



Washington View Apartments  
(Pierce Brothers Mortuary)  
720 W. Washington Blvd, Los Angeles

**Narrative for Compatibility  
with the Secretary of Interior's Standards  
and the University Park Preservation Plan**

10/26/15

## Historic Significance

The existing Pierce Mortuary Building, located at 720 W. Washington Boulevard in Los Angeles, is listed as a City of Los Angeles Historic-Cultural Monument No. 574. It is also a contributing structure within the University Park Historic Preservation Overlay Zone. The building was designed and constructed in 1923 by architects Meyer and Holler, previously known as the Milwaukee Building Co. Other notable Meyer and Holler works include the Grauman's Chinese Theater and Egyptian Theater. The architectural building style is Spanish Colonial Revival with some Churrigueresque decoration.

## Project Description

The proposed project includes the rehabilitation and adaptive reuse of the historic Pierce Brothers Mortuary and connected historic garage building into retail and apartment use. The more recent, non-historic building addition to the rear of the historic building adjacent to the existing parking lot will be demolished and a new compatible building will be constructed for apartment use. The apartments will be devoted solely for affordable senior housing. The proposed project will include 124 apartments (110 efficiency, 4- 1 bedroom, 9- 2 bedroom and 1- 3 bedroom units). The rehabilitation will include new structural, electrical, mechanical and plumbing systems and will follow the Secretary of Interior's Standards for Rehabilitation.

## Compliance with the Secretary of Interior's Standards

### *The Secretary of the Interior's Standards for Rehabilitation*

**1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**

The original mortuary use was previously discontinued from being used as a mortuary and more recently used to house multiple churches, offices and some residences. The building appears to be no longer marketable as a mortuary, its original owners having moved from the site and most of the original mortuaries on mortuary row having been adaptively reused to other uses. The proposed project will adaptively reuse the building for use as apartments with some retail and office use. The main sanctuary will be kept open and be used for retail such as a convenience store or coffee shop. Apartments will be located in smaller rooms that were previously offices or smaller meeting rooms. This will enable the primary character-defining spaces to be preserved and alterations will be limited to less significant secondary and tertiary spaces. The original circulation will be maintained and in some areas restored where they were previously sealed off.

**2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**

Historic materials will be retained and preserved. The building exterior materials (stucco, clay tile roof, wood paneled doors, and wood windows) will be retained. Only non-historic replacement windows and doors will be removed and will be replaced with more compatible ones similar to the existing. Some non-historic opening infill will be removed and the original openings restored. Within the interior, all of the primary spaces

and their character-defining features will be retained. Of note are preservation of the volume and original materials of the main chapel, the back chapel adjacent to it, and the entry foyer. Primary circulation hallways (with associated doors, transom and moldings) will be preserved and the alterations made to adapt the apartments will be limited to the secondary and tertiary spaces (offices, small meeting room and other spaces).

**3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**

No changes that create a false sense of historical development will be undertaken.

**4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

Changes that have acquired historic significance will be retained and preserved. For example, the small one-story chapel wing addition at the northeast corner of the building and the brick historic garage building connected at the south were additions after the original construction and will be retained and preserved.

**5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**

Distinctive features, finishes, and construction techniques will be preserved. These include items such as interior wood beams and brackets and decorative ceiling painting and details.

**6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**

Deteriorated historic features shall be repaired with in kind materials. Required stucco repairs will match in mix composition and texture, roof tile rehabilitation will match profile, size and color where missing or broken windows, doors and wood trim will be preserved. Wood epoxy will be used to repair original wood profiles or replaced in kind only as required if missing or too severely deteriorated.

**7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

Harsh chemical or physical treatments that cause damage will be avoided. Appropriate cleaning treatments shall be specified to clean with the gentlest means possible from a proven manufacturer such as Prosoco.

**8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**

No known significant archeological resources exist, but will be protected and preserved if found.

**9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**

New addition to existing buildings: There will be one small addition to the existing mortuary building. There is a proposed single room addition at the 3<sup>rd</sup> floor level adjacent to the existing office. This will be located towards the flat roof area to the east of the office and be obscured from public view due to the existing office to the west, the high mansard roof to the north and east and be slightly set back from the south parapet.

Exterior alterations: The building exteriors will be rehabilitated. There were originally window openings at the west exterior wall of the back chapel and the 2<sup>nd</sup> floor rooms toward the south that were previously filled in. Window openings will be restored in these areas. A few additional window openings will be added to the 2<sup>nd</sup> floor on the west wall and the south wall to supplement original openings as needed for the apartment use. These will be double-hung in character with the original and still maintain the original overall character of the fenestration due to the large wall area. At the south wall of the historic garage, window and door openings will be added where apartment units will be located. These will be in compatible character to the double hung windows and paneled doors of the original mortuary and will be small in comparison with the long elevation so will be not significantly alter its character.

Rear “addition”: A new apartment building will be added to the south of the existing historic buildings where a non-historic garage building and parking lot occur. This would be more properly characterized as “infill” construction versus an “addition” since it is technically a separate building and located on lots that are currently lot-tied but historically not part of the original mortuary development. This new building will not destroy any original historic materials. The rear “addition” building will be a compatible Spanish Colonial Revival style. It will be stepped in massing similar to the original mortuary. The tallest portion will be located furthest east away from the mortuary and be under the high elevation point of the mortuary tower.

**10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

New additions are reversible and will not affect the original resource if removed.

## **Compliance with the University Park Preservation Plan**

### **CHAPTER VII – ARCHITECTURAL STYLES**

#### **7.3 Introduction to University Park HPOZ’s’ Architectural Styles**

##### **Spanish Colonial Revival, p.43 –**

The existing mortuary building style is Spanish Colonial Revival. The existing adjacent buildings are an eclectic assembly of Victorian, Italianate and Colonial Revival styles. Although there are no other Spanish Colonial Revival buildings in the immediate vicinity, the new construction of the proposed project will be Spanish Colonial Revival in style to be compatible as an addition to the existing mortuary building. This is also compatible with many of the original mortuary buildings on Mortuary Row. This will include stucco finish, clay roof tiles, wood panel doors, double-hung windows and casement windows with divided lites to be compatible with the existing historic building.

## **CHAPTER VIII – RESIDENTIAL DESIGN GUIDELINES**

### **RESIDENTIAL REHABILITATION**

#### **8.1 Setting – Streetscape, Development Pattern, Landscape Features, and Open Space**

The setting of the original mortuary building and historic garage will remain unchanged. The new apartment addition to the rear will be setback per zoning requirements which are equal to or slightly larger than the prevailing setbacks. This will be both compatible with existing smaller buildings which are setback from the street and exceed the little or none setback of the multi-family structures. It will also allow the existing mortuary building and other larger multi-family buildings which have zero setback to be more dominant on the streetscape.

The development pattern will be similar to the historic pattern by breaking the apartment addition into four separate buildings. This will make them compatible in scale to other existing multi-family buildings in the vicinity and generally follow the original development pattern. The proposed project will only have four buildings for the six back lots in order to introduce a “U”-shaped courtyard. This will both provide an amenity and be similar to the courtyard at the front mortuary building. This will also provide more open space compatible with the mortuary building and greater than most of the existing adjacent buildings.

#### **8.2 Windows**

Existing original wood double-hung and casement windows will be rehabilitated per the Standards. Non-original infill windows will be removed and restored with more compatible double-hung windows matching original windows. At the new apartment addition, double-hung and casement windows will be incorporated that are compatible with the existing.

#### **8.3 Doors**

Existing original wood paneled and arched doors will be rehabilitated per the Standards. Some non-original infill doors will be removed and restored with doors to match the originals. At the new apartment addition, wood paneled and some arched doors will be incorporated that are compatible with the existing.

#### **8.4 Porches/Balconies**

Porches with balconies above are common throughout the immediate vicinity. Porches and balconies compatible with the Spanish Colonial Revival style will be incorporated along both street frontages of the apartment addition. These will incorporate stucco walls and metal railings.

#### **8.5 Roofs**

The existing roof of the mortuary building is red clay tile. The existing roof at the historic garage building is built-up roofing on a bow-truss roof. The apartment addition will be compatible with the existing mortuary building and match its low-slope gable roofs and red clay tile. Roofs will have small overhang eaves with exposed rafters similar to the original roofs.

## **8.6 Architectural Details**

Existing ornamentation and materials on the original mortuary building will be preserved. These include Churrigueresque details at the front entry, arches, quatrefoils and other design features. The apartment addition will have architectural details similar to the existing or compatible to Spanish Colonial Revival design.

## **8.7 Building Materials and Finishes**

Original building materials (stucco, wood trim, rafter tails, etc.) will be retained and restored. Replacement with in-kind materials will be made only if repairs are not feasible. The buildings and new building will be painted with compatible colors appropriate to the period. The brick historic garage was previously painted and will be repainted.

## **8.8 Mechanicals**

New mechanical equipment will be hidden or roof mounted and screened from view from the public way behind sloped roofs. New electrical will be concealed within the building.

## **8.9 Additions**

See previous discussion under Standard No. 9 for additional information. The apartment addition is at the rear of the existing building and is clearly distinguished from the original mortuary being separated by the one-story historic garage. The massing and forms are compatible with existing buildings in the neighborhood.

## **RESIDENTIAL INFILL**

### ***Design Approach – Multi-family Structures***

#### **8.10 Location and Site Design**

Setbacks are equal or greater and consistent to the prevailing setbacks. The traditional front yard setback along Bonsallo will be 15 feet with an additional 15 feet at the rear adjacent to the freeway. The north side is the existing yard of the mortuary while the south side will be 7 feet. (Setbacks will incorporate landscaping, narrow pathways and low stucco walls with low wrought iron gates.. Entries at the ground level will face the street when adjacent to it. Parking will be primarily be located in a sub-terranean parking garage and the remainder within the historic garage building. The driveway entrances are located where existing driveways are already currently located.

#### **8.11 Massing and Orientation**

See previous discussion under Standard No. 9 for additional information. The apartment addition at the rear will be stepped at various heights. It will be 2 stories at the corner of Bonsallo and Estrella to match the 2 story buildings immediately across the street. The building will step up to 3 stories towards the north and to the east where it is closer to existing 3-story multi-family buildings and the existing mortuary building that is also 3-stories. There will be portions of the building that will step up to 4 stories towards the northeast and east closer to the freeway.

The greatest mass will be furthest from the adjacent buildings and be less visible from those areas. The massing will still be compatible to the existing buildings because it does not have a raised floor or straight parapets as the adjacent buildings do. It will have gabled roofs with the plate heights lower than the adjacent parapets. In addition, the mortuary bell tower and elevator and stair shafts of several adjacent buildings are

taller than the proposed project. The apartment building is divided in four separate buildings that are oriented consistent with the development of the neighborhood.

### **8.12 Roof Forms**

Roof forms, slopes and materials will match the existing gable clay tile roofs on the mortuary building. Roof eaves will be similar to the mortuary building and have short overhangs with exposed rafters.

### **8.13 Openings**

The new apartment addition will have similar opening to void ratio as the east and south facades of the mortuary building which includes offices on multiple floors. Doors and windows will be compatible to the existing. (See section 8.2 for additional information).

### **8.14 Materials and Details**

The new apartment addition will have similar materials and details to the existing mortuary building. (See section 8.7 for additional information).

# WASHINGTON VIEW APARTMENTS

## 720 W. WASHINGTON BLVD, LOS ANGELES



### SHEET INDEX

A0.1	COVER SHEET/ PROJECT DATA
A0.2	SITE CONTEXT PHOTOS
A0.3	DESIGN FEATURES/ CHARACTER
A0.4	DESIGN FEATURES/ CHARACTER
A1.0	BASEMENT FLOOR PLAN
A1.1	GROUND FLOOR/ SITE PLAN
A1.2	SECOND FLOOR PLAN
A1.3	THIRD FLOOR PLAN
A1.4	FOURTH FLOOR PLAN
A1.5	TYPICAL UNIT PLANS
A2.1	WEST AND SOUTH ELEVATIONS
A2.2	NORTH AND EAST ELEVATIONS
A2.3	SECTIONS AND COURTYARD ELEV.

Legal Description		
Site Address		
720 W. Washington Blvd.	Los Angeles, CA 90007	
A.P.N.		
5124034005		
Zoning		
[Q] C2-2-O-HPOZ	P-1-O-HPOZ	[Q] R4-1-O-HPOZ
Lot	Tract	Map Sheet
20	Park Villa Tract	124-5A203

Lot Area		
Parcel/Address	Zoning	Area (SF)
720 W. Washington Blvd.	[Q] C2-2-O-HPOZ	10,378.90
716 W Washington Blvd.	[Q] C2-2-O-HPOZ	10,295.80
	Sub-Total @ Historic Bldg.	20,674.70
PIN 124-5A203 149	[Q] C2-2-O-HPOZ	3,455.10
1918 S Bonsallo Ave.	P-1-O-HPOZ	6,230.60
1922 S Bonsallo Ave	P-1-O-HPOZ	6,232.00
1928 S Bonsallo Ave.	P-1-O-HPOZ	6,236.30
PIN 124-5A203 198	[Q] R4-1-O-HPOZ	2,897.60
PIN 124-5A203 210	[Q] R4-1-O-HPOZ	3,923.80
PIN 124-5A203 219	[Q] R4-1-O-HPOZ	4,914.30
	Sub-Total @ Rear Lot	33,889.70
	Site Total	54,564.40

Building Area		
Historic Buildings	(Basement excluded)	Area (S.F.)
Existing 3 Story Mortuary Building Area		15,097.00
Existing 1 Story Garage Building Area		7,081.00
	Total Historic Building Area	22,178.00
Apartment Building Addition	(Basement excluded)	Area (S.F.)
1st Floor		15,395.00
2nd Floor		15,395.00
3rd Floor		12,236.00
4th Floor		7,336.00
	Total Building Addition Area	50,362.00
	Total Bldg. Area	72,540.00

Lot Coverage		
Historic Buildings		Area (S.F.)
Existing Mortuary and Garage Bldg Area		15,496.00
Apartment Building Addition	(Basement excluded)	Area (S.F.)
Apartment Building Addition		15,395.00
	Total Bldg. Footprint	30,891.00
	Total Bldg. Lot Coverage	56.61%

Density Calculation @ Building Addition (R4-1)				
[Provide Zone]		Lot Area (SF)	Allowable	Proposed
<b>Lot at Side</b>				
400 SF Per D.U.	@ C-2 (same as R-4)	3,455.10	8.6	
35% Bonus Density	For Senior Affordable		3.0	
<b>Lot at Rear Lot</b>				
400 SF Per D.U.	@ R-4 zone change	18,698.90	46.7	
35% Bonus Density	For Senior Affordable		16.4	
400 SF Per D.U.	@ exist. R-4 portion	11,735.70	29.3	
35% Bonus Density	For Senior Affordable		10.3	
	<b>Total</b>		<b>114.4</b>	<b>117</b>

Allowable Height @ New Apartments				
Zone		Allowable Height	Proposed Height	Allowable?
@ R4 zone	@ Height District 1	45'	45'	Yes

Floor Area Ratio				
Zone	Buildable Area	Allowable Area	Proposed Area	Allowable?
C2 zone (1.5:1 FAR)	17,252.00	25,878.00	22,178	
R4 zones (3:1 FAR)	24,443.00	73,329.00	50,362	
<b>Total</b>	<b>41,695</b>	<b>99,207.00</b>	<b>72,540</b>	<b>Yes</b>

Required Yards		
	Required	Existing
<b>Lot Area at Historic Building (C2-2 Zone)</b>		
Front (North Side)	None/0' Existing Condition	0'-0"
Sides (East and West)	5'/0' Existing Condition	0'-0"
Rear (South Side)	15'/0' Existing Condition	0'-0"
<b>Lots at Rear (R4-1 Zone)</b>		
Front (West Side)	15'-0" (10'-0" Min. On Key Lots)	15'
Sides (North Side)	None (Lot Tied)	0'
Sides (South Side)	5'-0" Min. For more than 2 story add 1' per additional story (Not to exceed 16'). 5'-0" +2'-0" = 7'-0" Required.	7'
Rear (East Side)	15'-0" (10'-0" Min. On Key Lots)	15'

Open Space Summary				
Open Space	Per Unit	Units	Required SF	Provided
Open Space Req'd.	100 sf/unit<3 hab rms	110	11,000	
	125 sf/unit=3 hab rms	4	500	
	175 sf/unit>3 hab rms	10	1,750	
<b>Total Req'd</b>			<b>13,250</b>	<b>&gt;13,250</b>
Common Area	SF Req. to Contribute	Notes	Max. amt for Open Sp.	SF Provided
Allowed to contribute	400 sf min.	15' min. any direction		2603
C2 Area				10051
R4 Area				12654
<b>Total</b>				<b>12654</b>
Private Area	SF Req. to Contribute	Notes	Max. amt for Open Sp.	SF Provided
Allowed to contribute	100 sf min.	8 min any direction		0
Rec. Room	SF Req. to Contribute	Notes	Max. amt for Open Sp.	SF Provided
Allowed to contribute	600 sf min.		25% max to contrib.	1156
Roof Deck	SF Req. to Contribute		Max. amt for Open Sp.	SF Provided
Allowed to contribute	N/A		Entire Roof	221

Parking Summary				
Total Req.	Per Unit	Units	Parking Spaces Req.	
Senior Affordable	0.5	126	63	
Bike Parking Reduct.	Bike Stalls Provided	Parking stall reduction	Rev. Parking Sp Req.	Provided
4 per ea. Parking	32	8	55	63
Provided Summary	Standard	Compact	Accessible	Total
Historic Garage	8	4	1	13
Northeast Yard	2	0	0	2
Parking Garage	30	16	2	48
<b>Total</b>	<b>40</b>	<b>20</b>	<b>3</b>	<b>63</b>

### COVER SHEET/ PROJECT DATA **A0.1**

WASHINGTON VIEW APARTMENTS  
720 W. WASHINGTON BOULEVARD  
LOS ANGELES, CA



**SITE CONTEXT PHOTOS/HTS. A0.2**

WASHINGTON VIEW APARTMENTS  
 720 W. WASHINGTON BOULEVARD  
 LOS ANGELES, CA





MATCH EXIST. MORTUARY (SMOOTH TEXTURE)  
**STUCCO**



MATCH EXIST. MORTUARY PROFILE AND COLOR  
**CLAY TILE ROOF**



EXISTING MORTUARY DETAIL  
**OPEN EAVES W/  
EXPOSED WD. RAFTERS**

**BUILDING MATERIALS**

**ARCHITECTURAL STYLES**  
UNIVERSITY PARK HPOZ PRESERVATION PLAN - JULY 14, 2005

**Eclectic Revival Styles**  
**Spanish Colonial Revival**



Spanish Colonial Revival style dominated building in Los Angeles during most of the 1920s, was the most responsive to California's history and climate, and was the most popular. Given impetus by the design of Bertram Goodhue and Carleton Winslow of the Pan Pacific Exposition in Balboa Park, San Diego, in 1915, the Spanish style caught hold of the public imagination. In its simplest form, Spanish styling is characterized by white (usually) stucco exteriors and red tile roofs, with an occasional arched opening.

More elaborate examples incorporate rejas and grilles of wood, wrought-iron, or plaster; extensive use of terra cotta and tile; and balconies and patios integrated into plans. Asymmetric massing utilizes features such as stair towers, projecting planes set off by corbeling, and a variety of window shapes and types.



An earlier trend, the Mission Revival (circa 1895-1916), had also been largely defined by stucco walls and red tile roofs; however, it tended to be less delicate and more heavily proportioned with characteristic elements such as espardenyas (curvilinear parapets) and bell-towers. During the revival era, other regions of the Mediterranean were also used for inspiration, including Italy, France, North Africa, and the Middle East, resulting in endless variations on the stucco and tile theme.

**Spanish Colonial Revival - Common character defining features**

Windows (pg. 53)	Porches/Balconies (pg. 62)	Doorways (pg. 56)
• Rectangular	• Small size	• Single
• Casement	• Square posts	• Arched or rectangular
• Flat		• Decorative ironwork
• Stained or leaded glass		
• Arranged irregularly		
• Arched or rectangular tops		
• Decorative bars		

**Roofs (pg. 66)**      **Building Materials (pg. 74)**

• Low pitched	• Stucco
• Tile	• Decorative ironwork

Match Review 43

**ARCHITECTURAL STYLES**  
UNIVERSITY PARK HPOZ PRESERVATION PLAN - JULY 14, 2005

**Turn of the Century Styles**  
**Mission Revival**



The Mission Revival style was born in California in the 1890s. It has been an enduring architectural style, and examples of the style continue to be constructed into the present day, although in much smaller numbers than in its heyday in the nineteenth and twentieth centuries.

The Mission Revival style owes its popularity in large part to the international example of the CA Exhibit of the 1893 Columbia Exposition, designed by architect of AG Page and the writing of Charles Lummis. It also gained in popularity due to the popular fiction publication of "Ramona" in the late 19th century and the release of the Mary Pickford film of the same title in 1910, as well as the consequent romanticization of the Mission era in California.

Mission Revival style residential structures are typically one to two-stories (commercial structures typically are no more than four), have low pitched roofs with gables and wide eaves, arched arcades enclosing large, front porches, a mixture of small square windows, and long, rectangular windows, quatrefoils, Moorish detailing and often towers.

The features of the Mission Revival style are often mixed with the Spanish Eclectic, Craftsman and Prairie styles.



**Mission Revival - Common character defining features**

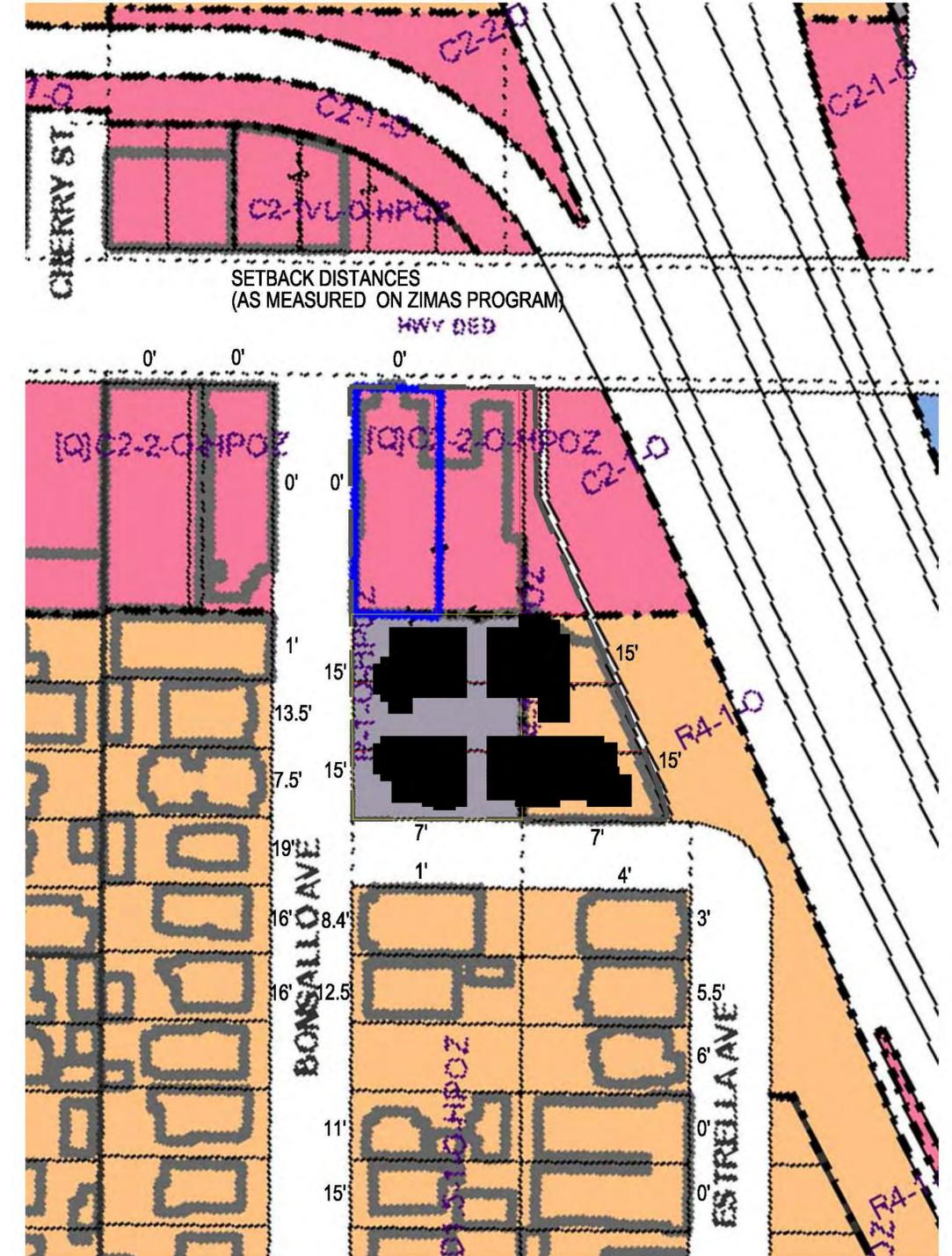
Windows (pg. 53)	Porches/Balconies (pg. 62)	Doorways (pg. 56)
• Arched or curved tops	• Large in size	• Single
• Rectangular tops	• Arched entry	• Wooded
• Single	• Large, square posts	• Arched or rectangular
• Balcón ornament		• Decorative ironwork
• Quatrefoils		
• Decorative eaves		

**Roofs (pg. 66)**      **Building Materials (pg. 74)**

• Hipred	• Stucco
• Flat	
• Red tile	
• Tower	
• Mission-shaped roof parapet or dormer	

Match Review 39

**ARCHITECTURAL STYLE (SPANISH COLONIAL REVIVAL COMPATIBLE W/ EXIST. MORTUARY STYLE)**



**SETTING, SETBACKS AND DENSITY**

EXISTING HISTORIC CULTURAL MONUMENT UNCHANGED. APARTMENT ADDITION AT REAR MAINTAINS EQUAL OR GREATER SETBACK THAN PREVAILING. DENSITY= LENGTH AND WIDTH IN SCALE W/ ADJACENT MULTI-FAMILY.

**DESIGN FEATURES/ CHARACTER A0.3**

WASHINGTON VIEW APARTMENTS  
720 W. WASHINGTON BOULEVARD  
LOS ANGELES, CA



EXISTING MORTUARY (GABLED TILE ROOFS)



PROPOSED BUILDING (MATCHES EXIST. GABLED ROOF SLOPE)  
**LOW-SLOPE, GABLED ROOFS**



EXAMPLE OF COMPATIBLE ENTRY TRELLIS  
**ENTRY TRELLISES**



EXISTING MORTUARY DETAIL (PANEL & ARCHED DOORS)

**WOOD PANEL &  
ARCHED DOORS**



EXISTING MORTUARY DETAIL  
(DIVIDED LITE CASEMENT W/ SHUTTERS)



EXISTING MORTUARY DETAIL  
(ONE OVER ONE DOUBLE-HUNG)

**WINDOWS (WOOD DOUBLE-HUNG  
& CASEMENT, SHUTTERS)**



PORCH/BALCONIES @ ADJACENT EXISTING BUILDINGS



PROPOSED BUILDING (PORCHES IN COMPATIBLE SCALE W/ NEIGHBORHOOD)

**PORCH/  
BALCONIES**



EXAMPLE OF SIM. BALCONY



EXISTING ADJACENT BALCONY



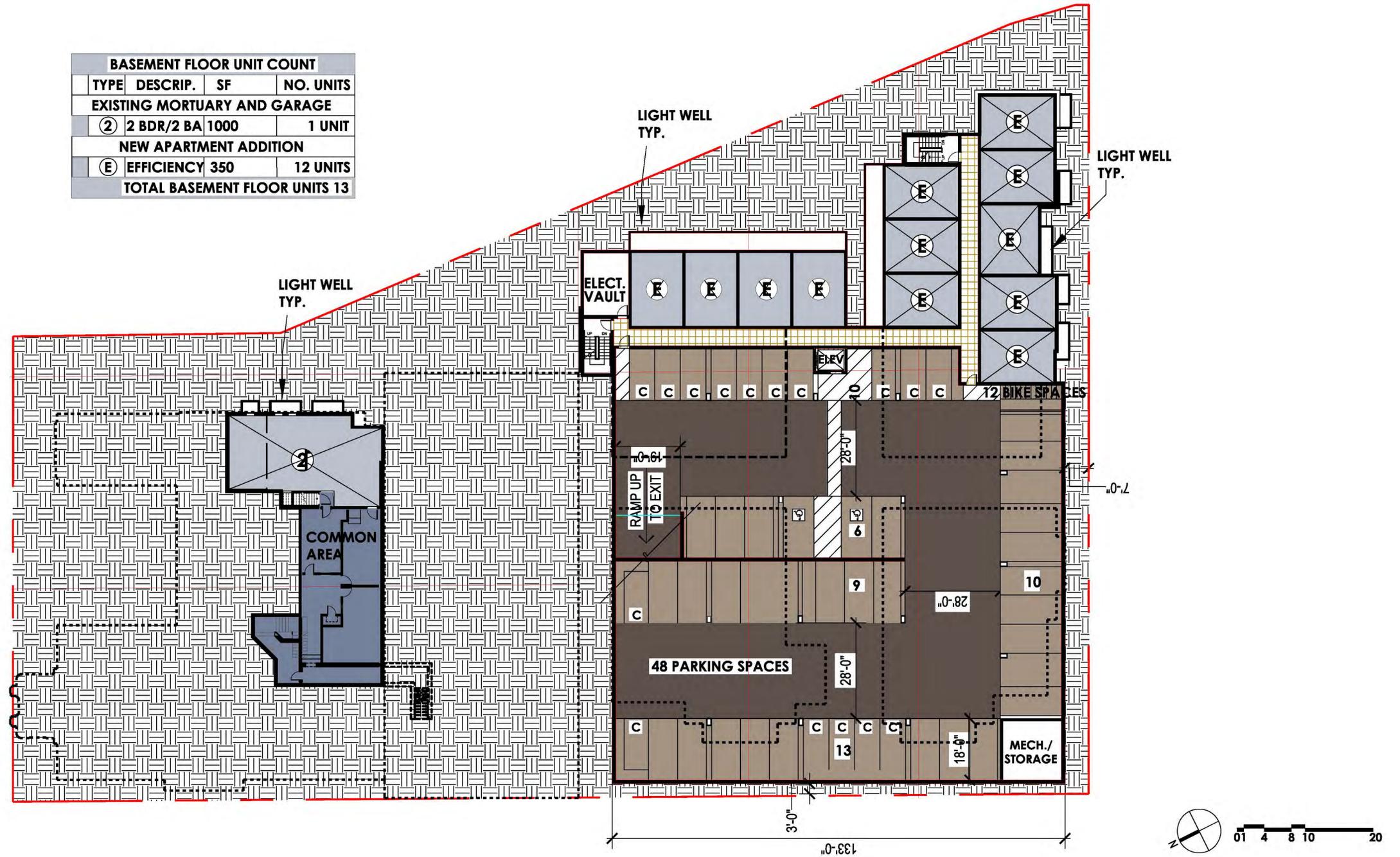
PROPOSED BUILDING (WOOD POST AND CANTILVERED BALCONIES))

**BALCONIES**

**DESIGN FEATURES/ CHARACTER A0.4**

WASHINGTON VIEW APARTMENTS  
720 W. WASHINGTON BOULEVARD  
LOS ANGELES, CA

BASEMENT FLOOR UNIT COUNT			
TYPE	DESCRIP.	SF	NO. UNITS
<b>EXISTING MORTUARY AND GARAGE</b>			
②	2 BDR/2 BA	1000	1 UNIT
<b>NEW APARTMENT ADDITION</b>			
ⓔ	EFFICIENCY	350	12 UNITS
<b>TOTAL BASEMENT FLOOR UNITS 13</b>			



① BASEMENT FLOOR PLAN  
SCALE: 1/16" = 1'-0"

# BASEMENT FLOOR PLAN A1.0

WASHINGTON VIEW APARTMENTS

720 W. WASHINGTON BOULEVARD

LOS ANGELES, CA

TOTAL UNIT COUNT BY FLOOR			
TYPE	DESCRIP.	SF	NO. UNITS
<b>BASEMENT FLOOR</b>			
(E)	EFFICIENCY	350	12 UNITS
(2)	2 BDR/2 BA	1000+	1 UNIT
<b>TOTAL BASEMENT FLOOR UNITS = 13</b>			
<b>1ST FLOOR</b>			
(E)	EFFICIENCY	350+	29 UNITS
(1)	1 BDR/1 BA	640+	1 UNIT
(2)	2 BDR/2 BA	750+	2 UNITS
(3)	3 BDR/2 BA	1000	1 UNIT
<b>TOTAL 1ST FLOOR UNITS = 33</b>			
<b>2ND FLOOR</b>			
(E)	EFFICIENCY	350+	30 UNITS
(1)	1 BDR/1 BA	610-680+	3 UNITS
(2)	2 BDR/2 BA	750-960+	4 UNITS
<b>TOTAL 2ND FLOOR UNITS = 37</b>			
<b>3RD FLOOR</b>			
(E)	EFFICIENCY	350	24 UNITS
(2)	2 BDR/2 BA	750-960+	2 UNITS
<b>TOTAL 3RD FLOOR UNITS = 26</b>			
<b>4TH FLOOR</b>			
(E)	EFFICIENCY	350	15 UNITS
<b>TOTAL 4TH FLOOR UNITS = 15</b>			
<b>TOTAL UNITS = 124</b>			

TOTAL UNIT COUNT BY UNIT TYPE	
UNIT TYPES	NO. UNITS
(E) EFFICIENCY	110 UNITS
(1) 1 BDR/1 BA	4 UNITS
(2) 2 BDR/2 BA	9 UNITS
(3) 3 BDR/2 BA	1 UNIT
<b>TOTAL UNITS = 124</b>	

TOTAL PARKING COUNT	
ACCESSIBLE SPACES	3 SPACES
STANDARD SPACES	40 SPACES
COMPACT SPACES	20 SPACES
<b>TOTAL PARKING SPACES = 63</b>	
<b>BIKE PARKING SPACES = 32</b>	

1ST FLOOR UNIT COUNT			
TYPE	DESCRIP.	SF	NO. UNITS
<b>EXISTING MORTUARY AND GARAGE</b>			
(E)	EFFICIENCY	350	3 UNITS
(1)	1 BDR/1 BA	640+	1 UNIT
(2)	2 BDR/2 BA	750+	1 UNIT
<b>NEW APARTMENT ADDITION</b>			
(E)	EFFICIENCY	350	26 UNITS
(2)	2 BDR/2 BA	750	1 UNIT
(3)	3 BDR/2 BA	1000	1 UNIT
<b>TOTAL 1ST FLOOR UNITS 33</b>			



1 GROUND FLOOR/ SITE PLAN  
SCALE: 1/16" = 1'-0"

# GROUND FLOOR/ SITE PLAN A1.1

WASHINGTON VIEW APARTMENTS  
720 W. WASHINGTON BOULEVARD  
LOS ANGELES, CA

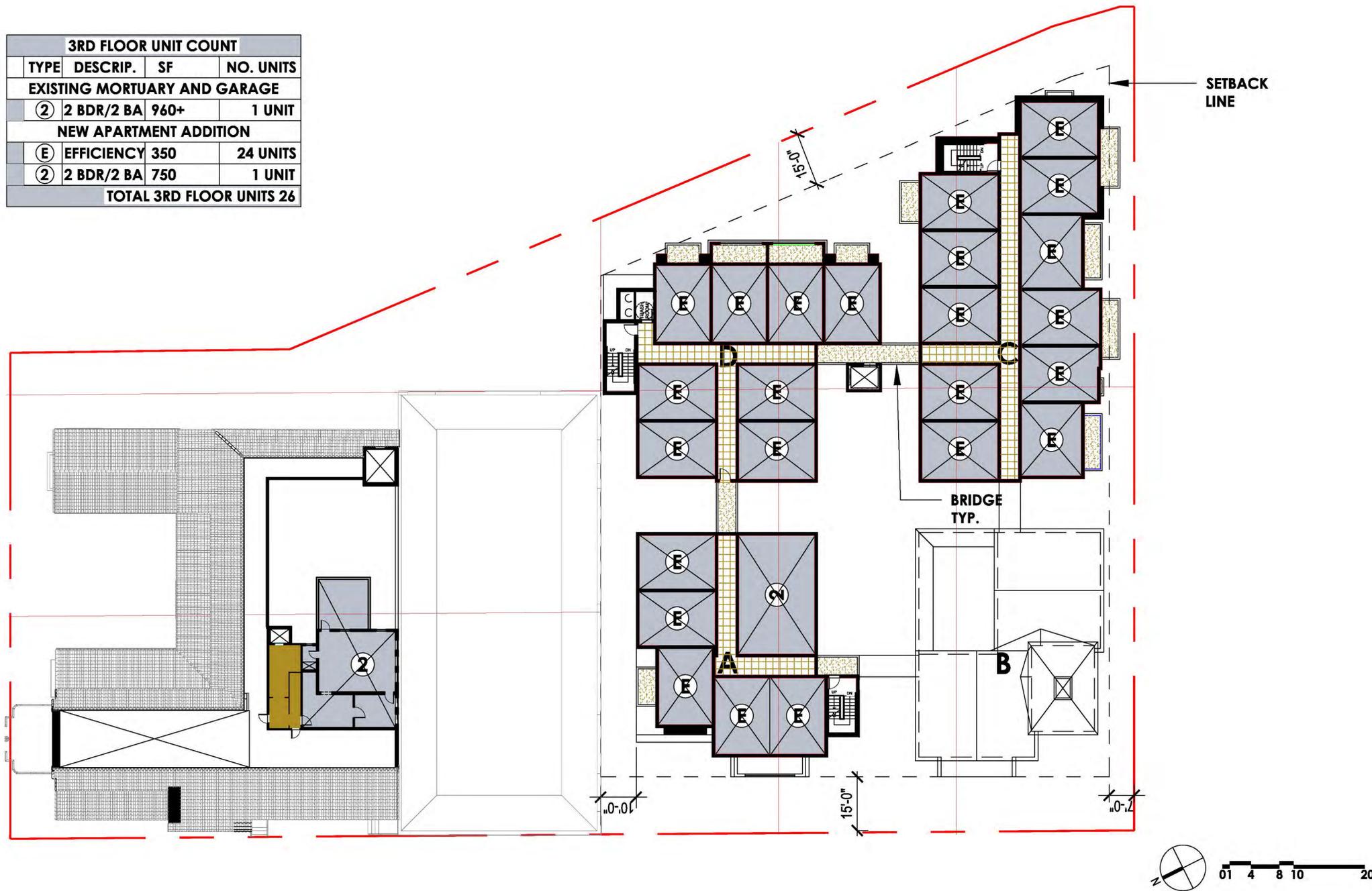
2ND FLOOR UNIT COUNT			
TYPE	DESCRIP.	SF	NO. UNITS
<b>EXISTING MORTUARY AND GARAGE</b>			
Ⓔ	EFFICIENCY	450+	1 UNIT
①	1 BDR/1 BA	610-680+	3 UNITS
②	2 BDR/2 BA	850-960+	2 UNITS
<b>NEW APARTMENT ADDITION</b>			
Ⓔ	EFFICIENCY	350	29 UNITS
②	2 BDR/2 BA	750	2 UNIT
<b>TOTAL 2ND FLOOR UNITS 37</b>			



① SECOND FLOOR PLAN  
SCALE: 1/16" = 1'-0"

**SECOND FLOOR PLAN** **A1.2**  
 WASHINGTON VIEW APARTMENTS  
 720 W. WASHINGTON BOULEVARD  
 LOS ANGELES, CA

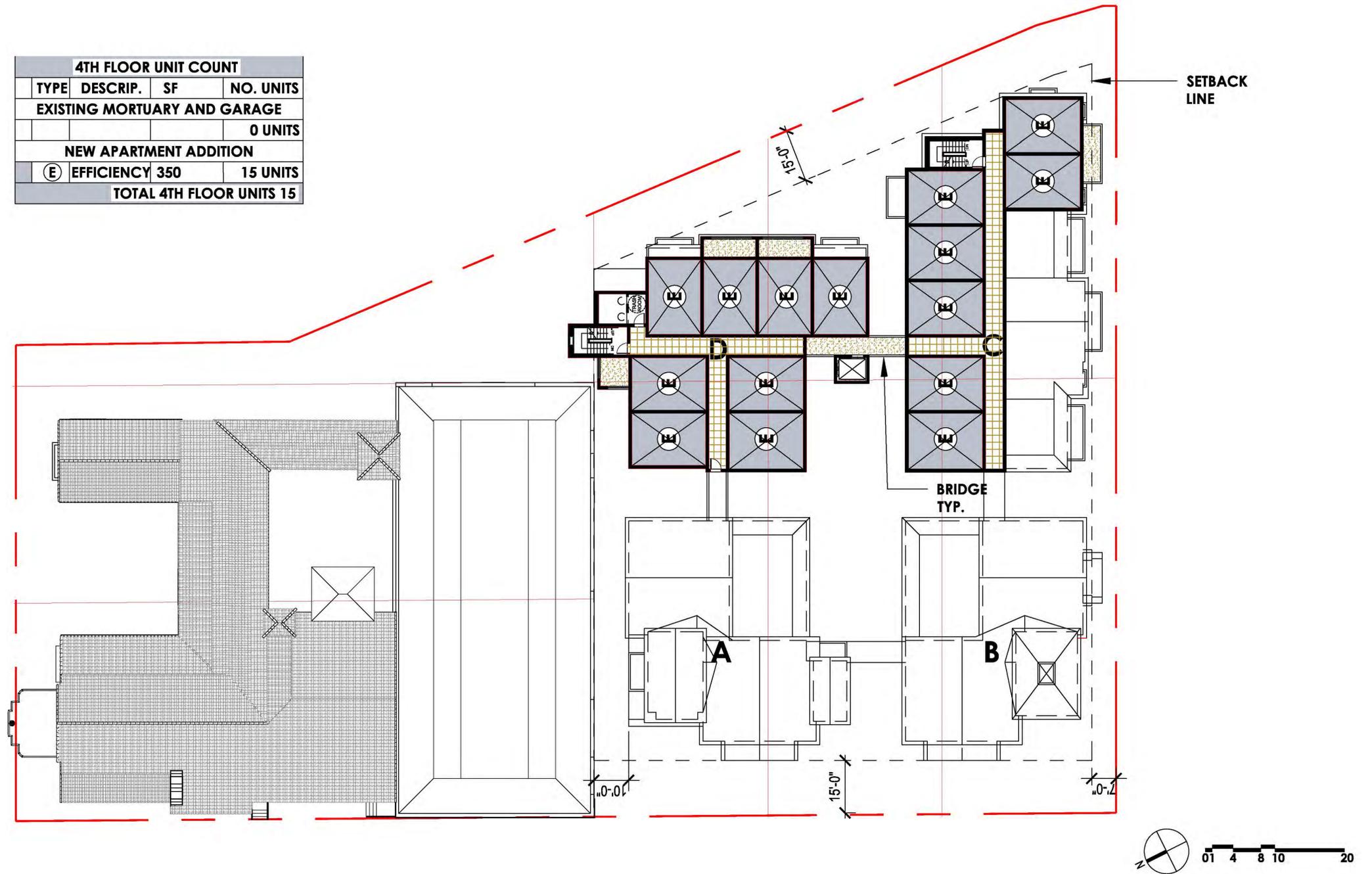
3RD FLOOR UNIT COUNT			
TYPE	DESCRIP.	SF	NO. UNITS
<b>EXISTING MORTUARY AND GARAGE</b>			
②	2 BDR/2 BA	960+	1 UNIT
<b>NEW APARTMENT ADDITION</b>			
Ⓔ	EFFICIENCY	350	24 UNITS
②	2 BDR/2 BA	750	1 UNIT
<b>TOTAL 3RD FLOOR UNITS 26</b>			



① **THIRD FLOOR PLAN**  
SCALE: 1/16" = 1'-0"

**THIRD FLOOR PLAN A1.3**  
WASHINGTON VIEW APARTMENTS  
720 W. WASHINGTON BOULEVARD  
LOS ANGELES, CA

4TH FLOOR UNIT COUNT			
TYPE	DESCRIP.	SF	NO. UNITS
EXISTING MORTUARY AND GARAGE			
			0 UNITS
NEW APARTMENT ADDITION			
(E)	EFFICIENCY 350		15 UNITS
TOTAL 4TH FLOOR UNITS 15			

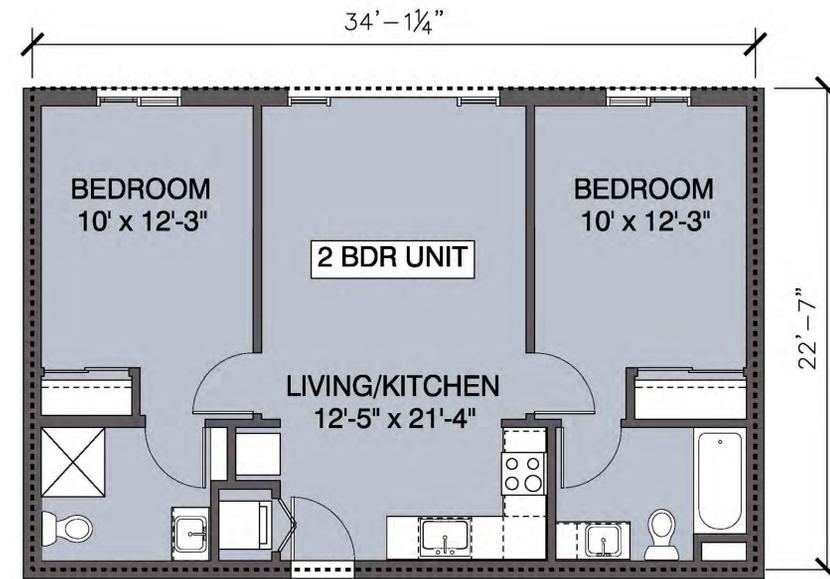


1 FOURTH FLOOR PLAN  
SCALE: 1/16" = 1'-0"

**FOURTH FLOOR PLAN A1.4**  
WASHINGTON VIEW APARTMENTS  
720 W. WASHINGTON BOULEVARD  
LOS ANGELES, CA

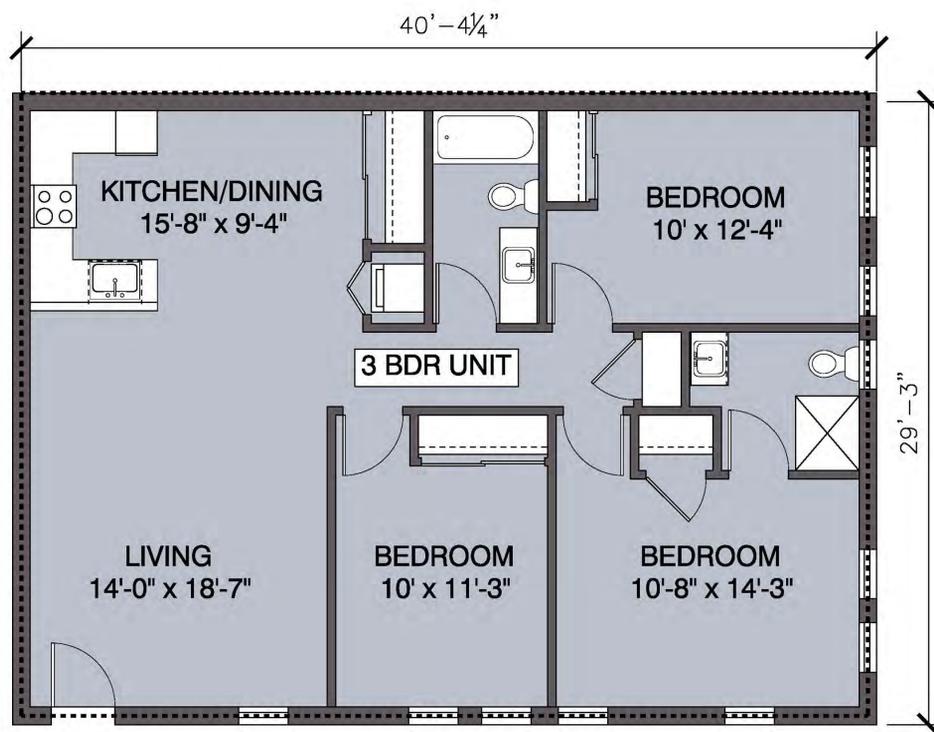
**NOTES:**

- 1 AREA CALCULATIONS FROM CENTERLINE OF DEMISING WALLS AND COMMON AREAS (HALLWAYS) AND TO EXTERIOR FACE OF EXTERIOR WALLS.
2. SEE OVERALL PLANS FOR UNIT PLANS IN EXISTING MORTUARY BUILDING.



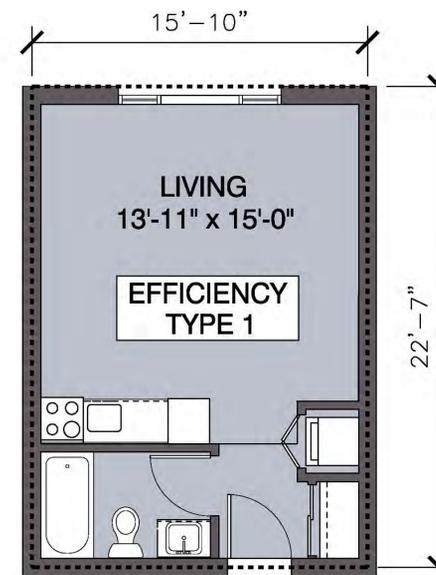
2 BEDROOM UNIT - 770 SF

1 TYPE 2 - TYP. 2 BEDROOM UNIT TYPES  
SCALE: 1/4" = 1'-0"

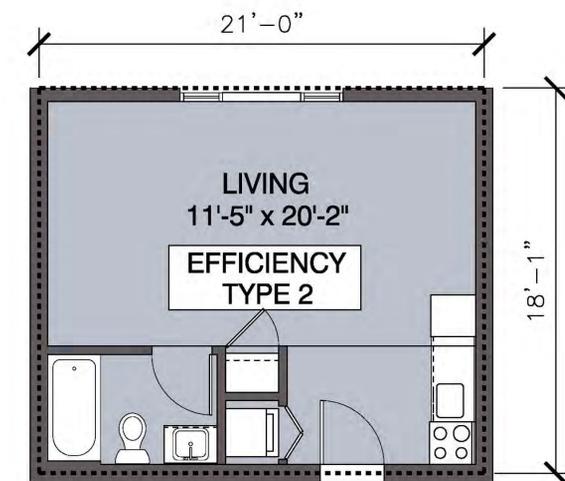


3 BEDROOM UNIT - 1,180 SF

2 TYPE 3 - 3 BEDROOM UNIT TYPE  
SCALE: 1/4" = 1'-0"



EFFICIENCY TYPE 1  
UNIT - 358 SF



EFFICIENCY TYPE 2  
UNIT - 380 SF

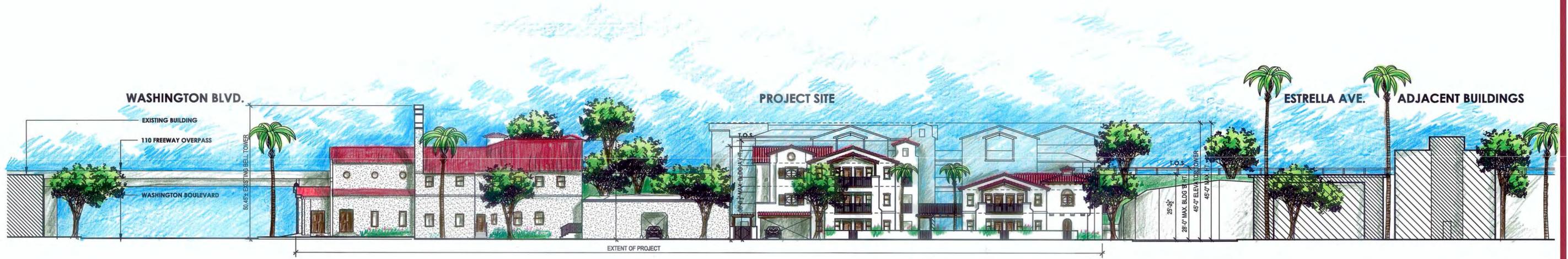
3 TYPE E - TYP. EFFICIENCY UNIT TYPES  
SCALE: 1/4" = 1'-0"

**TYPICAL UNIT PLANS A1.5**

WASHINGTON VIEW APARTMENTS

720 W. WASHINGTON BOULEVARD

LOS ANGELES, CA



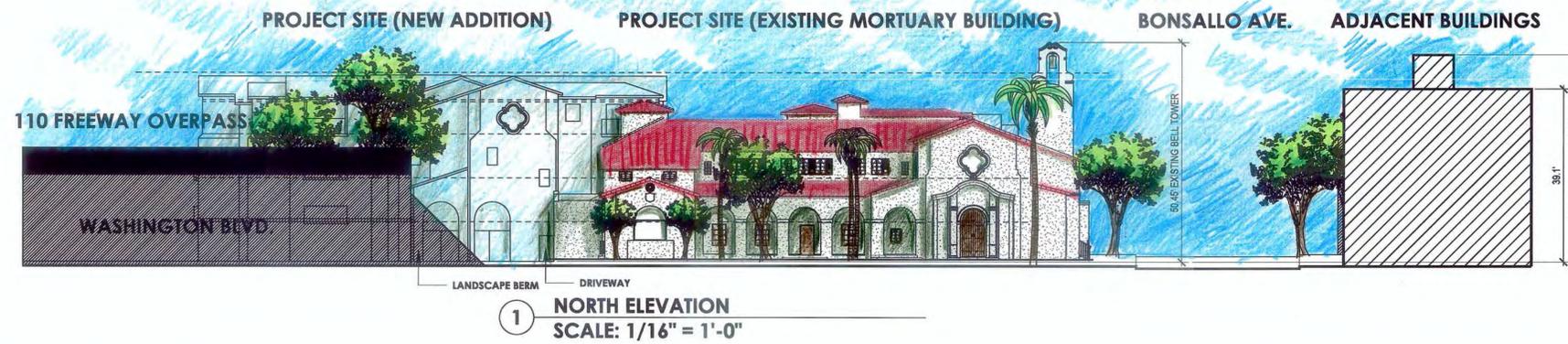
1 WEST ELEVATION  
SCALE: 1/18" = 1'-0"



3 SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"

## WEST AND SOUTH ELEVATIONS **A2.1**

WASHINGTON VIEW APARTMENTS  
720 W. WASHINGTON AVENUE  
LOS ANGELES, CA



**NORTH AND EAST ELEVATIONS A2.2**  
 WASHINGTON VIEW APARTMENTS  
 720 W. WASHINGTON AVENUE  
 LOS ANGELES, CA