

MILLER RESIDENCE
5060 Los Feliz Boulevard
CHC-2019-2304-HCM
ENV-2019-2305-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—June 27, 2019](#)
3. [Under Consideration Staff Recommendation Report](#)
4. [Historic-Cultural Monument Application](#)

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Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2019-2304-HCM
ENV-2019-2305-CE

HEARING DATE: July 18, 2019
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 5060 West Los Feliz Boulevard
Council District: 4 - Ryu
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Los Feliz
Legal Description: TR 4502, Lot 2

EXPIRATION DATE: July 30, 2019

PROJECT: Historic-Cultural Monument Application for the
MILLER RESIDENCE

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS/APPLICANTS: Eric Eisenberg and Mariann Gatto
5060 Los Feliz Boulevard
Los Angeles, CA 90027

PREPARER: Damian Gatto, LA Relics
P.O. Box 292636
Los Angeles, CA 90029

RECOMMENDATION **That the Cultural Heritage Commission:**

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

VINCENT P. BERTONI, AICP
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]

Melissa Jones, City Planning Associate
Office of Historic Resources

Attachments: Historic-Cultural Monument Application
Commission/Staff Site Inspection Photos—June 27, 2019

FINDINGS

- The Miller Residence does not meet any of the three 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 if it meets at least one of the following criteria:

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

SUMMARY

The Miller Residence is a one-story single-family residence located on West Los Feliz Boulevard between Nottingham Avenue and Chislehurst Drive in the Los Feliz neighborhood of Los Angeles. Constructed in 1922, the subject property was designed in the Spanish Colonial Revival architectural style by noted Los Angeles-area architectural firm Gable and Wyant. The residence was built for automotive glass pioneer John F. Miller and his family.

Rectangular in plan, the subject property is of wood-frame construction with smooth stucco cladding. The residence has a multi-planed clay tile roof over the front portion and a flat roof with a parapet over the rear. The primary, north-facing elevation is asymmetrically composed and features an arcade with five rectangular columns that leads to the main entrance consisting of a pair of French doors. There is a chimney on the west-facing elevation. Fenestration is inclusive of multi-lite wood casement windows and vinyl windows. Ornamentation includes decorative balustrades and wrought iron detailing. The interior of the subject property features a center atrium with a tile fountain, exposed wood beams, built-in cabinetry, decorative woodwork, and wood flooring. An attached garage is located at the southwest corner of the residence.

Architects George Elmore Gable (1892-1953) and Stanley Wyant (1890-1964) were both born in Iowa and began their practice in Los Angeles in 1922. Their firm, Gable and Wyant, maintained offices in Downtown Los Angeles as well as Beverly Hills. The firm designed several buildings in the Spanish Revival, Art Deco, and Modern styles for Beverly Hills' commercial district. Some of the firm's works in the Los Angeles area include the 7th Street and Gladys Street Hotel (1924), the Beverly Hills Women's Club (1925), and the Hangar No. 1 Building (1929, HCM #44).

The subject property has undergone several alterations over the years that include a kitchen remodel in 2003, resurfacing of the exterior stucco in 2017, the addition of a pool in 2018, and a bathroom renovation, the replacement of original windows with vinyl, and the addition of security bars to some windows, all at unknown dates.

The citywide historic resources survey, SurveyLA, identified the subject property as eligible for listing under the national, state, and local designation programs as a Contributor to the potential Los Feliz Heights Residential Historic District, which is significant as a highly intact collection of Period Revival-style residential architecture from the 1920s through the 1940s.

DISCUSSION

The Miller Residence does not meet the criteria for designation under the Cultural Heritage Ordinance.

The applicant argues that the property is eligible under one criteria of the Ordinance: that it “embodies the distinctive characteristics of a style, type, period, or method of construction [and] represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age” as an excellent and intact example of Spanish Colonial Revival architecture and as an important work by architectural firm Gable and Wyant.

Although the subject property retains some original elements such as the arcade, wood divided-lite casement windows, and interior courtyard fountain, it is not a unique or outstanding example of the Spanish Colonial Revival architectural style and represents only a modest example of a single-family residence constructed in the style. In addition, several alterations that include the addition of vinyl windows, bathroom and kitchen remodels, and the enclosure of the courtyard area have diminished the property’s historic integrity. More exemplary single-family properties in the Spanish Colonial Revival style that are already locally designated include the Bradbury House (1923, HCM #594), the S.H. Woodruff Residence (1925, HCM #681), La Casa de las Campanas (1928, HCM #239), the J.L. Hodge Residence (1930, HCM #771), and the Ortiz Taylor House (1937, HCM #1144).

The property is not a notable work of a master designer, builder, or architect. Although Gable and Wyant do rise to the level of master architects, staff find that the subject property does not stand up to more noteworthy commissions that better represent the partnership’s work. Gable and Wyant are more known for their commercial and institutional commissions, including 7th Street and Gladys Street Hotel (1924, demolished), Manual Arts & Classroom Building at Beverly Vista School (1925), Security-First National Bank in Beverly Hills, the West Hollywood Professional Building (1926), the Primary Building at Beverly Vista School (1926), the Beverly Hills Women’s Club (1925), and the Hangar No. 1 Building (1929, HCM #44).

Further, the property does not exemplify any significant contributions to local, state, or national history, nor is it identified with any historic personages or events.

Staff finds that the property does not rise to the level of historic significance to be individually eligible for designation as a Los Angeles City Historic-Cultural Monument. However, staff supports the findings of the SurveyLA Historic Resources Survey Report of the Hollywood Community Plan Area that the subject property is eligible for designation as a district Contributor.

BACKGROUND

On May 16, 2019, the Cultural Heritage Commission voted to take the property under consideration. On June 27, 2019 a subcommittee of the Commission consisting of Commissioners Barron and Kennard visited the property, accompanied by staff from the Office of Historic Resources.







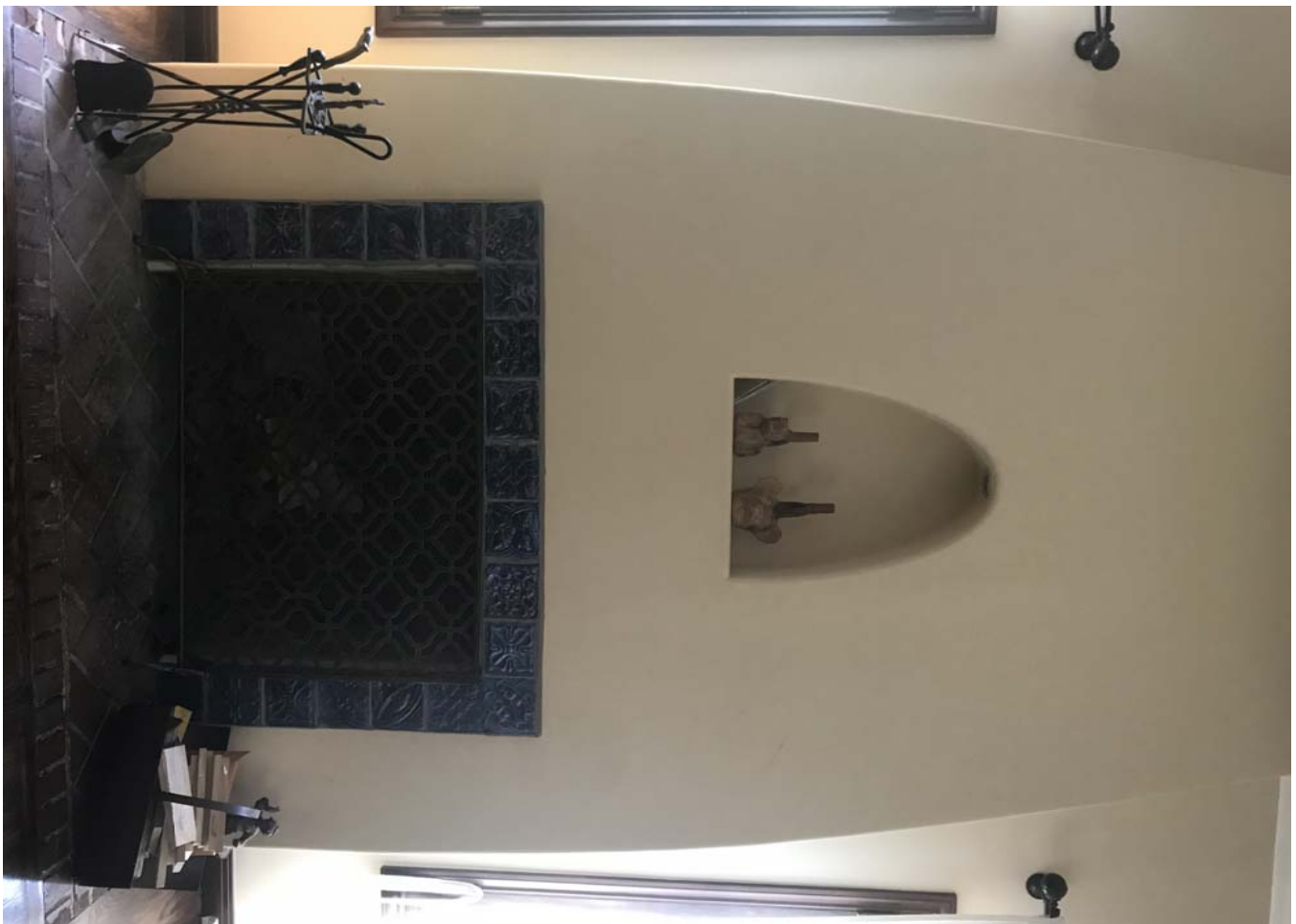


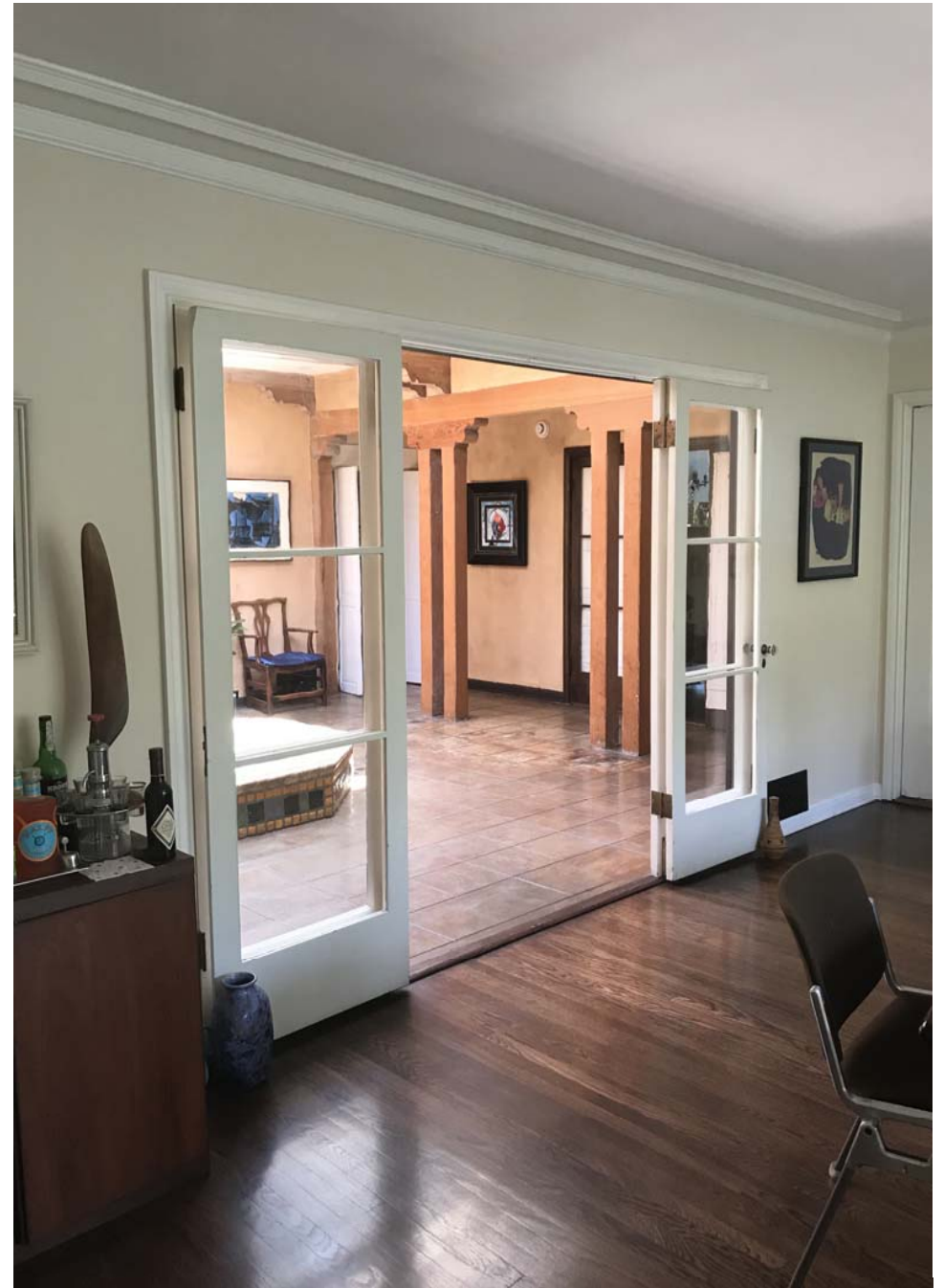


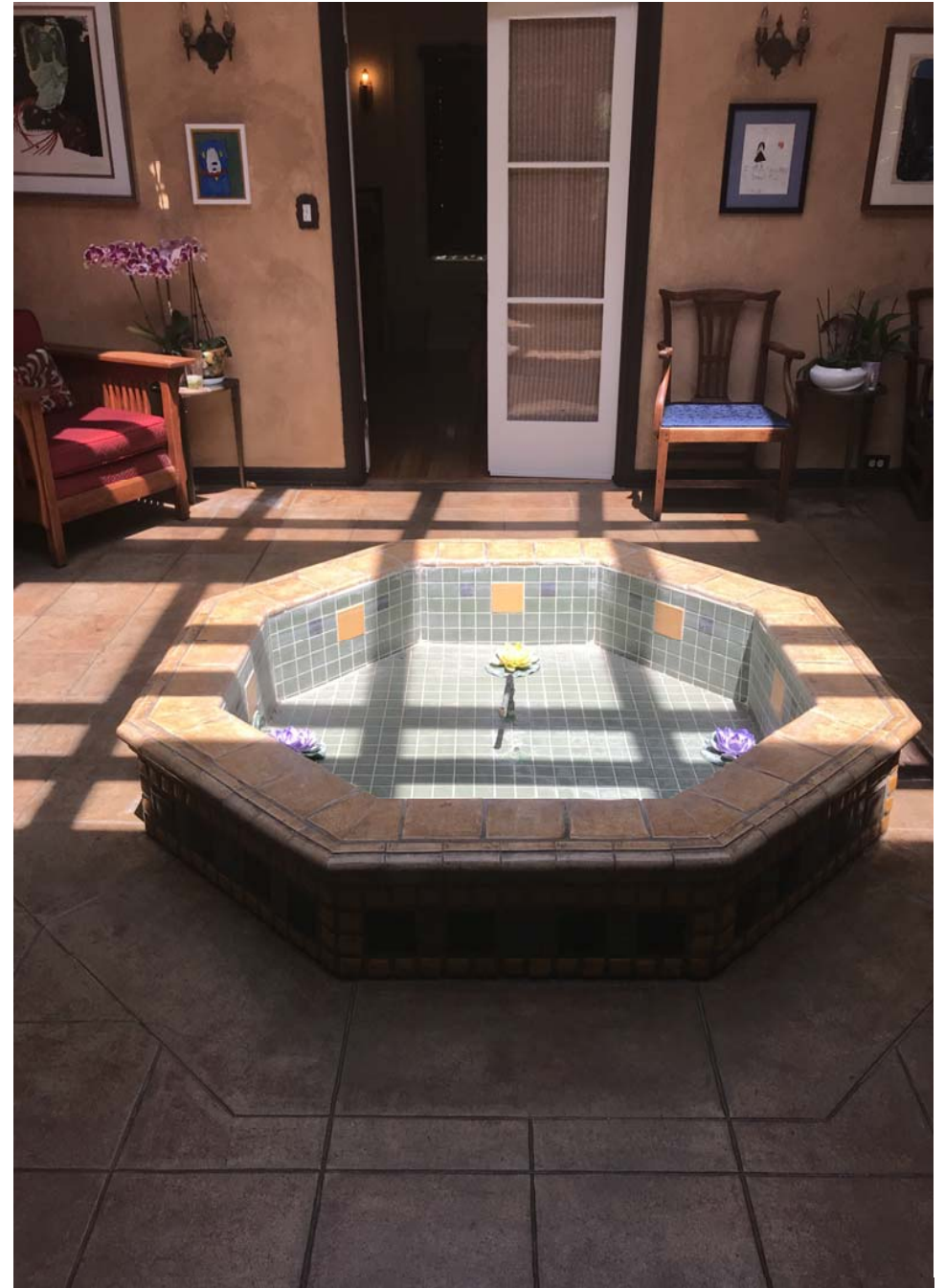






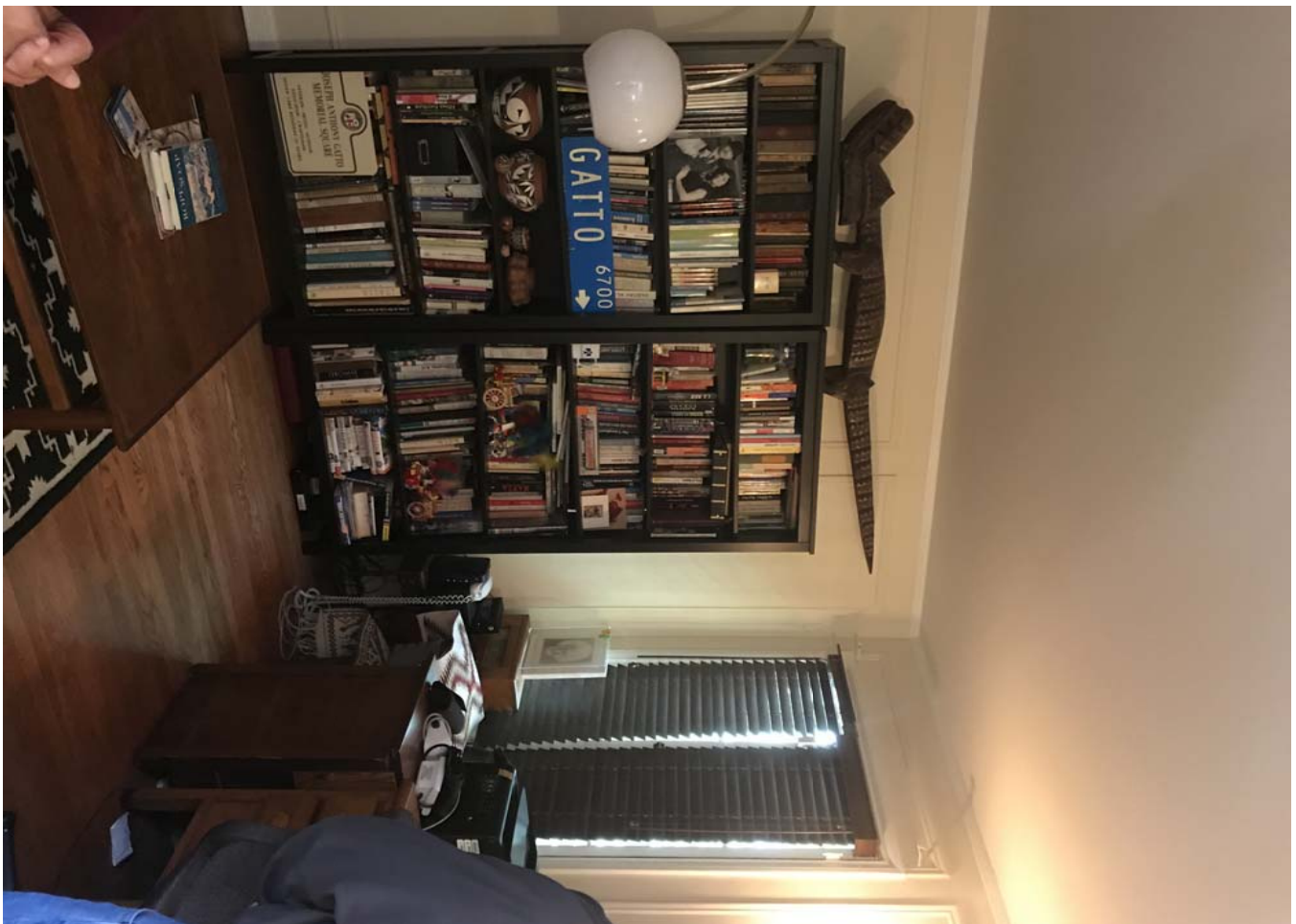




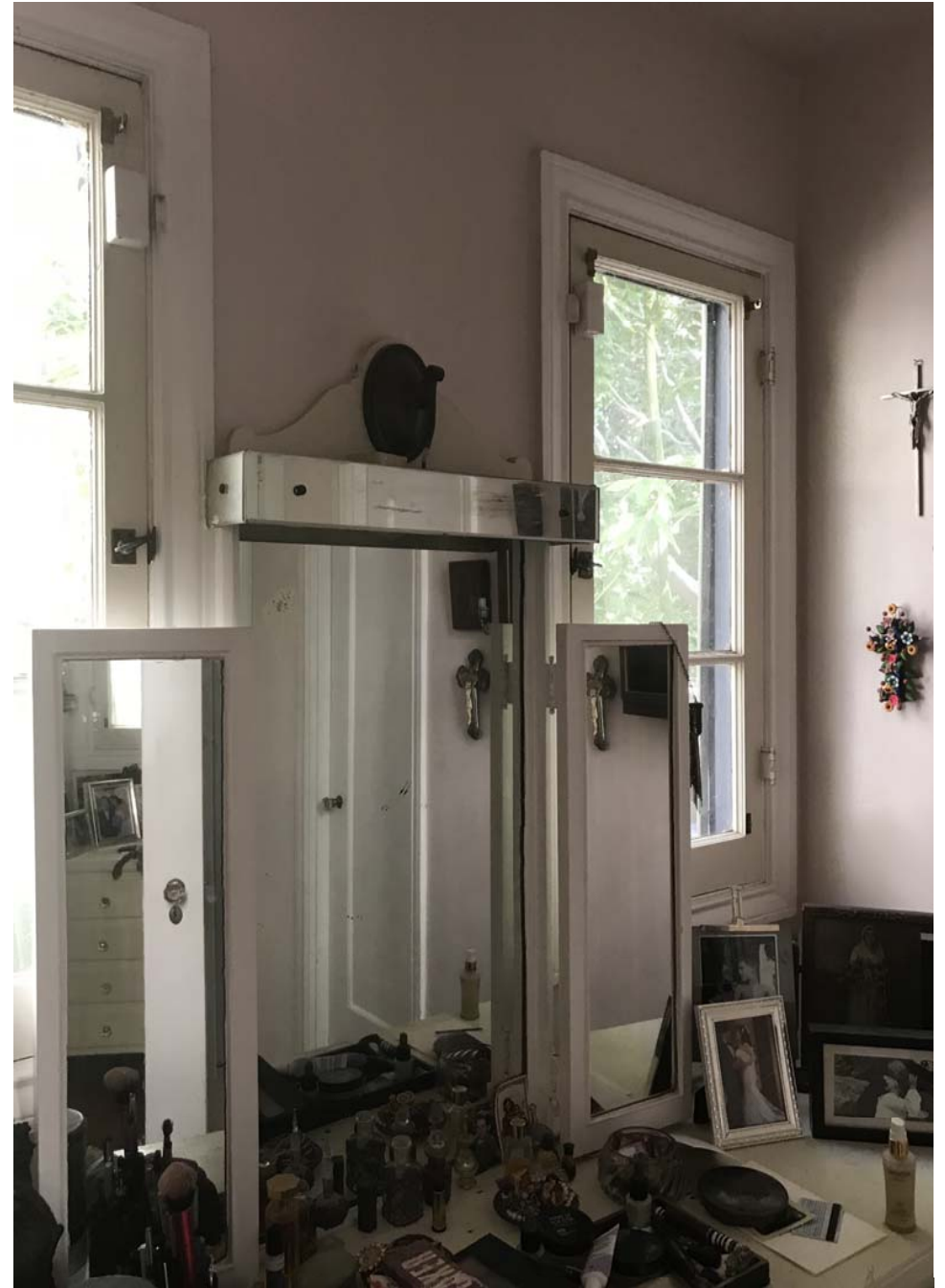




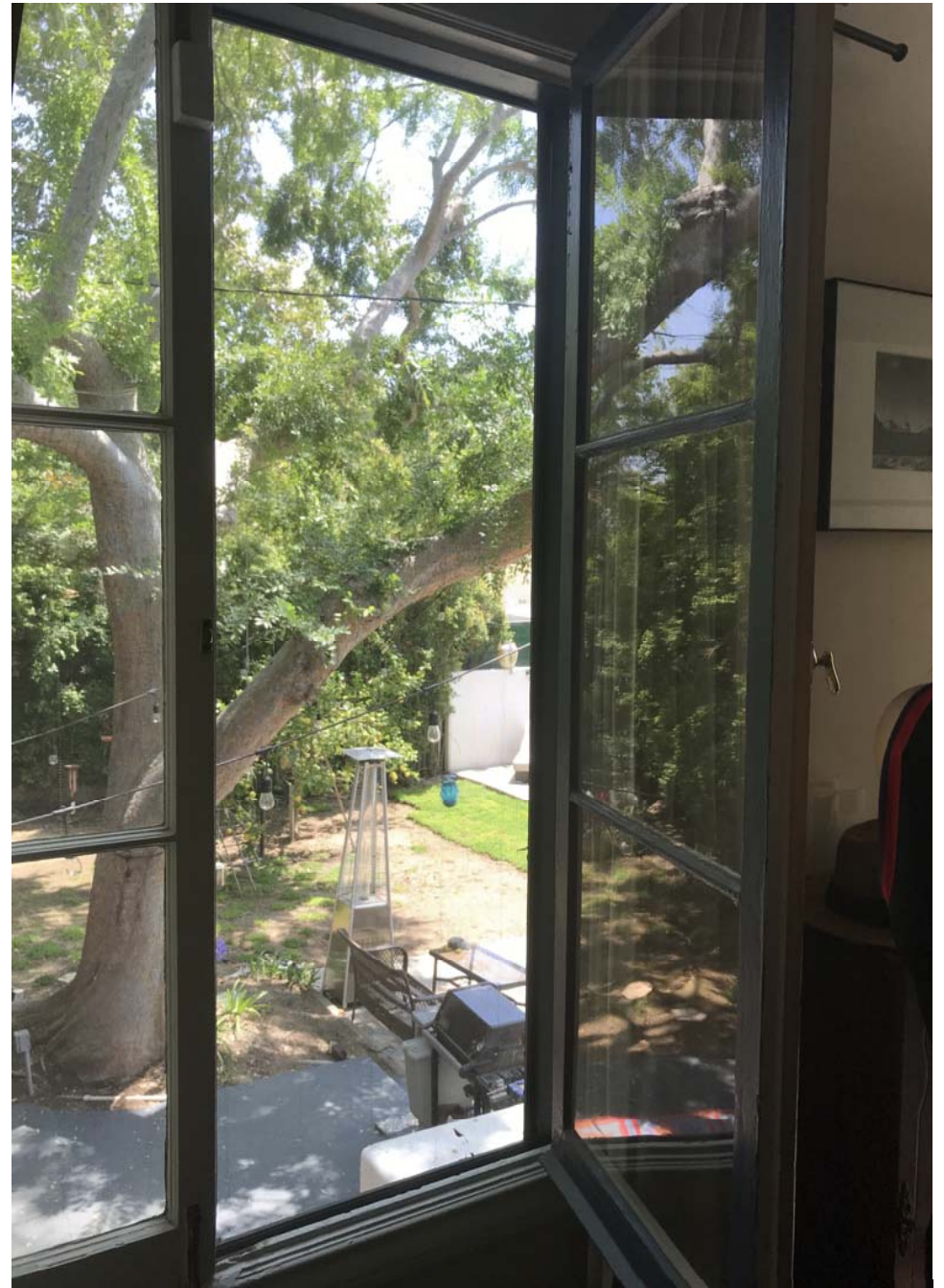




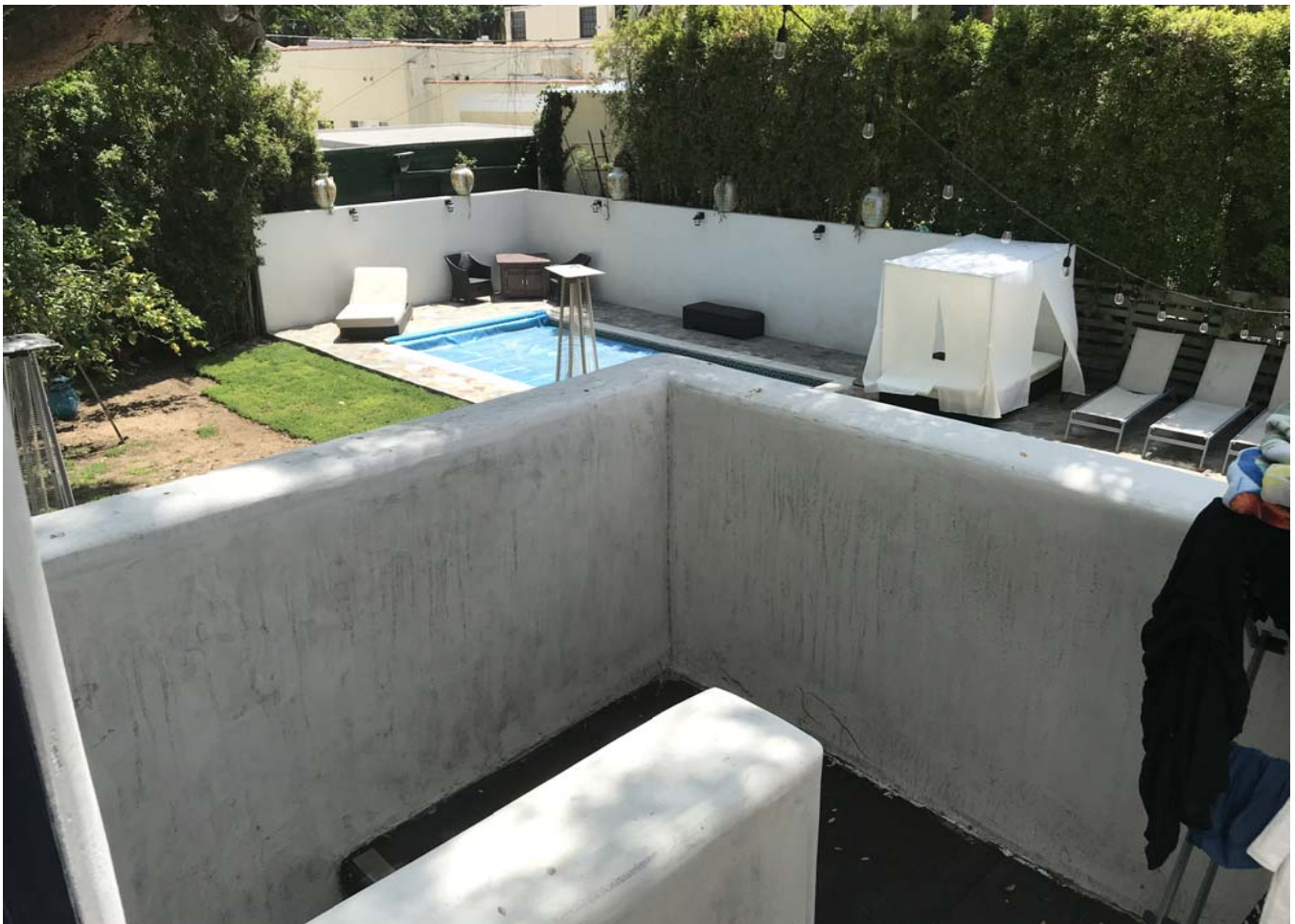




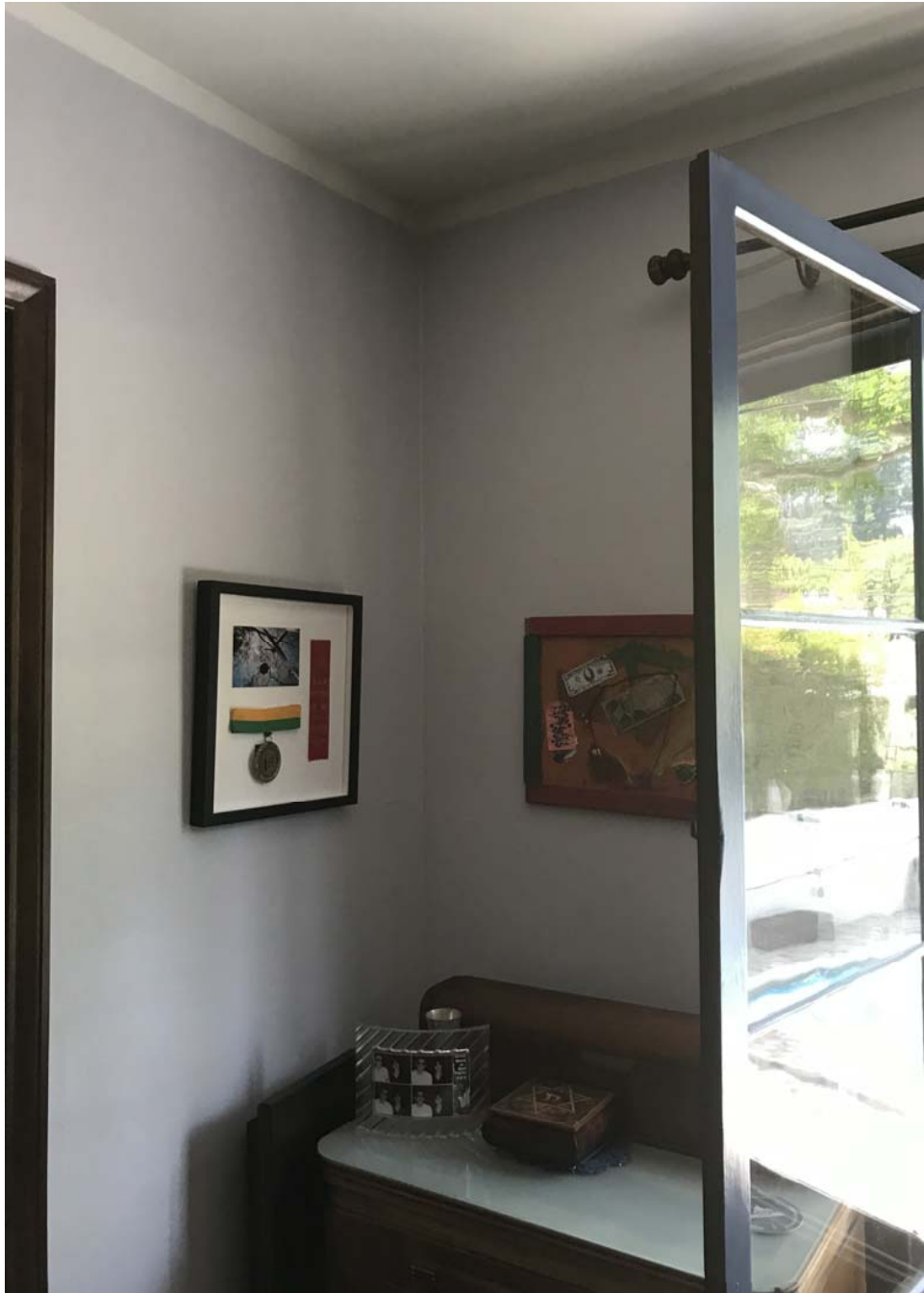




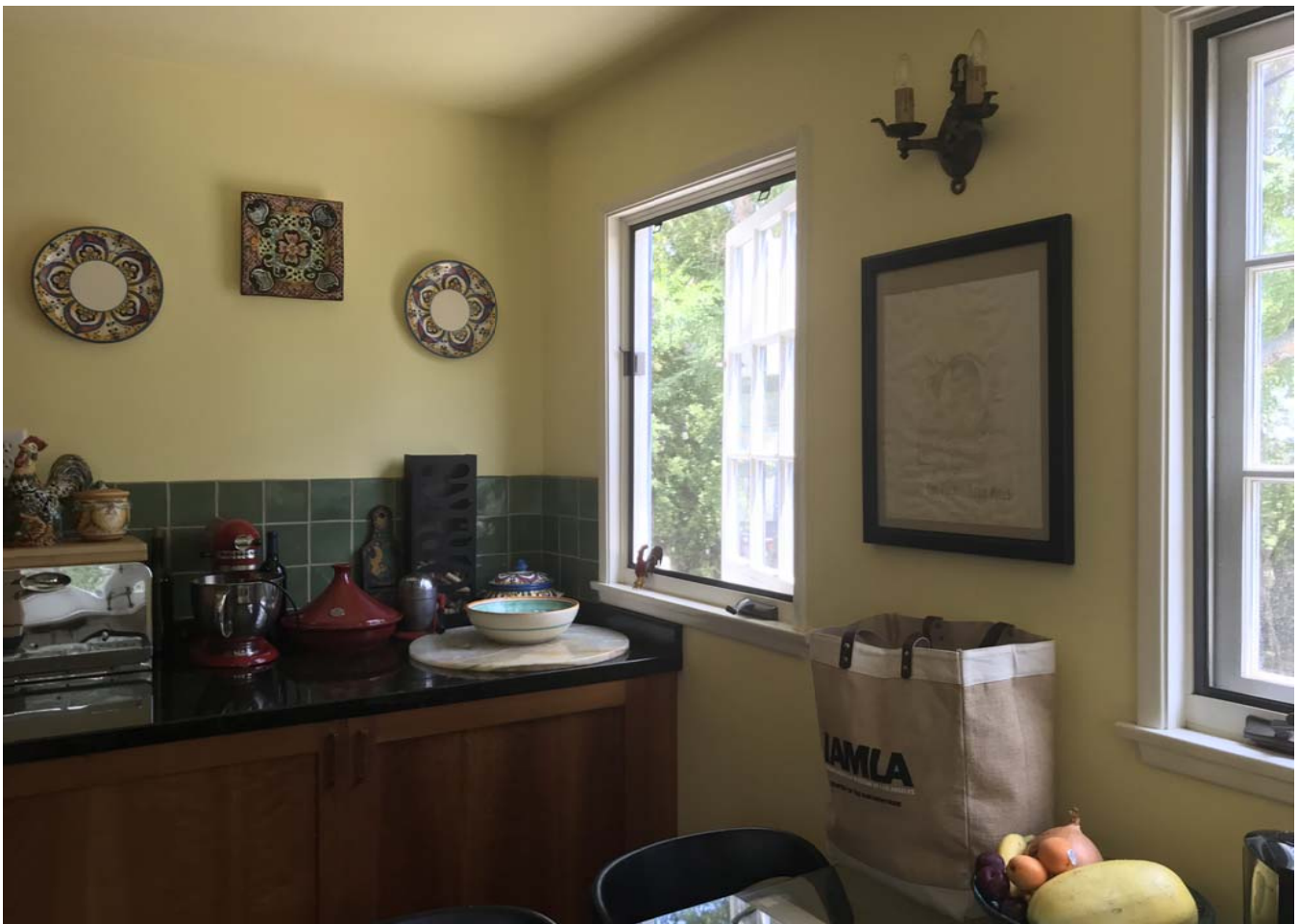


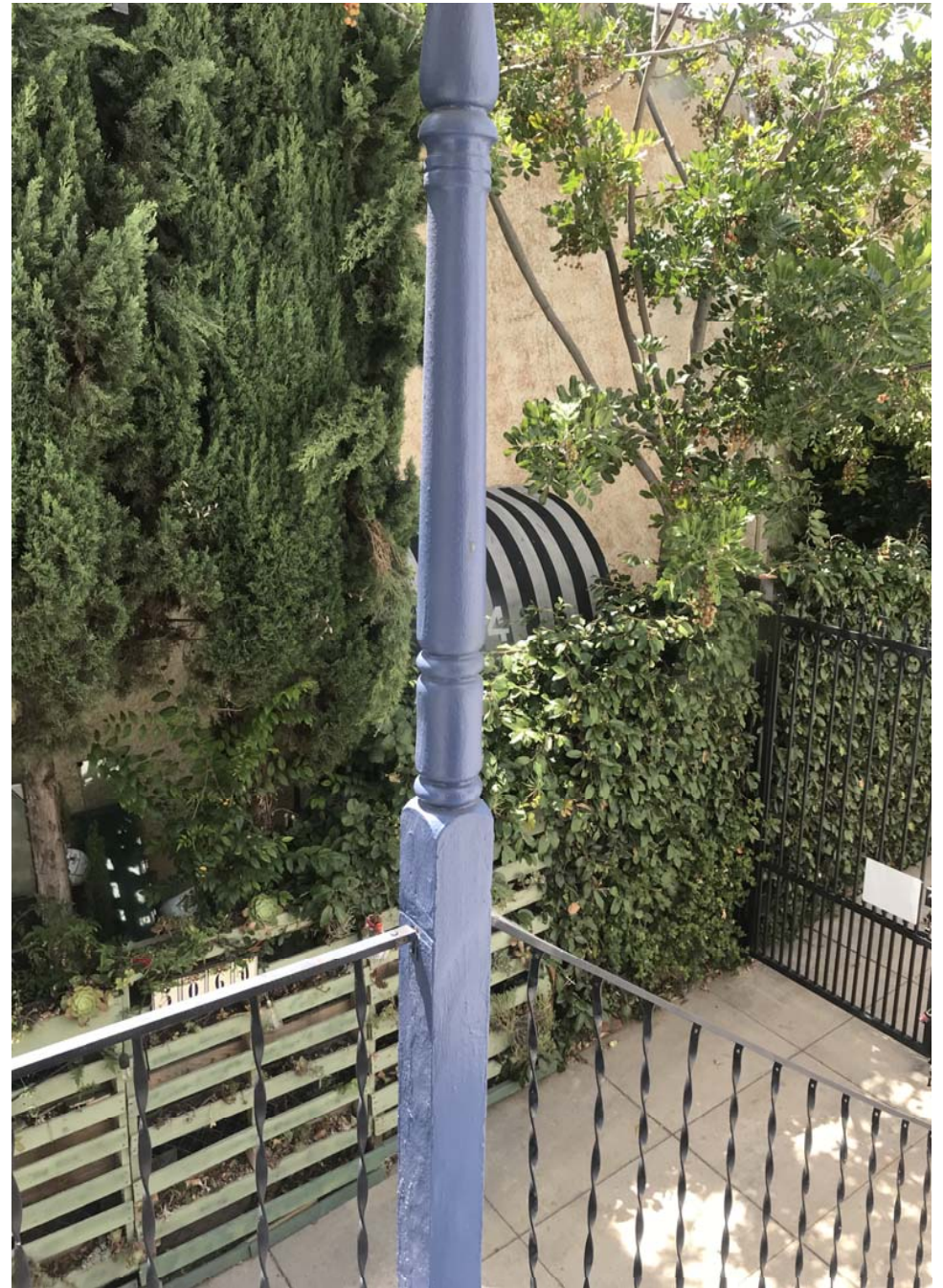


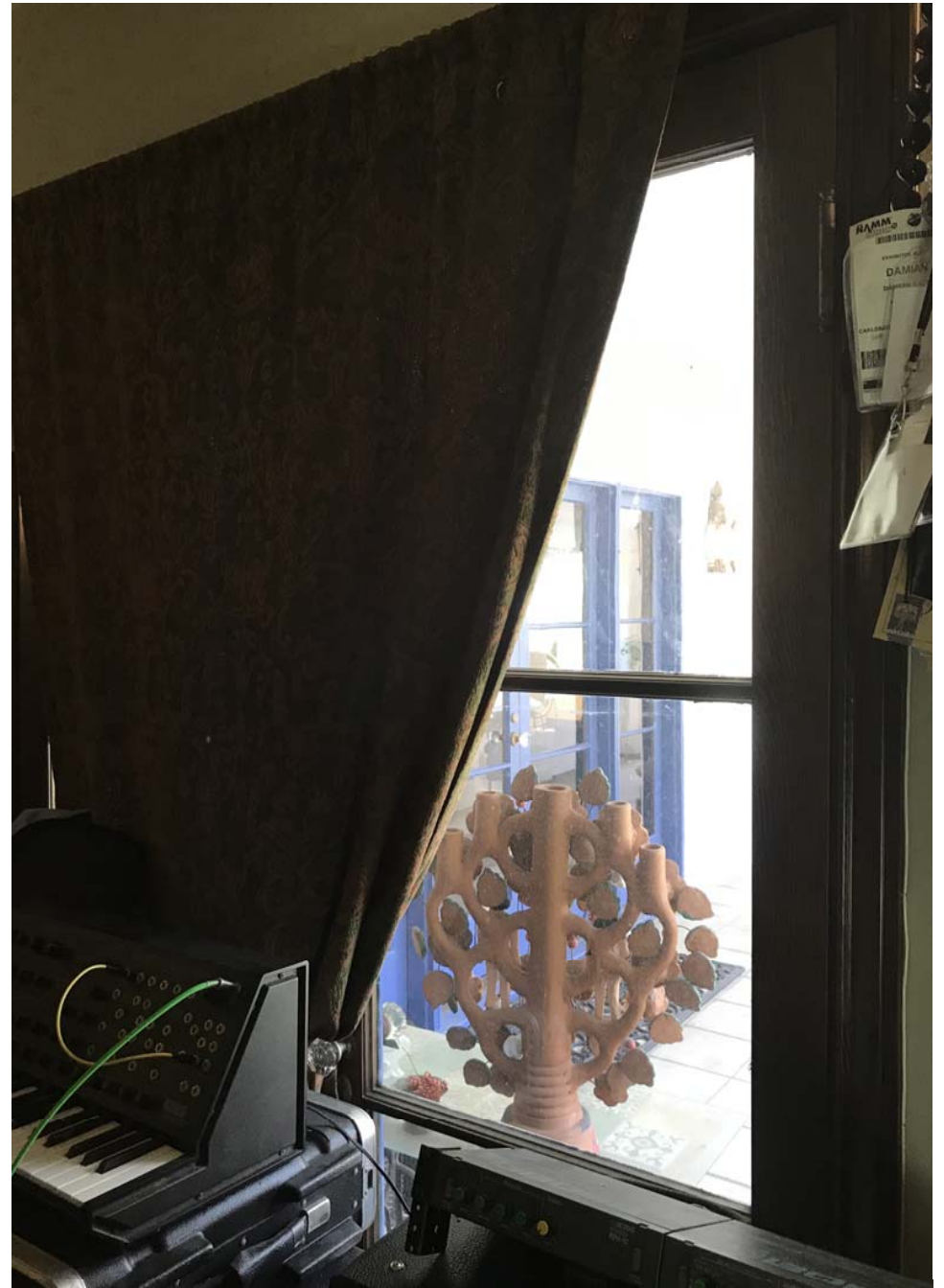


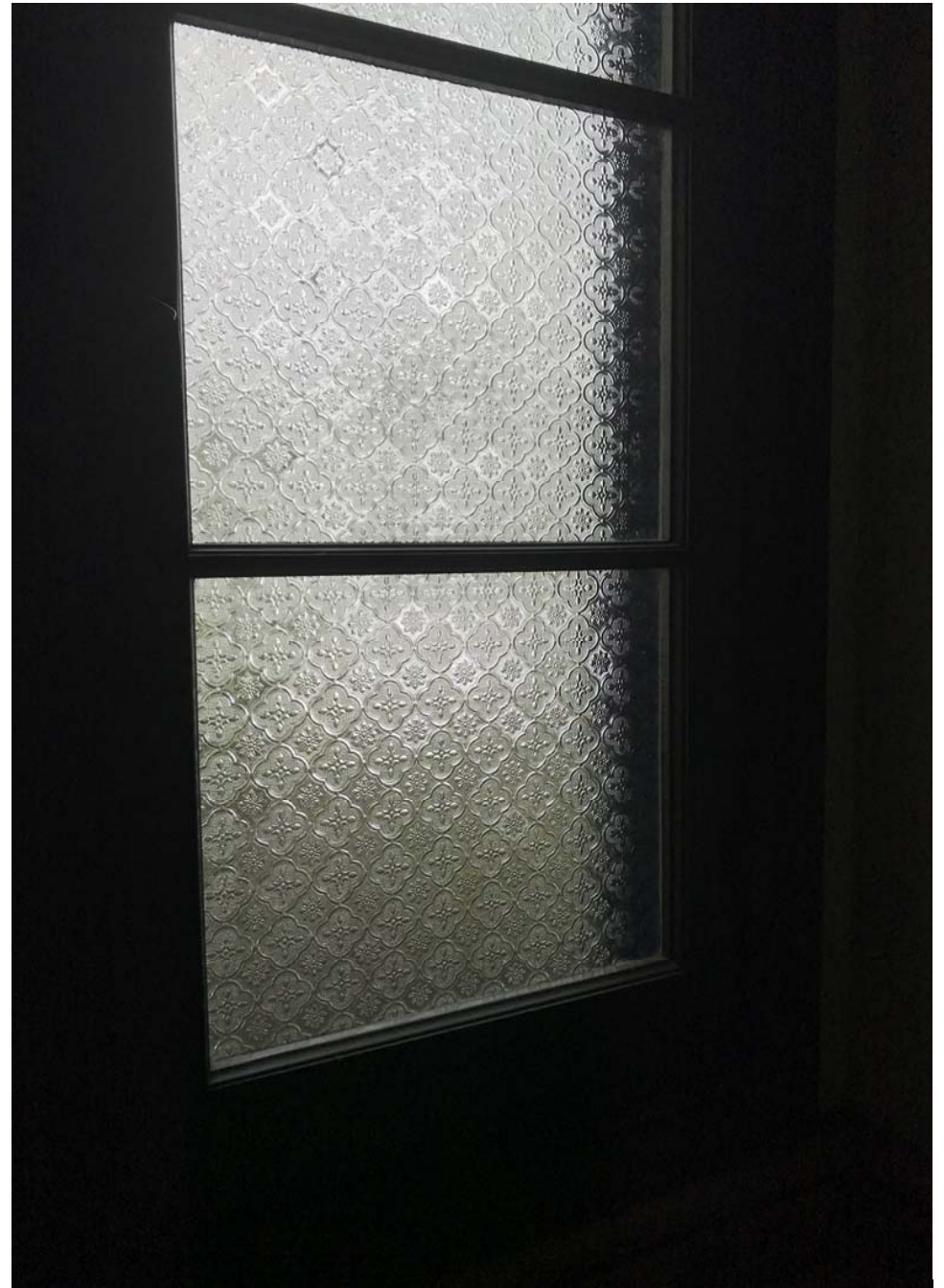


























Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

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Los Angeles, CA 90012

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5060 Los Feliz Boulevard
Los Angeles, CA 90027

PREPARER: Damian Gatto, LA Relics
P.O. Box 292636
Los Angeles, CA 90029

RECOMMENDATION That the Cultural Heritage Commission:

1. **Take the property under consideration** as an 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.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, Planning Assistant
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

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The subject property appears to have undergone minor alterations over the years that include a kitchen remodel in 2003, resurfacing of the exterior stucco in 2017, the addition of a pool in 2018, and a bathroom renovation, the replacement of original windows with vinyl, and the addition of security bars to some windows, all at unknown dates.

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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 if it meets at least one of the following criteria:

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2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

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.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name:					
Other Associated Names:					
Street Address:			Zip:		Council District:
Range of Addresses on Property:			Community Name:		
Assessor Parcel Number:	Tract:		Block:	Lot:	
Identification cont'd:					
Proposed Monument Property Type:	Building	Structure	Object	Site/Open Space	Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:					

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built:	Factual	Estimated	Threatened?		
Architect/Designer:			Contractor:		
Original Use:			Present Use:		
Is the Proposed Monument on its Original Site?		Yes	No (explain in section 7)	Unknown (explain in section 7)	

3. STYLE & MATERIALS

Architectural Style:		Stories:	Plan Shape:
<i>FEATURE</i>	<i>PRIMARY</i>	<i>SECONDARY</i>	
CONSTRUCTION	Type:	Type:	
CLADDING	Material:	Material:	
ROOF	Type:	Type:	
	Material:	Material:	
WINDOWS	Type:	Type:	
	Material:	Material:	
ENTRY	Style:	Style:	
DOOR	Type:	Type:	



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.

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

Listed in the National Register of Historic Places	
Listed in the California Register of Historical Resources	
Formally determined eligible for the National and/or California Registers	
Located in an Historic Preservation Overlay Zone (HPOZ)	Contributing feature Non-contributing feature
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):

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



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:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

Property Owner

Is the owner in support of the nomination?

Yes

No

Unknown

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

Nomination Preparer/Applicant's Representative

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

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 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 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 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.

LA Relics

31 January 2019

Name:

Date:

Signature:

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

Office of Historic Resources
Department of City Planning
221 N. Figueroa St., Ste. 1350
Los Angeles, CA 90012

Phone: 213-874-3679
Website: preservation.lacity.org

SUMMARY

The Miller Residence by Gable & Wyant is a single-family, Spanish Colonial Revival-style residence located on Los Feliz Boulevard between Vermont and Western Avenues. The residence is built with reserved detail and embodies many of the defining features of Spanish Revival architecture, including elevated ceilings, a Mission-style *corredor* entryway, and multi-gabled roofing with tapered terracotta tiles, to name just a few. The defining feature of the house, however, is the center atrium—originally an open-air courtyard—with a tile fountain and exposed rafters. Constructed from October to December of 1922, the residence was built for automotive glass pioneer John F. Miller and his family.

The Miller Residence is also notable as one of the earliest works by the architects George Elmore Gable and Carl Stanley Wyant, having incorporated the same year as “Gable & Wyant, Architects.” In a career spanning more than three decades, Gable & Wyant built numerous residential and commercial structures throughout Southern California, their most notable work being *Hangar One* at Los Angeles International Airport. The duo’s renown was such that they were commissioned to build elaborate structures for both public and private parties, including residences, commercial buildings, and public schools. Further, Gable & Wyant are considered to be “master architects” by the City of Beverly Hills, and their works have been selected for preservation by the cities of both Beverly Hills and West Hollywood. In addition to the cities that have preserved the duo’s buildings, two of Gable & Wyant’s works are listed on the National Register of Historic Places—*Hangar One* and the *Beverly Hills Women’s Club*.

The architectural style of the Miller Residence, the reserved detail with which it is constructed, and the renown of architects Gable & Wyant all make the Miller Residence a structure worthy of preservation by the City of Los Angeles because, per Section 22.171.7 of the Cultural Heritage Ordinance, the Miller Residence “*embodies the distinctive characteristics of a style, type, period, or method of construction; [and] represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.*”

I. EXTERIOR PHYSICAL DESCRIPTION

a. FRONT OF RESIDENCE

The Miller Residence is built with framed wood construction and clad with smooth (or “Santa Barbara”) stucco. Smoothed or troweled stucco finishes are the most authentic finishes for various forms of Spanish, Mission, Pueblo, and Mediterranean architecture. The front façade of the residence features an imposing six-foot French window on the left (east-facing) side, but not the right side. This design technique creates a “focal window,” and is an elaboration that is common of detailed Spanish homes with L-shaped floor plans. Another focal element of the front of the house is the tile fountain on the northeastern corner of the lot. The cedar tree in the parkway in front of the Miller Residence—and others like it from Western Avenue to Riverside Drive—are protected Los Angeles Historic-Cultural Monuments (HCM #67).

A small opening crowned with an outline of a Mission arch leads from the carport to a long porch area. This porch area is reminiscent of a *corredor* (English: “arcade”, or “corridor”) and is the dominating feature of the front of the residence. This palatial type of entryway serves as a focal point around the fountain and garden areas of Spanish residences, and is found only on the most landmark specimens in Los Angeles.

The arcade is lined with five broad, untapered, rectangular columns (or “piers”). The design of the arcade, along with the squared-off openings between the columns, is more characteristic of Mission styles; a more directly Spanish-influenced arcade would have featured arched openings along the arcade, although Mission arcades feature both arched and squared openings. Nonetheless, the Mission-style *corredor* was commonly incorporated into Spanish architecture, even after the fixation with Mission architecture declined in Los Angeles in the late 1920s. The inner region of the arcade contains ten French windows and doors, ending with a quartet of French windows constituting the primary entrance to the residence.

The roof of the residence’s front façade is of the hip-and-valley style; the intermixed hipped and gabled roof formations create “hips” and “valleys” as they intersect in different areas. According to Virginia Savage McAlester, this is intended to mimic the mixed roof forms of Andalusian villages and is one of the rarer roofing techniques among Spanish homes in the United States. The front roof is covered with tapered terracotta Mission tiles, the great majority of which are original. As is typical with Spanish Revival architecture, the eaves of the residence have very little overhang. The remaining 40 feet of the roof is simply flat with composite roofing and crowned with simple one-foot tall rectangular coping.

All sides of the house contain two or more short sections of vasiform balustrades that serve as attic vents; the front façade of the residence in its own right contains four of these attic vents. All of the attic vents are original and intact. The front of the residence is level with Los Feliz Boulevard, while the sides and rear of the house are elevated as the grading declines closer to the rear (south-facing) side of the lot.

b. REAR OF RESIDENCE

The rear of the residence also features prominent French fenestration and doors of various sizes. Most of the fenestration in the rear of the residence consists of the casement windows original to the construction of the house, the exceptions being the vinyl crank-style windows of the kitchen. Because the rear of the residence had to be elevated due to the lowering grade of the lot, Gable & Wyant utilized the resulting space to incorporate an attached garage on the southwest corner of the house, and a storage space on the south side of the house. The garage entry is enclosed with swinging carriage-style wooden doors painted with a walnut stain. The storage space, now used as a utility room, is enclosed with vinyl French-style doors, which are colored with the same royal blue as the residence’s fenestration. Finally, at the southeast corner of the residence, a small door leads to the crawlspace of the house, revealing a space tall enough to stand mostly upright once inside.

The rear yard, which is about 5,000 square feet, is surrounded by hedges and is canopied with a twenty foot-tall Sycamore (*Platanus occidentalis*) tree. A slightly elevated outdoor kitchen is adorned with Southwestern tile work and cabinetry, and features a sink, pizza oven, and electrical outlets. At the eastern edge of the yard, a long staircase leads from the outdoor kitchen area to the upper level of the house.

c. EAST AND WEST-FACING FACADES OF RESIDENCES

The west-facing façade features a quartet of five-foot French windows overlooking the driveway. The west-side of the house is also the location of the residence's Mediterranean-style chimney, which adds a quasi-tower element to the residence. The chimney is tapered near the base and at the very top, ending with brick outlet flues. The diamond shape of these outlet flues is a minor inclusion that nonetheless demonstrates a regard for detail and strict adherence to classic Spanish design. Also located on the west-facing side of the residence is a service, or guest, entrance. During the period of construction, it was common for guests—and butlers—to enter prominent homes such as the Millers' through a door out-of-view from the street scene.

d. PHYSICAL DIMENSIONS

More broadly, the residence measures 45 feet by 67 feet, is 19 feet tall at the highest point (chimney excluded), and rests on a 9,000 square foot lot. The east and west façades of the residence are set back from the neighboring lots by a generous distance—about ten feet each—as is typical with estate zoning on Los Feliz Boulevard. Most of the residence is surrounded by a masonry courtyard wall which, while not original to the construction of the residence, mimics the walled nature of the entrances and courtyards of Spanish villas.

II. INTERIOR PHYSICAL DESCRIPTION

The interior floor plan of the residence lies somewhere between a rectangular and L-shaped plan. The residence is comprised of ten rooms, organized into roughly three suites, with nearly all of the ten rooms revolving around a center atrium (converted from an open courtyard) with a hexagonal tile fountain. The historic French fenestration, of which there is a generous quantity, allows for a profusion of natural light to enter all areas of the house. The house is replete with detailed, classic Spanish interior design features including, among other things, a recessed *nicho*, metal light fixtures, ornamental hardware, built-in furniture, and decorative woodwork.

a. LIVING ROOM

Principally, the living room features a twelve-foot ceiling and an oak floor of two-inch boards with a walnut stain. The interior fenestration and trim are stained with the same finish as the floors. A pair of four-foot French windows accompany the fireplace on each side. When added to the ten doors and windows lining the arcade, the fenestration of the residence allows for a profusion of natural light to enter the living room and adjacent dining room.

The current fireplace of the residence is parabolic in shape, with an opening framed by historic tin tiles. The fireplace, while altered from its original form, contains a particular design element of Spanish architecture called a *nicho* (English: “a niche”), a recessed wall cavity usually dedicated to religious icons. This reserved feature appears in classic Spanish architecture all over the world, including Mexico, Central America, South America, as well as Italy and much of Latin Europe.

b. BEDROOMS

Adjacent to the living room is the front master bedroom. The front master bedroom contains the same design features as the living room with regards to flooring, fenestration, and hardware. The focal French window at the front of the house peers into this first master bedroom. A pair of

French doors lead straight from the arcade into this front bedroom, essentially forming the first “suite” of the Miller Residence.

The two other bedrooms are at the rear of the residence. The first is on the south side of the residence. This bedroom contains the same design features as the living room and front master bedroom, except that the floorboards are three-inch boards. At the southeast corner of the residence is the second master bedroom, which has painted fenestration and trim, but otherwise resembles the south bedroom with regard to flooring, hardware, and trim style.

Both of these rear bedrooms contain multiple French windows. The southeast master bedroom contains 3 pairs of four-foot French windows, and the south bedroom contains a single pair of large, five-foot French windows.

Both of these bedrooms retain most of their original bathroom designs. The guest bathroom retains its original wood floors and lone casement window, and the master bathroom retains its original tile flooring, casement windows, and bathtub. The southeast bathroom also contains one of the Miller Residence’s three built-in cabinetry installations, a common inclusion in Spanish and other forms of architecture from the period.

c. DINING ROOM

The dining room bears some of the same design features as the adjacent living room. However, the dining room’s painted fenestration and elaborate crown molding set it aside from other rooms in the house, as does the room’s slightly lowered ceiling. All three features contrast with the raised ceilings and natural woodwork of adjacent rooms. The southwest corner of the dining room contains another of the residence’s three built-in cabinetry installations, probably intended to be a dish cabinet. A retractable wall of historic French doors separates the dining room from the center courtyard-atrium at the east. Finally, a swinging wooden door, also original to the residence’s construction, leads from the dining room to the kitchen, at south.

d. KITCHEN

The kitchen is located on the southwest corner of the building and adjacent to the dining room. The design of the kitchen differs most strongly from the rest of the house, having been modernized in 2003 by the then-owner. All, if not most, of the kitchen appliances are modern. The granite countertops are a departure from the tiled countertops typical of a period kitchen. The maple-stained hardwood floors are not original to the construction of the residence. The stove area, however, contains tile work that can be found in traditional kitchens in Mexico, Central America, and Latin Europe. Additionally, the kitchen cabinets are reminiscent of those found in Arts-and-Crafts kitchens. Lastly, a Dutch-style door accesses the kitchen from the residence’s service entrance.

e. COURTYARD-ATRIUM

The whole residence revolves around a center atrium, which was most likely converted from its original state as an open courtyard. This atrium contains a hexagonal fountain inlaid on its exterior with hand-formed tiles. The floor of the atrium is made of large, square concrete tiles—an authentic Spanish touch—many of which have been naturally discolored, due to their age and/or exposure to the environment. Exposed wooden rafters with corbelled rafter tails line the ceiling above the atrium. A gabled roof of wood and glass over the atrium allows for more natural light to enter the house.

An open courtyard is a hallmark of both Spanish and Mission architecture. The inclusion of this reserved detail in a single-family residence in Los Angeles makes the Miller Residence all the more of a stand-out local example of Spanish architecture.

It is unknown whether this atrium was left open to the elements sans the gabled roof, or if it was built as it is today. However, at least one drain is installed on the concrete tile floor of the atrium, indicating the possibility that the atrium was originally designed to absorb rain.

f. DEN

The den is adjacent to the courtyard, midway through the residence's eastern side. A pair of French doors lead from the courtyard to the den. The den, together with the southeast bedroom and the powder room, constitute the second "suite" of the residence. The den is lit by two pairs of French windows which, unlike most of the fenestration in the house, are painted white. The den bears the same style of window and floor trim as the rest of the residence, but they too are painted white. The walls of the den are adorned with one-inch wall frame molding. The hardwood floors of the den are finished with the same maple stain as the kitchen and are most likely not original to the residence's construction.

g. POWDER ROOM

A powder room adjoins the rear master bedroom with the den. The powder room retains its original built-in, illuminated vanity with serpentine woodwork, a luxurious inclusion in a single-family home. Also intact in this room are the original closets, doors, and glass hardware. The built-in bench, typical of a powder room from the era, is absent, its former presence demarcated by nail holes on the floorboards.

ALTERATIONS TO THE MILLER RESIDENCE

SUMMARY

Both the interior and exterior alterations of the residence are minimal and reversible. The most major alterations to the residence are found amongst the atrium, kitchen, den, fireplace, and front bathroom.

a. EXTERIOR ALTERATIONS

Since its construction in 1922, the residence has received at least two new coats of stucco, the most recent of which was a restoration of the smoothed Santa Barbara-style stucco. During a previous restuccoing of the residence, the masonry pilaster emphasizing the focal French casement window at the front left (east-facing) side of the house was improperly obfuscated with stucco. Some windows toward the front of the house have modern security bars attached. It is unknown whether the broad piers lining the *corredor* (arcade) were originally clad with stucco, stained, or left natural. Other than these routine or otherwise minor renovations, the front exterior of the residence is largely unaltered.

b. INTERIOR ALTERATIONS

The fireplace of the residence retains the original *nicho*, the recessed cavity dedicated to religious icons. Other than that, the fireplace has been largely remodeled, also at an unknown date but

possibly after an earthquake. The present parabolic shape of the fireplace is not consistent with Spanish interior design. A fireplace in a Spanish or Mission residence would have taken on a trapezoidal shape with an outlet flue leading along the wall, becoming more finely tapered as it moved upward toward the ceiling.

Aside from the fireplace, the living room and dining room are both largely unaltered, retaining their original French windows, doors, hardware, and oak flooring. The floors have likely been refinished over time, possibly sometime in the early-mid 20th century, based on the two-pronged design of the floor-mounted electrical outlets in the dining room. Regardless, the flooring is consistent with Spanish Colonial Revival design in that they are made of thin hardwood boards which are customarily painted or stained.

It is also possible that the opening leading from the living room to the dining room is not original to the construction of the residence, based on how the trim lining this opening differs from the trim in the rest of the house.

In 2003, the kitchen was remodeled into a modern kitchen, as described in the previous section. The kitchen's present hardwood floors with a light stain are not original to the construction of the residence. The fenestration of the kitchen, which overlooks the driveway and backyard, have been replaced with nylon, crank-operated windows. The sole remaining feature of the kitchen is the Dutch door leading from the service entrance into the kitchen.

The office-den on the east side of the residence has also received some remodeling. The present floors are probably the same hardwood boards that were used during the kitchen remodel. Wall framing trim has also been incorporated into the den's design. Despite being common in English homes from the period, wall frame trim is not common to Spanish interior design; the trim was likely added at a later date. The den does, however, retain its original French fenestration, French doors, hardware, and light fixtures.

The two rear bedrooms of the residence are largely unaltered, save for their corresponding bathrooms. The front master bathroom has been remodeled, albeit with "Southwestern" motifs like adobe and Fleur d'Li tilework that can be found in Spanish, Mission, or Pueblo architecture. The southeast master bathroom is largely original, retaining its original bathtub, built-in cabinetry and hexagonal tile floor. The sink was replaced at a later date, and modern tile work was added on the wall alongside the historic bathtub, also at a later date. All bathrooms retain their original French casement windows, although the glass panels of the front master bathroom's French windows have been replaced with decorative privacy glass.

Aside from the uncertain originality of the courtyard-atrium's gabled roof, there are four other minor modifications to the room. The first of these modifications are the shutter doors leading from the atrium to the southeast master bedroom. The original floor plans of the residence do not display the symbolisms indicative of any kind of door being at this location. This southeast bedroom instead may have only been accessible through the den area, essentially constituting a separate suite of the residence. Secondly, the interior tiles of the fountain were replaced with modern, machine-cut tiles at an unknown date, probably due to the natural wear brought upon the original hand-formed tiles by the water and sun. The historic, hand-formed tiles of the fountain's exterior, however, are intact. Thirdly, the wall of the atrium was resurfaced with a wrinkled stucco

texture at an unknown date. Lastly, the courtyard received air inlet flues when the residence was equipped with modern HVAC systems.

SIGNIFICANCE OF THE ARCHITECTS – GABLE & WYANT

Architects George Elmore Gable (24 April 1892, Center Point, Iowa – 20 April 1953, Los Angeles) and Carl Stanley Wyant (1890, Janesville, Iowa – 12 May 1964, Los Angeles) operated under the firm name of Gable & Wyant. Gable earned his Bachelor of Science degree in architecture from the University of Illinois in 1914, and Wyant earned his Bachelor of Science degree in architectural engineering from the same university in 1916. Both men earned their master's degrees in 1918. During the time between the awarding of their degrees and the opening of their firm, the young men were employed as draftsman for prominent architects, including the firm of Allison & Allison, who designed UCLA's Royce Hall and the Southern California Edison Building. Gable, for his part, was employed as an engineer and coordinator for the United States Navy's Department of Yards and Docks toward the end of World War I.

Entries in *The American Contractor* and *American Architect and Architecture* from January 1922 announce that "George E. Gable and C. Stanley Wyant, architects, have opened offices for the practice of their profession at 634 South Western Avenue, Los Angeles, Cal., under the firm name of 'Gable & Wyant, Architects.'" The firm's real estate and architecture office was located directly across the street from the Wilvern Theater.

Gable & Wyant would go on to become renowned architects throughout Los Angeles County, receiving commissions to build elaborate structures including residences, commercial buildings, and public schools for both public agencies and private parties. Aside from the place of their works within the cultural history of Los Angeles, Gable & Wyant were one of about a dozen firms that contributed multiple buildings to Beverly Hills' Historic District, according to the Beverly Hills Office of Historic Preservation. As such, the Office of Historic Preservation lists Gable & Wyant as one of their city's *master architects*. Additionally, the City of West Hollywood has identified and documented at least one commercial building designed by Gable & Wyant. Furthermore, two of their works—Hangar No. 1 and the Beverly Hills Women's Club—are listed on the National Register of Historic Places.

Toward the end of the careers, Gable & Wyant gained enough renown to have collaborated with other geniuses of their time, most notably Ralph D. Cornell, a renowned landscape architect who was influential in the development of Los Angeles' "Garden City" aesthetics. Renderings from 1948 indicated that the firm was collaborating with Cornell to design a modern business park called ***Auroratowne***. The location of this master-planned business park is unknown; there are sites called "Auroratowne" located in Illinois and Colorado, as well as a town in Central California called Aurora. The firm also collaborated with Cornell on a Ranch-style housing court at **7833 Lankershim Boulevard**, which still stands.

The firm was active between the opening of their offices in 1922 and up until George Gable's death in 1953. At the time of Gable's death, they had just completed their final public commission, the 39th Street School in South Central Los Angeles. The firm's original office on Wilshire and Western

was destroyed by fire in June 1972, and is now the site of the Metro Red Line platform. Their second and final office at 3723 Wilshire Boulevard was demolished in 1969 to build a financial center. The duo's work, however, lives on throughout Los Angeles County. Their residential and commercial buildings, public and private, continue to be appreciated and utilized for various purposes.

a. NOTABLE STRUCTURES BY GABLE & WYANT

Gable & Wyant are foremost recognized for two of their works in particular. Arguably the most famous Gable & Wyant structure is *Hangar No. 1* at Los Angeles International Airport. In the mid-1920s, what is now known as LAX was a dirt landing strip called Mines Field. In June 1929, the City of Los Angeles commissioned Gable & Wyant to design a grand airport hangar that would foreshadow future development of this barren field. The City of Los Angeles purchased the airfield in 1937, but it would be nearly two decades before commercial operations began at LAX. According to Christy McAvoy of AVIA, the preservation consultants who oversaw the Hangar's restoration, "Los Angeles was trying to create an image for its municipal airport, and this was part of that early image building."

Of the five hangars built on the airstrip, Gable & Wyant's *Hangar No. 1* is the sole surviving structure from LAX's epoch as "Mine's Field." Hangar One would go on to host notable guests such as Charles Lindberg, the Graf Zeppelin, and possibly even Lucky Lindy. Though the hangar was designated a Los Angeles Historic-Cultural Landmark in 1966 (HCM #44), it fell out of use and into disrepair, and at different times in the 1970s and 1980s was threatened with demolition. Preservation advocates and public officials worked in concert to restore the Hangar and have it placed on the National Register of Historic Places on July 30th, 1992 (NRHP Monument Reference Number 92000959).

The second-most famous structure designed by Gable & Wyant is the historic meeting hall of the Beverly Hills Women's Club, located at 1700 Chevy Chase Drive in the City of Beverly Hills. The women's organization, founded in 1916, moved into the structure—which was originally constructed as a residence—shortly after the time of its completion in 1925. The Clubhouse is part of the City of Beverly Hills' Historic Preservation Program and was listed on the National Register of Historic Places in 2006 (NRHP Monument Reference Number 06000914). The Miller Residence bears many of the same defining features as the Clubhouse, namely: the *corredor*-inspired entry, the prominent French fenestration, and the multi-levelled hip-and-valley roof with curved terracotta tiles.

b. OTHER COMMERCIAL STRUCTURES BY GABLE & WYANT

The Dryas-Careton Café (1927) was a restaurant and banquet hall located on the Miracle Mile at 5301 Wilshire Boulevard, at the intersection with La Brea Avenue. Built for David S. Dyas, it was a grand restaurant designed in the Spanish-Moorish style. According to historian Martin Treu, the Café "applied traditional forms of Spanish architecture to a non-traditional layout and proportion." Treu also describes "a squat, telescoped tower element serving as a distinctive landmark on the street corner." Further, Treu notes, "an inviting arcade communicated welcome, and liked the tower to [...] parking." Of the Café, Treu concludes that "Far from being an hacienda in Mexico, this

building was a creation of the Automotive Age, a response to the freedom of space, and the requirement of needing to be identifiable from afar at high speed.” (p. 106)

The Hour Market (1928) was a drive-in market on the border between the City of Inglewood and the Hyde Park district of South Central Los Angeles. The market, originally built for Burton & Co. was renamed Jo’s Market before becoming known as The Hour Market, a name that remained for most of the market’s existence. The market is recognized by author Richard Longstreth as another example of early transformative automotive architecture in Southern California, he says, because it was built during a period when the City was becoming automobile-centric while also rapidly suburbanizing. Formerly located at 6700-6708 West Boulevard and 3530 West 67th Street, the market was a major attraction for the neighborhood, spanning the corner of 67th Street and West Boulevard. The two Spanish-style buildings comprising the market were gravely damaged, first, by the 1992 Los Angeles Riots, and then by the 1994 Northridge Earthquake. The market was ultimately demolished in 1995.

The Heegaard Writers and Artists Building (1924) is another commercial building designed by Gable & Wyant for drug salesman A.C. Heegaard, located at 9507 Santa Monica Boulevard at the intersection with Rodeo Drive. The Writers and Artists Building, as it is called in shorthand, is yet another of the firm’s works in Beverly Hills; Gable & Wyant were one of about eight architects who built multiple buildings in Beverly Hills’ commercial district and gave it the image it retains to this day.

The Heegaard building is a stand-out example of commercial architecture during the development boom of early twentieth century Los Angeles County. Gable & Wyant designed the building’s ground retail floor in collaboration with Roy Price, implementing features like Churrigueresque plaster panels and decorative transom windows. The remainder of the building, designed solely by Gable & Wyant, boasts features such as molded cornices, parapets, colonettes, cartouches, and prominent French fenestration.

The design of this building goes above and beyond what is required of a commercial building, suggesting an effort to establish an image and grandeur for the budding City. In the 1920s, most development was confined to Canon Drive, Beverly Drive, Crescent Drive, and the downtown triangle. Entrepreneurs and stakeholders in Beverly Hills looked no further than the likes of Gable & Wyant, W. Asa Hudson, Harry E. Werner, and Norstrom & Anderson to expand these boundaries. In 1923, Gable & Wyant even built the original ***United States Postal Service Office in Beverly Hills***, which no longer stands, at the intersection of Brighton Way and Camden Drive.

8851 Santa Monica Boulevard (1926) is yet another detailed Gable & Wyant commercial building, located this time in the City of West Hollywood. This building bears many of the same classic Spanish elaborations as the Beverly Hills buildings and others, including decorative frieze panels, pedimented windows, and intricate brickwork with heavy stone lintels along the tops of windows.

c. OTHER STRUCTURES BY GABLE & WYANT

Aside from the residences they built in Los Angeles, the Gable & Wyant were commissioned to build residences in adjacent districts that were developing at the time. In 1926, they built the residence at ***1923 La Mesa Drive*** in Santa Monica for George L. Crenshaw, who himself developed a large portion of the elegant Mid City Los Angeles neighborhoods Wellington Square and Lafayette

Square. The firm also built the ***Parry Residence***, located within Huntington Palisades community at 441 Ocampo Drive in Pacific Palisades. A community of mostly English Colonial Revival homes, Gable & Wyant stuck to their specialty and built a grand Spanish villa. In 1925, George B. Wardman of San Marino contracted the duo to build a home at ***1430 Old Mill Road***, a home best described as an Italianate villa. The same year, the duo were hired by Bard's Theaters to design the stores adjacent to their recently constructed ***Bard's West Adams Theater*** at 4409 West Adams Boulevard.

In addition, archives from the University of Washington indicate that the firm designed, wholly or in part: The ***7th and Gladys Hotel*** in Downtown Los Angeles, the ***John Hutchinson House*** in Los Angeles, and the ***The Oxnard Press-Courier Headquarters***, all designed in 1924.

d. SCHOOLS DESIGNED BY GABLE & WYANT

Finally, in addition to their residential and commercial works, Gable & Wyant contributed their designs to at least two schools in Los Angeles County.

The ***Beverly Vista School*** in Beverly Hills is the first-known school Gable & Wyant was commissioned to build. The firm designed and contracted the school's sixth through tenth buildings over a period from 1925 to 1928, including the Auditorium. The schools were built in the Italian Renaissance Revival and Romanesque styles, contrasting with the Spanish works for which Gable & Wyant are most famous. Photographs by Dick Whittington Studio from the period of construction depict large, ornate, brownstone Italianate buildings with curved tile roofs, frieze panels, arched concrete entryways, prominent tower elements, and the generous use of arches as a motif.

Several of the Beverly Vista School buildings built by Gable & Wyant were damaged or destroyed, first, in the 1933 Long Beach Earthquake, and then in the 1994 Northridge Earthquake. However, in the late 1990s, funds were secured for the restoration of the remaining buildings, among them the sole surviving Gable & Wyant-designed building. From 2002 to 2007, the school replenished its classroom units, building them with regard to the classic Italianate styles of the original structures. The extent of restoration undertaken to restore Gable & Wyant's only surviving building on the campus suggests an appreciation for the work of the school's original architects, as well as the styles that were prominent during the period.

The second known Gable & Wyant school is the ***39th Street School***, located in South Central's Leimert Park district at 3875-85 Dublin Avenue. In 1950 and 1951, the City of Los Angeles commissioned Gable & Wyant to construct two buildings at the school. This was one of the last major contracts the firm received before Gable's 1953 passing and subsequent dissolving of the firm. Contrasting greatly with the classical Spanish and Italianate works, the 39th Street School was built in the Art Deco style. The school is known today as the ***Tom Bradley Global Awareness Magnet***.

SIGNIFICANCE OF THE STYLE – SPANISH COLONIAL REVIVAL

In the late 19th century, the Railroad companies, speculators, and other business interests launched campaigns to promote tourism, investment, and settlement in Southern California. The history of

Spanish settlement in Southern California and the mythology of the California Missions heavily influenced Los Angeles' great development epoch of the late 19th and early 20th centuries, making the re-introduction of Spanish architecture to the region almost inevitable.

What is known as Spanish Colonial Revival architecture is itself a revision of an earlier revival movement that began in the late 19th century with what is now called "Mission Revival" architecture. Based on the designs of California Missions, the 20th century movement, Spanish Colonial Revival, was an attempt to create a signature Californian form of architecture.

Architectural historian David Gebhard attributes the American interest in Revival architecture to the World's Columbian Exposition of 1893. The World's Fair was a significant cultural event in American history because of the way it imbued Americans with a greater appreciation for their built environment. The fair introduced over 27,000,000 Americans—42% of the population at the time—to forms of architecture that perhaps most had never seen before.

However, the event that popularized Spanish architecture throughout Southern California and the American Southwest was the 1915 Panama-California Exposition in San Diego. The Panama Canal had just been completed the previous year, and the purpose of the Exposition was to distinguish San Diego as the American port closest to the Canal. Real estate developer D.C. Collier and architects Bertram W. Goodhue and Carleton Winslow, the principal organizers of the Exposition, selected Spanish and Mission as the architectural styles that they felt would best give Southern California a reinvented, international image.

Goodhue, who built the Central Los Angeles Library, appreciated the way Mexican tradition and religion reflected in Spanish Colonial architecture. Late California Historian Kevin Starr characterizes Goodhue's view of Spanish architecture as standing for "a revisionist, anti-industrial aesthetic." He suggested that a revival of Spanish Colonial architecture was appropriate, given how intrinsically connected Hispanic culture had (and has) always been to the American Southwest.

Spanish Colonial Revival architecture in particular, would go on to be one of the styles of choice all over Los Angeles—and much of the American Southwest—well into the 1940s. Residents of budding Los Angeles neighborhoods of the period—ranging from upscale Beverly Hills, to streetcar suburbs like Leimert Park—developed their own interpretations of Spanish home design, based on their individual needs and means. Some of Los Angeles' most upscale theaters and hotels were designed in the Spanish Revival styles, sometimes incorporating Churrigueresque and Moroccan influences. Spanish architecture continues to be a timeless style for developers and remodelers alike because, as Goodhue noted, Spanish Colonial architecture is both romantic and modern, while possessing both beauty and utility.

ABOUT THE CLIENTS – THE MILLER FAMILY

Though not included in the scope of this nomination, the it is worth documenting the lives of the Millers, who were an affluent and enterprising family. John F. Miller (1868 – 1942) was born in Ohio to German parents. His wife, Lois F. Miller (*née* Louisa S. Hensley, 1870 – c. 1944) was also born in Ohio, to American parents. Circa the 1890s, the couple was living in Iowa, where they gave

birth to their only child, Clyde C. Miller, in 1891. The 1920 Census recorded the Millers in Los Angeles; John reported that he was a leather goods manufacturer. While the Miller family is not included in the scope of this nomination, a view into their lives illustrates the type of people who moved to Los Angeles in the early 20th century and sought out master architects to build their homes.

In 1922, Gable & Wyant designed the residence at 5060 Los Feliz Boulevard for John and Lois, and the next year built another separate residence for Clyde immediately next door, at 5066 Los Feliz Boulevard. The date of construction for the residences at 5060 and 5066 Los Feliz Boulevard—1922—make them some of the earliest works by the then-budding young architects. An extant reminder of the family ownership of the two properties is a small walkway leading from John’s driveway to the side entry of Clyde’s residence.

In the early 1920s, John and Clyde established their own business, an automotive glass boutique at 1544 North Cahuenga Boulevard in the nearby burgeoning Hollywood district. John, the leather tanner, incorporated his craftsmanship into Clyde’s glassware business, and together they pioneered innovative windshields, including their patented “Improved Tonneau Windshield” (US Patent #US1573086 A). The innovative windshield incorporated aerodynamic technology, like pivoting glass panels for modified airflow. John designed the upholstery and other furnishings of the windshield. After the death of his parents, Clyde continued to operate the business as “Midwest Glass Co.”—an homage to his birthplace—until at least 1966.

The Millers and their “Improved Tonneau Windsheild” are notable in their own right because the product was developed, patented, and produced when automotive windshields were first being pioneered; the 1915 Oldsmobile models were the first to offer windshields as standardized equipment. Furthermore, the Millers were producing and selling their automotive glass during a time when LA’s manufacturing era was in full swing, with numerous entrepreneurs opening factories and outlets around Central Los Angeles.

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Miller Residence – Building Permit Document Numbers (LADBS)

1922 – New Construction – 1922LA34962

1944 – Alter/Repair – 1944LA04438

2000 – Alter/Repair – 00016-20000-08747

2003 – Alter/Repair – 03016-10000-19491

Other Gable & Wyant Structures – Building Permit Document Numbers (LADBS)

1925 – Bard's West Adams Theater – 1925LA16048

1927 – Dyas-Carelton Café – 1927LA30829

1928 – Hour Market/Long's Market/Lo's Market – 1928LA13988

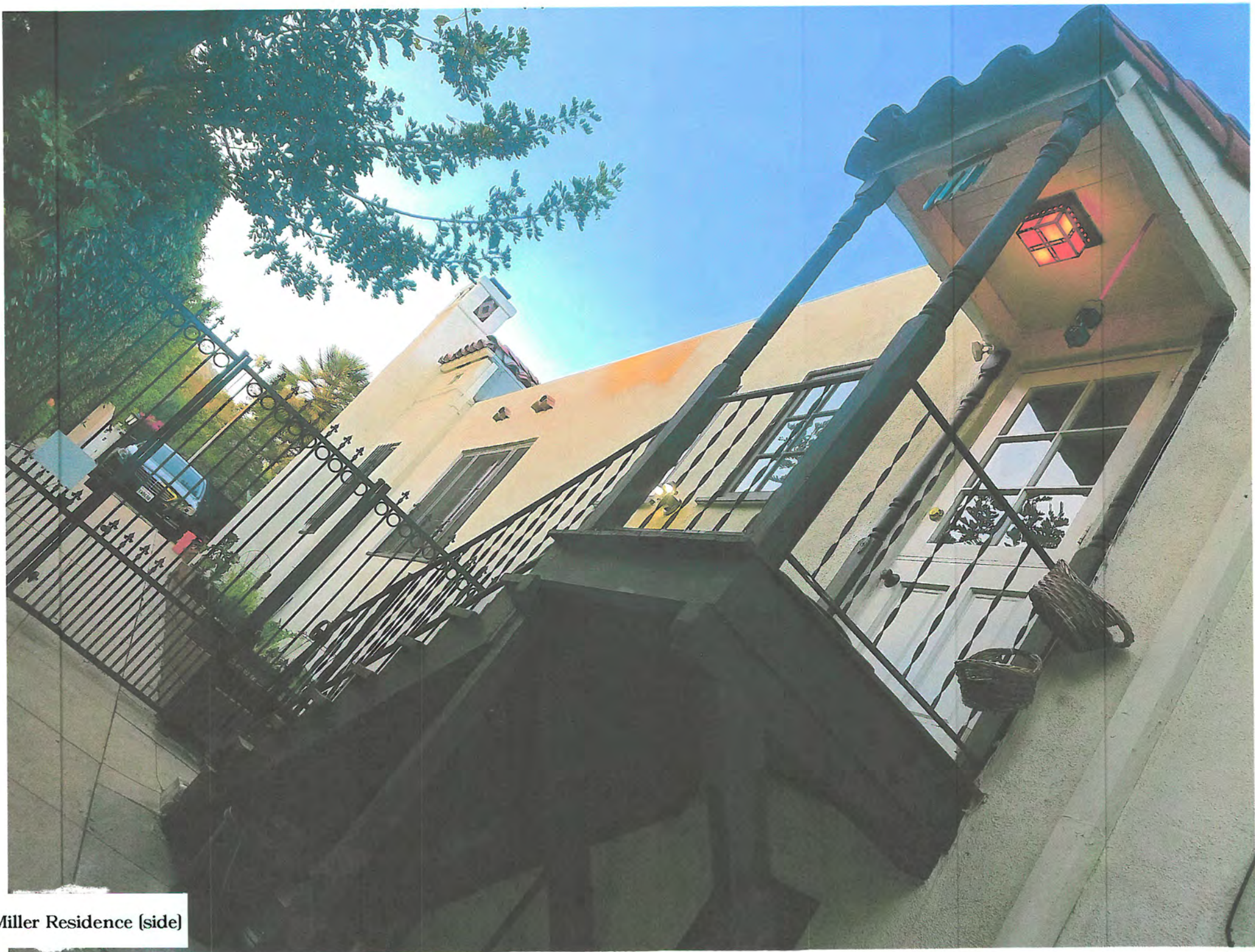
1946 – Alfred C. Krakow Housing Court, 7833 Lankershim Blvd. – 1946LA03922 + 23, 24, 25, 26

1950 – 39th Street School – 1950LA08137





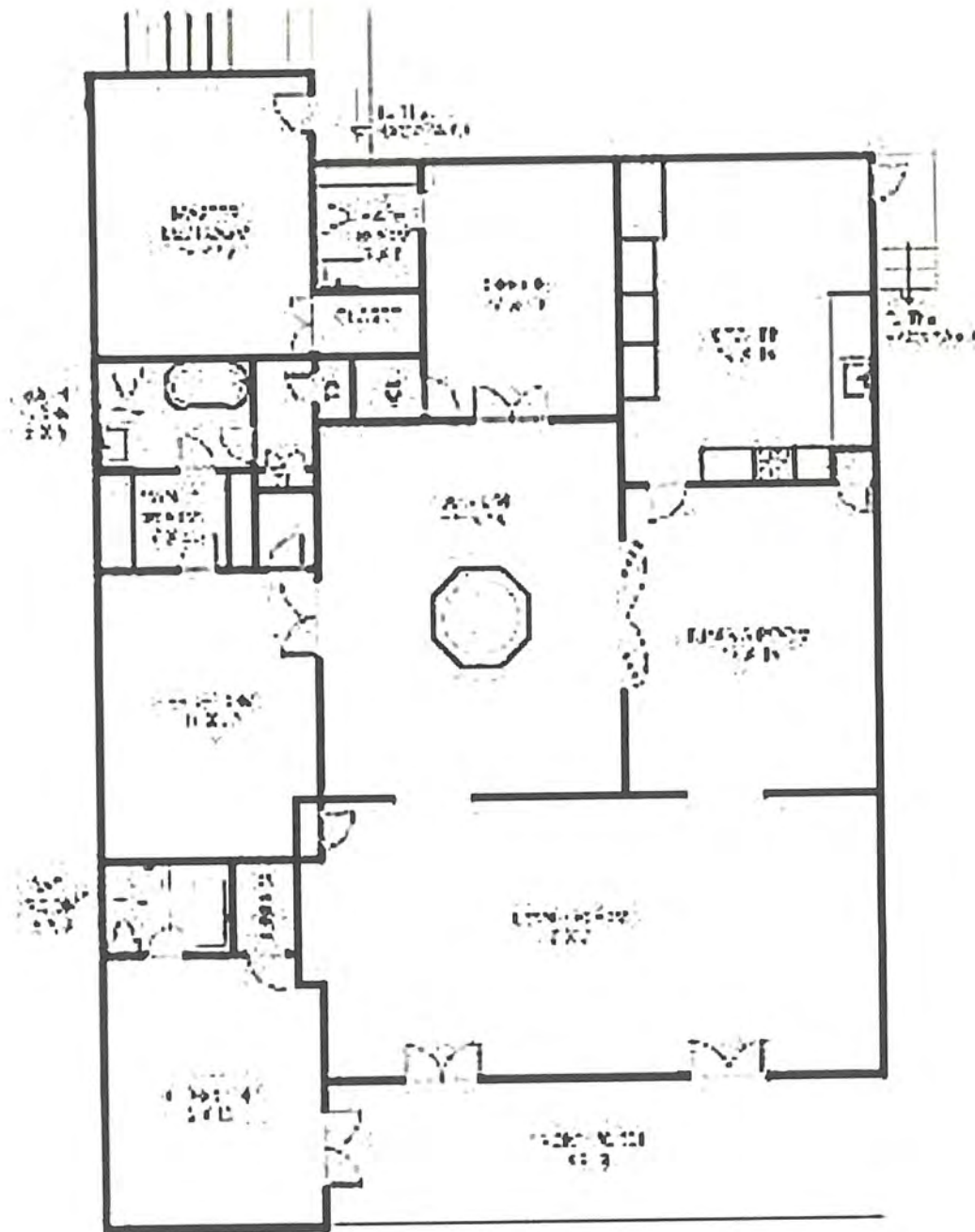
Side View



Miller Residence (side)

5060 Los Feliz Blvd

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SECRET - SECURITY INFORMATION
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Name: Los Feliz Heights Residential Historic District**Description:**

This historic district is a cohesive collection of Period Revival-style residential architecture in Los Feliz. The district contains approximately 317 one- and two-story single-family residences. The residences are designed in the popular Period Revival styles of the day, including the American Colonial, Spanish Colonial, Mediterranean, and Tudor Revival styles. Many of these residences were designed by some of the city's most notable architects, including Paul R. Williams, Milton J. Black, Gordon Kaufmann, Wallace Neff, and Morgan Walls & Clements.

The district sits in the shadow of the Griffith Observatory, from Nottingham Avenue on the west to Vermont Avenue on the east, extending northward from Los Feliz Boulevard to the edge of Griffith Park. The area's topography is hilly, occupying a south-facing slope of Mt. Hollywood. This hillside setting creates a curvilinear street pattern that follows the natural contours of the Hollywood foothills. Residences occupy irregularly-shaped, sloping sites, some of which enjoy expansive city views. Other features include concrete sidewalks (without parkways), mature vegetation (including cedar and carob trees), and period street lights. The district also contains several public stairways.

Significance:

The Los Feliz Heights Residential Historic District is significant as a highly-intact collection of Period Revival residential architecture from the 1920s through the 1940s, and as an excellent example of a prestigious Hollywood Hills neighborhood historically occupied by people working in the entertainment industry. The district is composed of 317 properties. Of these, 232 are contributors, or approximately 73%. The period of significance is 1920-1949, when the contributing properties were constructed.

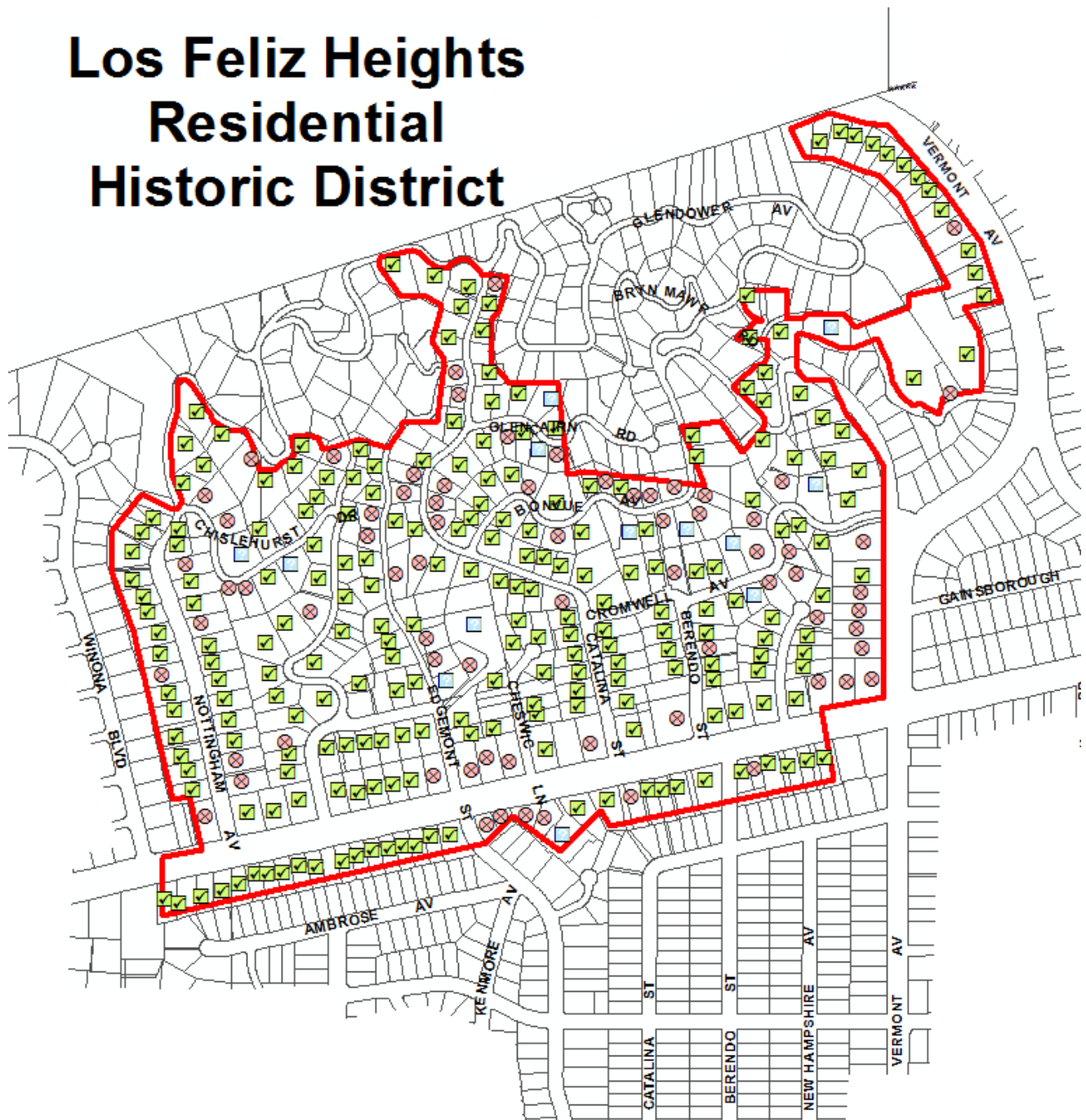
Los Feliz Heights was originally subdivided in 1921 (Tracts 3733, 5337 and 4441) by land developers C.F. Cook, F.E. Woodley and William F. Thompson. The subdivision was situated immediately adjacent to the two city-owned parkland amenities: the landscaped parkway along Vermont Avenue to the east, and Griffith Park to the north.

Los Feliz Heights was conceived as an elegant, exclusive hillside community to be developed with architect-designed homes in the popular styles of the day. Advertisements touted the area's bucolic hillside setting, panoramic city views, and easy access to Hollywood or downtown Los Angeles via streetcar or automobile. Hillside slopes were graded to accommodate curvilinear streets and irregularly-shaped home sites. Subdivision improvements included paved streets, concrete sidewalks, water, sewer, gas, telephone and electric street lights. The subdivision was developed lot-by-lot, with property owners hiring their own architect to design a residence specifically for the site.

Los Feliz Heights is also significant for its association with the entertainment industry in Hollywood. Due to its proximity to the film studios, this neighborhood has also attracted influential people working in the entertainment industry, from the days of silent film through Hollywood's golden age and recent decades. Film industry residents have included actress/director Bebe Daniels, director Victor Schertzinger, producer Hal Roach, Alan Ladd, Bing Crosby, Carmen Miranda and Adolphe Menjou.

The Los Feliz Heights Residential District is significant as a cohesive collection of exclusive 1920s-1940s Period Revival residential architecture and as an excellent example of a hillside subdivision that has been home to many important persons in the entertainment industry.

Los Feliz Heights Residential Historic District



Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975
Sub theme:	Period Revival Neighborhoods, 1918-1942
Property type:	Automobile Suburb
Property sub type:	Subdivision
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	The Los Feliz Heights Residential Historic District is significant as a highly-intact collection of Period Revival residential architecture from the 1920s through the 1940s.

Context 2:

Context:	Entertainment Industry, 1908-1980
Sub context:	No Sub-context
Theme:	Residential Properties Associated with the Entertainment Industry, 1908-1980
Sub theme:	Entertainment Industry Housing and Neighborhoods, 1908-1949
Property type:	Residential
Property sub type:	Residential District
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	The Los Feliz Heights Residential Historic District is significant as an excellent example of a prestigious Hollywood Hills neighborhood historically occupied by people working in the entertainment industry.

Contributors/Non-Contributors:

Primary Address: 2220 N BERENDO ST
 Type: Contributor
 Year built: 1926
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 2226 N BERENDO ST
 Type: Contributor
 Year built: 1922
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival



Primary Address: 5036 W LOS FELIZ BLVD
 Type: Contributor
 Year built: 1929
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 5042 W LOS FELIZ BLVD
 Type: Contributor
 Year built: 1923
 Property type/sub type: Residential-Single Family; House
 Architectural style: American Colonial Revival



Primary Address: 5050 W LOS FELIZ BLVD
 Type: Contributor
 Year built: 1928
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 5054 W LOS FELIZ BLVD
 Type: Contributor
 Year built: 1927
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival



Primary Address: 5057 W LOS FELIZ BLVD
 Other Address: 2211 N CHISLEHURST DR
 Type: Contributor
 Year built: 1927
 Property type/sub type: Residential-Single Family; House
 Architectural style: Tudor Revival



Primary Address: 5060 W LOS FELIZ BLVD
 Type: Contributor
 Year built: 1922
 Property type/sub type: Residential-Single Family; House
 Architectural style: Spanish Colonial Revival

5060 W. Los Feliz Boulevard

1s Spanish 5589-011-002 1922 [8.03, 80410]



Single residence: 10-room, 3-bedroom, 2-bath, 2519 sq/ft. Lot 9000 sq/ft. 90027.
Sanborn 1035A.

B.P. 34962, 10/05/22, RELOC

2s residence, 1- family, 10- rooms, 45 X 67 X 19', \$10,000

J. F. Miller, owner,

Gable & Wyant, architects,

Gable & Wyant, contractors

composition and tile roof

B.P. 04438, 03/13/44, ALTER

1930 census:

5060 Los Feliz Blvd. (Value: \$20,000): 1) John F. Miller, owner and head of household; 62 year old white married male; married at age 25; born in Ohio; father born in Germany, mother in New York; a manufacturer of leather goods. 2) Bertha R. Miller, wife; 59 year old white married female; married at age 22; born in Illinois; parents born in Ohio; not working. (71st ED, page 25B; lines 59-60)



Parkway Looking East Toward Chiselhurst Dr. In 1967

(C) City of LA





Moss
Photo
LA

Dyas-Carelton Cafe (1927)



Beverly Hills Women's Club (1925)



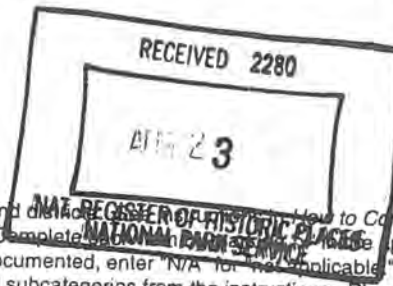
8851 Santa Monica Boulevard (1926)



914

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. Complete the form and attach the appropriate box or boxes to the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item in the appropriate box or boxes by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Beverly Hills Women's Club

other names/site number _____

2. Location

street & number 1700 Chevy Chase Drive

N/A ☐ not for publication

city or town Beverly Hills

N/A ☐ vicinity

state California

code CA

county Los Angeles

code 037

zip code 90210

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

[Signature]
Signature of certifying official/Title

21 AUG 2006
Date

California Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

☒ entered in the National Register
☐ See continuation sheet.

☐ determined eligible for the
National Register
☐ See continuation sheet.

☐ determined not eligible for the
National Register

☐ removed from the National
Register

☐ other (explain): _____

[Signature]
Signature of the Keeper

Date of Action

10.4.06

Beverly Hills Women's Club
Name of Property

Los Angeles, California
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	0	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

SOCIAL/Clubhouse

Current Functions

(Enter categories from instructions)

SOCIAL/Clubhouse

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19th & 20th CENTURY REVIVALS
Spanish Colonial Revival

Materials

(Enter categories from instructions)

foundation concrete
roof tile
wall stucco

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheet

Heegaard Writers and Artists Building (1924)





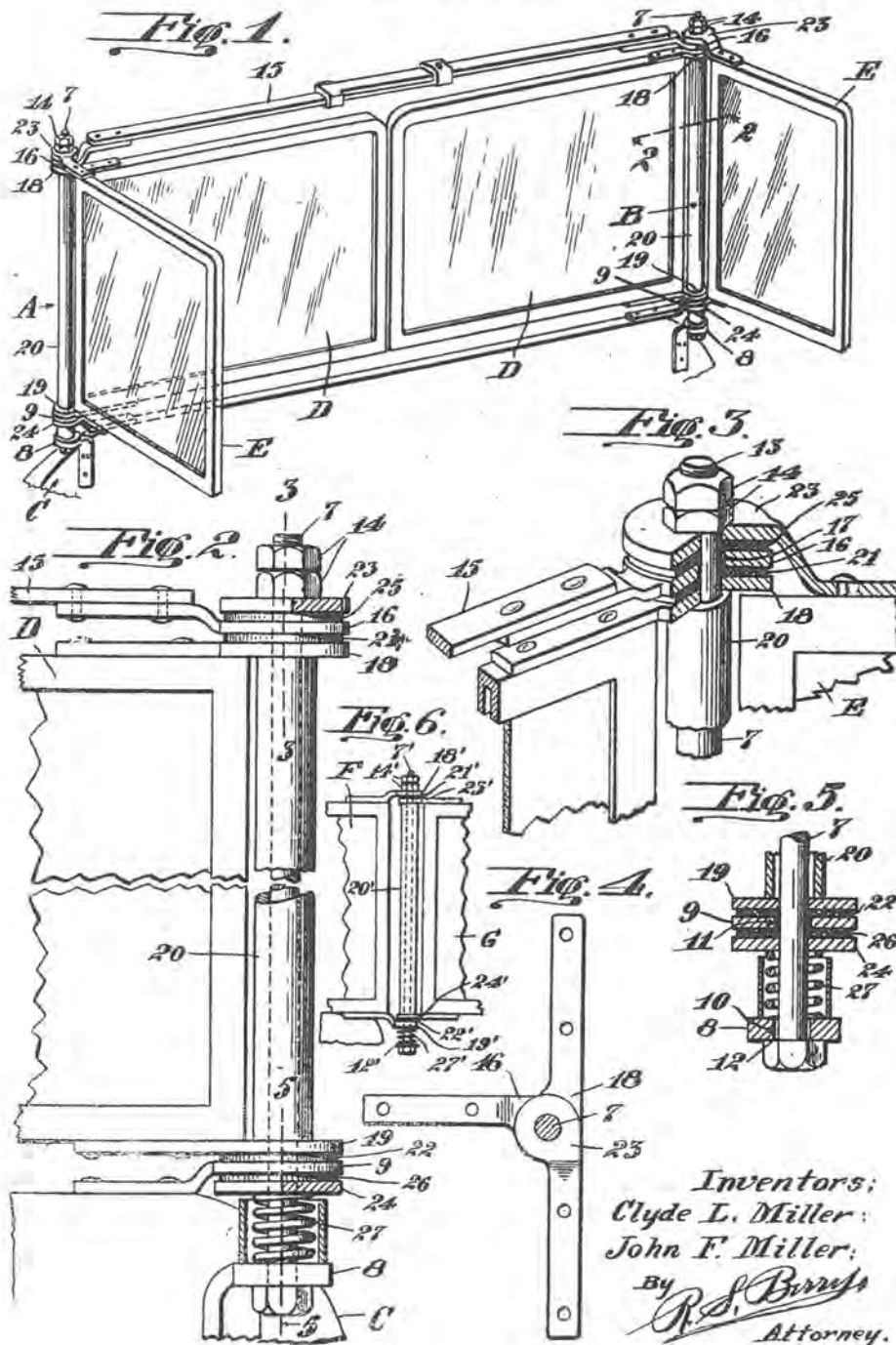
Feb. 16, 1926.

C. L. MILLER ET AL

1,573,086

TONNEAU WINDSHIELD

Filed May 6, 1924



Inventors:
Clyde L. Miller;
John F. Miller;
By *R. S. Burns*
Attorney.

UNITED STATES PATENT OFFICE.

CLYDE L. MILLER AND JOHN F. MILLER, OF LOS ANGELES, CALIFORNIA.

TONNEAU WINDSHIELD.

Application filed May 6, 1924. Serial No. 711,335.

To all whom it may concern:

Be it known that we, CLYDE L. MILLER and JOHN F. MILLER, citizens of the United States, residing at Los Angeles, in the county of Los Angeles and State of California, have invented new and useful Improvements in Tonneau Windshields, of which the following is a specification.

This invention particularly pertains to tonneau windshields of the type in which a pair of windshield wings is located adjacent each end of the back of the front seat on a motor vehicle with the wings of each pair mounted to swing on a vertical axis, whereby the wings of either or both pairs may be positioned to extend longitudinally of the seat back or extended longitudinally of the vehicle body to the front or rear of the seat back at the sides of the vehicle.

An object of the invention is to provide a tonneau windshield of the above character in which the pairs of windshield wings are so pivotally mounted that they may be swung to various positions under frictional resistance and maintained stationary against free movement in any desired position on their pivotal mounting.

Another object is to provide an effective means for affording a desired frictional resistance to movement of the windshield wings embodying means whereby the frictional resistance may be varied and regulated as occasion may require.

A further object is to provide a tonneau windshield which may be readily applied to a vehicle and securely braced so as to afford a substantial mounting for the windshield wings.

With the foregoing objects in view, together with such other objects and advantages as may subsequently appear, the invention resides in the parts, and in the combination, construction and arrangement of parts as hereinafter described and claimed, and illustrated by way of example in the accompanying drawings, in which—

Figure 1 is a perspective view of the tonneau windshield, showing it as applied.

Figure 2 is a detail in elevation as seen in the direction indicated by the arrows 2—2 of Figure 1, with parts broken away.

Figure 3 is a detail in section and perspective as seen on the line 3—3 of Figure 2.

Figure 4 is a plan view of one of the windshield wing mountings, showing it as detached.

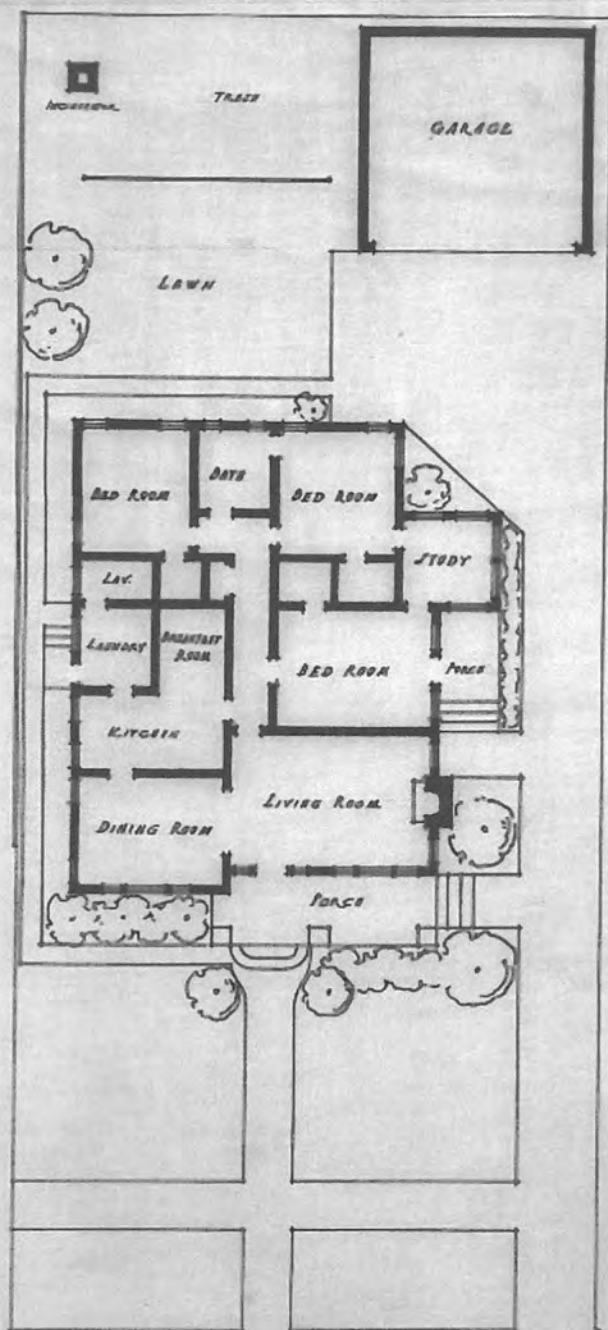
Figure 5 is a view in vertical section as seen on the line 5—5 of Figure 2.

Figure 6 is a detail in elevation, illustrating a modification of the invention and showing it as applied to a tonneau windshield embodying a stationary panel and a movable wing.

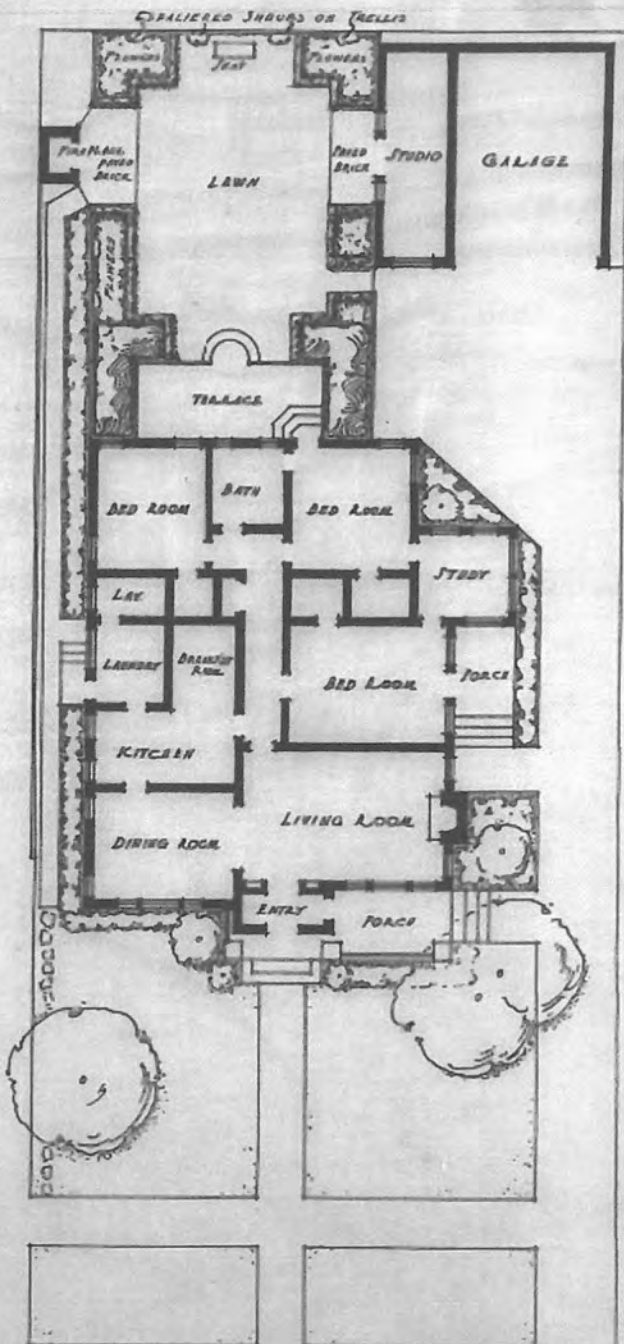
Referring to the drawings more specifically, A and B indicate a pair of spaced standards here shown as mounted on the back portion C of the front seat of a vehicle, and which standards serve as supports for the tonneau windshield wings; the standards A and B each carrying a complementary pair of windshield wings D and E, which wings are pivotally mounted on the standards to swing to various positions thereon. Each of the standards A and B includes a vertically extending rod 7, the lower end portion of which is engaged by a pair of spaced superimposed, horizontally extending members 8 and 9 rigidly mounted on the seat back, and which members are formed with openings 10 and 11, respectively, through which the rod 7 extends. The member 8 constitutes a bracket, which is here shown as secured to the vertical back wall of the seat, and the member 9 constitutes a plate which is rigidly secured to the upper edge of the seat back. The lower end of the rod 7 is provided with a shoulder 12 which abuts against the under side of the bracket 8, and the upper end portion of the rod 7 is formed with screw threads 13 to receive nuts 14.

The upper ends of the pair of standards A and B are connected together by a longitudinally adjustable tie-rod 15, the ends of which rod are fitted with plates 16 having openings 17 therein through which the upper end portions of the rods 7 project.

The windshield wings D are fitted with ears 18 and 19 at their upper and lower edges, respectively, which ears project from the end of the wings and are formed with openings through which the rods 7 extend



BEFORE



AFTER

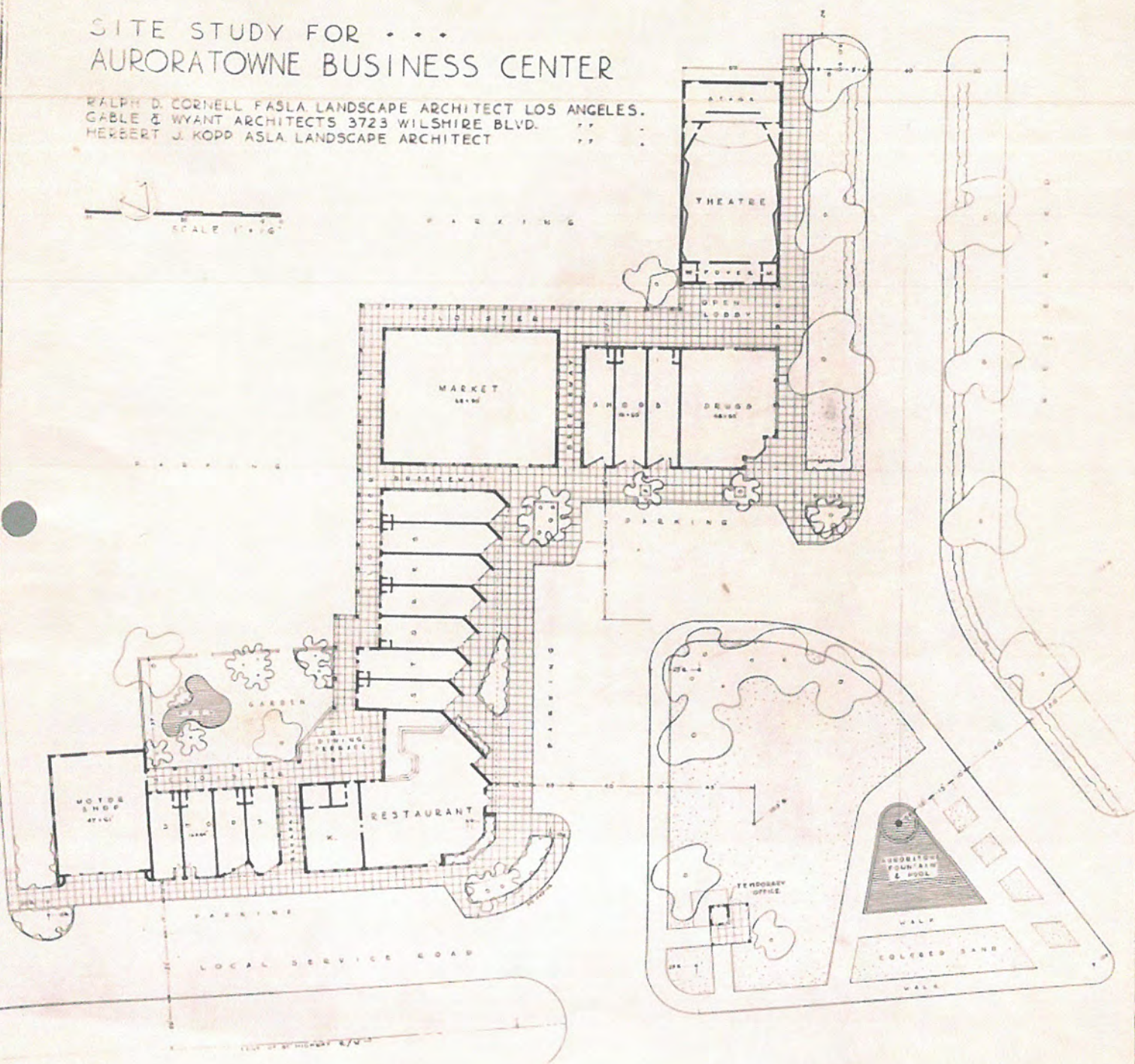
SCALE IN FEET
0 6 12 18 24 30

REMODELLED HOUSE & GARDEN

GABLE & WYANT, ARCHITECTS, LOS ANGELES - RALPH D. CORNELL, LANDSCAPE ARCHITECT.

SITE STUDY FOR . . . AURORATOWNE BUSINESS CENTER

RALPH D. CORNELL FASLA LANDSCAPE ARCHITECT LOS ANGELES.
GABLE & WYANT ARCHITECTS 3723 WILSHIRE BLVD.
HERBERT J. KOPP ASLA LANDSCAPE ARCHITECT



MARCH 1948 PLAN NO. 729-3

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS
and other data, must also be filed

Blk. Form 2

2

BOARD OF PUBLIC WORKS DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings 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.

TAKE TO
REAR OF
NORTH
ANNEX
1st FLOOR
CITY CLERK
PLEASE
VERIFY

TAKE TO
ROOM No. 405
SOUTH
ANNEX
ENGINEER
PLEASE
VERIFY

Lot No. 2 Block 4502
(Description of Property)
District No. 33 M. B. Page 5060 F. B. Page 5060
No. 5060 Street For Felix Boulevard
(Location of Job)
Botw Edgemont & Normandie
(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Residence No. of Rooms 10 No. of Families one
- Owner's name J. F. Miller Phone
- Owner's address of Archt.
- Architect's name Gable + Wyant Phone WHL 8700
- Contractor's name same Phone
- Contractor's address
- VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$10,000
- Is there any existing (old) building on lot? No How used?
- Size of proposed building 40 x 67 Height to highest point 19 feet
- Number of Stories in height 2 Character of ground Good Firm
- Material of foundation Concrete Size of footings 16" Size of wall 8" Depth below ground 12"
- Material of chimneys Brick Number of inlets to flue one Interior size of flues 12 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 6
Second floor joists 2 x 6 Specify material of roof Tile + composition
- Will all provisions of State Dwelling House Act be complied with? Yes

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)

(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. 34962	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>A.P. Minner</u> Plan Examiner	Application checked and found O.K. <u>A.P. Minner</u> Clerk	Stamp here when permit is issued RECEIVED OCT 5 1922 100000 L.A. Bldg. Dept.
----------------------------	--	---	---

L.D. Church

20.00

FOR DEPARTMENT USE ONLY

APPLICATION	O. K. <i>H. P. Warner</i>
CONSTRUCTION	O. K. <i>H. P. Warner</i>
ZONING	O. K. <i>D</i>
SET-BACK LINE	O. K. <i>D</i>
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K. <i>D</i>

REMARKS

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or printed text on the paper.

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Department of Building and Safety, for a building permit to alter, repair, move or demolish the building described in the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entered into the records 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, as 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 to, the property described in such permit.

REMOVED FROM

REMOVED TO

Lot

Lot

Tract

Tract

Present location of building

5060 LOS FELIZ BLVD.
(House Number and Street)

New location of building

(House Number and Street)

Between what cross streets

Approved by
City Engineer

Deputy

- Purpose of PRESENT building: *Residence* Families. Rooms
- Use of building AFTER alteration or moving: Families. Rooms
- OWNER (Print Name): *CHYOE MILLER* Phone: *9013124*
- Owner's Address: *5066 LOS FELIZ BLVD.*
- Certificated Architect: State License No. Phone
- Licensed Engineer: State License No. Phone
- Contractor: *C. HEGGEN ROOFING CO.* State License No. *57251* Phone *NC 24024*
- Contractor's Address: *4018 FOUNTAIN AVE LA 27*
- VALUATION OF PROPOSED WORK: *180.00*
(Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire protection, electrical wiring and, or elevator equipment therein or thereon.)
- State how many buildings NOW on lot and give use of each: *Residence*
(Residence, Hotel, Apartment House, or any other purpose)
- Size of existing building: Number of stories high: Height to highest point.
- Class of building: Material of existing walls: Exterior framework
Describe briefly and fully all proposed construction and work: *Re-roof with 1-15" felt and 55# asphalt white top.*

Fill in Application on other Side and Sign Statement

(OVER)

PERMIT NO.		FOR DEPARTMENT USE ONLY		FOR	
4438 PLANS		Plans and Specifications checked	Zone	Fire District	Building here when Permit is issued
		Corrections verified	Side, Line	Street Widening	
Plans, Specifications and Applications rechecked and approved		Application checked and approved		Inspector	
		3-13-46		Inspector	
For Plans See		Plans over	Required Valuation increased	Inspector	

PLANS, SPECIFICATIONS, AND OTHER DATA MUST BE FILED IF REQUIRED.

NEW CONSTRUCTION

Size of Addition.....X.....Size of Lot.....X.....Number of Stories when complete.....
 Material of Foundation.....Width of Footing.....Depth of footing below ground.....
 Width Foundation Wall.....Size of Redwood Sill.....X.....Material Exterior Walls.....
 Size of Exterior Studs.....X.....Size of Interior Bearing Studs.....
 Joists: First Floor.....X.....Second Floor.....X.....Rafters.....X.....Roofing Material.....

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinance and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinance and State Laws.

Sign Here.....

(Owner or Authorized Agent)

By.....

Ruth Haggan

FOR DEPARTMENT USE ONLY

Application.....	Fire District.....	Blkg. Line.....	Termite Inspection.....
Construction.....	Zoning.....	Street Widening.....	Permit Draft Vouch.....

(1) **REINFORCED CONCRETE**

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

Street.....

Sign Here.....

(Owner or Authorized Agent)

(3) No required windows will be obstructed.

Sign Here.....

(Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here.....

(Owner or Authorized Agent)

REMARKS:

COMPENSATION INSURANCE

Date.....

I hereby certify that I am the applicant for this permit, and that in doing the work authorized thereby, I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

SIGNATURE.....

Ruth Haggan

5060 W Los Feliz Blvd


 Permit #:
 Plan Check #:
 Event Code:

00016-20000-08747

Reference #:

 Bldg--Alter/Repair
 1 or 2 Family Dwelling
 Over the Counter Permit

 City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
 AND CERTIFICATE OF OCCUPANCY**

 Status: Ready to Issue
 Status Date: 05/12/00
 Printed on: 05/12/00 13:30:46

TRACT	BLOCK	LOT(n)	ARB	MAP REF #	PARCEL ID # (PID)	BOOK/PAGE/PARCEL
TR 4502		2		M B 49-44/45	151-5A195 122	5589 - 011 - 002

3. PARCEL INFORMATION
 BAS Branch Office - LA
 Council District - 4
 Community Plan Area - Hollywood
 Census Tract - 1893.000

 District Map - 151-5A195
 Environmentally Sensitive Area - YES
 Energy Zone - 9
 Fire District - FBZ

 Hillside Grading Area - YES
 Hillside Ordinance - YES
 Earthquake-Induced Liquefaction Area - YES
 Near Source Zone Distance - 0.3

ZONE(S): Currently Not Available /

4. DOCUMENTS**5. CHECKLIST ITEMS****6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s):

Jennings, Brian M

5060 Los Feliz Blvd

LOS ANGELES CA 90027

323 660-7067

Tenant:

Applicant (Relationship: Contractor)

(626) 287-0669

7. EXISTING USE

1 Dwelling - Single Family

PROPOSED USE**8. DESCRIPTION OF WORK**

T/O (E) ROOF AND APPLY 15 SQS. OF GENSTAR B.U.R. SMOKE DETECTORS REQUIRED.

9. # Bldgs on Site & Uses: 2-SFD/DET; GARAGE

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By:

DAS PC By:

OK for Cashier: Jafet Yamamoto

Coord. OK:

Signature: *[Signature]*

Date: 5/12/00

 For information and/or inspection requests originating within LA County,
 call toll-free (888)-LA4BUILD; outside LA County, call (213)-977-6941.

For Cashier's Use Only

W/O #: 01608747

 LA Department of Buildings and Safety
 VN 07 06 010435 05/12/00 01:34PM
11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$3,000

PC Valuation:

FINAL TOTAL Bldg--Alter/Repair	113.77
Permit Fee Subtotal Bldg--Alter/Rep	77.50
Plan Check Subtotal Bldg--Alter/Rep	
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	0.50
O.S. Surcharge	1.96
Sys. Surcharge	5.88
Planning Surcharge	2.93
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	20.00
Permit Fee-Single Inspection Flag	

BLDG PERMIT RES	\$77.50
BLDG PLAN CHECK	\$20.00
EI RESIDENTIAL	\$0.50
ONE STOP SURCH	\$1.96
SYS DEV FEE	\$5.88
CITY PLAN SURCH	\$2.93
MISCELLANEOUS	\$5.00

 Total Due: \$113.77
 Check: \$113.77

COVN 72347

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

2000-Re-Roof

07150200235

12. STRUCTURE INVENTORY

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

(C) Weatherite Roofing

4016 Temple City Blvd,

Rosemead, CA 91770

CLASS LICENSE#

C39 423177

PHONE#

626 287-0669

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractor's & workers' comp. declarations are desired)

License Class: C39 Lic. No. 423177 Print: DAVE DEDRARIENSign: [Signature]

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: STONER FUNDPolicy Number: 2851952

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: [Signature] Date: 5.12.00 Contractor ☐ Authorized Agent ☐ Owner

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name: _____ Lender's address: _____

20. ASBESTOS REMOVAL

Notification of asbestos removal: ☐ Is not applicable ☐ Letter was sent to the AQMD or EPA Sign: [Signature] Date: 5.12.00

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

☐ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

☐ I am exempt under Sec. _____ Bus. & Prof. Code for the following reason: _____

Print: _____ Sign: _____ Date: 5.12.00 ☐ Owner ☐ Authorized Agent

22. FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC)

Print: DAVE DEDRARIEN Sign: [Signature] Date: 5.12.00 ☐ Owner ☐ Contractor ☐ Author. Agent

5060 W Los Feliz Blvd



Permit #:

Plan Check #:

Event Code:

03016 - 10000 - 19491

Printed: 09/29/03 10:48 AM

Bldg-Alter/Repair
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Last Status: Ready to Issue
Status Date: 09/29/2003

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 4502		2		M B 49-44/45	151-5A195 122	5589 - 011 - 002

3. PARCEL INFORMATION

Area Planning Commission - Central
LADBS Branch Office - LA
Bldg. Line - 30.00
Council District - 4
Certified Neighborhood Council - Greater Griffith Park

Community Plan Area - Hollywood
Census Tract - 1893.000
District Map - 151-5A195
Environmentally Sensitive Area - YES
Energy Zone - 9

Fire District - FBZ
Hillside Grading Area - YES
Hillside Ordinance - YES
Earthquake-Induced Liquefaction Area - YES
Near Source Zone Distance - 0.3

ZONE(S): RE11-1 /

4. DOCUMENTS

ZI - ZI 145-67

5. CHECKLIST ITEMS**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s):

Jennings, Brian M Tr Brian M Jennings Trust 9696 Culver Blvd 203

CULVER CITY CA 90232

Tenant:

Applicant: (Relationship: Owner-Bldr)

Brian Jennings - Owner-Builder

(323) 660-7067

7. EXISTING USE

(01) Dwelling - Single Family

PROPOSED USE**8. DESCRIPTION OF WORK**

KITCHEN REMODEL - REPLACE CABINETS & COUNTERTOPS. INSTALL NEW DRYWALL. PAINT.

9. # Bldgs on Site & Use:**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By:

OK for Cashier: Claudia Landrum

DAS PC By:

Coord. OK:

Signature:

Date:

For information and/or inspection requests originating within LA County,

Call toll-free (888) LA4BUILD

Outside LA County, call (213) 482-0000.

(LA4BUILD = 524-2845)

For Cashier's Use Only
LA 04 17 103968 09/29/03 10:51AM

11. PROJECT VALUATION & FEE INFORMATION

Permit Valuation: \$20,000 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	351.26
Permit Fee Subtotal Bldg-Alter/Reps	290.00
Fire Hydrant Refuse-To-Pay	
E.O. Instrumentation	2.00
O.S. Surcharge	6.24
Sys. Surcharge	18.72
Planning Surcharge	9.30
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	20.00

BUILDING PERMIT-RES	\$290.00
E.I. RESIDENTIAL	\$2.00
BUILDING PLAN CHECK	\$20.00
ONE STOP SURCH	\$6.24
SYSTEMS DEVT FEE	\$18.72
CITY PLANNING SURCH	\$9.30
MISCELLANEOUS	\$5.00

Total Due: \$351.26
Credit Card: \$351.26

03LA 48572

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

* P 0 3 0 1 6 1 0 0 0 0 1 9 4 9 1 F N *

2003-

13. STRUCTURE INVENTORY

03016 - 10000 - 10491

14. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required. **

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

(O), Owner-Builder

CLASS	LICENSE#	PHONE#
0		3236607067

PERMIT EXPIRATION

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☒ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

OR
☐ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy Number: _____

☒ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code.

20. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration and Final Declaration; and
(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: BHAW JENNINGS

Sign: _____

Date: _____

☒ Owner☐ Authorized Agent



Corredor



Miller Residence ATRIUM







Guest Room

Rear Bathroom

























City of Los Angeles Department of City Planning

4/18/2019 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

5060 W LOS FELIZ BLVD

ZIP CODES

90027

RECENT ACTIVITY

CHC-2019-2304-HCM

ENV-2019-2305-CE

CASE NUMBERS

CPC-8211-D

CPC-2016-1450-CPU

CPC-19XX-23357

ORD-144019

ORD-129279

ORD-112185

ENV-2016-1451-EIR

Address/Legal Information

PIN Number	151-5A195 122
Lot/Parcel Area (Calculated)	9,022.9 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID J3
Assessor Parcel No. (APN)	5589011002
Tract	TR 4502
Map Reference	M B 49-44/45
Block	None
Lot	2
Arb (Lot Cut Reference)	None
Map Sheet	150B197
	151-5A195

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Los Feliz
Council District	CD 4 - David E. Ryu
Census Tract #	1893.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	RE11-1
Zoning Information (ZI)	ZI-2441 Alquist-Priolo Earthquake Fault Zone ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations ZI-2452 Transit Priority Area in the City of Los Angeles ZI 145-67
General Plan Land Use	Low I Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	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.

SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 1
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	30
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5589011002
Ownership (Assessor)	
Owner1	EISENBERG,ERIC AND GATTO,MARIANN
Address	5060 LOS FELIZ BLVD LOS ANGELES CA 90027
Ownership (Bureau of Engineering, Land Records)	
Owner	EISENBERG, ERIC GATTO, MARIANN
Address	5060 LOS FELIZ BLVD LOS ANGELES CA 90027
APN Area (Co. Public Works)*	0.207 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$1,160,456
Assessed Improvement Val.	\$290,140
Last Owner Change	01/02/2015
Last Sale Amount	\$1,346,513
Tax Rate Area	13
Deed Ref No. (City Clerk)	957
	8-78
	762171
	603497
	4728
	3-7
	1839790
	15429
	1250117
	1126992
Building 1	
Year Built	1922
Building Class	D8B
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	2
Building Square Footage	2,519.0 (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

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

Urban Agriculture Incentive Zone	YES
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)	Yes
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	Yes
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Opportunity Zone	No
Promise Zone	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
Targeted Neighborhood Initiative	None

Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No
Ellis Act Property	No

Public Safety

Police Information	
Bureau	Central
Division / Station	Northeast
Reporting District	1153
Fire Information	
Bureau	West
Battalion	5
District / Fire Station	82
Red Flag Restricted Parking	No

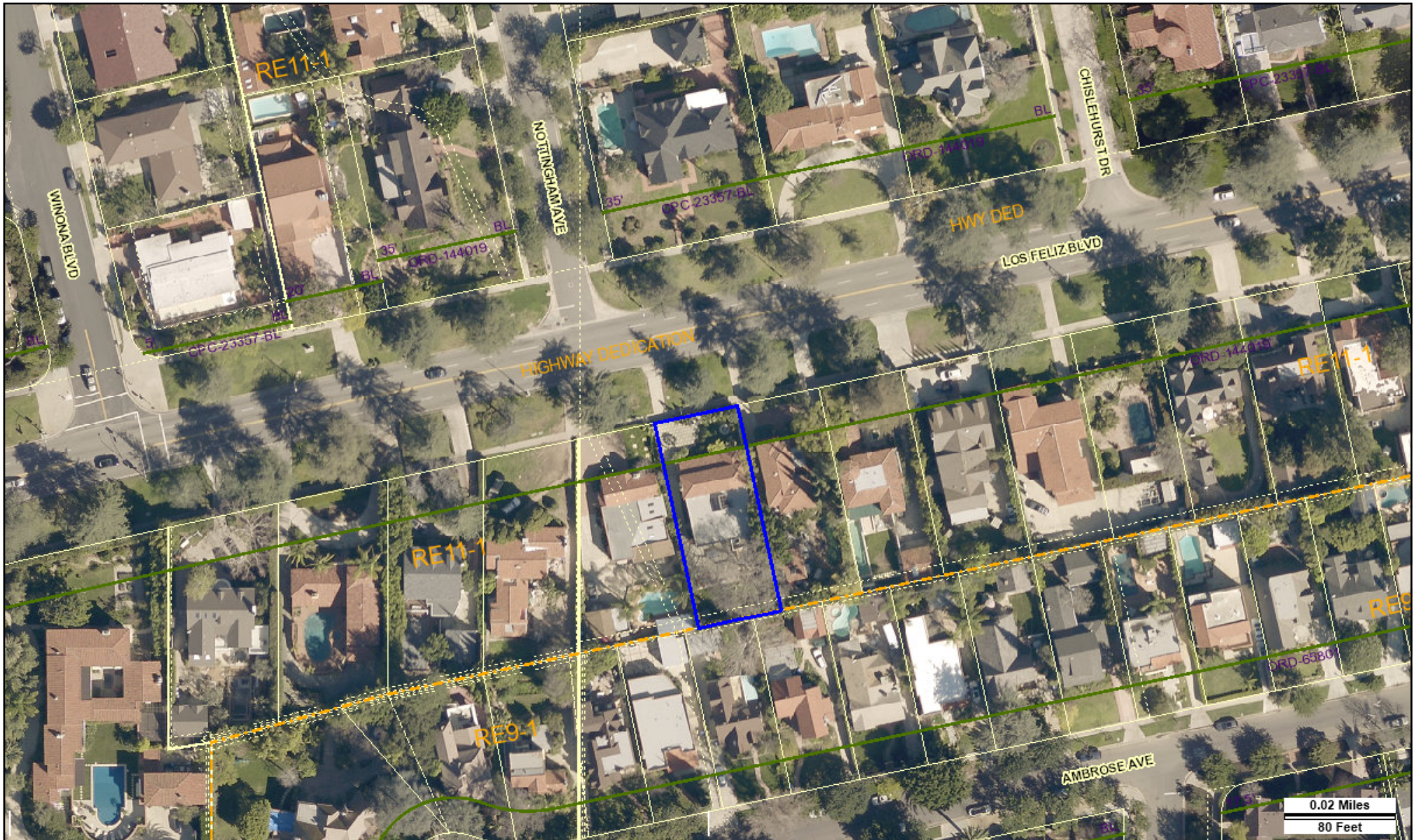
CASE SUMMARIES

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

Case Number:	CPC-8211-D
Required Action(s):	D-PRIVATE STREET MODIFICATIONS (4TH REQUEST)
Project Descriptions(s):	Data Not Available
Case Number:	CPC-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-19XX-23357
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN

DATA NOT AVAILABLE

ORD-144019
ORD-129279
ORD-112185



Address: 5060 W LOS FELIZ BLVD

APN: 5589011002

PIN #: 151-5A195 122

Tract: TR 4502

Block: None

Lot: 2

Arb: None

Zoning: RE11-1

General Plan: Low I Residential

