLA Historic Resource Surveys revealed that Burgbacher was known for his building and contracting firm, M. Burgbacher and Sons. Additional examples of M. Burgbacher and Sons' body of work have been identified in various Los Angeles CPAs as individually eligible and contributors to eligible historic districts. Based on M. Burgbacher and Sons' documented body of work between 1927 and 1938, it appears that the firm rises to the level of master builders within the context of the city. However, based on the research completed and documentation reviewed specific to the subject Property, it appears that Matthias Burgbacher did not operate as a contractor/builder alongside his sons; nor did he operate under the name M. Burgbacher and Sons at the time and was instead listed as a carpenter in City directories. It appears that this is an early example of Burgbacher's work and is clearly not the best example of his body of work. Burgbacher's early work does not rise to the level of significance to be considered the work of a master builder. Therefore, it appears that Burgbacher's building projects prior to 1927 did not display the craftsmanship and detail to assert that Burgbacher was a master builder during that time frame. The subject Property was not constructed by a master builder in 1921.

Based on the information available for review and on a field inspection of the buildings to assess their current condition, it appears that the buildings have been altered beyond what is reasonably reversible and repairable. Many of the window and door openings appear to have been resized or reconfigured, windows and doors were infilled, and visible scarring was left as evidence of inferior workmanship regarding plaster and stucco repair that was associated with the window and door alterations to both the four-flat building and single-dwelling unit. The buildings are not excellent examples of Mediterranean Revival-style buildings in the city, do not reflect the level of craftsmanship to be considered the work of a master, and have been altered beyond what is reasonably acceptable. Therefore, the buildings do not retain integrity of design, workmanship, or materials and are ineligible for listing in the NRHP under Criterion C.

Criterion D

Criterion D was not considered in this report because it generally applies to archaeological resources. Additionally, there is no reason to believe the subject Property has the potential to yield important information regarding prehistory or history.

California Register of Historical Resources

The CRHR eligibility criteria mirror those of the NRHP. Therefore, the subject Property is not eligible for listing in the CRHR for the reasons outlined above.

City of Los Angeles Historic-Cultural Monuments

The buildings on the parcel do not appear to be eligible for HCM designation pursuant to Criterion 1. The buildings were not identified as individually eligible or as contributors to an eligible historic district in the 2020 Historic Resources Survey Report of the Hollywood Redevelopment Plan Area. As demonstrated above, the subject Property is not uniquely identified with important events of national, state, or local history; nor does it exemplify significant contributions to the broad

cultural, economic, or social history of the nation, state, city, or community. Therefore, the buildings on the parcel do not appear to be eligible for designation as a HCM pursuant to Criterion 1.

No information was found to suggest that any of the previous owners or residents were historic personages or that any other individuals of historical significance were associated with the property. Therefore, the buildings on the parcel are ineligible for designation as a HCM pursuant to Criterion 2.

The buildings on the parcel were constructed by Matthias Burgbacher in 1921. A review of historical newspaper articles, City directories, and SurveyLA Historic Resource Surveys revealed that Burgbacher was known for his building and contracting firm, M. Burgbacher and Sons. Additional examples of M. Burgbacher and Sons' body of work have been identified in various City CPAs as individually eligible and contributors to eligible historic districts. Based on M. Burgbacher and Sons' documented body of work between 1927 and 1938, it appears that the firm rises to level of master builders in the context of the city. However, based on the research completed and documentation reviewed specific to the subject Property, it appears that Matthias Burgbacher did not operate as a contractor/builder alongside his sons; nor did he operate under the name M. Burgbacher and Sons at the time and was instead listed as a carpenter in City directories. It appears that this is an early example of Burgbacher's work and is not the best example of his body of work. Therefore, it appears that Burgbacher's building projects prior to 1927 did not display the craftsmanship and detail to assert that Burgbacher individually was a master builder. The buildings on the parcel were not constructed by a master builder in 1921.

The parcel is composed of a single-family dwelling; a two-story, four-flat apartment; and an auto garage. The buildings were constructed in 1921 in the Mediterranean Revival style. The period of significance for Mediterranean Revival-style buildings was between 1918 and 1942. Based on a review of the character-defining features listed in SurveyLA for Mediterranean Revival-style buildings, examples of the style should feature elements such as stucco cladding; low-pitched, hipped clay tile roofs; horizontal massing; arched openings; a clay tile roof or roof trim; limited use of decoration; and landscaping features that extend away from the building.

Based on a field inspection of the buildings on the parcel in their current condition, the buildings appear to be modest examples of the style and have been substantially altered over the course of time. The four-flat apartment building retains character-defining features of the architectural style that include stucco cladding, horizontal massing, and sections of tile roofing. The roofing sections that protrude from the façade provide an overhanging roofline sheathed in clay tile, with exaggerated eaves accented with notched corbels. The remainder of the building features a flat roof and parapet. The building does not retain character-defining features beyond those listed. The building has been altered over the course of time. A review of the building permit record revealed that the building was altered in 2006. Based on a field inspection, it appears that additional alterations to the building may have been completed unpermitted.

Evidence of window and door alterations is clearly visible. The stucco cladding was shoddily repaired, and visual scarring where window and door infill occurred is easily identified. The entryway doors are not original, and the original wood sash windows were replaced with single-hung vinyl units. A porch on the back of the building appears to have been added. Evidence of a back door that was infilled remains visible on the rear of the façade. The Sanborn Fire Insurance Company map does not identify a back door or porch landing in the location of the current porch and doorway scarring. Visible scarring associated with window replacement identifies the location of many window openings that have been resized and window openings that have been infilled.

The single-family unit wood windows were replaced in 2006, and it appears that the window openings were also resized to accommodate the vinyl replacement units. Furthermore, the unit appears to have been made larger to accommodate additional interior living space. Based on a review of the Sanborn Fire Insurance Company map, it appears that the building originally featured a front porch. Based on the current building footprint, the porch may have been enclosed. A permit associated with the alteration was not available for review. The garage building does not appear to be altered beyond the updated siding and possible replacement of updated garage doors. However, one of the parking stalls has been converted to residential use.

The buildings on the parcel appear to be modest in design and do not feature arched openings or arched focal windows of any kind. SurveyLA's integrity aspects point out that limited window replacement may be acceptable. However, the buildings on the subject Property have had every original wood window replaced with vinyl replacement units of differing sizes, and on multiple façades original doors and windows were infilled. The window and door infill has left the façades with a visible scarring, and the tradesmen did not adequately duplicate the stucco texture and appearance to the original material used. Due to the infill of windows and doors, as well as the inferior stucco replacement, the workmanship and quality of design have been substantially diminished. Based on the substantial number of alterations to the buildings on the subject Property, they do not retain integrity of workmanship or design associated with excellent examples of Mediterranean Revival buildings from the period of significance, 1918-1942.

The buildings on the parcel are not excellent examples of Mediterranean Revival-style buildings in the city and do not reflect the level of craftsmanship to be considered the work of a master. They have also been altered beyond what is reasonably acceptable. The buildings on the subject Property do not appear to be eligible for HCM designation pursuant to Criterion 3.

City of Los Angeles Historic Preservation Overlay Zone

The 5000 block of West Carlton Way does not qualify for consideration as a HPOZ due to an incoherent pattern of development and architectural styles.

7.4 5430 West Carlton Way

7.4.1 Architectural Description

Northern Façade

5430 West Carlton Way is a two-story, multi-family property designed in a rectangular plan and is vernacular with American Colonial Revival influence. The façade is relatively symmetrical in design and features a hipped roof with a low pitch and a moderate overhang. The northern facade features fluted pilasters and a brick-laid walkway and porch. The façade also includes brick-veneer skirting on the bottom portion of the building, with the rest of the building clad in smooth stucco. Window types vary on the northern façade, including primarily single-hung aluminum and vinyl windows. Most notably, the northern façade includes a wood door with pronounced casings and a peak pediment. The northern façade also includes manicured hedges in front of the building (Figure 7-48 and Figure 7-49).



Figure 7-48. Primary façade, facing south.



Figure 7-49. Primary façade, facing southwest.

Southern Façade

The southern façade is relatively featureless and devoid of ornamentation. The southern façade includes a door and two sets of windows that appear to be below ground level. From the southern

elevation, the exterior walkway and staircase of the second floor are visible. The roof has a minimal overhang on the southern elevation (Figure 7-50).



Figure 7-50. Southern façade, facing north.

Eastern Façade

The eastern façade is composed of horizontal massing that includes the second-level balcony and metal handrailing. The fenestration reveals single-hung, divided-light wood windows. The facade includes multiple apartment unit entry doors that are solid and devoid of paneling. Staircases to the second level are at the north and southeast corners of the façade. The staircases feature metal hand railings. Two additional porches are visible from the façade and feature metal hand railings (Figure 7-51 through Figure 7-54).



Figure 7-51. Eastern façade, facing northwest.



Figure 7-52. Eastern façade, facing west.



Figure 7-53. Eastern façade, facing southwest.



Figure 7-54. Eastern façade second floor, facing southwest.

Western Façade

The western façade includes a minimal overhang of the roof and is relatively featureless except for the windows of each apartment unit. From the western façade, the pitch of the roof is visible but sits flush with the wall. Windows on the western elevation include single-hung vinyl windows and aluminum windows and no doors. The western elevation also has a narrow, paved walkway between the subject Property and the neighboring building (Figure 7-55 through Figure 7-57).



Figure 7-55. Western façade, facing east.

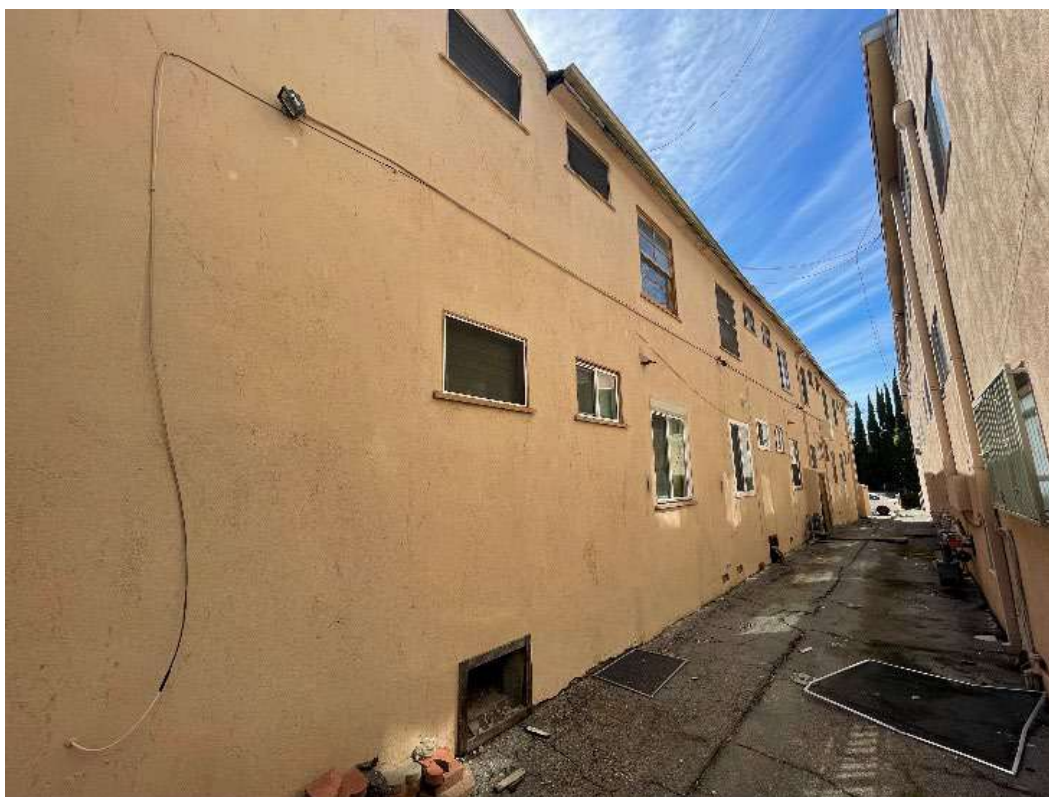


Figure 7-56. Western façade, facing southeast.



Figure 7-57. Western façade, facing northeast.

7.4.2 Construction History

A permit was issued in 1951⁶⁸ to construct a two-story, stucco-clad apartment building that is 113 × 36 ft and featured a shingle roof. A review of additional building permits indicated the building has been altered over time. A permit was issued in 1982⁶⁹ to install a solar heater on the property. The last permit on record was issued in 1996⁷⁰ to re-roof the building with class-A 20-year fiberglass shingles (Figure 7-58).

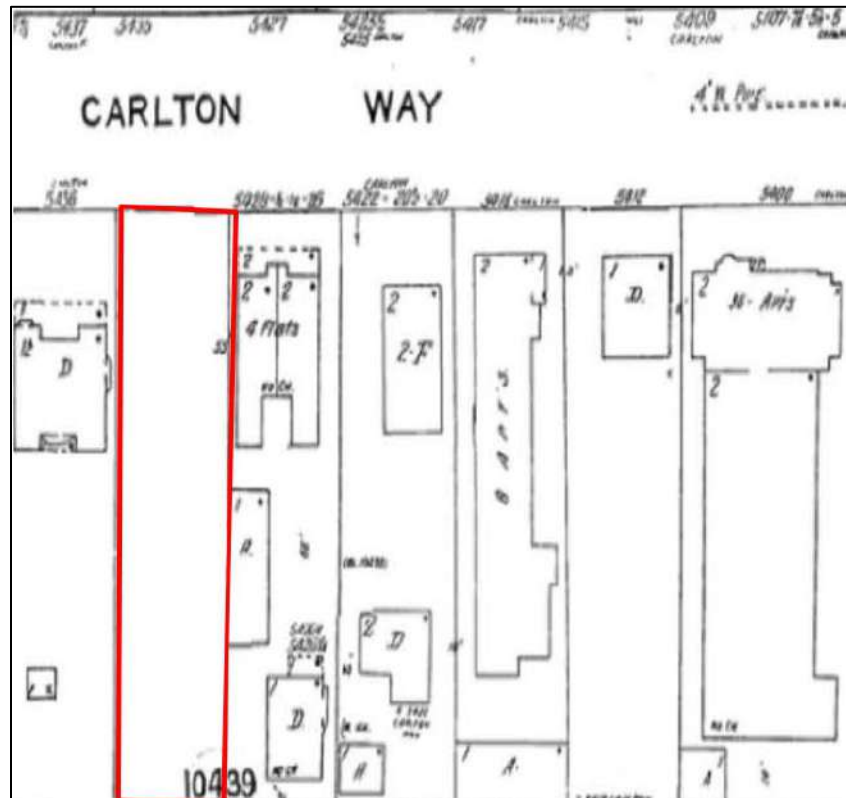


Figure 7-58. Sanborn Fire Insurance Company map (development of the subject Property post-dates publication of this map).

7.4.3 Identification of Architects and Builders

The original building permit⁷¹ did not identify an architect and builder associated with the design and construction of the building.

7.4.4 Owner Occupant History

Al Myers was listed as the original owner of the building in 1951. The permit revealed that Myers lived at 8029 Norton Avenue in Los Angeles at the time the building was constructed. No additional information regarding the life of Myers was found in newspaper articles, City directories, and

⁶⁸ City of Los Angeles, "Building Permit No. 1952LA13519," December 11, 1951.

⁶⁹ City of Los Angeles, "Building Permit No. 1982LA55109," December 8, 1982.

⁷⁰ City of Los Angeles, "Building Permit No. 1996VN96043," February 5, 1996.

⁷¹ City of Los Angeles, "Building Permit No. 1952LA13519."

Ancestry.com records. Based on the permit record, Wayne Wong was the registered owner in 1982. An owner was not listed on the 1996 roofing permit.

7.4.5 Use History

The property was built as multi-family apartment units, and the building units are currently occupied.

7.4.6 Historic Context

The subject Property was evaluated using the Citywide Historic Context Statement developed for SurveyLA, specifically the Residential Development and Suburbanization context and Multi-Family Residential Development theme, Apartment Houses, 1895-1970 subtheme, Apartment Houses, and the Architecture and Engineering context and the American Colonial Revival, Late, 1940-1965 subtheme.⁷²

7.4.7 Evaluation of Eligibility

National Register of Historic Places

Criterion A

The building on the parcel was not identified as individually eligible for listing in the NRHP and the 2020 Historic Resources Survey Report of the Hollywood RPA. The multi-family housing development trend in the United States began in the late nineteenth century. Cities, including New York, Chicago, Boston, Philadelphia, and Los Angeles, began to see the construction of multi-family residences to accommodate middle-class families who could not afford to purchase their own homes. Multi-family suburbanization in the city was the answer to the influx of transplants from the Midwest and eastern United States, in addition to vacationers seeking extended stays during warm southern California winters. The subject Property was developed within a period of multi-family suburbanization that coincides with a pattern of development in major city centers across the United States. The subject Property was not specifically identified in historical issues of the *Los Angeles Times* or other local publications. There was no information reviewed to assert that the Paden Tract was a major development that included multi-family residences intended to accommodate the growing middle class, long-stay vacationers, and those employed in trades specific to tourism in the city. According to Todd Gish, the author of *Building Los Angeles: Urban Housing in The Suburban Metropolis, 1900-1936*,⁷³ apartment flats in Los Angeles appeared as early as 1895, and by 1911 the city was filled with multi-family apartment residences. The information available for review did not provide any information to assert that the development of the building was significant within the context of multi-family development and suburbanization at the national and state levels. The building appears to be infill development that was added to the tract in 1951. Therefore, the building does not appear to be eligible for listing in the NRHP pursuant to Criterion A.

⁷² City of Los Angeles Office of Historic Resources, Department of City Planning, "SurveyLA Historic Context Outline and Summary Tables," December, 2015, Electronic Document https://planning.lacity.gov/odocument/d26d7637-d6da-4466-aa74-992d63a284dc/American%20Colonial%20Revival%2012-2-15_0.pdf.

⁷³ Gish, "Building Los Angeles: Urban Housing in the Suburban Metropolis, 1900-1936."

Criterion B

The information available for review, including historic building permits, newspaper articles, City directories, and Ancestry.com records, did not provide sufficient information regarding persons of historical significance who listed the building as their place of residence. Due to the parcel consisting of apartments, Ancestry.com records revealed that residents did not reside there for long periods of time, and there was no information found to claim that any one tenant achieved a high level of success in their professional life or made a significant social and cultural impact during the time they resided at the subject Property. Therefore, the building is ineligible for listing in the NRHP under Criterion B.

Criterion C

The parcel is composed of a multi-unit apartment building that is clad in stucco and features a low-pitched hip roof. The building is a rather modest vernacular building with a touch of American Colonial Revival, late 1940-1960 detailing. The building was constructed in 1951, and a review of the original building permit did not identify an architect and builder associated with the building design and construction. The building does not appear to be the work of a master architect and builder. Furthermore, the building appears to be a late addition to the 5000 block of West Carlton Way. The building does not appear to be an excellent example of American Colonial Revival-style buildings that were constructed during the later period established for the style (1940-1960). The building does not retain elements of style beyond the primary entry door, pediment, squared pilasters, and multi-light, single-hung windows that appear to be original. The fenestration pattern appears to be altered, with a mixture of vinyl sliding units, metal sliders, and metal jalousie windows. The building on the subject Property is not an excellent example of American Colonial Revival-style buildings in the city, does not reflect the level of craftsmanship to be considered the work of a master, and was not identified as individually eligible pursuant to Criterion C in the 2020 Historic Resource Survey of the Hollywood RPA. Therefore, the building on the parcel does not retain integrity of design, workmanship, or materials and is ineligible for listing in the NRHP under Criterion C.

Criterion D

Criterion D was not considered in this report because it generally applies to archaeological resources. Additionally, there is no reason to believe the subject Property has the potential to yield important information regarding prehistory or history.

California Register of Historical Resources

CRHR eligibility criteria mirror those of the NRHP. Therefore, the subject Property is not eligible for listing in the CRHR for the reasons outlined above.

City of Los Angeles Historic-Cultural Monuments

The building was not identified as individually eligible for listing in the NRHP and the 2020 Historic Resources Survey Report of the Hollywood RPA. The multi-family housing development trend in the United States began in the late nineteenth century. Cities, including New York, Chicago, Boston, Philadelphia, and Los Angeles, began to see the construction of multi-family residences to accommodate middle-class families who could not afford to purchase their own homes. Multi-family suburbanization in the city was the answer to the influx of transplants from the Midwest and eastern United States, in addition to vacationers seeking extended stays during warm southern California winters. The building was developed within a period of multi-family suburbanization that

coincides with a pattern of development in major city centers across the United States. The building was not specifically identified in historical issues of the *Los Angeles Times* or other local publications. There was no information reviewed to assert that the Paden Tract was a major development that included multi-family residences intended to accommodate the growing middle class, long-stay vacationers, and those employed in trades specific to tourism in the city. According to Todd Gish, the author of *Building Los Angeles: Urban Housing in The Suburban Metropolis, 1900-1936*,⁷⁴ apartment flats in Los Angeles appeared as early as 1895, and by 1911 the city was filled with multi-family apartment residences. The information available for review did not provide any information to assert that the development of the building was significant within the context of multi-family development and suburbanization at the national and state levels. The building appears to be infill development that was added to the tract in 1951. Therefore, the subject Property does not appear to be eligible for designation as a HCM pursuant to Criterion 1.

No information was found to suggest that any of the previous owners or residents were historic personages or that any other individuals of historical significance were associated with the property. Therefore, the subject Property is ineligible for designation as a HCM pursuant to Criterion 2.

The building is a multi-unit apartment building clad in stucco and features a low-pitched hip roof. The building is a rather modest vernacular building with a touch of American Colonial Revival influence. The building was constructed in 1951, and a review of the original building permit did not identify an architect and builder associated with the building design and construction. The building does not appear to be the work of a master architect and builder. Furthermore, the building appears to be a late addition to the 5000 block of West Carlton Way. The building does not appear to be an excellent example of American Colonial Revival-style buildings that were constructed during the later period established for the style (1940-1960). The building does not retain elements of style beyond the primary entry door; pediment; squared pilasters; and multi-light, single-hung windows that appear to be original. The fenestration pattern appears to be altered, with a mixture of vinyl sliding units, metal sliders, and metal jalousie windows. The building on the subject Property is not excellent example of an American Colonial Revival-style (1940-1960) building in the city, does not reflect the level of craftsmanship to be considered the work of a master, and was not identified as individually eligible pursuant to criterion C/3 in the 2020 Historic Resource Survey of the Hollywood Redevelopment Project Area. Therefore, the building does not retain integrity of design, workmanship, or materials. The building on the subject Property does not appear to be eligible for HCM designation pursuant to Criterion 3.

City of Los Angeles Historic Preservation Overlay Zone

The 5000 block of West Carlton Way does not qualify for consideration as a HPOZ due to an incoherent pattern of development and architectural styles.

8 Impact Analysis

The applicant intends to construct a new 138,894-ft², eight-story, 97-ft, 9-in apartment building with 131 dwelling units, including 74 studio units, 49 one-bedroom units, and 8 two-bedroom units above two and one-half subterranean parking levels containing 148 parking stalls, as well as the maintenance of an existing 5,957-ft², two-story apartment building with eight dwelling units, including one studio unit, six one-bedroom units, and one two-bedroom unit, for a Project total of

⁷⁴ Gish.

144,851 ft² of floor area (FAR, 4.82) and 139 dwelling units, including 75 studio units, 55 one-bedroom units, and 9 two-bedroom units, with 14 very low-income units and three low-income units.

The Project also involves the demolition of seven existing residential and accessory buildings, including a 6,822-ft², two-story apartment building with 16 dwelling units, circa 1952 (APN: 5544-022-007); a 4,472-ft², two-story fourplex, circa 1921; a 1,437-ft², one-story, single-family dwelling, circa 1921; a one-story garage (APN: 5544-022-008); a 2,288-ft², two-story duplex, circa 1917; a 1,430-ft², two-story, single-family dwelling, circa 1916; and a 510-ft², one-story, single-family dwelling, circa 1926 (APN: 5544-022-009).

The Project comprises four legal lots, totaling 37,688.3 ft² of lot area within the [Q]R4-2 zone and High-Density Residential land use area of the Hollywood CPA, the High Residential land use area of the Hollywood RPA, and within Subarea A of the Vermont/Western SNAP.

The Project site contains a total of five street trees in the adjacent ROW, including three protected street trees, two of which will be removed. The Project site also has a total of 16 trees on private property, including three protected trees, and all 16 private trees are to be removed.

Based on a review of the 2020 Historic Resources Survey of the Hollywood RPA, Built Environment Resources Directory, and the NRHP, the Serrano Historic District, which includes buildings between 1537 and 1650 North Serrano Avenue and the North Serrano Bungalow Courts, 1516 North Serrano Avenue, is approximately 374 ft east of the proposed Project area. The Secretary of the Interior's Standards⁷⁵ indicate that for construction projects adjacent or in proximity to properties with multiple historic buildings, the historic relationship between buildings must also be protected. Contributing buildings must not be isolated from one another by the insertion of new construction. Based on a review of the Project description, field survey, and varying views from Google Earth, the proposed Project will not result in a substantial adverse change in the significance of a historical resource because the four parcels included in the proposed Project area are outside the boundary of the Serrano Historic District; therefore, the proposed Project would not isolate the contributors to the historic district. The physical demolition of the extant apartment buildings between 5418 and 5430 West Carlton Way would not affect the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired due to the spatial distance that intervenes between the Project site and the historic district. The Serrano Historic District will remain visible as auto traffic and pedestrian travel proceeds north and south along North Serrano Avenue and east along the 5400 block of West Carlton Way. The new project would not obscure the view of each district contributor and individually eligible property within the Serrano Historic District Boundary from the public ROW and through the use of landscaping and the physical distance between the Project site and the historic district boundary.

⁷⁵ National Park Service [NPS], "New Construction Within the Boundaries of Historic Properties," Webpage, Historic Preservation Tax Incentives, 2022, <https://www.nps.gov/subjects/taxincentives/new-construction-in-historic-properties.htm>.

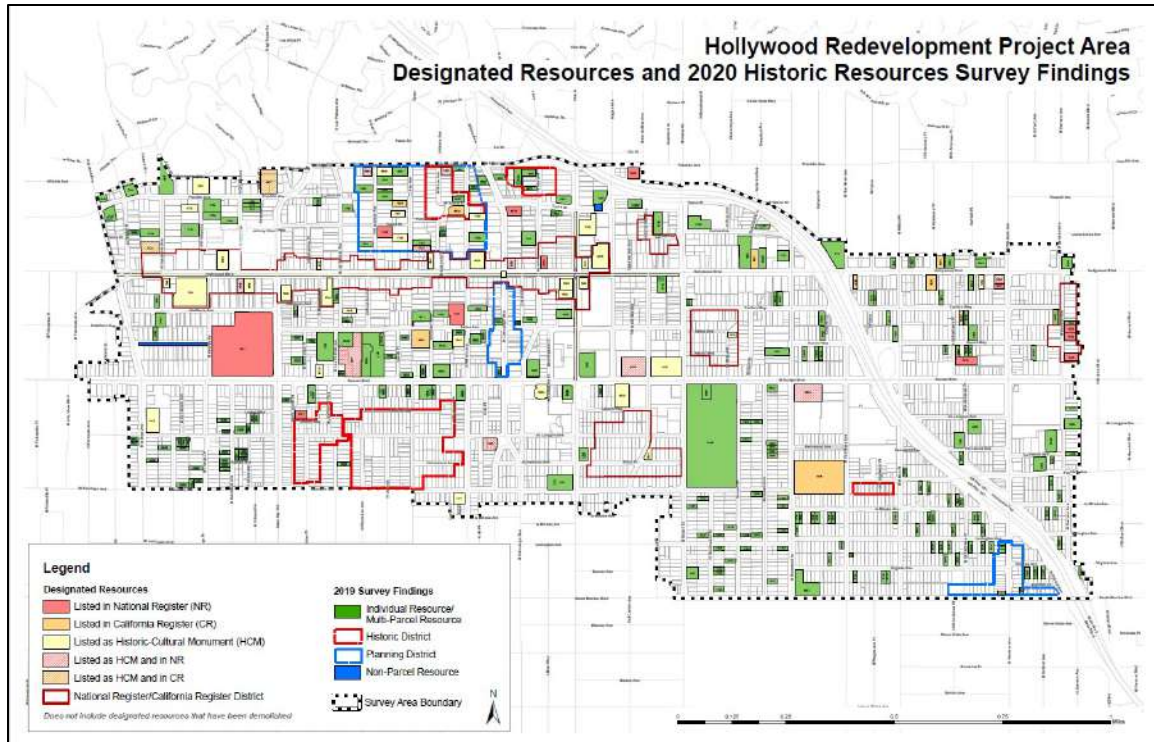


Figure 8-1. Hollywood redevelopment project area designated resources and 2020 resource survey findings.

One additional individual resource is at 5400-5406 West Carlton Way. The Hollywood Carlton Apartments (HCA) were identified in the 2020 Hollywood RPA survey as individually eligible pursuant to Criterion C/3/3.

Historic Resources Survey, Hollywood Redevelopment Project Area Individual Resources – 01/28/20	
	Primary Address: 5400 W CARLTON WAY
	Other Address: 5406 W CARLTON WAY
	Name: Hollywood Carlton Apartments
	Year built: 1941
	Architectural style: Minimal Traditional; American Colonial Revival
Context 1:	
Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	Multi-Family Residential Development, 1910-1980
Theme:	Multi-Family Residential, 1910-1980
Sub theme:	Apartment Houses, 1910-1980
Property type:	Residential
Property sub type:	Apartment House
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1940s apartment house in Hollywood, exhibiting the distinctive features of the property type; work of master architect Edith Northman, the first female registered architect in Los Angeles. Designed to maximize lot coverage, apartment houses were an important type of multi-family property in Los Angeles during the early decades of the 20th century.

Figure 8-2. Historic resource survey, Hollywood redevelopment project area individual resources.

According to the Secretary of the Interior's Standard's for The Treatment of Historic Properties (Standards),⁷⁶ new construction should be placed away from or at the side or rear of historic buildings and must avoid obscuring, damaging, or destroying character-defining features of these buildings or the site. The HCA are two parcels east of the proposed Project area on the southeast corner of West Carlton Way and North Serrano Avenue.

In this case, the proposed Project would not result in a visual impact to the HCA. The proposed Project will not change setbacks on this block; therefore, it would not result in a visual obstruction and will maintain the linear symmetry of the 5400 block of West Carlton Way. The height of the proposed Project will not directly overshadow the HCA due to the multi-story apartment building (5412 West Carlton Way) that will remain one parcel to the west of the HCA in addition to various infill apartments that are on the north and south sides of the 5400 block of West Carlton Way that are varying degrees of height and taller than the HCA. Additionally, the proposed Project will not replicate historic buildings elsewhere within the setting and will not create a false sense of historic development. Furthermore, the Standards state that the limitations on the size, scale, and design of new construction may be less critical the farther it is from historic buildings. There are several intervening buildings and mature landscaping that minimize any potential visual impact. The proposed Project will not cause a substantial adverse change in the significance of an historical resource for these reasons.

9 Conclusions

Based upon research and analysis, the buildings in the proposed Project area between 5416 and 5430 West Carlton Way do not appear to be individually eligible for listing in the NRHP or in the CRHR or for designation as HCMs due to lack of significance and architectural merit. The buildings were not found to be associated with a significant event or pattern of events pertinent to national, state, or local history. No person(s) who resided at each building was found to be historically significant at the national, state, and local levels. The buildings are not excellent examples of the Mediterranean Revival, Spanish Colonial Revival, Early American Colonial, Late American Colonial Revival, and Mid-Century Modern styles. Overall, the buildings are vernacular in style and only retain nods to each of the styles listed above. Furthermore, each of the buildings in the Project area has been altered over time, and some buildings have been altered beyond what is acceptable in professional practice.

In cases where an architect and builder were identified in the City's building permit record (Ulrich Plaut, 5416-5418 West Carlton Way; LF'S Syndicate, 5420 West Carlton Way; W.F. Gow, 5422 West Carlton Way; Matthias Burgbacher, 5424-5428 West Carlton Way), examples of their bodies of work and a review of historical newspaper articles and the Pacific Coast Architecture Database reveal that the buildings in the project area are not the best examples of each architect's or builder's body of work, and in many cases there was no information available regarding substantial building projects each architect or builder may have been associated with. Therefore, the buildings in the Project area do not appear to be significant examples of style and are not the work of master architects and craftsman.

The buildings in the proposed Project area have been altered and do not retain the feeling and association with their specific architectural styles and periods of significance. Therefore, the buildings in the Project area do not appear to be historical resources pursuant to Section 15064.5(a) of the CEQA Guidelines.

⁷⁶ National Park Service [NPS].

Finally, the proposed Project was analyzed and evaluated against the Standards. The proposed Project area is outside the boundaries of the NRHP-listed Serrano Historic District, and any demolition and construction associated with the proposed Project would not result in a substantial adverse direct or indirect impact to the Serrano Historic District because of intervening distance and landscaping. Additionally, the proposed Project would not result in a substantial adverse change to the individually eligible Hollywood Carlton Apartments at 5406 West Carlton Way for these same reasons. Therefore, the proposed Project would not result in a substantial adverse change to a historical resource [Section 15064.5(b) of the CEQA Guidelines].

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Appendix A: Resumes of Key Personnel



CARRIE E. CHASTEEN, M.S.

Senior Architectural Historian

EDUCATION

Master of Science, (Historic Preservation), School of the Art Institute of Chicago, Chicago, Illinois, 2001

Bachelor of Arts (History and Political Science), University of South Florida, Tampa, Florida, 1997

YEARS OF PROFESSIONAL EXPERIENCE

22

REGISTRATIONS / CERTIFICATIONS

Certified Oregon Transportation Investment Act (OTIA) III CS3
Technical Lead

PROFESSIONAL AFFILIATIONS

Phi Alpha Theta

Historic Preservation Commissioner,
City of Pasadena (former)

Design Commissioner, City of
Pasadena (former)

Carrie Chasteen has more than 22 years of experience in the field of cultural resources management and the built environment, including project management, agency coordination, archival research, managing large surveys, preparation of compliance reports, preparation of Environmental Impact Statement / Environmental Impact Report (EIS / EIR) sections, peer review, and regulatory compliance. She meets and exceeds the Secretary of the Interior's professional qualification standards in the fields of History and Architectural History. Ms. Chasteen has served as Principal Investigator / Principal Architectural Historian on projects throughout California and the United States.



SELECT PROJECT EXPERIENCE

County of Los Angeles Department of Regional Planning (2022). On behalf of the County of Los Angeles Department of Regional Planning, Ms. Chasteen prepared a Historic Preservation Element for the Florence-Firestone Metro Area Plan. The Metro Planning Area is one of the 11 Planning Areas established by the General Plan. The Metro Area Plan (MAP) is a long-range planning document that provides a policy framework for how and where the seven unincorporated communities within the Metro Planning Area will grow over the next 15 years, while celebrating the culture and history of these communities. The seven communities include East Los Angeles, East Rancho Dominguez, Florence-Firestone, Walnut Park, West Athens-Westmont, West Rancho Dominguez-Victoria, and Willowbrook. Other deliverables included Landmark and Mills Act applications, census-designated place surveys and historic context statements, and staff support.

Document and Evaluate 54 Parks, Golf Courses, and Arboreta, Los Angeles County, California, Principal Architectural Historian (2016–2020). On behalf of Los Angeles County Department of Parks and Recreation, Ms. Chasteen served as Principal Architectural Historian and Project Manager in support of this project. The County of Los Angeles Department of Parks and Recreation commissioned the survey to identify resources that were associated with significant events and persons, were the work of master architects, and possess high artistic value for the purposes of being a good steward of the environment and to inform future planning efforts. In addition to the evaluations, a Cultural Resource Management Plan (CRMP) and Worker Environmental Awareness Plan (WEAP) training video with hand-out were prepared to support the county's goals and objectives. The project received a 2020 Los Angeles Conservancy Preservation Award.

Interstate 10 (I-10) Corridor Project, CA, Principal Architectural Historian (2008—2015). Carrie Chasteen served as Principal Architectural Historian for the Interstate 10 (I-10) Corridor Project in multiple cities and unincorporated territory within San Bernardino and Los Angeles counties. The proposed I-10 Corridor Project consists of adding lane(s) and providing improvements along all or a portion of the existing 33-mile stretch of I-10 from approximately 2 miles west of the Los Angeles / San Bernardino county line in the City of Pomona to Ford Street in the City of Redlands. For this project, Ms. Chasteen prepared a Historic Property Survey Report (HPSR), Historical Resources Evaluation Report (HRER), and a Finding of No Adverse Effect with Non-Standard Conditions (FNAE). As part of the FNAE, she conducted agency consultation in concert with Caltrans with the Cities of Redlands, Upland, and Ontario, and with other interested parties including regional historical societies at various community meetings. Client: Caltrans

San Diego Freeway (I-405) Improvement Project. Principal Architectural Historian (2009—2015). For this project, Caltrans, in conjunction with the Orange County Transportation Authority (OCTA), proposes to improve mainline freeway and interchanges on Interstate 405 (I-405) for approximately 16 miles. For this project, Ms. Chasteen prepared a HPSR, HRER, and a Finding of Effect (FOE), and prepared the cultural resource and contributed to the cumulative impact sections for the EIS / EIR. In support of this project, Ms. Chasteen prepared numerous District



Records for residential tracts, which effectively served as a test case for Caltrans' *Tract Housing in California, 1945 - 1973: A Context for National Register Evaluation* (2011). Client: Caltrans

Sixth Street Viaduct Replacement Project *Principal Architectural Historian (2008-2012)* Ms. Chasteen prepared a Finding of Effect (FOE) and Memorandum of Agreement (MOA) in support of the Sixth Street Viaduct Replacement Project, Los Angeles, CA. One of America's most famous and iconic bridges, the Sixth Street Viaduct, acts as a vital connection between the growing Arts District on the west side of the Los Angeles River and the historic neighborhood of Boyle Heights on the east side. The bridge, built in 1932, spans nearly 3,500 feet across the river and has been used to represent Los Angeles's more gritty side in countless movies, music videos and TV commercials, including riverbed car chases. Yet, due to a rare chemical reaction in the cement supports and seismic vulnerability, the Sixth Street Viaduct was demolished and is being replaced. Client: Caltrans



SCOTT TORRES, M.A.

Associate Architectural Historian

EDUCATION

M.A., California State University Fullerton,
Fullerton, California, 2020

B.A., California State University Fullerton,
California 2016

YEARS OF PROFESSIONAL EXPERIENCE

3

Scott Torres carries over 3 years of experience in cultural resources management (CRM) in California. Mr. Torres has worked on numerous projects throughout southern and central California. These include large-scale, multiyear projects, and various on-call contracts. Responsibilities include: resource identification evaluations; consultation with Native American groups, descendant communities, and historical societies; preparation of technical reports, management plans and agreement documents.

Mr. Torres has provided technical support on various built environment redevelopment projects in the City of Los Angeles and design review consultations in support of maintenance and renovations to City Landmarks in West Hollywood, Laguna Beach, and Orange.

SELECT PROJECT EXPERIENCE

Chronicle Heritage. *Associate Architectural Historian (July 2023-Present).* Conducted single property assessments and prepared Historic Resource Assessment Reports in the Cities of Los Angeles, Culver City, and San Marino. Peer reviewed historic narratives and evaluations in support of development projects in the Calimesa area. Prepared a Historical Technical Report for the redevelopment of a multi-building site in the City of Riverside. Design Review for an adaptive re-use project of an Art-Deco Theater in Los Angeles' Chinatown Neighborhood.

Sapphos Environmental, Inc.. Architectural Historian (August 2021 – July 2023). Conducted historic resource assessments in the Cities of Los Angeles, West Hollywood, San Marino, Monrovia, Sierra Madre, Upland, Ontario, Laguna Beach, Orange, and surrounding communities within Los Angeles and San Bernardino Counties. Design Review and Impact Analysis for the City of West Hollywood. Coordinated project development with the City of West Hollywood Planning and Development Services to complete a design review and impact analysis in support of a major renovation to Villa Primavera, a historical resource in the City. High Speed Rail LGA-HABS Documentation, Shafter, CA. Conducted Historic American Building Surveys for the Santa Fe Depot Rail Station and the San Francisco San Joaquin Valley Railway Section House in support of the high-speed rail construction. Atwood Multi-Purpose Trail Project City of Placentia, CA. Project. Prepared Section 106 Documentation in support of the construction of a multi-purpose residential trail. Conducted a Built Environment Resources Survey and Evaluation in support of Caltrans I-10 Express Lanes Project. The survey and evaluations included 122 parcels across the following cities: El Monte, Baldwin Park, West Covina, Covina, Pomona, and Claremont. Provided research and documentation on unincorporated East LA's Unique Theater, in support of its nomination for Historic Landmark designation for the Los Angeles County Department of Regional Planning. Historic documentation and literature review in support of the Los Angeles Music Center Electric Replacement Project; the project included an impact assessment regarding identified historic resources located within the music center campus. DPR 523 form documentation and evaluations in support of site assessments in Los Angeles, Orange, and San Bernardino Counties. Documentation included site photographs, database research, and map review. Provided cultural resources support for the High-Speed Rail (HSR) Construction Package (CP) 4. Consulted with City staff and property owners in support of Mills Act applications and Landmark Designations in the Cities of Manhattan Beach and Sierra Madre. Research and documentation in support of the National Register of Historic Places nomination for properties associated with the East Los Angeles Walkouts of 1968.



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