

BOULEVARD HEIGHTS H.H. WHITELEY MANSION

674 S. Crenshaw Blvd.
CHC-2015-2480-HCM
ENV-2015-2481-CE

Agenda packet includes

1. Final Staff Recommendation Report
2. Under Consideration Staff Recommendation Report
3. Nomination
4. Letter Opposed to Designation

Please click on each document to be directly taken to the corresponding page of the PDF.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2015-2480-HCM
ENV-2015-2481-CE**

HEARING DATE: September 3, 2015
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 674 S. Crenshaw Blvd
Council District: 4
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Greater Wilshire
Legal Description: Tract Boulevard Heights, Block
19, Lot 6

PROJECT: Historic-Cultural Monument Application for the
BOULEVARD HEIGHTS H.H. WHITELEY MANSION

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S): Jeung Sook Han
327 S. Western Avenue
Los Angeles, CA 90020

Jae Wan and Sin Ja Park
674 Crenshaw Blvd.
Los Angeles, CA 90005

APPLICANT: Roberta O'Donnell and Lorna Hennington
666 S. Bronson Avenue
Los Angeles, CA 90005

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Not declare** the property a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7
2. **Adopt** the report findings.

MICHAEL J. LOGRANDE
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, City Planning Associate
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

- The Boulevard Heights H.H. Whiteley Mansion does not meet any of the four criteria of the Cultural Heritage Ordinance and therefore is ineligible for designation as a Historic-Cultural Monument.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

SUMMARY

The 1920 Boulevard Heights H.H. Whiteley Mansion is located at 674 Crenshaw Boulevard just south of Wilshire Boulevard. It was designed and constructed by Harry Hayden Whiteley (1890-1970) for Mrs. M. B. Cosby (Adele), the daughter of Gas Company Vice President Champ Shepherd Vance. Records indicate that development of the property was for purposes of investment, one of several the Cosby family made on Crenshaw Boulevard.

H. H. Whiteley studied drafting and engineering in Los Angeles and graduated from the University of Southern California with a degree in engineering in 1924. He previously had served as the chief draftsman for Twentieth Century Fox in 1920, the same year he worked on the subject property. Whiteley designed many residences and some commercial buildings in Los Angeles and his work was featured in several publications including *Home and Garden* and the *Western Architect*. He was known for use of the Spanish and Mediterranean Revival styles. Whiteley spent part of his career working with prominent architects Paul Revere Williams, Frank M. Tyler, and Adrian Wilson. Later, Whiteley relocated to Las Vegas where he worked on a number of projects including the original Las Vegas Convention Center, built in 1958, which was an example of his work in the Modern style.

The Mediterranean Revival, two-story house retains some of its original features including arched wooden multi-lite windows, a rounded molded entryway, engaged corkscrew columns, leaded glass windows, and stucco cladding. The main entrance of the house faces north, away from Crenshaw Boulevard, and has a brick patio. The house has a mixed roof system with a gabled front portion, a shed roof over the entry and foyer, and a flat parapet roof to the north and rear. The mixed roof form and two-story massing create an asymmetrical and multi-faced front elevation.

Exterior alterations include removal of the Spanish clay tile roofing, addition of security bars, resurfaced stucco cladding, demolition of the garage in 1967, a rear addition, and covering of the attic vents. The interior conditions of the house are unknown and may have been altered. A permit was issued in 1967 for "remodel interior."

DISCUSSION

The Boulevard Heights H.H. Whiteley Mansion does not meet the criteria for designation under the Cultural Heritage Ordinance. The applicant argues that the property is eligible under two criteria of the Ordinance. The first argument made by the applicant is that the property “embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction” as a Mediterranean Revival house. Though the house retains original elements such as wood casement windows and engaged corkscrew columns typical of the style, staff does not find the house to be a unique or outstanding example of the Mediterranean Revival style. The Mediterranean Revival style is applied to the house in a simplified manner and only on the front street visible façade. Additionally, the house has experienced a number of alterations that diminish its integrity. The stucco has been resurfaced, the clay tile roof replaced with asphalt shingles, a rear addition was constructed, and attic vents have been covered over. These alterations comprise the integrity and original design of the house and therefore it is not a distinguished example of the style. More intact and exemplary Mediterranean Revival style houses include the Villa Vallambrosa (HCM #603) and the Ralph J. Chandler Residence (HCM #1003).

The applicant also argued that the property is eligible under the criterion of “a notable work of a master builder, designer or architect whose individual genius influenced his age” as the work of architect H.H. Whiteley. H.H. Whiteley was an architect who practiced in Los Angeles and Las Vegas from approximately 1916-1960. His work includes single family houses (256 S. Norton and 356 S. Westmoreland), commercial buildings, and some institutional facilities. His largest built commission was the modern Las Vegas Convention Center (1958). He was one of many architects practicing in Los Angeles during the first half of the twentieth century. H.H. Whiteley is not a recognized master architect whose individual genius influenced his age and this criterion does not apply.

BACKGROUND

On July 16, 2015 the Cultural Heritage Commission voted to take the property under consideration. On August 6, a subcommittee of the Commission consisting of Commissioners Barron and Irvine visited the property, accompanied by a staff member from the Office of Historic Resources.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2015-2480-HCM
ENV-2015-2481-CE**

HEARING DATE: July 16, 2015
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 674 S. Crenshaw Blvd
Council District: 4
Community Plan Area: Wilshire
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Neighborhood Council: Greater Wilshire
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Los Angeles, CA 90020

Jae Wan and Sin Ja Park
674 Crenshaw Blvd.
Los Angeles, CA 90005

APPLICANT: Roberta O'Donnell and Lorna Hennington
666 S. Bronson Avenue
Los Angeles, CA 90005

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal warrants further investigation.
2. **Adopt** the report findings.

MICHAEL J. LOGRANDE
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

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Shannon Ryan, City Planning Associate
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

SUMMARY

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H. H. Whiteley studied drafting and engineering in Los Angeles and graduated from the University of Southern California with a degree in engineering in 1924. He previously had served as the chief draftsman for Twentieth Century Fox in 1920, the same year he worked on the Boulevard Heights Mansion. Whiteley designed many residences and some commercial buildings in Los Angeles and his work was featured in several publications including *Home and Garden* and the *Western Architect*. He was known for use of the Spanish and Mediterranean Revival styles. Whiteley spent part of his career working with prominent architects Paul Revere Williams, Frank M. Tyler, and Adrian Wilson. Later, Whiteley relocated to Las Vegas where he worked on a number of projects including the original Las Vegas Convention Center, built in 1958, which was an example of his work in the Modern style.

The Mediterranean Revival, two-story house retains many of its original features including arched wooden multi-lite windows, a rounded molded entryway, engaged corkscrew columns, leaded glass windows, and stucco cladding. The main entrance of the house faces north, away from Crenshaw Boulevard, and has a brick patio. The house has a mixed roof system with a gabled front portion, a shed roof over the entry and foyer, and a flat parapet roof to the north and rear. The mixed roof form and two-story massing create an asymmetrical and multi-faced front elevation.

The exterior of the house is mostly intact. The limited alterations include removal of the Spanish clay tile roofing, addition of security bars, demolition of the garage, and removal of some of the attic vents.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

FINDINGS

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission
**HISTORIC-CULTURAL MONUMENT
NOMINATION FORM**



1. PROPERTY IDENTIFICATION

Proposed Monument Name: Boulevard Heights H. H. Whiteley Mansion		Notable architect/builder	
Other Associated Names:			
Street Address: 674 Crenshaw		Zip: 90005	Council District: 4
Range of Addresses on Property: 674 Crenshaw		Community Name: Wilshire Park	
Assessor Parcel Number: 5092001026	Tract: Boulevard Heights	Block: 001	Lot: 026
Identification cont'd:			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
	<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature	
Describe any additional resources located on the property to be included in the nomination, here:			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1920	<input type="radio"/> Factual	<input type="radio"/> Estimated	Threatened? Private Development
Architect/Designer: Harry Hayden Whiteley		Contractor: Harry Hayden Whiteley	
Original Use: Single family residence		Present Use: Sober Living Facility	
Is the Proposed Monument on its Original Site? <input checked="" type="radio"/> Yes <input type="radio"/> No (explain in section 7) <input type="radio"/> Unknown (explain in section 7)			

3. STYLE & MATERIALS

Architectural Style: Select from menu or type style directly into box		Stories: 2	Plan Shape: Irregular
<i>FEATURE</i>	<i>PRIMARY</i>	<i>SECONDARY</i>	
CONSTRUCTION	Type: Wood	Type: Select	
CLADDING	Material: Stucco, smooth	Material: Select	
ROOF	Type: Gable, crossed	Type: Flat	
	Material: Composition shingle	Material: Rolled asphalt	
WINDOWS	Type: Casement	Type: Fixed	
	Material: Wood	Material: Wood	
ENTRY	Style: Recessed	Style: Select	
DOOR	Type: Paneled, unglazed	Type: Select	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.

1920	Original permit to H. H. Whiteley for owner Mrs. M. B. Cosby, one family residence/garage
1923	Permit issued to H. H. Whiteley to convert balcony to sleeping porch for Mrs. Bell Press
1963	Permit issued to Tidewater Oil Co., change of occupancy to Church and Dwelling
1967	Certificate of Occupancy, Adult School, Mark T. Gilboyne
1967	Demolition (garage)

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

<input type="checkbox"/>	Listed in the National Register of Historic Places	
<input type="checkbox"/>	Listed in the California Register of Historical Resources	
<input type="checkbox"/>	Formally determined eligible for the National and/or California Registers	
<input type="checkbox"/>	Located in an Historic Preservation Overlay Zone (HPOZ)	<input type="checkbox"/> Contributing feature <input type="checkbox"/> Non-contributing feature
<input type="checkbox"/>	Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s):
Other historical or cultural resource designations:		

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):

<input type="checkbox"/>	Reflects the broad cultural, economic, or social history of the nation, state, or community
<input type="checkbox"/>	Is identified with historic personages or with important events in the main currents of national, state, or local history
<input checked="" type="checkbox"/>	Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction
<input checked="" type="checkbox"/>	A notable work of a master builder, designer, or architect whose individual genius influenced his or her age



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.

A. Proposed Monument Description - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

B. Statement of Significance - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

8. CONTACT INFORMATION

Applicant

Name: Roberta M. O'Donnell and Lorna Hennington		Company:	
Street Address: 666 S. Bronson Avenue		City: Los Angeles	State: CA
Zip: 90003	Phone Number: 213 321 9939	Email: robby.odonnell@gmail.com	

Property Owner

Is the owner in support of the nomination?

Yes

No

Unknown

Name: Jeung Sook Han		Company:	
Street Address: 327 S. Western Avenue		City: Los Angeles	State: CA
Zip: 90020	Phone Number:	Email:	

Nomination Preparer/Applicant's Representative

Name: Roberta M. O'Donnell		Company:	
Street Address: 666 S. Bronson Avenue		City: Los Angeles	State: CA
Zip: 90005	Phone Number: 213 321 9939	Email: robby.odonnell@gmail.com	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

APPLICATION CHECKLIST

- | | |
|--|--|
| 1. ✓ Nomination Form | 5. ✓ Copies of Primary/Secondary Documentation |
| 2. ✓ Written Statements A and B | 6. ✓ Copies of Building Permits for Major Alterations (include first construction permits) |
| 3. ✓ Bibliography | 7. ✓ Additional, Contemporary Photos |
| 4. ✓ Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digital copy of the main photo to: planning.ohr@lacity.org) | 8. ✓ Historical Photos |
| | 9. ✓ Zimas Parcel Report for all Nominated Parcels (including map) |

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.	
<input checked="" type="checkbox"/>	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
<input checked="" type="checkbox"/>	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
<input checked="" type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Roberta M. O'Donnell

4/4/2015

Roberta M.
O'Donnell

Digitally signed by Roberta M. O'Donnell
DN: cn=Roberta M. O'Donnell, o, ou,
email=robby.odonnell@gmail.com, c=US
Date: 2015.04.04 14:12:12 -07'00'

Name:

Date:

Signature:

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources
Department of City Planning
200 N. Spring Street, Room 620
Los Angeles, CA 90012

Phone: 213-978-1200
Website: preservation.lacity.org

Significance:

The Boulevard Heights H.H. Whiteley Mansion is significant as a fully intact example of the work of a significant master architect, H. H. Whiteley. This project is of a particular style popular in the 1920s, arguably the most important period in the development of Los Angeles.

The 1962 AIA Historical Directory of Architectsⁱ gives the following information about Harry Hayden Whiteley:

Mr. Whitely joined the Las Vegas chapter of the AIA in 1944. His education is stated as "Complete Course in the I. C. S (International Correspondence School)." I.C.S offered courses in every subject, including architectural draftsmanship, advanced math and engineering. He was tutored at the University of Southern California for two years and graduated in 1924 with a degree in engineering. In 1920, he was chief draftsman for 20th Century Fox. He worked in Los Angeles with Paul Revere Williams, Frank Tyler and Adrian Wilson, whose projects include the Schoenberg Center at USC and the Los Angeles County Courthouse. Mr. Whitely continued to work with Williams and Wilson in Las Vegas later in their careers; with Wilson on the Las Vegas Convention Center in 1958 and with Williams on a project for shops and offices in 1960. Whiteley's listed fields of expertise included residential, commercial, industrial, religious, educational, health facilities, penal institutions, public buildings, military structures, communications, and landscape design.

Harry Hayden Whiteley was born in Bakersfield in 1890.ⁱⁱ By 1920, after military service in World War I,ⁱⁱⁱ H. H. Whitely was already an established Los Angeles architect, drawing attention and praise for his distinctive style. Earliest references to his work appear in 1917^{iv}, which feature his designs for rustic cabins in *Home and Garden*, Vol. 36, August, 1917.

The Boulevard Heights H.H. Whiteley Mansion was designed and constructed in 1920 by Harry Hayden Whiteley (1890-1970) for Mrs. M. B. Cosby (Adele), the daughter of Gas Company vice-president Champ Shepherd Vance. Even at this young age, Whiteley was already very successful and becoming known for his unique interpretation of Spanish and Mediterranean architecture. There is no evidence that Mrs. Cosby ever lived at this address, and this project was probably part of the speculative post WWI building boom in the immediate area. Mrs. Cosby had purchased the lot in October 1913 from W. C. Mage^v, who was listed as the seller in several transactions on Crenshaw at the same time. This is further indication that this was an investment for the Cosby family.

Mr. Whiteley personally signed the permit for 674 Crenshaw on October 20, 1920, and is identified as the architect and contractor. Whitely moved his office from the Story Building earlier that same year.^{vi} His address on the permit is listed as 520 S. Western^{vii}, the location of his new offices built in March of 1920. The innovative design and elegant interiors of his new offices were the subject of a feature article in *The Western Architect*, March 1920^{viii}. This Western office was moved to 601 Wilcox in 1923, only three years later, for the McDonnell family, who founded the Urban Military Academy in 1905, later known as the Black-Foxe Military Academy. This house remains fully intact, and while smaller in scale, shares many of the characteristic design elements of the Boulevard Heights H.H. Whiteley Mansion: similar massing, low roof pitch, distinctive classic fenestration, and use of architectural details and materials, such as Palladian windows, stucco ornamentation, careful attention to the placement and design of smaller windows and vents, etc.

In the mid-1920s through the 1930s a series of auction notices in the *Los Angeles Times* indicate that 674 Crenshaw was occupied by the Ruth L. Wagner family, apparently beset with personal and financial difficulties, including the death of 20-year-old William Donald Wagner, the youngest son, in 1932.

Through the following decades, the Boulevard Heights H.H. Whiteley Mansion underwent a series of ups and downs that continue to this day. In the late 1950s, the Getty family, operating as Tidewater Oil, were owners of a large number of parcels in the immediate area (including the current home of the Mayor) and were intending to upzone the entire stretch of Wilshire to a sky-scraper district, a movement that began in the early 1920s with the construction of the Los Altos Apartments. In 1957, Tidewater cleared the lot of a derelict mansion (site of the movie "Sunset Boulevard") on the north side of Wilshire and built a new six-story \$10,000,000 corporate headquarters now known locally as "The Harbor Building," completed in 1958. In 1963 Tidewater Oil appears on permits^{ix} as the owner of Boulevard Heights H.H. Whiteley Mansion, which they converted to a "Church" and expanded with an addition. A highway dedication is indicated on the permit. Plans for the demise of the H.H. Whiteley Mansion seemed imminent. However, resident protests against rezoning the Wilshire corridor, spurred by the sheer mass of the new Tidewater Headquarters, stopped the

Gettys' plans, and many of the parcels they had acquired were sold. In a 1967 Certificate of Occupancy, 674 Crenshaw underwent yet another change of use as an "Adult School." * With the repeated widening of Crenshaw and its evolution from a minor street to a major thoroughfare, conditions continued to deteriorate, and single family homes were replaced with cottage businesses, low-cost apartments, and a variety of board-and-care facilities. 674 Crenshaw, despite its auspicious beginnings, was not spared. Today it is currently used as such a board and care facility, and is a likely target for multi-family development.

Whitely also designed the Pacific Military Academy in Culver City (demolished), the Cheviot Hills Country Club (demolished), as well as an impressive list of projects in Southwest Builder and Contractor. From 1921 alone, the following list of projects appeared.^{xi}

- Residence, Canyon Drive and Chaparral Street, Brentwood, for Dr. Edward B. Jones
- Spanish Flats, Martel St. and Hollywood Blvd., for Evangeline C. Smith
- Country Club Building for Sunset Canyon Country Club, Burbank
- Italian Residence, Windsor Square, for Mrs. L. O. Forman
- Library Building, Chavez Road, for the Barlow Sanitarium
- Tenement House and Garage, Long Beach, for Mrs. Evangeline C. Smith
- 8572 Cherokee Drive, Downey, 1920^{xii}
- Hollywood California Hotel^{xiii} (never built)

Other Los Angeles commissions include:

- Residence, 356 S. Westmoreland for Harry Rivers
- Residence (with S. M. Cooper), 7th and Oxford for W. E. Baker
- Residence, 408 S. Occidental for Sara F. Hersch
- Residence (with S. M. Cooper), 2123 Beachwood Drive for Donald Morris
- Store and Apartments, Gateway tract at Hollywood
- Residence, 256 Norton for Henry C. Harris
- Residences, Oxford between 4th and 5th (Pellissier Square) for E. C. Pyle (Cooper-Pyle-Clopine)
- Residence, Beachwood Drive, Hollywood for Mr. Morrison
- Residence, Whittier for A. J. Leslie

In the 1930s, as expected, Mr. Whiteley's large commissions tapered off. He relocated and continued his career in San Diego and elsewhere outside of Los Angeles. In 1942, at age 52, he re-enlisted in the U.S. Army, listing his address as Las Vegas and his employer as McNeil Construction Company, while his wife Grace remained in California. Mr. Whiteley's style evolved and flourished with the times, and his later work included Googie style restaurants, massive hotels, and even a convention center^{xiv}. Mr. Whiteley's Las Vegas career flourished^{xv}, and included a wide variety of projects, including a jail, hospitals, churches and even an amusement park:

- City of Las Vegas Rehabilitation Farm
- Las Vegas City Jail. [ca. 1950s]
- Diagnostic Out-Patient Hospital Building, Southern Nevada Memorial Hospital, Las Vegas
- Culinary Workers Union Local #226 Building, Las Vegas, Nevada. [ca. 1960s]
- Diagnostic Out-Patient Building (for So. Nevada Memorial Hospital)
- Proposed "Fantastic Fair", W. San Francisco Ave. at Valley View Blvd.
- Fun-Land Amusement park, Las Vegas, Nevada. (Mr. Sam Pearlstein)
- Automotive Center (Ross Management Corp., owner), Arville and Desert Inn Rd. Las Vegas.
- Apparel shop for Favenger's, Las Vegas.

Mr. Whiteley's largest and most impressive project was the design for the Clark County Convention Center in Las Vegas, 1958, as Consulting Architect for Adrian Wilson and Associates, sadly no longer recognizable as the building Whiteley designed. Mr. Whiteley continued his career in Las Vegas until his death in 1970. His archives are retained by University of Nevada Las Vegas.

Description:

The Boulevard Heights H.H. Whiteley Mansion is in the Mediterranean Revival style. It is two stories, clad in stucco. There are two roof forms: flat and gabled with a low pitch.

The overall plan is irregular and asymmetrical. The front of the house has three sections:

- The northernmost side of the front section is set back approximately 10' from the front façade of the structure. It has a flat roof, and is roughly shaped like a shoe-box on its side, the longest axis extending east far toward the rear property line. The first floor of this section has Palladian French doors with arched tops and multiple panes which include twisted spiral columns with decorative capitals between the three window elements. The second floor has a pair of arched casement windows with an original iron balconette.
- The southernmost section has a front-gable roof and represents the façade closest to the front property line. It has a projecting front section which steps back symmetrically approximately 9' on the left and right, articulating the mass. The first floor windows are French doors in groups of four; an iron balconette is obscured by a low hedge. The second floor windows feature a bowed top and specialty multi-pane casements in groups of four with curved muntins following the contour of the top; the center elements consist of a pair which open from the center, with the remaining two serving as flanking casements. The second story windows retain their original balconette. A small round decorative attic vent is centered under the gable's apex.
- The center section continues under the northern side of the gabled left section, and is slightly recessed. The front windows are arched, in a group of three, approximately 1' wide and over 7' tall, staggered at approximately 30° from the horizontal. Each panel is framed in wood and glazed in leaded art glass with a series of colored glass rectangles framed with strips of glass, suggesting a plaid pattern; a bilaterally symmetrical shield motif in colored glass is centered about ¼ of the distance from the top of each window. The rightmost panel is missing its bottom section, which has been replaced with a plain glass panel framed in metal. The front entry is perpendicular to the front façade, facing north toward the driveway, and features an arch topped wooden door, painted white with a decorative molded masonry surround with an Italian Renaissance Revival theme and a small "speak-easy" brass grill. The lock hardware is original. When facing the door, it is located to the left, and a recessed arched window is to the right. A round window is above, centered on the building.

Alterations to this property on the street-visible facades are few and minor. Comparing it to the historic photo from ca. 1920, a small round attic vent on the left façade is missing, it no longer has a clay tile roof, and the repair to the rightmost stained glass window appear to be the only modifications. Many of the first floor windows have security bars. However the overall appearance remains largely unchanged.

The current use of the building precludes inspection of the interior and all facades not visible from the public right-of-way. Aerial photos show that the backyard has asphalt paving. There appears to be a large gable-shaped skylight in the center of the roof. The flat area of the roof is covered in gray roll mineral-surface roofing. A large flat area of the right section appears to be an addition to the rear.

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- i The American Institute of Architects Historical Directory, 1962, <http://public.aia.org/>
- ii 1910 US Census, California, Kern County, Bakersfield, ED 28, sheet 10, line 54
- iii 1917 World War I Draft Registration Cards, June 5, 1917, Precinct 454, #233/43
- iv Home and Garden, Vol. 36, August, 1917
- v Los Angeles Times, 10/19/1913, "Houses and Lots Sold," paragraph 2
- vi Architecture, Volume 41-42, 1920, page 192
- vii Los Angeles Times, 3/21/1920, "New Stores for West End"
- viii The Western Architect, March 1921, plates 9-12
- ix LADBS permit LA32254, 3/5/1963
- x City of Los Angeles Certificate of Occupancy, LA 44288/67, 9/1/1967
- xi Southwest Builder and Contractor, Volume 57, Issues 14-26, 1921
- xii "Significance Evaluation of the Property at 8572 Cherokee Drive, City of Downey, Los Angeles County, California" by William E. Davis, Community Development Department, City of Downey," http://www.downeyca.org/_blobcache/0000/0006/6111.pdf
- xiii Los Angeles Times, "Immense Apartment Hotel Designed for Hollywood Site," 9/1/1922
- xiv Conceptual Rendering, Clark County Convention Center, H. H. Whiteley Archives, UNLV.
- xv University of Nevada Las Vegas, Harry Hayden Whitely Photo Collection, <https://www.library.unlv.edu>



Parcel Report





City of Los Angeles Department of City Planning

6/10/2015 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

674 S CRENSHAW BLVD

ZIP CODES

90005

RECENT ACTIVITY

None

CASE NUMBERS

CPC-28216
CPC-27006
ORD-74286
ORD-74285
ORD-64594
ORD-162530
ORD-152826

Address/Legal Information

PIN Number	132B189 162
Lot/Parcel Area (Calculated)	6,977.6 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID G3
Assessor Parcel No. (APN)	5092001026
Tract	BOULEVARD HEIGHTS
Map Reference	M B 8-139
Block	19
Lot	6
Arb (Lot Cut Reference)	None
Map Sheet	132B189

Jurisdictional Information

Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Greater Wilshire
Council District	CD 4 - Tom LaBonge
Census Tract #	2127.02
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	R3-1
Zoning Information (ZI)	ZI-2410 Metro Westside Subway Extension Project
General Plan Land Use	Medium Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	Park Mile
Special Land Use / Zoning	None
Design Review Board	Yes
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	15
500 Ft School Zone	No
500 Ft Park Zone	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Assessor Information

Assessor Parcel No. (APN)	5092001026
Ownership (Assessor)	
Owner1	JEUNG SOOK HAN
Address	327 S WESTERN AVE LOS ANGELES CA 90020
Ownership (City Clerk)	
Owner	PARK, JAE WAN & SIN JA
Address	674 CRENSHAW BLVD LOS ANGELES CA 90005
APN Area (Co. Public Works)*	0.239 (ac)
Use Code	0100 - Single Residence
Assessed Land Val.	\$287,735
Assessed Improvement Val.	\$31,966
Last Owner Change	05/01/01
Last Sale Amount	\$0
Tax Rate Area	67
Deed Ref No. (City Clerk)	87055
	726639
	5-543
	1966523
	1891108
	1149728
	1149676
	1134133
Building 1	
Year Built	1921
Building Class	D6B
Number of Units	1
Number of Bedrooms	7
Number of Bathrooms	4
Building Square Footage	4,861.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.77123098724265
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Promise Zone	No
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	None
Targeted Neighborhood Initiative	None
Public Safety	
Police Information	
Bureau	West
Division / Station	Wilshire
Reporting District	749
Fire Information	
Division	1
Batallion	11
District / Fire Station	29
Red Flag Restricted Parking	No

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

DATA NOT AVAILABLE

CPC-28216

CPC-27006

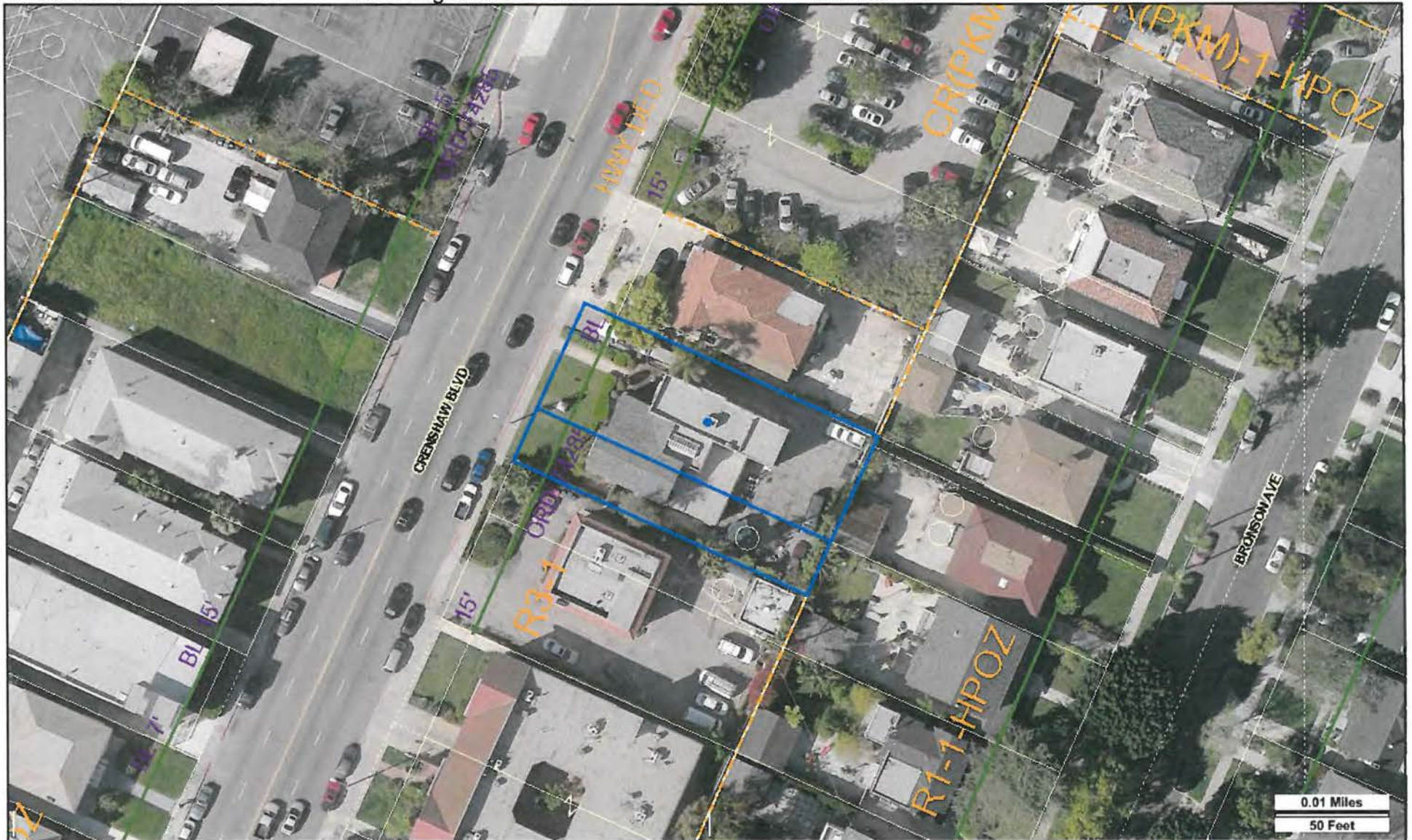
ORD-74286

ORD-74285

ORD-64594

ORD-162530

ORD-152826

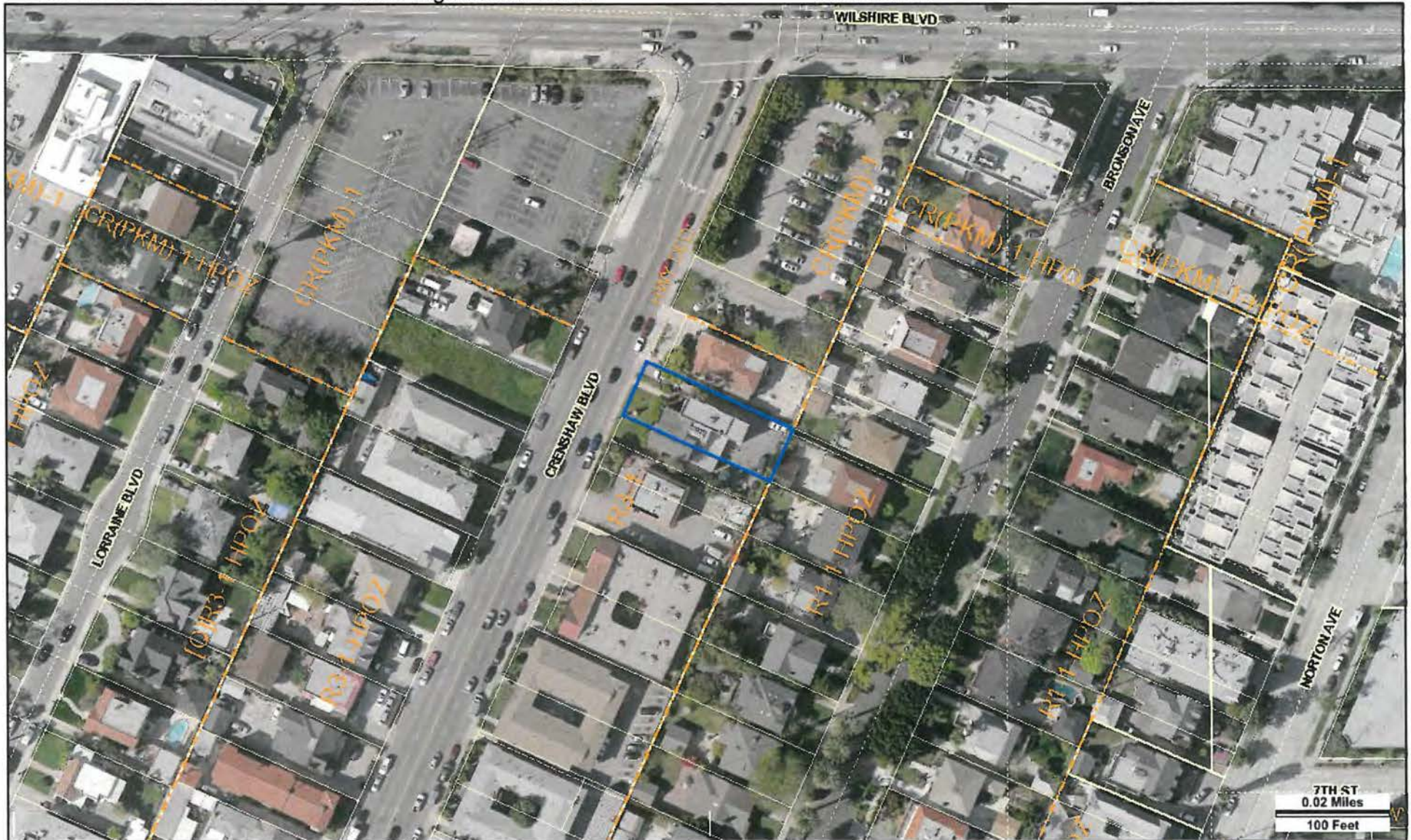


Address: 674 S CRENSHAW BLVD
APN: 5092001026
PIN #: 132B189 162

Tract: BOULEVARD HEIGHTS
Block: 19
Lot: 6
Arb: None

Zoning: R3-1
General Plan: Medium Residential





Address: 674 S CRENSHAW BLVD
 APN: 5092001026
 PIN #: 132B189 162

Tract: BOULEVARD HEIGHTS
 Block: 19
 Lot: 6
 Arb: None

Zoning: R3-1
 General Plan: Medium Residential



Permits

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

BLDG. FORM 1

BOARD OF PUBLIC WORKS DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Building CLASS "D"

To the Board of Public Works of the City of Los Angeles:
Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 6 + 7 1/2 of 7 Block 19
(Description of Property)

TAKE TO ROOM No. 6 FIRST FLOOR
CITY CLERK PLEASE VERIFY
District No. 28 M. B. Page 5 F. B. Page 280

TAKE TO ROOM No. 405 SOUTH ANNEX
ENGINEER PLEASE VERIFY
No. 674 S. Crossman Blvd. Street
(USE INK OR INDELIBLE PENCIL)

O. K. City Clerk
By [Signature] Deputy

O. K. City Engineer
By [Signature] Deputy

- Purpose of Building Residence No. of Rooms 9 No. of Families 1
- Owner's name Mrs. M. B. Cosby Phone 560316
- Owner's address 420 S Western
- Architect's name H. Whiteley Phone 567243
- Contractor's name _____ Phone _____
- Contractor's address 520 S Western
- ENTIRE COST OF PROPOSED WORK { Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, etc. } \$17,500.00
- Any other building on the lot? No How used? _____
- Size of the proposed building 50' x 12' 9" Height to highest point 28 feet
- Number of stories in height 2 Character of ground adobe
- Material of foundation concrete Size footings 20" Size wall 9" Depth below ground 12"
- Material of chimneys brick Number of inlets to flues 1 Interior size of flues 8 x 12
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 6
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 3 Ceiling joists 2 x 4 Roof rafters 2 x 6 FIRST FLOOR JOISTS 2 x 8 Second floor joists 2 x 12 Specify material of roof Tile & concrete

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER 10/13/20 Sign here) H. Whiteley
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY		
PERMIT NO. 19901	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. <u>[Signature]</u> Plan Examiner	Application checked and found O. K. <u>[Signature]</u> Clerk
		STAMP: OCT 20 1920

5 - W. H. Sullcock

NOTE---Answer the Following Questions For Dwellings and Flats Only:--
STATE DWELLING HOUSE ACT

14. Are there any living rooms in basement? No
15. What is least area of any room, other than kitchens, bathrooms, or closets? 154
16. What is the least width of any room, other than kitchens, bathrooms, or closets? 11'-0"
17. What is the minimum ceiling height? 9'
18. Give least size of window courts (width and length) 12' x 75'
- A window court is the unoccupied ground area, in front of any and all windows, as required by the State Law, and such area must be entirely open and uncovered, and be at least 4 feet in width, and at least 36 sq. ft. in area. Eaves or cornices may project into such window courts not to exceed 8 inches; if a greater projection is desired, window court must be increased in width as much as eaves.
19. Give maximum cornice projection into such court. 8"
20. Will windows in each room be equal to one-eighth ($\frac{1}{8}$) of floor area? Yes
21. Give maximum width of porch to edge of cornice or eaves. No roofed porch
22. What is the minimum height of floor joists above ground? 10"
23. Will entire space underneath building be enclosed and be provided with ventilating screens? Yes
24. Will a water-closet be provided for each family? Yes
25. Give least width of water-closet compartment or room, when finished. 1 5'-6"
26. Give size of windows for toilet and bathrooms. 3 small windows 3'0" x 3'0"
27. Will all provisions of State Dwelling House Act be complied with? Yes

I have carefully examined and read the above blank and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here)

J. H. Whiteley
(Owner or Authorized Agent)

Address of
Building

674 Crenshaw Boulevard



CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act—for following occupancies:

Issued 9-1-67 Permit No. and Year LA 44288/67

A 15' x 22' portion of a 51' x 70' two-story,
Type V, building, converted to an Adult School.
G-1 and R-1 Occupancy
(maximum occupants 48)

File No. X52236

Owner Mark T. Gilboyne
Owner's Address 674 South Crenshaw Blvd.
Los Angeles, California

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

3

Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM		REMOVED TO	
Lot.....	Block.....	Lot.....	Block.....
Tract.....		Tract.....	
Book.....	Page.....	Book.....	Page.....
F. B. Page.....		F. B. Page.....	
From No. <i>Bel. Wilshire + 9th</i>		Street.....	
To No. <i>674 So Crossland Blvd</i>		Street.....	

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? *Residence - 1 fam*
2. What purpose will Building be used for hereafter? *same*
3. Owner's name *Mrs Bell Press* Phone *728-16*
4. Owner's address *674 So. Crossland*
5. Architect's name *Harry Hayden Whitley* Phone *435-404*
6. Contractor's name *Sauie* Phone.....
7. Contractor's address *5912 Hollywood Blvd*
8. VALUATION OF PROPOSED WORK {including Plumbing, Gas Fitting, Sewers, Crospools, Plaster, Painting, Finishing, all Labor, etc.} \$ *600.00*
9. Class of present Building *D* No. of rooms at present.....
10. Number of stories in height *Two* Size of present Building *142 x 60*
11. State how many buildings are on this lot *Two*
12. State purpose buildings on lot are used for *Residence + Private Garage*
(Tenement House, Hotel, Residence, or any other purpose)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC. WILL BE MADE TO THIS BUILDING:

Build sleeping porch where a balcony now exists.


I have carefully examined and read the above application and know the same is true and correct and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign here)

Harry Hayden Whitley
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. 37694	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	
	Plan Examiner	Clerk	

Ed. [Signature]

- 13. Size of new addition 15-9 x 17-9 No. of Stories in height One
- 14. Material of foundation Concrete Size footings 20" Size wall 9" Depth below ground 12"
- 15. Size of Redwood Mudills 2 x 6 Size of interior bearing studs 2 x 4
- 16. Size of exterior studs 2 x 4 Size of interior non-bearing studs 2 x 3
- 17. Size of first floor joists 2 x 8 Second floor joists 2 x 12
- 18. Will all provisions of State Dwelling House Act be complied with? yes

I have carefully examined and read the above blank and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here) Harry Hayden Willey
(Owner or Authorized Agent.)

Not necessary windows will be covered

HW Willey

OK

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

X52236 - SEWER (Available) (Not Available)

1. LEGAL DESCR.	LOT 6 N. 7	BLK 19	TRACT Boulevard Hgts. Tr.	ADDRESS APPROVED
2. BUILDING ADDRESS	674 So. Crenshaw Blvd.			DIST. MAP 5094
3. BETWEEN CROSS STREETS	Wilshire AND 8th St.			ZONE R-4-1
4. PRESENT USE OF BUILDING	Dwelling		NEW USE OF BUILDING Church & Dwelling	FIRE DIST.
5. OWNER'S NAME	Tidewater Oil Co.		PHONE WE. 8-2211	(INSIDE) KEY
6. OWNER'S ADDRESS	4201 Wilshire Blvd.		P.O. ZONE	COR. LOT REV. COR. LOT SIZE 137.47x
7. CERT. ARCH.	STATE LICENSE		PHONE	BLDG. LINE 15'
8. LIC. ENGR.	STATE LICENSE		PHONE	
9. CONTRACTOR	STATE LICENSE		PHONE	REAR ALLY SIDE ALLY
10. CONTRACTOR'S ADDRESS	P.O. ZONE			BLDG. LINE 15'
11. SIZE OF EXISTING BLDG.	STORIES 2	HEIGHT 26'	NO. OF EXISTING BUILDINGS ON LOT AND USE 2 - Dwelling & Garage	BLDG. AREA

HIGHWAY DEDICATION

12. MATERIAL	<input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK	ROOF CONST. <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER	ROOFING	SPRINKLERS REQ'D. SPECIFIED
EXT. WALLS:	<input type="checkbox"/> STUCCO <input checked="" type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE			AFFIDAVITS
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$2000.00	VALUATION APPROVED Jones		
14. SIZE OF ADDITION	STORIES	HEIGHT	APPLICATION CHECKED Schumacher	
15. NEW WORK: (Describe)	EXT. WALLS	ROOFING	PLANS CHECKED	DWELL. UNITS
Change of Occupancy			CORRECTIONS VERIFIED	SPACES PARKING
Area 4780 sq.ft. X52236			PLANS APPROVED	GUEST ROOMS
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.			APPLICATION APPROVED	FILE WITH CONS. BUR.
Signed Tidewater Oil Co. By [Signature]			INSPECTOR Crowe	CONT. INSP.

CRITICAL SOIL

TYPE V	GROUP B-2	MAX. OCC.	P.C.	S.P.C.	G.P.I.	P.P. 10.0	I.F.	O.S. 100.00	C/O
--------	-----------	-----------	------	--------	--------	-----------	------	-------------	-----

CASHIER'S USE ONLY

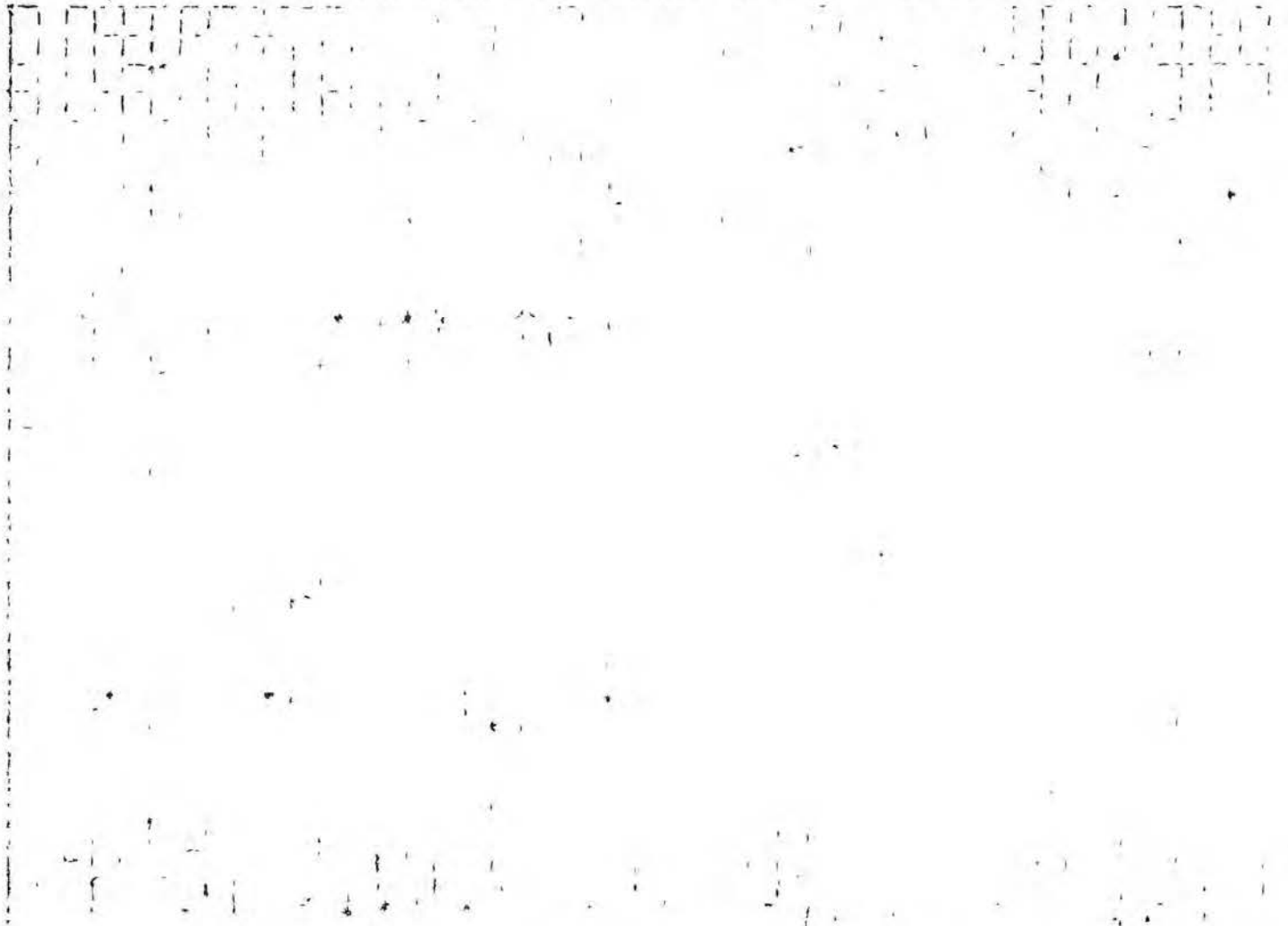
R-1

LA 32254 MAR--5-63 11129 B-1 CK 10.00

SEP-21-62 612113 NL 18-CK 100.00

P.C. No. GRADING CRIT. SOIL CONS.

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



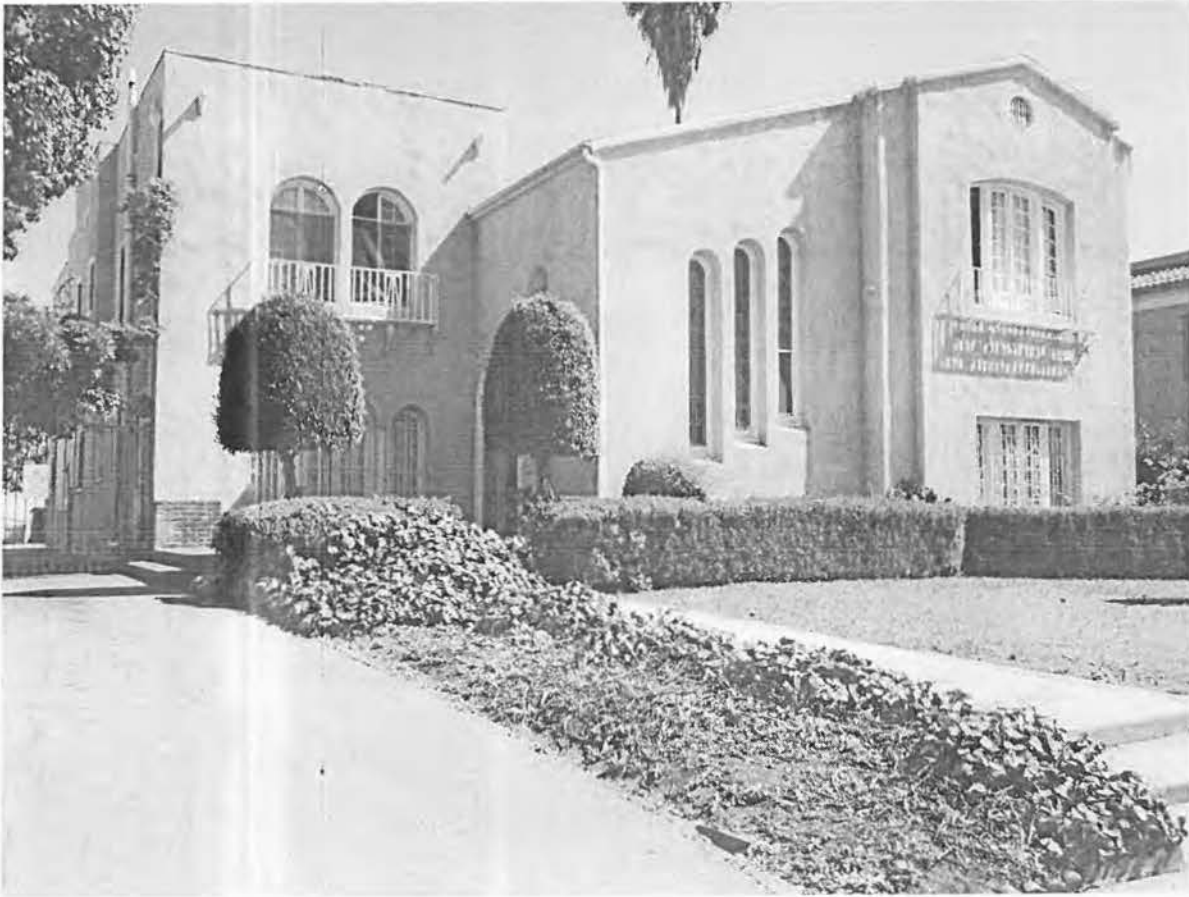
"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed."

(See Sec. 91.0202 L.A.M.C.)

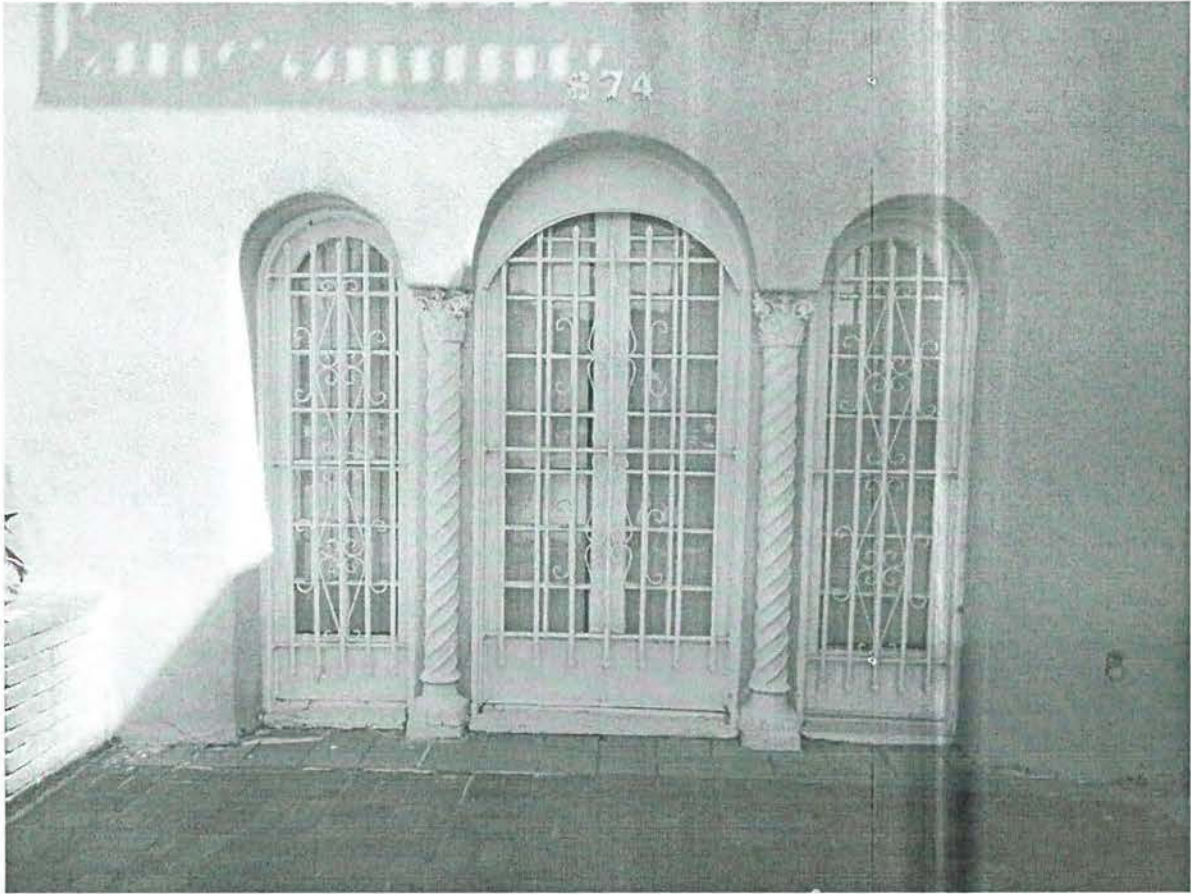
Photos



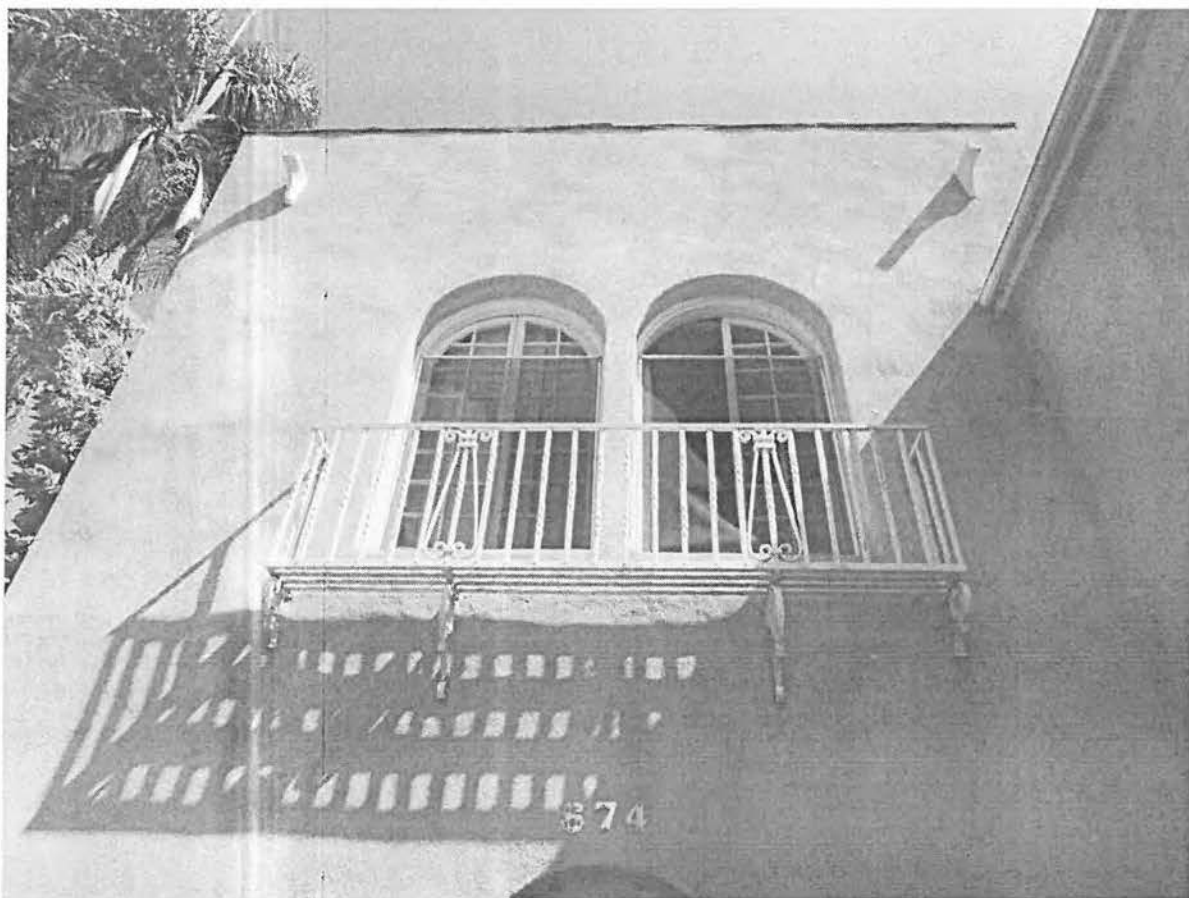
674 S. Crenshaw, ca 1920



674 Crenshaw, 3/31/2015



674 Crenshaw, first floor, west facade left , camera facing east



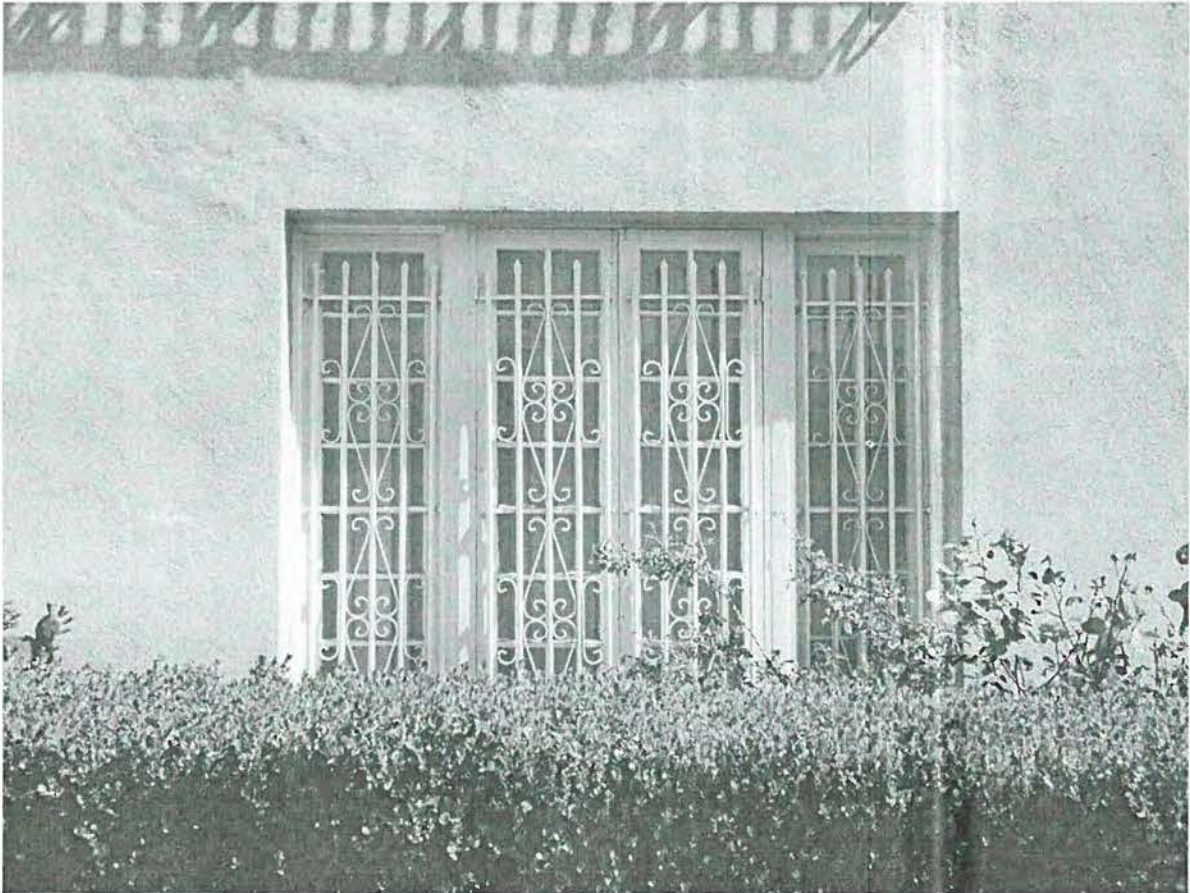
674 Crenshaw, second floor west façade left, camera facing east

674 Crenshaw, center west front façade, camera facing east





674 Crenshaw, west left front façade, second floor, camera facing east



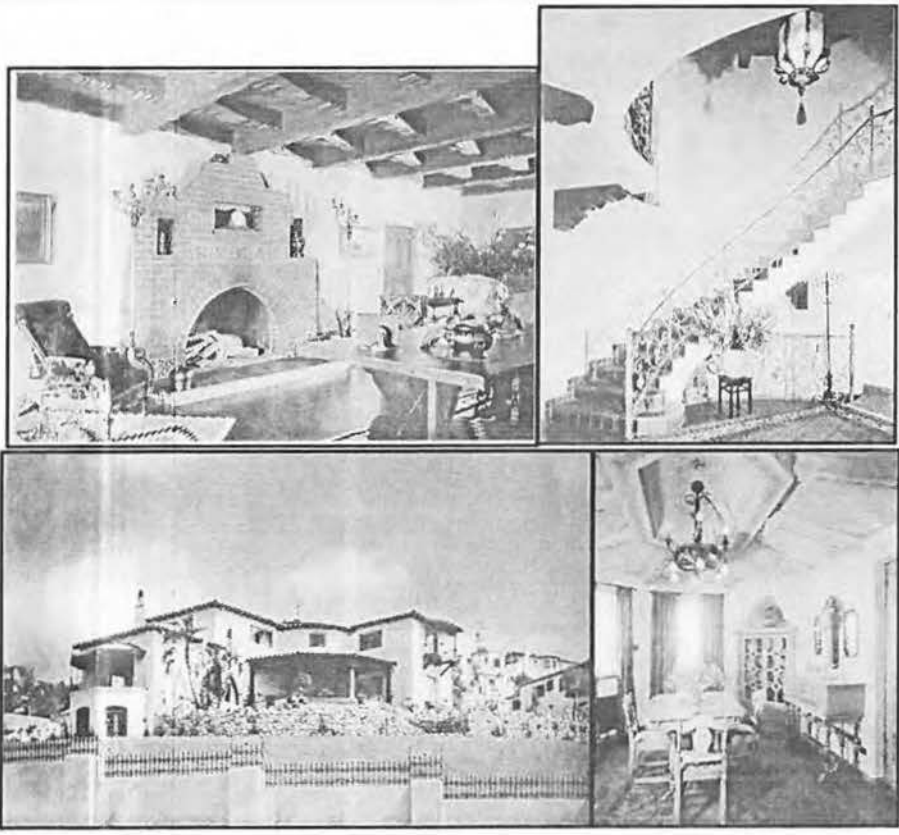
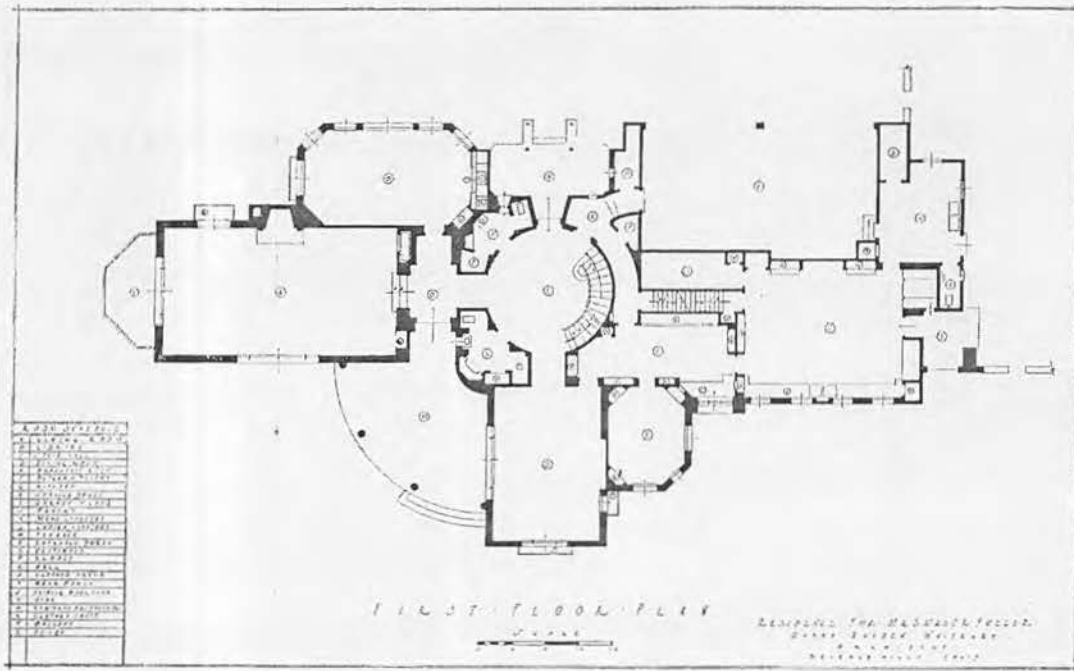
674 Crenshaw, west left front façade, first floor, camera facing east



674 Crenshaw, north left side façade, second floor, camera facing southeast

Additional Material

2400 Inverness, Los Feliz, 1928, for Motor Transit Terminal Co.



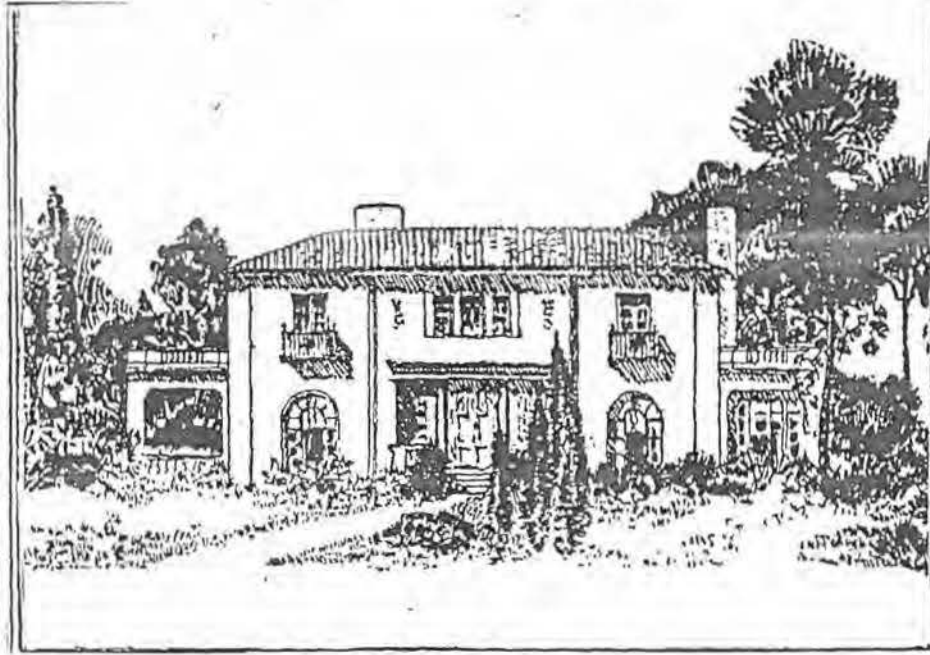


Hollywood-California Hotel (never built)

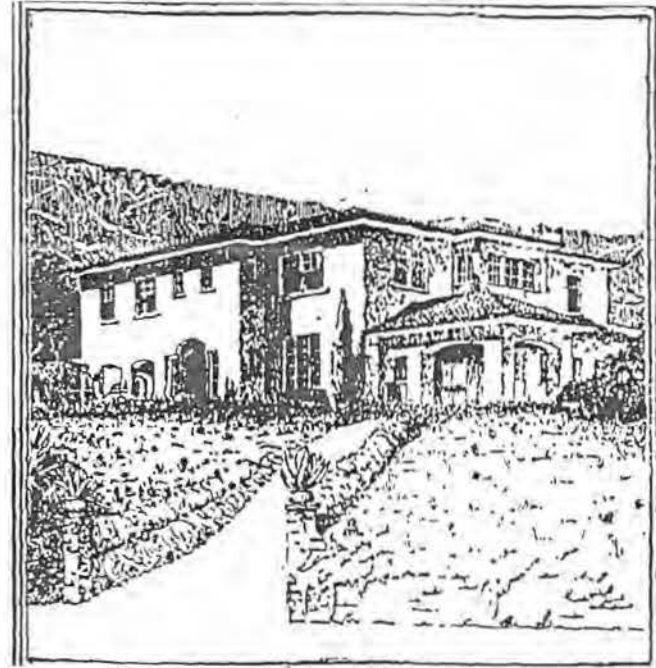
Architectural Variety Shown in New Homes.

Los Angeles Times (1886-1922); May 9, 1920; ProQuest Historical Newspapers: Los Angeles Times
pg. V1

Architectural Variety Shown in New Homes.



Fremont Place Residence.



4111 Cromwell Avenue



Hollywood Home

Italian Renaissance residence to be erected on Fremont Place for W. B. Johnson; Meyer & Holler (Milwaukee Building Company,) designers and builders. Residence for J. W. McFarland to rise on Cromwell avenue; H. H. Whiteley, designer. Home of English county style of architecture for L. B. Woods on Vine street, Hollywood, Arthur H. Sibolt, designer.

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March, 1921

THE WESTERN ARCHITECT

Plate 9



LA CABANA AZUL (THE BLUE CABIN)
STUDIO OF H. H. WHITELEY, ARCHITECT, LOS ANGELES, CALIFORNIA
H. H. WHITELEY, ARCHITECT :: :: :: :: :: :: :: :: :: :: ::



DETAIL OF FRONT ENTRANCE, LA CABANA AZUL,
STUDIO OF H. H. WHITELEY, ARCHITECT, LOS ANGELES, CALIFORNIA
H. H. WHITELEY, ARCHITECT

THE OUTSIDE WALLS ARE BLUE PLASTER AND BLUE TRIM :: THE ENTRANCE COLUMNS AND ENTABLATURE
ARE A LIGHT STONE COLOR :: THE CLAY ROOF TILES ARE LAID IN VARYING WIDTHS AT RANDOM



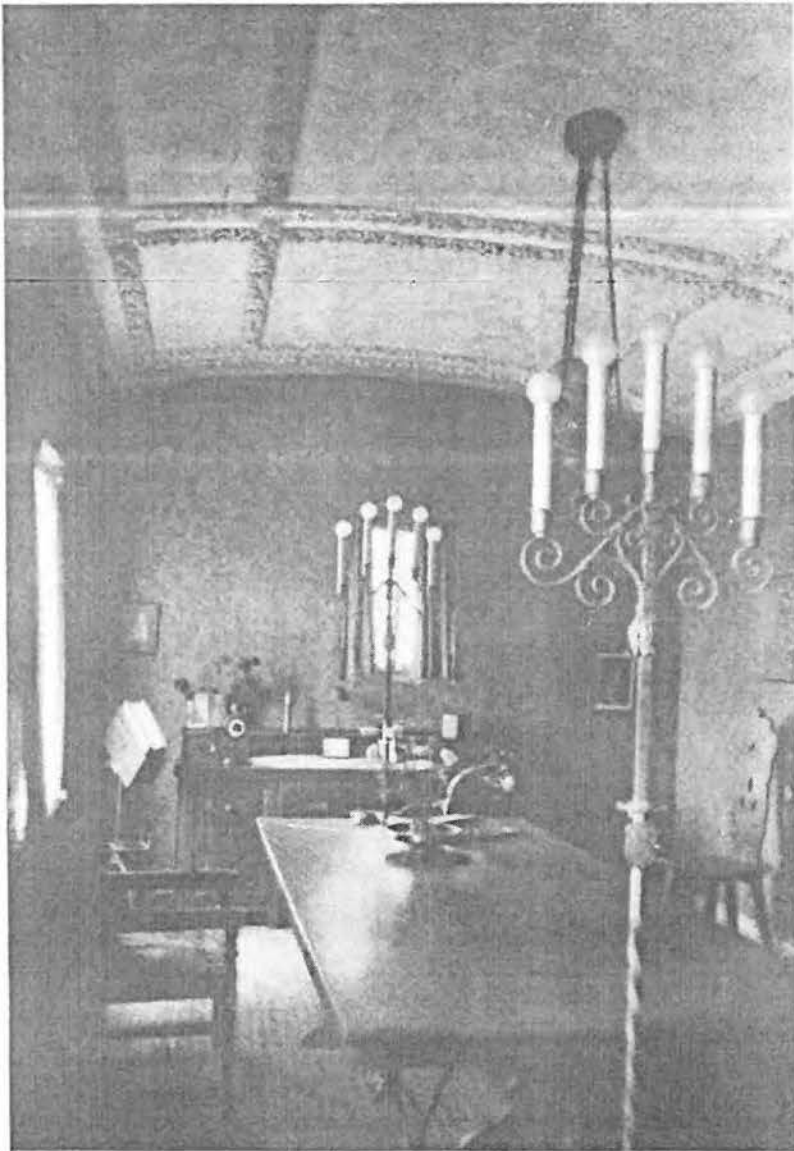
March, 1921

THE WESTERN ARCHITECT

Plate 11

VIEWS IN DISPLAY ROOM, LA CABANA AZUL
 STUDIO OF H. H. WHITELEY, ARCHITECT, LOS ANGELES, CALIFORNIA
 H. H. WHITELEY ARCHITECT

AS MR. WHITELEY DESIGNS THE FURNISHINGS OF THE HOMES HE BUILDS, THIS ROOM IN WHICH ARE DISPLAYED THE FURNITURE, DRAPERIES AND FLOOR COVERINGS IS A NECESSITY. THIS ROOM CARRIES MORE OF THE ITALIAN ATMOSPHERE, THE WALLS BEING PANELLED TO THE CEILING WHICH IS BEAMED. THE WOODWORK IS MAHOGANY WITH A GOLD TONE RUBBED INTO IT, AND THE DRAPERIES OF GOLD AND ROSE.



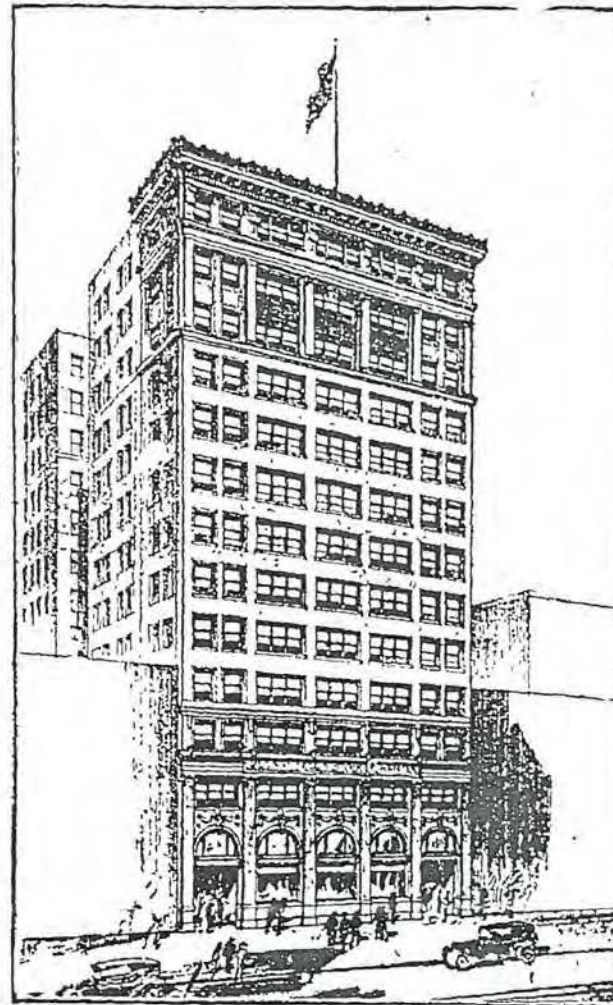
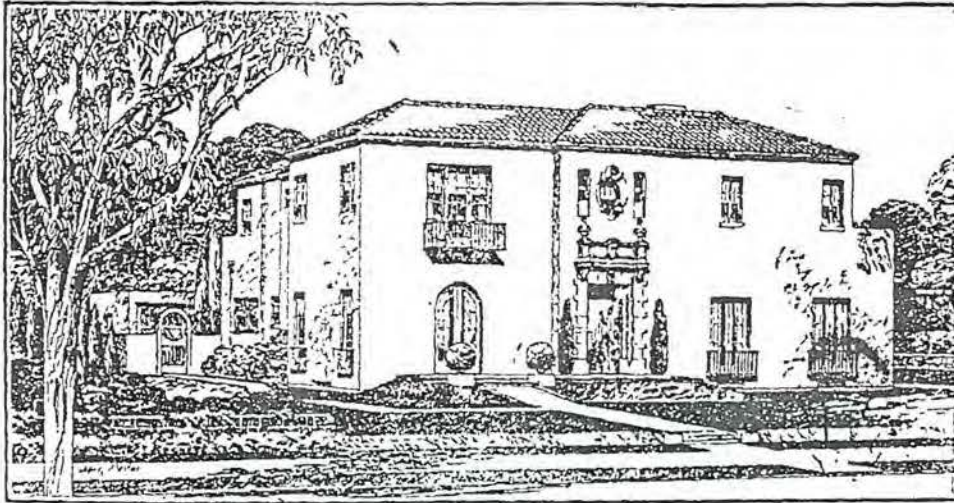
PRIVATE OFFICE OF MR. WHITELEY
STUDIO OF H. H. WHITELEY, ARCHITECT, LOS ANGELES, CALIFORNIA
H. H. WHITELEY, ARCHITECT

THE WALLS IN THE PRIVATE OFFICE ARE OF ROUGH PLASTER, HAND TEXTURED, TAKEN FROM THE CALIFORNIA MISSIONS. THEY FIRST WERE PAINTED A LIGHT CREAM COLOR AND ALLOWED TO DRY, WHEN A COAT OF BROWN WAS APPLIED AND WIPED OFF. THE WOODWORK IS BLUE, TRIMMED WITH A GOLD LINE SUBDUING THE BLUE. THE FURNITURE WAS DESIGNED BY MR. WHITELEY, AS WERE THE CANDELABRA STANDARDS WHICH CARRY OUT THE SPANISH NOTE.



PATIO OFF RECEPTION ROOM

New Home for Los Angeles Stock Exchange.



Residence on Lucerne boulevard for Robert O Vradenburgh, designed by H. H. Whiteley; building to be erected on Spring street by T. Byron and Walter P. Story for local brokers, negotiations conducted by Metcalf & Ryan

READY NOW TO BUILD 'CHANGE.

Home for Stock Brokers will be Rushed.

Contract Let and Order Given to Begin Work.

Building is to be Ready by October Next.

Immediate steps will be taken to pave the way for the erection of the new Los Angeles Stock Exchange Building on the west side of Spring street, between Sixth and Seventh street, an improvement which has long been looked forward to by local stock brokers and bond men. The work of razing the present structures on the site, between the Union Oil and Realty Board buildings, will start on November 10, and the construction on the new thirteen-story building will be pushed rapidly as possible, with a view to its completion by October of next year.

The building will be erected jointly by T. Byron Story of Ruzeman, Mont, and his brother, Walter P. Story, owner of the Story Building, Sixth and Broadway. It will be a class A fireproof structure containing 325 office rooms.

Practically two-thirds of the ground floor will be reserved for the local stock exchange quarters, the plan being to make them the most convenient and comfortable of the kind on the Pacific Coast. The site is 120 by 155 feet to an alley. A portion of the ground floor on Spring street will probably be occupied by two or three leading stock and bond houses, negotiations now being under way between Metcalf & Ryan, agents of the building, and these firms.

According to Metcalf & Ryan, about one-third of the upper office space has been leased, and it is expected that the rest will be taken before the building is completed. It is understood that Messrs. Story will later improve the remaining 25 feet of their property with a building adapted for banking purposes. The new building represents an investment in excess of \$1,000,000. Plans were prepared by Morgan, Walls & Morgan. Weymouth Crowell, now erecting the new California Hotel on Wilshire boulevard, has the building contract.

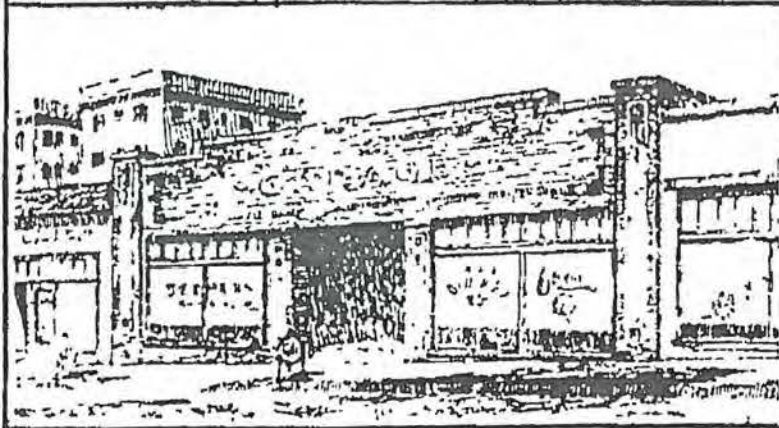
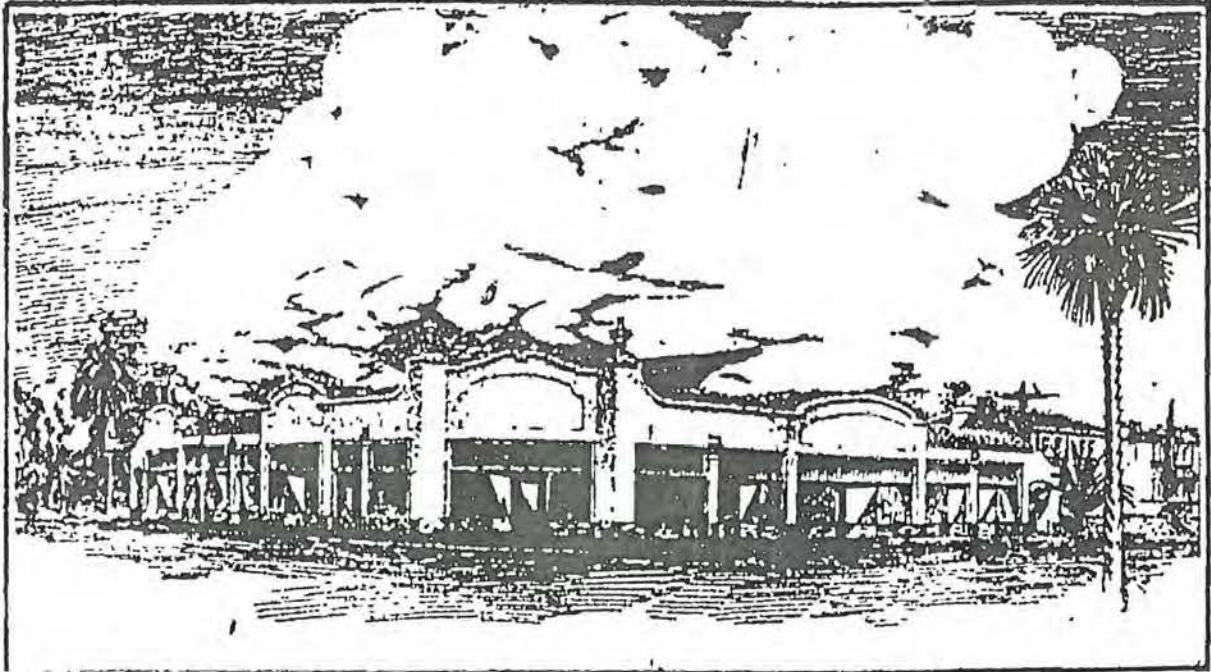
HOUSES AND LOTS SOLD.

Realty Company Reports Numerous Transfers of Residence Property Throughout City.

Sales of houses and lots are reported as follows by the Arthur W. Kinney Company: W. C. Harris to Mrs. Eddie Schmidt, nine-room house, No. 422 Kenmore avenue, \$11,000; F. H. Stanberry to Joseph Maw, twelve-room house, No. 610 St. Andrews place, \$23,000; Carrie A. Hagerman to G. W. Prince, twelve-room house, No. 937 Westmoreland avenue, \$11,500; E. F. Perry to G. B. Forest, house at No. 436 Van Ness avenue, \$9000; F. B. Henderson to Fannie M. Adams, twelve-room house, No. 1050 Magnolia avenue, \$16,000; Fred L. Baker to H. C. Cassidy, house at No. 4617 Pasadena avenue, \$16,000; W. M. Studebaker to J. T. Sewell, house at No. 2016 West Twenty-ninth place, \$4500; Thomas Foulkes to A. T. Downs, house at No. 2374 West Washington street, \$9500; J. Gyurkovics to L. P. Hovey, house at No. 1725 Elcorita place, Hollywood, \$5100; J. B. Quarrier to J. M. Powell, house at Forty-sixth and Kansas, \$5000; C. K. Raymond to V. W. Simmons, bungalow, Hobart near First, \$6300; F. A. Harlow to N. K. Potter, ten-room house, No. 2627 Raymond avenue, \$15,500.

Lot sales—M. C. Enright to W. C. Mage, Crenshaw south of Wilshire, \$2750; S. E. Macfarlane to H. M. Wheeler, Seventh, east of St. Andrews place, \$3750; J. Gold to W. M. Swanson, Vermont north of Eighth, \$4250; H. N. Rogers to R. E. Boyce, Kenmore near Wilshire, \$3500; R. Cunningham to G. W. Williams, Ardmore near Ninth, \$2500; W. C. Mage to M. B. Cosby, Crenshaw at Wilshire, \$5250; T. E. Gibbon to F. B. Lewis, Palma Alta drive, Hollywood, \$7500; T. Rothschild to Helen Steckel, corner Harvard and Adams, \$5000; H. A. Orrison to M. J. Cook, Manhattan near Council, \$1600; J. R. Smurr to William Dodge, Normandie near Third, \$2650; E. M. Stark to Dr. Rose, Norton near Second, \$6000; Joseph Gyurkovics to S. M. Garretson, corner Wilshire and Wilton, \$5000; Edward D. Silent & Co. to F. L. Dayton, Hobart near Fourth, \$5000; B. H. Hayman to Mildred Cooper, Normandie near Third, \$3500; Frank J. Thomas to H. G. Wylie, Adams between Chester place and St. James Park, \$20,000; H. C. Cassidy to local investor, corner Sixth and Wilmer, \$25,000; Baker Iron Works to C. C. Parker, fifty-foot lot, east side Figueroa between Eighteenth and Washington, \$22,000.

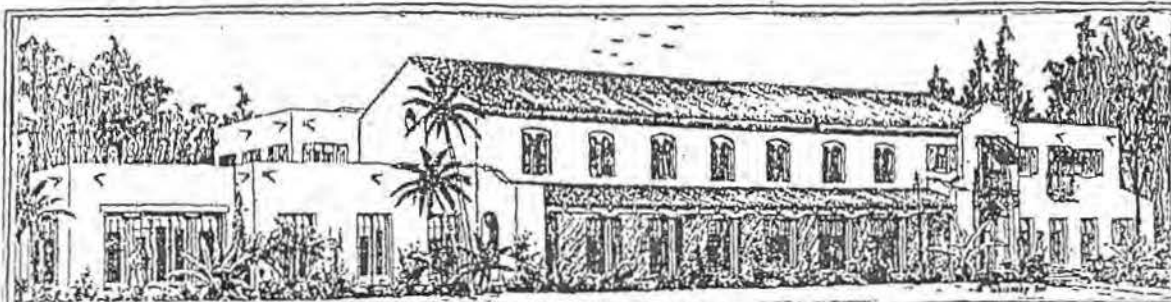
New Stores for West End.



New commercial buildings will be erected at the corner of Sixth street and Western avenue, designed by H. H. Whiteley. Studio building which Mr. Whiteley will erect for himself at 520 South Western avenue. Garage building to rise at 320 West Temple street; W. A. McCormick, W. D. Frederick and H. C. Dewey, owners, W. C. Pennell and L. A. Smith, designers.

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New California Country Clubhouse.



California Country Club



boathill home

Proposed home for suburban organization soon to be erected near Culver City; H. H. Whiteley, designer.
Lower building is new home for Leo Smith at Hollywood; Arthur R. Kelly, architect.

COUNTRY CLUB TO HAVE FINE HOME.

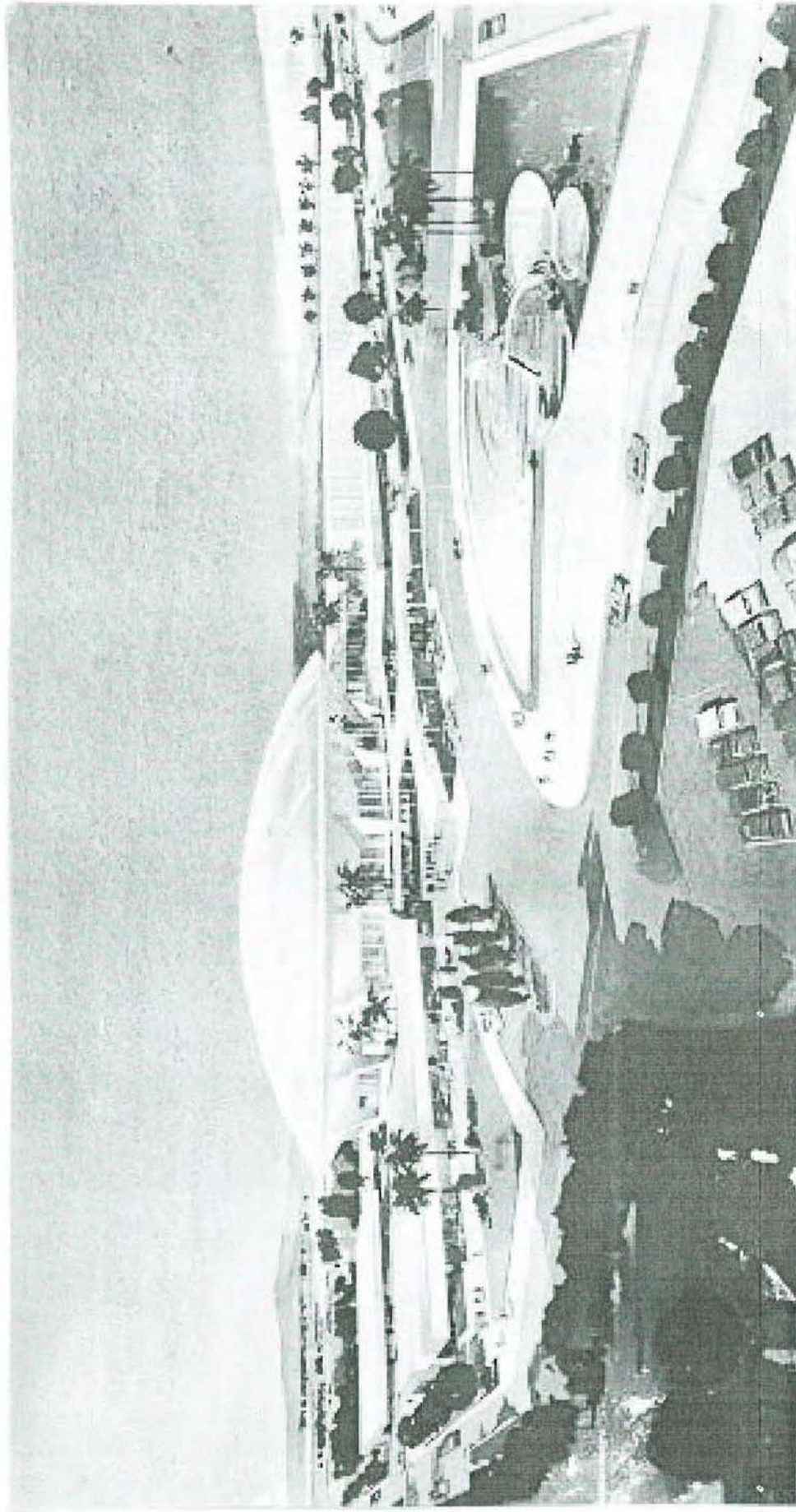
SPANISH TYPE BUILDING SE- LECTED FOR NEW SUBURBAN ORGANIZATION.

Construction is expected to start soon on the clubhouse to be erected near Culver City for the recently-organized California Country Club. The club grounds and golf course comprise a site of fifty-seven acres just off the National boulevard at the outskirts of Los Angeles.

The new building has been designed along the Spanish patio style of architecture, to harmonize with the landscape and afford ready access from both front and rear. The plans, prepared by H. H. Whiteley, call for an expenditure of approximately \$45,000. There will be a lounge-room, 40x70 feet, a main dining-room, large entrance hall and card room, all of which may be arranged into one large assembly room, 40x115 feet, on the occasion of large entertainments. All these rooms open onto the patio through French doors.

A feature of the high-ceilinged lounge-room will be the balcony extending along three sides from the second floor. At one end of this room will be a large split-stone fireplace. The clubhouse equipment will include lockers for 700 members, shower baths, swimming pool, tennis courts, children's playground and practice putting greens. Mr. Whiteley, who said yesterday that construction would begin immediately after the completion of the plans, will superintend the work.

The officers and directors of the California Country Club include Harry H. Culver, president; Wm. J. Moreland, vice-president; George D. Davis, vice-president; H. W. McNutt, secretary; Mrs. C. J. Joffe, assistant secretary; John D. Carson, treasurer, and D. A. Hamburger, George W. Somerville, J. D. Carson, William McShane, G. D. Davis, H. W. McNutt and H. H. Culver, directors.

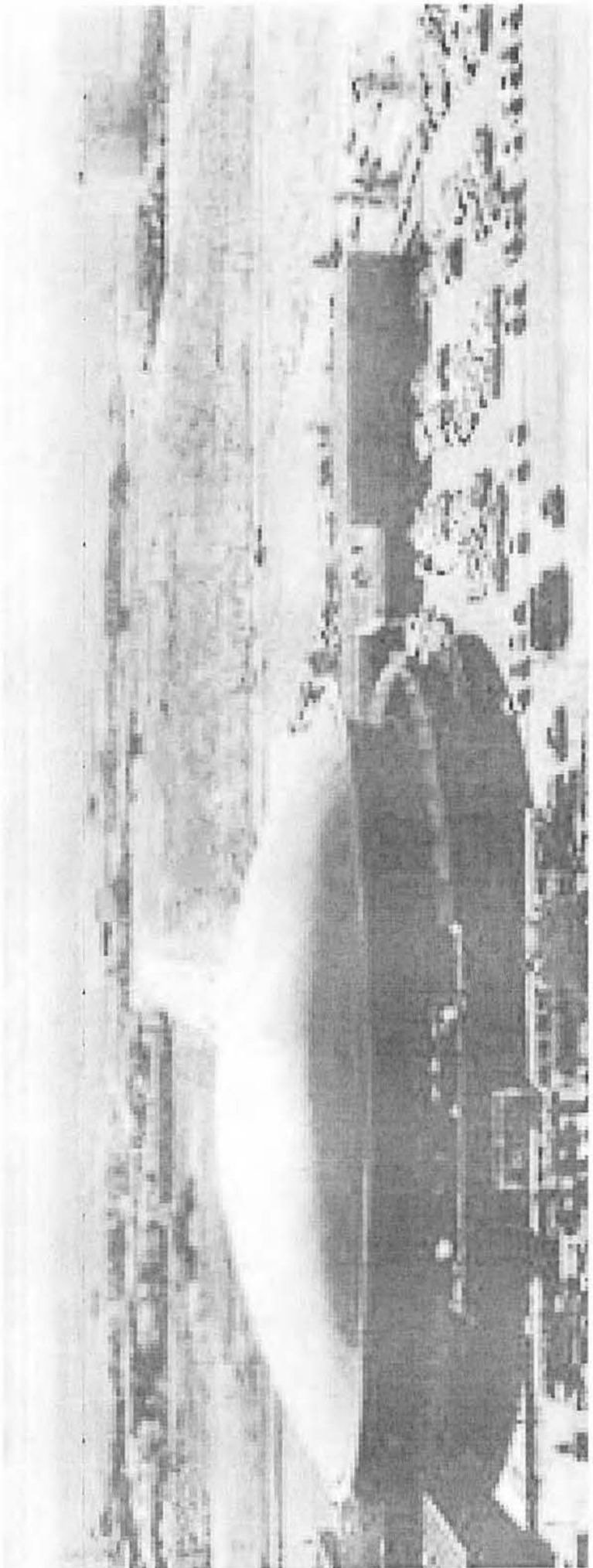


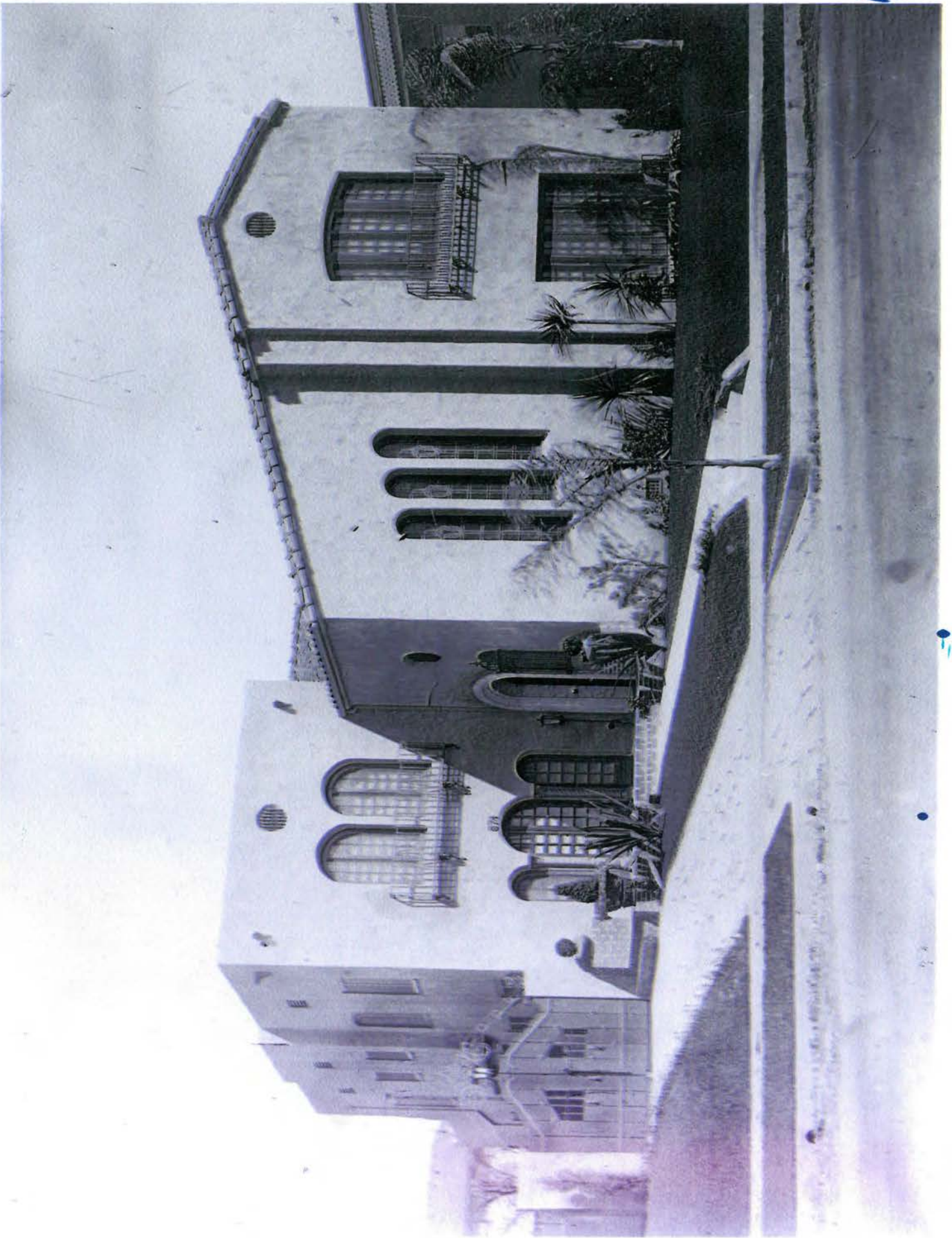
CLARK COUNTY CONVENTION CENTER

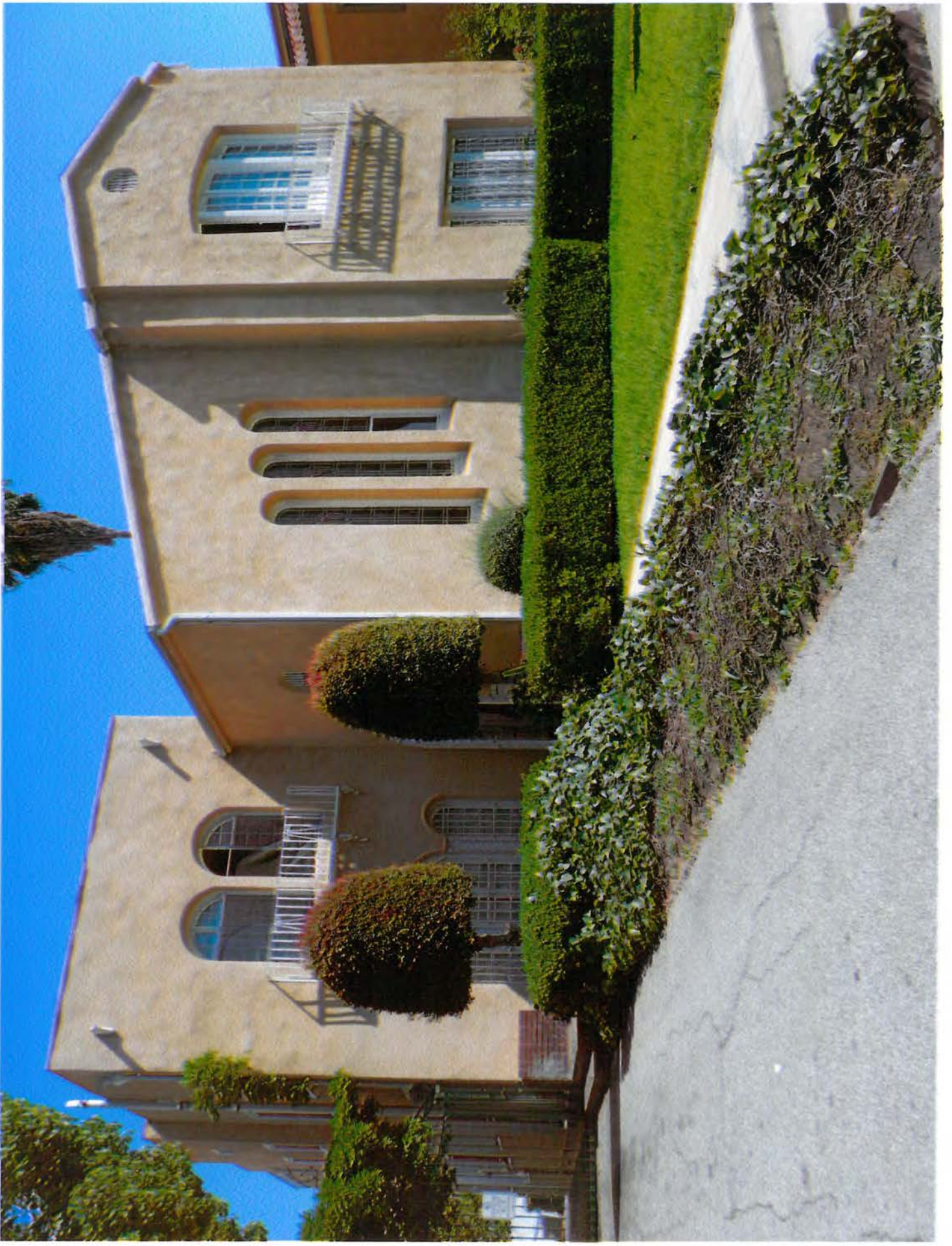
PARADISE & DESERT INN ROADS

ADRIAN WILSON & ASSOC.
ARCHITECTS & ENGINEERS

HARRY HAYDEN WHITELEY & ASSOC.
CONSULTING ARCHITECTS









Shannon Ryan <shannon.ryan@lacity.org>

Case Number: CHC-2015-2480-HCM

Jeansok Kim <jeansokk@u.washington.edu>
To: shannon.ryan@lacity.org
Cc: Acu327@yahoo.com, EJ Han <ej.han@live.com>

Tue, Aug 25, 2015 at 2:10 PM

Dear Ms. Ryan,

My mother-in-law, Ms. Jeung Sook Han (cc'd, recently received a letter stating that the Cultural Heritage Commission "considered a request for declaration of [her property 674 S. Crenshaw Blvd] as a Historic-Cultural Monument worthy of preservation". Ms. Han does not speak English and she DID NOT request/apply for an HCM designation of her property. Furthermore, she is a windowed elderly with a limited income. Thus, on behalf of my mother-in-law, my wife (Eun Joo Han, cc'd) and I would like to request that your office rescind the CHC-2015-2480-HCM decision.

Sincerely,

Jeansok Kim

Jeansok J Kim

Department of Psychology and

Program in Neuroscience

<http://faculty.washington.edu/jeansokk/index.html>

"The way to succeed is to double your error rate" – Thomas J Watson

"If you have an apple and I have an apple and we exchange apples then you and I will still each have one apple. But if you have an idea and I have an idea and we exchange these ideas, then each of us will have two ideas" – George B Shaw

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