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- **"Initial Submissions"**: Compliant submissions received no later than by 4:00 p.m. Thursday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report.

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The following submissions are not integrated or addressed in the Staff Report but have been distributed to the Commission.

Material which does not comply with the submission rules is not distributed to the Commission.

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October 31, 2019

VIA EMAIL AND MESSENGER

President Barron & Honorable Commissioners
Cultural Heritage Commission
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
(213) 847-3676
c/o CHC Clerk
chc@lacity.org

Re: Demolition Permit for 750-756 1/2 North Edinburgh Avenue (Case No. VTT-74201-SL-1A; Council File No. 15-1518-S1)

Dear President Barron & Honorable Commissioners,

We are writing on behalf of our client BLDG Edinburgh, LLC ("Applicant") who owns approximately 0.27 acres of real property located at 750-756½ North Edinburgh Avenue ("Property") in the City of Los Angeles ("City"). The bungalow court existing on the Property was designated as a Historic Cultural Monument ("HCM"). On August 28, 2019, the City Council approved a small lot subdivision for eight single-family residences plus parking and patio/yard areas and the demolition of the bungalow court ("Project"), and certified an Environmental Impact Report ("EIR") for the Project (Case Nos. VTTM-74201-SL, ENV-2016-1367-EIR).

Applicant now requests approval from the Cultural Heritage Commission ("CHC") of the demolition of the bungalow court on the Property pursuant to City Municipal Code ("LAMC") Section 22.171.14 and consistent with the Project's approvals. The City's EIR and the City's file for the Project contain extensive documentation prepared by experts regarding the structural soundness of the buildings and their suitability for continued use, renovation, or rehabilitation. These reports were prepared by a team comprised of licensed engineers, architectural historians, and preservation architects who meet the Secretary of the Interior's ("SOI") Profession Qualification Standards, including Robert Chattel, Margarita Jerabek, John Labib + Associates, and Page & Turnbull. In addition, by certifying the EIR, the City has complied with the California Environmental Quality Act, Public Resources Code Section 21000, *et seq.* ("CEQA"). Importantly, the EIR concludes that the buildings cannot be feasibly renovated or rehabilitated due to a variety of factors,

including the poor condition of the buildings, faulty original construction and poor maintenance, all of which are well documented in City records going back to the late 1970s thus predating Applicant's ownership of the Property. The EIR analyzed 15 preservation alternatives which ranged from preservation of the existing units to partial preservation plans that would retain some or all of the existing buildings and construct low, mid or high rise buildings. At the instruction of the City's Office of Historic Resources ("OHR"), these alternatives were peer reviewed by a second preservation expert, who came to the same conclusion. The EIR conducted an extensive financial and market analysis, which was also peer reviewed, that further concluded that all of the preservation schemes would result in a loss ranging from $1.5 million to $11 million for for-sale units and from $1.6 million to $12 million for rental units.

We request that no further delay on the demolition be imposed by the CHC. Indeed, as conditions to the Project approval, the Applicant is already required to undertake efforts to document the existing property and to conduct a search for a buyer who desires to rehabilitate the property or relocate the buildings. Mitigation Measure MM-HIST-1 requires Applicant to perform a photographic recordation of the Property, and Mitigation Measure MM-HIST-2 requires Applicant to find a new location for the existing buildings through advertisement for a period of 60 days on historic websites and local newspapers. (See Attachment 1, Project Mitigation Monitoring Program.) Separately, as part of a compromise with Project opponents and Council District 5, the Applicant agreed to put the Property on the market for six months in order to give the opportunity to a potential buyer to purchase the Property and preserve the bungalow court. Should there be no sale of the Property within this six-month period, Applicant will proceed with carrying out the Project. The Property has been for sale with a broker chosen by Project opponents since September 1, 2019. Most importantly, the agreement between the parties does not preclude the Applicant from seeking issuance of the demolition permit, including seeking all related clearances.

For all of the reasons set forth herein, we respectfully request that the demolition of the bungalow court be granted pursuant to LAMC Section 22.171.14. The delay created by the City throughout the process, which caused the Project's entitlement process to take over 5 years, is a violation of due process and a taking of Applicant's private property without just compensation. (See Attachment 2, Applicant Letter to City Council). Every criteria for demolition has been satisfied, including preparation of extensive studies and certification of an EIR that analyzed 15 possible preservation alternatives. Thus, any further delay in demolition would exacerbate the City's illegal behavior. As such, we respectfully urge the CHC to grant the demolition without further delay.

1. A report meeting the criteria of LAMC Section 22.171.14.1 was prepared for the Project.

A report supporting the demolition of a HCM pursuant to LAMC Section 22.171.14 must: A) include information about the structural soundness of the building or structure and its suitability for continued use, renovation, restoration or rehabilitation; B) comply with the SOI's Standards for Architectural and Engineering Documentation with Guidelines; and C) be prepared by a licensed engineer or architect who meets the SOI's Profession Qualification Standards as established by the Code of Federal Regulations, 36 CFR Part 61. Page & Turnbull prepared a feasibility analysis in July of 2017 ("Feasibility Study") as part of the Project's environmental review, which meets these criteria. (See Attachment 3.) In April of 2018, the Feasibility Study was further peer reviewed by Chattel, another highly respected historic preservation firm. (See Attachment 4.) The Chattel peer review memorandum ("Peer Review") also meets these criteria. A structural report for the Project was prepared by John Labib + Associates, a structural engineering firm, which also meets these criteria. (See Attachment 5.) These three reports were further analyzed and compiled, along with numerous others, in a comprehensive Historic Resources Assessment and Impact Analysis ("HRA") prepared by Environmental Science Associates. (See Attachment 6, Appendix C to the Project EIR.) Independently, each of these reports comply with the requirements of Section 22.171.14.1, as discussed in detail below. Therefore, Applicant has provided the CHC with more than sufficient evidence to satisfy the requirements to demolish the existing buildings on the Property, and no delay is warranted.

A. The reports include information about the structural soundness of the building or structure and its suitability for continued use, renovation, restoration or rehabilitation.

The Feasibility Study analyzes the feasibility of preservation of the bungalow court and explores potential alternatives for the Project, including alternatives that would preserve the bungalow court. The Feasibility Study notably emphasizes that the foundations are failing and are inadequate and require total replacement, and ultimately concludes that the structural system is in poor condition.[1] The Peer Review offers additional alternatives for the Project, but ultimately concludes that preservation of the bungalow court is infeasible.[2] The Structural Report assesses the structural integrity of the bungalow court on the Property and concludes that the raising and relocating of the buildings that would be required for preservation is not physically feasible with the site constraints. The Structural Report further concludes that the bungalow court is not suitable for occupancy, and that preservation of the

[1] Feasibility Study, pp. 9-10.
[2] Peer Review, p. 8.

buildings is structurally and economically infeasible.[3] The HRA incorporates these reports and more broadly evaluates historical resources that may be affected by the implementation of the Project, and concurs that the bungalow court on the Property is structurally unsound and should be demolished as preservation is both structurally and economically infeasible. The HRA acknowledges that failure of the foundation has affected the integrity of the bungalow court and its original and character-defining features explaining that, "all of the experts agree that the likelihood of the character-defining features and original materials surviving lifting or moving is non-existent because of the Bungalow Court and Garage's poor existing structural condition."[4] Therefore, each of these reports include information about the structural soundness of the bungalow court on the Property and its suitability for continued use, renovation, restoration or rehabilitation.

B. The reports comply with the SOI's Standards for Architectural and Engineering Documentation with Guidelines.

The SOI's Standards and Guidelines for Architectural and Engineering Documentation require the following:

- Standard I. Documentation Shall Adequately Explicate and Illustrate What is Significant or Valuable About the Historic Building, Site, Structure or Object Being Documented.

- Standard II. Documentation Shall be Prepared Accurately From Reliable Sources With Limitations Clearly Stated to Permit Independent Verification of the Information.

- Standard III. Documentation Shall be Prepared on Materials That are Readily Reproducible, Durable and in Standard Sizes.

- Standard IV. Documentation Shall be Clearly and Concisely Produced.

Not only do each of these reports meet these standards, but Applicant is preparing a photographic recordation pursuant to Mitigation Measure MM-HIST-1 of the Project's EIR, which also meets these standards.

Regarding Standard I, these reports explain and illustrate the significance of the bungalow court on the Property, by providing photographs in connection with analysis as to the bungalow court's historical significance and degradation of integrity. The Feasibility Study describes the history of the bungalow court on the Property, identifies its character-defining features, reviews changes made to such

[3] Structural Report, p. 3.
[4] EIR, Appendix C, p. 67.

features, and provides photographs that illustrate such features and changes.[5] The Peer Review also identifies the bungalow court's character-defining features, and reviews changes made to such features.[6] The Structural Report provides detailed photographs that convey the bungalow court's character-defining features and the changes thereto.[7] Finally, the HRA extensively analyzes these reports, and others, providing comprehensive documentation of the bungalow court on the Property.

Consistent with Standard II, each of these reports were prepared using reliable sources by some of the most respected professionals in preservation architecture, and can be reproduced for the purposes of assessing reliability. In fact, in addition to the Peer Review, the Project's analysis of the feasibility of preservation was assessed by David Cocke, S.E. from Structural Focus, who was hired by the LA Conservancy at the directive of opponents of the Project. This assessment confirmed the findings of the reports prepared for the Project, including those discussed in detail herein. (See Attachment 7.[8]) Therefore, there is demonstrable evidence that these reports are accurate and reliable records of the bungalow court on the Property.

Finally, these reports provide documentation of the size and quality suitable for their purposes, and have been clearly and concisely produced in compliance with Standards III and IV.

C. The reports were prepared by a licensed engineer or architect who meets the SOI's Profession Qualification Standards as established by the Code of Federal Regulations, 36 CFR Part 61.

To meet the requisite standards in the field of historic architecture, the preparers of the reports must be licensed and they must have at least one year of full-time professional experience on historic preservation projects. Page & Turnbull, who prepared the Feasibility Study, is the preeminent preservation architecture firm in the City (and beyond). John Lesak, AIA, LEED AP, FAPT prepared the Feasibility Study, and is a licensed preservation architect with graduate degrees in architecture. He has specialized in the preservation, rehabilitation, repair, and reuse of historic structures since 1993. Lindsey Miller, AIA, LEED AP also helped to prepare the Feasibility Study. She is a licensed preservation architect, and has a graduate degree in heritage conservation with more than 5 years of experience. Robert Chattel, AIA, a licensed architect, prepared the Peer Review. He has more than 35 years of experience in historic preservation and is a nationally recognized expert on interpreting the SOI's standards. David Funk, S.E., who prepared the Structural

[5] Feasibility Study, pp. 3-5, 8-13.
[6] Peer Review, pp. 4-6.
[7] Structural Report, pp. 5-15.
[8] See email dated January 5, 2016 at 4:25 PM from A. Fine with the subject "RE: Edinburgh Bungalow Court" and forwarded to K. Bernstein on January 14, 2016 at 12:49 PM.

Report, is a licensed structural engineer with over 15 years of experience in a wide variety of projects including adaptive reuse and seismic retrofit projects. He won a 2008 Excellence in Structural Engineering Award from the Structural Engineers Association of California for the seismic retrofit of the Historic Metro 417 building in downtown Los Angeles. The HRA, which analyzes and compiles these reports, was prepared by Margarita Jerabek, PhD who is an architectural historian meeting the SOI's Profession Qualification Standards for architectural history as she has graduate degrees in art history and architectural history, and has over 30 years of experience conducting technical studies related to preservation and conservation. Therefore, the reports were prepared by professionals who meet the professional qualification standards of LAMC Section 22.171.14.1.

2. The Project complied with CEQA.

An EIR was prepared for the Project, and the City Council adopted the EIR, including a statement of overriding considerations and a mitigation monitoring program, in compliance with CEQA. The statute of limitations to challenge the Project's EIR expired on September 30, 2019. Therefore, the Project's EIR is final, and fully complies with CEQA.

3. Request for documents to be included in the administrative record and reservation of claims.

In addition to the information already in the record for this matter, we also request that any and all documents[9], communications[10], and emails and texts[11]

[9] For purposes of this request for the record, the term "documents" includes all documents, electronically stored information, and tangible thins, including without limitation all writings (as defined in Section 250 of the California Evidence Code) and all other means of recording information, whether written, transcribed, or in any other way produced, reproduced, or recorded, and including but not limited to computer-sorted and computer-retrievable information, and any copies and duplicates that are marked with any notation or annotation or otherwise differ in any way from the original. Each draft, annotated, or otherwise non-identical copy is a separate "document" within the meaning of the term.

[10] For purposes of this request for the record, the term "communications" includes any act, action, oral speech, written correspondence, contact, expression of words, thoughts, ideas transmission or exchange of data or other information to another person, whether orally, person-to person, in a group, by telephone, letter, personal delivery, telex, email, facsimile, text message, instant message, recorded message or any other process -electronic or otherwise. All such communications in writing shall include, without limitation, printed, typewritten, handwritten, electronic, or other "documents."

[11] For purposes of this request, the term "emails" and "text messages" includes any email, electronic messages, or text messages in the City's possession, custody, or control, or which should have been kept in the normal course of business by the City, including communications to or from private devices or email addresses, relating to City business, per *San Diegans for Open Government v.*

related to the Property, this demolition proceeding, to VTTM-74201-SL/ENV-2016-1367-EIR, CHC-2015-3386-HCM/ ENV-2015-3387-CE and VTT-73442-SL/ENV-2015-1246-EAF be included in the record for this case. We incorporate expressly herein all of the correspondence previously submitted to the City, including all potential legal claims and issues raised therein.

Respectfully,

ELISA L. PASTER
of GLASER WEIL FINK HOWARD AVCHEN & SHAPIRO LLP

ELP:sd
Enclosures

cc (email only)
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Melissa Jones, melissa.jones@lacity.org

Enclosures

Attachment 1, Project Mitigation Monitoring Program
Attachment 2, Applicant Letter to City Council (August 27, 2019)
Attachment 3, Feasibility Study
Attachment 4, Peer Review
Attachment 5, Structural Report
Attachment 6, Historic Resources Assessment
Attachment 7, Email from A. Fine to K. Bernstein on January 14, 2016 at 12:49 PM

City of San Diego (2016) 247 Cal.App.4th 1306, 1 320-22 and *City of San Jose v. Superior Court* (2017) 2 Cal.5th 608, 625.

Chapter IV

Mitigation Monitoring Program

1. Introduction

This Mitigation Monitoring Program (MMP) has been prepared pursuant to Public Resources Code Section 21081.6, which requires a Lead Agency to adopt a "reporting or monitoring program for changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment." In addition, Section 15097(a) of the California Environmental Quality Act (CEQA) Guidelines requires that a public agency adopt a program for monitoring or reporting mitigation measures and project revisions, which it has required to mitigate or avoid significant environmental effects. This MMP has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6 and Section 15097 of the State CEQA Guidelines.

The City of Los Angeles (City) is the Lead Agency for the Project and therefore is responsible for administering and implementing the MMP. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation; however, until mitigation measures have been completed, the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

An Environmental Impact Report (EIR) has been prepared to address the potential environmental impacts of the Project. The evaluation of the Project's impacts in the EIR takes into consideration the project design features, which were voluntarily incorporated into the project description, and applies mitigation measures needed to avoid or reduce potentially significant environmental impacts. In addition, the Initial Study prepared for the Draft EIR and included in Appendix A-1, Notice of Preparation and Initial Study (Volume 2) identified mitigation measures to reduce impacts to less than significant levels for Biological Resources, Archaeological Resources, Paleontological Resources, and Human Remains, although these environmental issues were scoped out of the EIR analysis. This MMP is designed to monitor implementation of the project design features and mitigation measures identified for the Project in the Draft EIR and Initial Study.

2. Organization

As shown on the following pages, each project design feature and mitigation measure for the Project is listed and categorized by impact area, with an accompanying identification of the following:

- **Enforcement Agency**: The agency with the power to enforce the project design feature or mitigation measure;
- **Monitoring Agency**: The agency to which reports involving feasibility, compliance, implementation and development are made;
- **Monitoring Phase**: The phase of the Project during which the project design feature or mitigation measure shall be monitored;
- **Monitoring Frequency**: The frequency at which the project design feature or mitigation measure shall be monitored; and
- **Action Indicating Compliance**: The action of which the Enforcement or Monitoring Agency indicates that compliance with the required project design feature or mitigation measure has been implemented.

3. Administrative Procedures and Enforcement

This MMP shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each project design feature and mitigation measure and shall be obligated to provide verification, as identified below, to the appropriate monitoring and enforcement agencies that each project design feature and mitigation measure has been implemented. The Applicant shall maintain records demonstrating compliance with each project design feature and mitigation measure listed below. Such records shall be made available to the City upon request.

During the construction phase and prior to the issuance of building permits, the Applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant, at the sole discretion of the Applicant), approved by the City of Los Angeles Department of City Planning, who shall be responsible for monitoring implementation of project design features and mitigation measures during construction activities consistent with the monitoring phase and frequency set forth in this MMP.

The Construction Monitor shall also prepare documentation of the Applicant's compliance with the project design features and mitigation measures during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the Applicant and Construction Monitor and be included as part of the Applicant's Compliance Report. The Construction Monitor shall be obligated to report to the Enforcement Agency any non-compliance with mitigation measures and project design features within two

businesses days if the Applicant does not correct the non-compliance within a reasonable time of written notification to the Applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

4. Program Modification

After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made by the Applicant or its successor subject to the approval by the City. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. The flexibility is necessary due to the nature of the MMP, the need to protect the environment in the most efficient manner, and the need to reflect changes in regulatory conditions, such as but not limited to changes to building code requirements. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

5. Project Design Features, Mitigation Measures, and Implementation

a) Biological Resources

(1) Mitigation Measure

MM-BIO-1: Disturbance of any nests protected by the Migratory Bird Treaty Act shall be avoided. If construction activities (i.e., removal of trees or shrubs) are scheduled to occur during the non-breeding season (September 1 through January 31), no mitigation is required. If construction activities are scheduled to occur during the breeding season (February 1 through August 31), the Project shall implement the following measures to avoid potential adverse effects on birds covered by the Migratory Bird Treaty Act:

- No more than two weeks prior to construction, a qualified wildlife biologist shall conduct preconstruction surveys of all potential nesting habitat within 500 feet of construction activities where access is available.
- If active nests are found during preconstruction surveys, the Project shall create a no disturbance buffer (as determined by a qualified wildlife biologist) around active raptor nests and nests of other special-status birds during the breeding season, or until it is determined that all young have fledged.

Typical buffers include 500 feet for raptors and 250 feet for other nesting birds. The size of these buffer zones and types of construction activities restricted in these areas may be further modified as determined by a qualified wildlife biologist and shall be based on existing noise and human disturbance levels at the project

site. Nests initiated during construction are presumed to be unaffected, and no buffer would be necessary. However, the "take" (mortality, severe disturbance to, etc.) of any individual birds will be prohibited. If preconstruction surveys indicate that nests are inactive or potential habitat is unoccupied during the construction period, no further mitigation is required. Trees and shrubs within the construction footprint that have been determined to be unoccupied by birds covered by the Migratory Bird Treaty Act or that are located outside the no-disturbance buffer for active nests may be removed.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Once, prior to issuing a Building Permit, periodic field inspection during construction

Action Indicating Compliance: Field inspection sign-off; compliance report by qualified consultant

b) Historical Resources

(1) Mitigation Measures

MM-HIST-1: Photographic Recordation. Prior to issuance by the City of Los Angeles of a demolition permit, photographic recordation shall be completed for the Bungalow Court and Garage. This recordation shall include digital photographs of the existing condition and character-defining features of the Bungalow Court and Garage and associated landscape. Photographs shall be taken with a six megapixel or greater digital SLR camera. The pictures shall be taken in Tag Image File format or RAW format images. Photographs should be six megapixels or greater (2000 x 3000-pixel image). A photograph log shall be completed and shall include: photograph label, photograph date, photographer's name, subject matter, and camera angle. Once completed archivally sound (TIFF) digital copies shall be distributed to the Los Angeles Public Library and the South Central Coastal Information Center.

Enforcement Agency: Los Angeles Department of City Planning, Office of Historic Resources; Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of City Planning, Office of Historic Resources; Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once prior to demolition or relocation

Action Indicating Compliance: Compliance report by a qualified architectural historian, historic architect, or historic preservation professional

MM-HIST-2: Relocation and Rehabilitation. Following recordation pursuant to Mitigation Measure MM-HIST-1, efforts shall be made to relocate the structures of the Bungalow Court and Garage, ideally within an area of Hollywood associated with similar single-family or multi-family residential development. Implementation of this measure shall be satisfied in part by advertisement of the Bungalow Court and Garage's availability in historic preservation websites such as HistoricForSale, Historic Properties, Old Houses, and Preservation Directory and a local newspaper such as the Los Angeles Times for a period of not less than sixty (60) days by the Applicant. Any such relocation efforts shall be undertaken in accordance with a Relocation and Rehabilitation Plan to be prepared by the party taking possession of the structure to be removed. The Relocation and Rehabilitation Plan shall be developed in conjunction with a qualified architectural historian, historic architect, or historic preservation professional who satisfies the Secretary of the Interior's Professional Qualifications Standards for History, Architectural History, or Architecture, pursuant to 36 CFR 61. The Relocation and Rehabilitation Plan shall follow the relocation methodology recommended by the National Park Service, which are outlined in the booklet entitled "Moving Historic Buildings," by John Obed Curtis (1979). The Relocation and Rehabilitation Plan shall be reviewed and approved by the City of Los Angeles Office of Historic Resources prior to its implementation. Upon relocation of the Bungalow Court and Garage to the new site, any maintenance, repair, stabilization, rehabilitation, preservation, conservation, or reconstruction work performed in conjunction with the relocation of the Bungalow Court and Garage shall be undertaken in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Properties*. A plaque describing the date of the move and the original location shall be placed in a visible location near the Bungalow Court. Any subsequent alterations of the Bungalow Court and Garage requiring a building permit would be subject to the standards and principles outlined in the City's Historic Preservation Ordinance. If after 60 days, it is evident that no party is interested in removing and relocating the Bungalow Court and Garage then demolition of the Bungalow Court shall be undertaken.

Enforcement Agency: Los Angeles Department of City Planning, Office of Historic Resources; Los Angeles Department of Building and Safety

Monitoring Agency:	Los Angeles Department of City Planning, Office of Historic Resources; Los Angeles Department of Building and Safety
Monitoring Phase:	Pre-construction
Monitoring Frequency:	After recordation and prior to demolition or relocation and 60 days following advertisement of availability of the Bungalow Court and Garage in historic preservation websites
Action Indicating Compliance:	Advertisement of availability of the Bungalow Court and Garage in historic preservation websites; preparation of a Rehabilitation and Relocation Plan by qualified architectural historian, historic architect, or historic preservation professional and approval by Los Angeles Department of City Planning, Office of Historic Resources

c) Cultural Resources

(1) Mitigation Measures

MM-CULT-1: In the event that historic or prehistoric archaeological resources (e.g., bottles, foundations, refuse dumps, Native American artifacts or features, etc.) are unearthed during ground-disturbing activities, the Applicant shall halt or redirect ground-disturbing activities away from the vicinity of the find so that the find can be evaluated by a qualified archaeologist. A buffer area shall be established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by Project construction activities shall be evaluated by an archaeologist. The Applicant shall coordinate with the archaeologist and the City to develop an appropriate treatment plan for the resources if they are determined to be potentially eligible for the California Register or potentially qualify as unique archaeological resources pursuant to CEQA. Preservation in place (i.e., avoidance) shall be considered as a treatment measure first. If preservation in place is not feasible, treatment may include the implementation of archaeological data recovery excavations to remove the resource from the Project Site along with subsequent laboratory processing and analysis. Any archaeological material collected shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be donated to a local school or historical society or similar

organization for educational purposes. The archaeologist shall determine the need for archaeological construction monitoring in the vicinity of the find thereafter.

The archaeologist shall prepare a final report and appropriate California Department of Parks and Recreation Site Forms at the conclusion of treatment and/or the any follow-up archaeological construction monitoring. The report shall include a description of resources unearthed, if any, treatment of the resources, results of the artifact processing, analysis, and research, and evaluation of the resources with respect to the California Register of Historical Resources. The report and the Site Forms shall be submitted by the Applicant to the City, the South Central Coastal Information Center, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the Project and required mitigation measures.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction and Post-Construction

Monitoring Frequency: At time of resource discovery, should it occur and once upon completion of excavation

Action Indicating Compliance: Compliance report by qualified archaeologist

MM-CULT-2: If a paleontological resource is encountered unexpectedly during implementation of the Project, grading and excavation activities in the area of the find shall cease and a qualified paleontologist shall be notified of the find. A qualified paleontologist is defined as a paleontologist meeting the criteria established by the Society for Vertebrate Paleontology. A buffer area shall be established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. At the paleontologist's discretion, and to reduce any construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing and evaluation of the find. If preservation in place is not feasible, the paleontologist shall implement a paleontological salvage program to remove the resources from the Project Site. Any fossils encountered and recovered shall be prepared to the point of identification and catalogued before they are submitted to their final repository. Any fossils collected shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County, if such an institution agrees to accept the fossils. If no institution accepts the fossil collection, they shall be donated to a local school or organization in the area for educational purposes. Accompanying notes, maps, and photographs shall also be filed at the repository and/or school. The paleontologist shall determine whether paleontological construction monitoring is warranted for any additional excavation work in the area of the find. The

paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted by the Applicant to the lead agency and the Natural History Museum of Los Angeles County, and other appropriate or concerned agencies to signify the satisfactory completion of the Project and required mitigation measures.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: At time of resource discovery, should it occur and once upon completion of excavation

Action Indicating Compliance: Compliance report by qualified paleontologist

MM-CULT-3: If human remains are encountered unexpectedly during implementation of the Project, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code (PRC) Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD). The MLD may, with the permission of the land owner, or his or her authorized representative, inspect the site of the discovery of the Native American remains and may recommend to the owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The MLD shall complete their inspection and make their recommendation within 48 hours of being granted access by the land owner to inspect the discovery. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this mitigation measure, with the MLD regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.

Whenever the NAHC is unable to identify a MLD, or the MLD identified fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in Subdivision (k) of PRC Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: At time of resource discovery, should it occur

Action Indicating Compliance: If unanticipated discoveries are found, submittal of written evidence of compliance with State Health and Safety Code Section 7050.5 and California PRC Section 5097.98

d) Noise

(1) Project Design Feature

PDF-NOISE-1: Equipment Noise Control: The Project contractor(s) shall equip all construction equipment, fixed or mobile, with properly operating and maintained noise mufflers, consistent with manufacturers' standards.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections

Action Indicating Compliance: The General Contractor shall provide orientation training to all subcontractors regarding implementation of this measure; Field inspection sign-off; Compliance certification report submitted by Project contractor

(2) Mitigation Measures

MM-NOISE-1: The Project contractor shall implement noise reduction strategies to reduce noise levels during construction affecting noise sensitive residential uses on the north, south, east, and west boundaries of the Project Site. The Project contractor shall limit the use of noisy heavy equipment (refer to Table IV.C-10 of the EIR) to 10 days or fewer within a three-month period. Noise reduction strategies shall include one or a combination of the following actions described below to achieve a 15 dBA noise level reduction performance standard. The Project contractor will maintain documentation during construction activities regarding manufacturer-provided equipment noise specification ratings; manufacturer-provided noise reduction ratings for noise shielding, baffling, muffling devices, and/or sound curtains or blankets; daily logs of heavy equipment used; and periodic noise monitoring as necessary to demonstrate compliance with the performance standard. The Project contractor will provide documentation and periodic reports as requested by the City.

- Provide temporary construction noise barriers (i.e., wood, sound blanket, noise control acoustic barriers) between the Project construction site and residential development along the south, east, north, and west boundaries of the Project Site during early Project construction phases (up to the start of framing) when the use of heavy equipment is prevalent.
- Use construction equipment, fixed or mobile, that individually generates less noise than presumed in the FHWA RCNM (refer to Table IV.C-10 of the Draft EIR). Examples of such equipment are compact, small, or mini model versions of backhoes, cranes, excavators, loaders, tractors, of other applicable equipment. Construction equipment noise levels shall be documented based on manufacturer's specifications.
- Limit the number of hours of construction equipment operation or the number of pieces of concurrently operating equipment, fixed or mobile, on the Project Site to the minimum number needed to conduct the work.
- Use construction equipment, fixed or mobile, that are equipped with properly operating and maintained noise shielding, baffling, and/or muffling devices, consistent with manufacturers' standards. The reduction in noise level from noise shielding, baffling, and/or muffling devices shall be documented based on manufacturer's specifications with documentation maintained on-site during early construction phases.
- In consultation with and if agreed to by neighboring property owners, provide temporary sound curtains or blankets on windows at noise sensitive residential uses adjacent to or across the street from the Project Site on the north, south, east, and west boundaries of the Project Site.
- Alternately, residents of properties adjacent to or across the street from the Project Site may be offered temporary relocation until construction has moved beyond phases when use of heavy equipment is prevalent. In the event

relocation is pursued, prior to the onset of construction, the Project Applicant shall develop a relocation plan to the satisfaction of the City.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections

Action Indicating Compliance: Field inspection sign-off; Compliance certification report submitted by Project contractor

MM-NOISE-2: The operation of construction equipment that generates high levels of vibration, such as large bulldozers and loaded trucks, shall be prohibited within 45 feet of existing residential structures located south and east of the Project Site during Project construction. Instead, small bulldozers not exceeding 310 horsepower shall be used within this area during demolition, grading, and excavation operations. The use of smaller bulldozers would result in vibration levels of 0.007 in/sec PPV at the residential buildings to the south and east of the Project Site, which would not exceed Caltrans' vibration criteria of 0.035 in/sec PPV for continuous/frequent intermittent vibration sources. In addition, the use of smaller bulldozers would reduce construction noise levels by at least 10 dBA at existing residential structures located south and east of the Project Site.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Ongoing during construction

Action Indicating Compliance: Field inspection sign-off; Compliance certification report submitted by qualified consultant

e) Transportation and Traffic

(1) Project Design Features

PDF-TRAF-1 (Construction Traffic Management Plan): A Construction Traffic Management Plan shall be prepared that outlines best practices for minimizing the effects of the construction activities upon the community. Such plan shall include, as appropriate, the following elements:

- With the exception of the Edinburgh Avenue and Waring Avenue right-of-ways adjacent to the Project Site, prohibition of construction worker parking on nearby residential streets.
- With the exception of the Edinburgh Avenue and Waring Avenue right-of-ways, minimize to the extent feasible the number of construction-related vehicles on surrounding public streets.
- Temporary pedestrian and vehicular traffic controls (i.e., flag persons) during all construction activities that extend into the public rights-of-way to improve traffic flow on public roadways.
- Safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers shall be implemented as appropriate.
- Scheduling of construction-related deliveries, haul trips, etc., so as to occur outside the commuter peak hours to the extent feasible.

Enforcement Agency:	Los Angeles Department of Transportation
Monitoring Agency:	Los Angeles Department of Transportation
Monitoring Phase:	Pre-construction; Construction
Monitoring Frequency:	Once prior to issuance of Building Permit; Periodic field inspections during construction
Action Indicating Compliance:	Approval of Construction Management Plan from the Los Angeles Department of Transportation prior to issuance of Building Permit (Pre-construction); Compliance certification report submitted by Project contractor (Construction)

PDF-TRAF-2: Pedestrian Safety: The Applicant would maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as fencing or scaffolding, etc.) from work space and vehicular traffic. To the extent feasible, the Applicant would keep sidewalks open during construction except when it is absolutely required to close or block the sidewalks for off-site improvements, such as sidewalks, curbs, and landscaping; major material deliveries; and construction vehicle access. Sidewalks shall be reopened as soon as reasonably feasible following completion of off-site improvements.

Enforcement Agency:	Los Angeles Department of Transportation
Monitoring Agency:	Los Angeles Department of Transportation
Monitoring Phase:	Pre-construction, Construction
Monitoring Frequency:	Periodic field inspections during construction
Action Indicating Compliance:	Approval of Construction Management Plan from the Los Angeles Department of Transportation prior to issuance of Building Permit (Pre-construction); Compliance certification report submitted by Project contractor (Construction)

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August 27, 2019

VIA E-MAIL & VIA LACOUNCILCOMMENT.COM

Los Angeles City Council
c/o Holly L. Wolcott, City Clerk
City of Los Angeles
200 North Spring Street
City Hall - Room 360
Los Angeles, California 90012

CityClerk@lacity.org

Re: Appeal of Denial by the Central Los Angeles Area Planning Commission of the Edinburgh Avenue Small Lot Subdivision Project (VTTM No. 74201-SL)

Dear Honorable Council Members:

We are writing on behalf of our client BLDG Edinburgh, LLC ("Applicant") regarding the small lot subdivision for eight single-family residences plus parking and patio/yard areas (Case Nos. VTTM-74201-SL, ENV-2016-1367-EIR) (the "Project") at 750–756½ North Edinburgh Avenue on an approximately 0.27 acre site (the "Property") in the City of Los Angeles (the "City"). The Property is a designated Historic Cultural Monument ("HCM").

On April 17, 2019, the City's Advisory Agency ("AA") issued a Letter of Determination (the "AA LOD") denying the Project, which resulted in an unconstitutional taking of the Property, because, as was concluded in the City's own Environmental Impact Report ("EIR"), there is no feasible alternative to the Project that preserves the HCM. (See Exhibit A.) In addition, the AA LOD is unsupported by substantial evidence and is an abuse of discretion, and is in violation of both Federal and State law.

On April 26, 2019, Applicant timely appealed the AA LOD. On July 9, 2019, the Central Los Angeles Area Planning Commission ("APC") issued a Letter of Determination ("APC LOD") denying Applicant's appeal and upholding the decision of the AA. (See Exhibit B.) Without any significant new information or credible evidence having been introduced into the record (as was specifically stated in the APC's own LOD), the APC LOD made certain changes to the findings in the AA LOD in a

post hoc attempt to provide legal cover for inconsistencies between the facts, as analyzed in the EIR, and the AA's original findings.

The APC's actions in relation to the Project are unsupported by substantial evidence and therefore are an abuse of discretion in violation of California Environmental Quality Act[1]("CEQA") and its implementing regulations[2] ("CEQA Guidelines"), the City's General Plan, the Subdivision Map Act, the State Planning and Zoning Law, the Housing Accountability Act, and the Federal and State Constitutions. The City's denial of the Project additionally results in an unconstitutional taking of the Property without just compensation. Even worse, despite the extensive analysis in the City's own EIR that no feasible alternative exists, the revised findings adopted by the APC LOD are based, not on any new facts or evidence, but rather on conjecture that some potentially feasible speculative alternative might exist (though the APC LOD doesn't describe any alternative based on fact or evidence).

There is no legitimate reason to deny the Project and no reasonable person could find that the Project should be denied. The only seeming rationale for the denial is that the City does not want to be demolish an HCM, even though the Los Angeles Administrative Code ("LAAC") contemplated and allows such demolition. Unfortunately, due to the poor condition of the buildings, largely due to faulty original construction and poor maintenance going back to the late 1970s, which is well documented in City records and predates Applicant's ownership of the Property, the buildings cannot be feasibly restored. The EIR analyzed 15 preservation alternatives which ranged from preservation of the existing units to partial preservation plans retaining some or all of the existing buildings and construction of low, mid or high rise buildings. At the instruction of the City's Office of Historic Resources ("OHR"), these alternatives were peer reviewed by a second preservation expert, who came to the same conclusion. The EIR conducted an extensive financial and market analysis, which was also peer reviewed, that further concluded that all of the preservation schemes would result in a loss ranging from $1.5 million to $11 million for for-sale units and from $1.6 million to $12 million for rental units. Given these numbers, if the City wishes to stand on the principle that no designated HCM should ever be demolished, then it has to pay the Applicant for its actions.

Therefore, we respectfully request that the City Council grant Applicant's appeal. Should the City Council fail to do so, Applicant will promptly exercise all available legal rights and remedies, including filing a lawsuit against the City for damages in excess of six million dollars.

[1] Cal. Pub. Resources Code §§ 21000, *et seq.*
[2] 14 Cal. Code of Regs. §§ 15000, et seq.

I. Background

Applicant has been trying to make reasonable use of the Property since 2014, and the City has illegally interfered throughout. Applicant conducted extensive due diligence in 2013 prior to purchasing the Property, including a review of all publicly available historic databases. However, unbeknownst to Applicant, the Property was listed on the yet to be published SurveyLA – a windshield survey – which claimed that the existing bungalows on the Property (the "Bungalows") were potentially historic.[3] No notice of the Property's inclusion on SurveyLA was given to Applicant or any other previous property owner.

Given these complications, Applicant decided to pursue a non-discretionary project at the Property. On April 13, 2015, Applicant applied to the Los Angeles Department of Building and Safety ("LADBS") for a demolition permit. Applicant complied with all applicable requirements, including public notice for demolition of a building older than 45 years, which was posted on April 13, 2015. Applicant expended significant time and money to prepare the Property for demolition, including Los Angeles Housing Department processing, tenant relocations, and the disconnection of utilities. The City issued a demolition permit to Applicant on September 9, 2015, acknowledging that all open clearances had been addressed, that no discretionary approval was pending, and that there was no legal basis to deny the permit based on historic status. (See Exhibit C.) Applicant then expended further time and money to physically prepare for demolition work.

On September 11, 2015, after being inspected by LADBS, Applicant commenced demolition at the Property. However, the approved demolition work was interrupted by the City's issuance of a Stop Work Order and Order to Comply (see Exhibit D), which were based on false accusations that Applicant had failed to comply with the conditions of the demolition permit. Shortly before the close of business on September 11, with the demolition crew already having left for the day, LADBS reinstated the improperly revoked demolition permit. Then, at 6:26 p.m., City staff (the Planning Director was out of town) nominated the Property as a HCM pursuant to LAAC Section 22.171.10(a) in a manner that gave Applicant no opportunity to protect its interests.

On March 2, 2016, the City Council designated the Property as a HCM despite overwhelming evidence in the record indicating that the Property is ineligible. After

[3] The inclusion of the Bungalows within SurveyLA suggests a skewed logic. A well-preserved bungalow court on Hayworth, within a block of the Property, was not included. Another bungalow court at 729 Sweetzer, for which redevelopment plans were filed, was not included either. It was later demolished by EctoHomes, a prominent local developer.

this designation was approved, City staff explained to Applicant that demolition is still permitted under the LAAC so long as Applicant followed all applicable procedures, including preparation of an EIR.[4] Applicant then filed a lawsuit against the City, which resulted in a settlement where the City agreed to process the Project in good faith and prepare an EIR. Applicant reserved its rights to future litigation. Selected documents from the HCM process and lawsuit are attached as Exhibit E.

Pursuant to LAAC Section 22.171.12, the City prepared an EIR for the Project. Appendix C of the EIR, the Historic Resources Assessment ("HRA") contained exhaustive analysis regarding potentially significant impacts to historical resources and analysis of 15 alternatives. Attached as Appendix I to the HRA is a feasibility study, which analyzed the feasibility of preservation of the Bungalows and explored potential alternatives to be analyzed fully in the EIR ("Feasibility Study"). The Feasibility Study included preparation of an extensive scope of work that would be required for construction, analysis of construction and engineering costs, and preliminary plans. Per the recommendations in the Feasibility Study, the EIR fully analyzed six Project alternatives and concluded that none of the six were feasible, including Alternative 2, Full Preservation Alternative (the "Full Preservation Alternative"). OHR reviewed and commented on all alternatives during the City's preparation of the EIR, and directed the City to bring in Chattel, Inc. another noted preservation consultant, as a peer reviewer to expand on potential preservation and partial preservation alternatives. The Chattel Inc. peer review analyzed four partial preservation alternatives, and concluded that none of the four were financially feasible, with losses ranging from $ 3,995,968 to $ 6,067,246 as a rental project and $ 3,164,769 to $5,361,865 as a for sale project.

In addition to the Feasibility Report, the EIR incorporated numerous structural assessments, and peer reviews of such assessments, all of which concluded that the preservation of the Bungalows is infeasible without extraordinary efforts to stabilize the soils and reconstruct all elements of the buildings themselves, tantamount to a total reconstruction of the buildings. These assessment and peer reviews include:

- A geotechnical investigation in April of 2015 by Feffer Geological Consulting;
- Structural assessments by John Labib & Associates, Structural Engineers summarized in a November 2015 report;
- A structural assessment by Michael Goldberg, an experienced foundation contractor hired by community members of the neighborhood, completed in February of 2016;

[4] LAAC § 22.171.14(b).

- A 2016 peer review by Nabih Youseff Associates, Structural Engineers of John Labib & Associates' structural assessments;

- A peer review by David Cocke, S.E. from Structural Focus, who was hired by the LA Conservancy, of all previous assessments;

- A market analysis[5] analyzing the economic feasibility of the alternatives analyzed in the EIR by The Concord Group in August of 2017;

- A 2018 peer review by RSG, Inc. of the market analysis[6] prepared by The Concord Group; and

- A 2018 peer review of the scope of alternatives studied in the EIR by Chattel Inc. at the request of OHR.

On January 16, 2019, the AA held a public hearing regarding the Project ("AA Hearing"), and on April 17, 2019, the City issued the AA LOD denying the Project. The AA LOD states that the sole reason for denying the Project is its potentially significant and unavoidable impacts related to the demolition of the Bungalows, a designated HCM.[7] The AA "conservatively concluded" that despite mitigation measures established in the EIR that contemplate the lifting and moving of the Bungalows, the direct impacts to historical resources **could not be mitigated to a less than significant level and no other mitigation measure or alternative, including the Full Preservation Alternative, could feasibly reduce the impact**. Without any explicit analysis weighing the benefits of the Project against the potentially significant and unavoidable impacts, the AA found that it could not make the statement of overriding considerations ("SOC") required pursuant to CEQA. It also refused to adopt the Project's Mitigation Monitoring Program ("MMP"), which was prepared with the EIR. The AA did however certify the EIR and adopt the related CEQA findings (excluding the SOC).

Applicant filed a timely appeal to the APC on April 26, 2019 asserting the AA's denial of the Project and refusal to adopt a SOC and MMP in connection with the Project EIR is unsupported by substantial evidence and is an abuse of discretion, in violation of City law, the Housing Accountability Act, and CEQA, and further resulted in a taking of the Property without just compensation in violation of the Federal and State Constitutions. At the public hearing on Applicant's appeal, which was held on

[5] See Appendix H of the EIR.
[6] See Appendix I of the EIR.
[7] AA LOD, Section XI, p. 50.

May 28, 2019 ("APC Hearing"), Adam Villani, City Planner, submitted into the record for the first time revised findings ("Revised Findings," see Exhibit F) that amended the AA LOD findings regarding the feasibility of the Full Preservation Alternative, but the EIR was not revised to track the changes in the Revised Findings. Ken Bernstein, Manager of OHR and Principal City Planner, testified that the Full Preservation Alternative, is "potentially feasible," but provided no evidence of this conclusory statement. Further, the Revised Findings explicitly state that no information submitted after the publication of the Final EIR constitutes significant new information or otherwise requires preparation of a supplemental or subsequent EIR.[8] If there was any evidence whatsoever to support Mr. Bernstein's testimony that preservation of the Bungalows, a conclusion in direct contravention of the EIR, the EIR would have been revised.

The APC ultimately rejected Applicant's appeal, affirming the AA's denial of the Project. Despite City assurances dating back years, Applicant finds itself, again, forced to threaten litigation for the City's failure to act in accordance with the law if the City Council does not grant the requested appeal.

II. Arguments

A. The City's refusal to adopt a SOC and MMP is not supported by substantial evidence, and is therefore arbitrary and capricious in violation of CEQA.

The AA defied its own EIR, a document it certified as being a product of its own independent judgement, (and all the substantial evidence contained therein) when it refused to adopt a SOC and MMP in connection with the certification of the Project's EIR.[9] Although the Revised Findings state that the Full Preservation Alternative is potentially feasible, the EIR came to the exact opposite conclusion after extensive, peer-reviewed analysis (i.e., that any alternative that preserves the Bungalows is infeasible). The AA provided no analysis whatsoever beyond what is included in the EIR about the potential feasibility of the Full Preservation Alternative. Although we acknowledge that CEQA does not compel a lead agency to approve a project, this fact does not eviscerate one of the basic purposes of CEQA, which is to promote informed decision-making and public participation when local agencies consider actions that could potentially affect the environment.[10]

[8] AA LOD, Section X(F)(f)(iii), p. 49 (unchanged by Revised Findings).
[9] AA LOD, pp. 1, 50.
[10] See CEQA Guidelines §§ 15002, 15003. 15086-88.

While CEQA requires deference regarding a lead agency's determination of fact, this discretion is not unfettered.[11] When making a factual determination pursuant to CEQA, the lead agency must cite to substantial evidence in the record supporting its determination.[12] Further, procedural questions, such as whether a lead agency omitted essential information required by CEQA, is subject to the less deferential, de novo, standard of review.[13] Under the de novo standard of review, a reviewing court will determine that a lead agency committed prejudicial abuse of discretion if it failed to provide information required by CEQA, thus precluding informed decision-making and informed public participation and frustrating the statutory goals of the EIR process.[14]

The AA omitted essential information in the form of analysis about the feasibility of the alternatives that preserve the Bungalows and disregarded overwhelming evidence in the record that demonstrates that the benefits of providing eight new, high-quality three-bedroom housing units constructed pursuant to the most up-to-date sustainable building requirements and located in a transit-rich area far outweigh the potentially significant and unavoidable impacts resulting from the demolition of the vacant, uninhabitable Bungalows, which, although recently designated as an HCM, lack integrity in several key aspects causing them to be economically and physically infeasible to preserve. Further, the Revised Findings directly conflict with the analysis and conclusions of the EIR. Therefore, the AA's baseless refusal to adopt the SOC and MMP is arbitrary, capricious, and in violation of CEQA.

The Revised Findings were the City Planning Department's poor (and unveiled) attempt to provide a post hoc rationalization for the AA's baseless refusal to adopt a SOC and MMP.[15]

1. The AA's determination that it could not adopt a SOC pursuant to CEQA Section 21081 and CEQA Guidelines Section 15093 completely fails to balance the Project's benefits against the potentially significant and

[11] Pub. Resources Code § 21168.

[12] "…the court shall not exercise its independent judgment on the evidence but shall only determine whether the act or decision is supported by substantial evidence in the light of the whole record." Pub. Resources Code § 21168.

[13] *Banning Ranch Conservancy v. City of Newport Beach* (2017) 2 Cal.5th 918, 935.

[14] *Banning Ranch Conservancy, supra,* 2 Cal.5th at 942.

[15] Section 2.A outlines the Advisory Agency's arbitrary and capricious actions in relation to its refusal to adopt a SOC and MMP; and Section 2.B describes how the Revised Findings, which are in and of themselves baseless and thus arbitrary and capricious, only provide ad hoc rationalization of the Advisory Agency's April 27th decision memorialized in the AA LOD, in violation of CEQA.

unavoidable impacts and is not supported by substantial evidence in the record.

CEQA allows individual projects to be approved in spite of one or more significant effects thereof.[16] A SOC specifies a lead agency's reasons supporting its approval of a project with potentially significant and unavoidable impacts, and must be supported by substantial evidence in the record.[17] In refusing to adopt an SOC, the AA completely failed to perform the requisite balancing of the Project's benefits against its potentially significant and unavoidable impacts related to direct impacts to historical resources. Because the EIR provides overwhelming evidence of the infeasibility of preservation (both financial and physical infeasibility) and of the benefits of the Project, the AA's refusal to adopt a SOC is not based on substantial evidence and, therefore, is arbitrary and capricious.

In the AA LOD, the AA denied the request to adopt a SOC for the Project, finding that, "*the benefits of the Project, as proposed, do not outweigh and override the significant and unavoidable impacts….*"[18] The AA states that this conclusion is "based on substantial evidence in the record, including but not limited to the EIR." However, it is not enough to simply state that its conclusion is based on substantial evidence, the AA must specifically show how evidence in the record supports its conclusions. Without such an explicit analysis in the record, the Applicant, and the public at-large, cannot possibly decipher the AA's reasons for refusal to adopt a SOC or know whether they are proper.

The only explanation given for the AA's refusal to adopt a SOC was the potential infeasibility of the relocation of the Bungalows pursuant to Mitigation Measure HH-HIST-2, citing to the speculative nature of the potential transaction. With no evidence in the record to support the City's conclusion that preservation is potentially feasible, preservation is no less speculative than relocation of the Bungalows. The explanation also completely fails to balance the Project's benefits against the potentially significant and unavoidable impacts, thus impermissibly ignoring the EIR's evidence that 1) preservation of the buildings on the Property is financially and physically infeasible, and 2) the local and regional benefits of the Project outweigh the potentially significant and unavoidable impacts of demolishing the Bungalows.

[16] CEQA § 21002.
[17] CEQA Guidelines Section 15093(b).
[18] Section XI (STATEMENT OF OVERRIDING CONSIDERATIONS), AA LOD, p. 50.

a) The AA completely failed to acknowledge the EIR's evidence that preservation of the Bungalows is financially and physically infeasible.

The AA refused to adopt a SOC for the Project because it would result in potentially significant and unavoidable impacts related to the demolition of the Bungalows, which, as a designated HCM, constitute historical resources pursuant to CEQA. However, this refusal completely fails to acknowledge evidence in the AA's own EIR, which it certified as reflecting its independent judgment, that the Bungalows lack physical integrity, making preservation infeasible.

The HRA (Appendix C of the EIR) evaluates historical resources that may be affected by the implementation of the Project, and provides expert opinion that the Bungalows are structurally unsound and should be demolished. The HRA acknowledges that failure of the foundation has affected the integrity of the Bungalows and their original and character-defining features explaining that, "all of the experts agree that the likelihood of the character-defining features and original materials surviving lifting or moving is non-existent because of the Bungalow Court and Garage's poor existing structural condition."[19]

The HRA relies on and incorporates the Feasibility Study, which analyzes the feasibility of preservation of the Bungalows and explored potential alternative options for the EIR. Key findings of the Feasibility Study that emphasize the Property's dilapidated and unsafe state are included in the HRA, noting that the Bungalows are "uninhabitable," "failing," "dangerous" and "dilapidated", thereby making their preservation physically infeasible.

A letter from Applicant addressed to Mindy Nguyen, Director of the AA, dated February 4, 2019, which is fully incorporated herein along with its attachments (see Exhibit G), provides additional evidence that the Property's current state prevents it from being feasibly preserved. In that letter Applicant cites to various Property inspections that show that the level of deterioration and structural issues create a public safety hazard. This letter, which is part of the record, shows that qualified experts have concluded that: a) the buildings are uninhabitable and likely to collapse in a future seismic event due to settlement caused by insufficient compacting of fill during construction; b) the existing foundations must be completely replaced, which would cause irreparable damage to the buildings; and c) the buildings are infested

[19] EIR, Appendix C, p. 67.

with termites, wood rot, and fungus, all of which further compromise the buildings' integrity.[20]

Even experts hired by the Project's opponents and the LA Conservancy agree with Applicant's studies' conclusions that the Bungalows are structurally unsafe and should be demolished. Applicant made all of its studies available to the LA Conservancy and its expert, David Cocke, for review. The LA Conservancy appears to have received a peer review report from Mr. Cocke, which was never shared with Applicant. In an email sent to City staff and forwarded to Mr. Bernstein (obtained only through discovery), Adrian Fine, who appeared at the hearing on behalf of the LA Conservancy, stated that Mr. Cocke found Applicant's reports "pretty accurate and complete, in terms of their conclusions." (See Exhibit H.[21]) In this email Mr. Fine partially quotes Mr. Cocke's report:

> "**The foundations are inadequate and settling of the soil will continue to be a problem**. Although not especially life-threatening in the short term, the differential settlement could eventually result in significant damage and even develop into life safety issues in the long term . **Even if the foundations are repaired and the building is adequately bolted to the foundations, they will continue to experience differential settlement and significant structural damage will continue to be a result**. **The only options are to jack up the building and excavate per the recommendations of the geotech report down several feet and construct a new foundation, or possibly to install a new array of deep drilled foundation piers**. In either case, the work will be extensive, and the buildings should be "braced" adequately before the work is started."
>
> "Obviously, much of the wood framing is in bad shape due to decay or termites and should be repaired, at least in kind."
>
> "The lateral force resisting system (LFRS) is composed of the roof diaphragms, stucco covered exterior walls and interior partition walls. The LFRS could be upgraded with the addition of new plywood sheathing on the walls and completion of a load path down to the foundations using framing hardware and foundation bolts. The stucco appears to be in poor condition, **so likely the**

[20] See Exhibits C-M of Applicant's letter to Ms. Nguyen dated February 4, 2019.

[21] See email dated January 5, 2016 at 4:25 PM from A. Fine with the subject "RE: Edinburgh Bungalow Court" and forwarded to K. Bernstein on January 14, 2016 at 12:49 PM.

> **best practice would be to remove the exterior stucco, add plywood sheathing to the perimeter walls, then covering again with building paper and stucco**. The perimeter stem walls would then be braced by the new plywood and the sill plates can be bolted to the foundation."
>
> (Emphasis added.)

The current dilapidated state of the Bungalows was also one of the explicit reasons the HRA concludes the Property is not eligible for listing under the California Register and National Register.[22] Notably, the Property lacks of integrity related to design, material, and workmanship. Below are excerpts of the HRA regarding the Property's lack of integrity that highlight the dilapidated state of the Property.

- Regarding "Materials" integrity: "Half of the windows have been replaced and windows have been resized and some of the primary and rear doors replaced; … The stucco exterior wall finish and red roof tile are original; however, in some areas the stucco has been patched. On the rear (south) elevations of 754-754 1/2 and 756-756 1/2 Edinburgh, the stucco has been poorly patched. Some of the decorative elements such as within the blind arches and groupings of barrel-tiles have been removed."
- Regarding "Design" integrity: "Approximately half of the windows have been replaced, some of the window openings have been resized and the window frames removed, primary and rear doors replaced, and some of the medallions have been removed from the recessed blind arches, as well as the clusters of barrel vault vents. The landscape has been altered with the infill of the courtyard, the addition of a fence around the front lawn of the southwest bungalow (756), and the removal of many trees. The rear arch over the courtyard was removed after sustaining earthquake damage. In the interior, some remodeling of bathrooms and kitchens has taken place, doors have been removed and/or replaced, finishes updated, fireplace surrounding painted over, and built-ins surrounding the fireplace altered."
- Regarding "Workmanship" integrity: "As stated above, the half of the original exterior materials have been removed, which has compromised the original workmanship from the Bungalow Court's period of significance. Because the design of the Bungalow Court is simplistic, these alterations impact the overall workmanship. The stucco exterior has been patched, decorative items such as medallions and clusters of barrel-tiles removed, some windows replaced and resized, some doors both primary and rear replaced, the rear courtyard arch removed, and the hardscape in the courtyard has been updated. Additionally,

[22] EIR, Appendix C, p. 59.

most likely as a kit-bungalow court there was not much hand craftsmanship involved besides the assemblage of parts."

Not only does the Bungalows' dilapidated state make them physically infeasible to preserve, but it makes them economically feasible to preserve as well. The AA completely ignored the fact that no economically feasible Project alternative would preserve the integrity of the Bungalows.[23] The Market Analysis contained in Appendix H to the EIR ("Market Analysis") shows, and the peer review of that analysis contained in Appendix I to the EIR ("Market Analysis Peer Review") confirms, that the none of the Project alternatives that would preserve the Bungalows are economically feasible:

- Alternative 2: Full Preservation Alternative, if operated as a rental project would result in a loss of $2,298,240 (a negative 64 percent return on cost); and if sold would result in a loss of $3,830,400 (a negative 47 percent return on cost).[24]
- Alternative 3: Rehabilitation Alternative if operated as a rental project would result in a loss of $2,872,800 (a negative 58 percent return on cost); and if sold would result in a loss of $4,788,000 (a negative 50 percent return on cost).[25]
- Alternative 4: Rehabilitation with Addition Alternative if operated as a rental project would result in a loss of $2,872,800 (a negative 58 percent return on cost); and if sold would result in a loss of $5,958,400 (a negative 41 percent return on cost).[26]
- Alternative 5: Rehabilitation with Partial Addition and Underground Parking Alternative if operated as a rental project would result in a loss of $3,942,120 (a negative 61 percent return on cost); and if sold would result in a loss of $6,570,200 (a negative 55 percent return on cost).[27]

Of the two alternatives studied in the EIR that would avoid potentially significant and unavoidable direct impacts to historical resources (i.e., the Full Preservation Alternative and Alternative 3: Rehabilitation Alternative), the EIR concluded that only the Full Preservation Alternative reduces overall impacts less than the Project and thus is the Environmentally Superior Alternative.[28] However, the Full Preservation Alternative, like the other alternatives listed above, would not meet

[23] See analysis of the following alternatives presented in Chapter V, Alternatives, or the EIR: Alternative 2: Full Preservation Alternative, Alternative 3: Rehabilitation Alternative, Alternative 4: Rehabilitation with Addition Alternative, Alternative 5: Rehabilitation with Partial Addition and Underground Parking Alternative.

[24] See EIR, pp. V-29 to 30.

[25] See EIR, p. V-38.

[26] See EIR, pp. V-46 to 47.

[27] See EIR, pp. V-55 to 56.

[28] See EIR, pp. V-64 to 69.

most of the Project objectives according to the EIR,[29] and would not serve local and statewide goals of providing increased high quality, sustainable housing opportunities in transit-rich areas.[30]

According to the EIR, the Full Preservation Alternative would only meet one, partially meet two, and not meet three Project objectives. Notably, the Full Preservation Alternative would not implement the Project Objective of, "support[ing] sustainable design through development that would: optimize site energy efficiency, water conservation, and runoff water quality," because the rehabilitation of the Bungalows (as opposed to constructing new buildings) would be subject to the Historic Building Code, which exempts historic buildings from certain sustainability and green standards.[31]

The AA defied the overwhelming and compelling evidence in the EIR that shows preservation of the Bungalows is physically and economically infeasible, despite the fact that the EIR was certified by the AA as being a product of its independent judgment. The AA does not provide any evidence, let alone substantial evidence, that the EIR's conclusions regarding the infeasibility of preserving the Bungalows lack merit.

b) The AA completely failed to acknowledge the EIR's evidence that the local, regional and statewide benefits of the Project outweigh the potentially significant and unavoidable impacts related to demolition of the Bungalows.

A key aspect of the balancing required by CEQA Guidelines Section 15093(a), is considering, "the specific economic, legal, social, technological, or other benefits of a proposed project." The AA's findings regarding its inability to adopt a SOC are completely devoid of any discussion whatsoever about the Project's benefits. This is true despite the fact that the EIR contains substantial evidence that the Project would provide vast benefits, and, as a high-quality housing project in a transit-rich area, the Project benefits not only the surrounding community, but the City, the region and the state, more broadly.

To begin, the Project would implement local and state mandates to concentrate the development of housing units within transit-rich areas. The Project

[29] See EIR, pp. V-29, 38, 46, 55.

[30] The Full Preservation Alternative's inability to meet local, regional and statewide policies is discussed in the Sections of this letter to follow.

[31] See EIR, p. V-29.

would provide eight three-bedroom housing units within a Transit Priority Area[32] directly implementing the Southern California Association of Governments ("SCAG") Regional Transportation Program ("RTP")/ Sustainable Communities Strategy ("SCS").[33] SCAG's RTP/ SCS was adopted pursuant to Senate Bill 375, which seeks to facilitate transit-oriented projects in existing urbanized areas.[34] Similarly, the Housing Accountability Act promotes the construction of housing projects and limitations on local governments in denying such projects:

> "It is the policy of the state that a local government not reject or make infeasible housing development projects, including emergency shelters, that contribute to meeting the need determined pursuant to this article without a thorough analysis of the economic, social, and environmental effects of the action and without complying with [the Housing Accountability Act]."[35]

The City has also undertaken various efforts, including the adoption of Measure JJJ, that incentivize housing near transit. Discussion of the Project's regional benefit of providing housing in a transit-rich area was impermissibly omitted from the AA's findings related to its refusal to adopt a SOC for the Project.

The Project also promotes the four "detailed goals," and the policies and programs that implement these goals, contained in the Housing Element of the City's General Plan, which relate to providing increased and diverse housing opportunities. The same cannot be said about any of the alternatives studied in the EIR that would preserve the Bungalows. Notably, one of the four detailed goals calls for, "[a] City where housing production and preservation result in an adequate supply of ownership and rental housing that is **safe, healthy and affordable to people of all income levels, races, ages, and suitable for their various needs.**"[36] (Emphasis added.) The Project would replace eight one-bedroom rental units with eight small lot subdivision

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[32] Transit Priority Areas are defined as locations where two or more high-frequency transit routes intersect. SCAG, RTP/ SCS, p. 25. The Property is located within a nexus of intersections frequented by various bus lines, including: 1) along Melrose/Fairfax Avenues, located less than 750 feet from the Project Site, Line 217/218, Rapid Line 780 and the DASH Fairfax; 2) along Crescent Heights Boulevard/Melrose Avenue, located less than 900 feet from the Property, Line 10 and Line 18; and 3) along Santa Monica Boulevard/Fairfax Avenue, less than one-half mile from the Property, a number of lines including Rapid Bus Line 704. The nearest Metro Red Line station is the Hollywood Boulevard/Vine Street Station, located approximately 1.9 miles northeast of the Property.

[33] See SCAG's Transit Priority Area Map (2040), available at http://gisdata-scag.opendata.arcgis.com/datasets/c9249b6bba0f49829b67ce104f81ef20_1 (last accessed 07/08/19).

[34] SCAG, RTP/ SCS, p. 78.

[35] Gov. Code § 65589.5(b)

[36] Housing Element, p. 6-3, available at https://planning.lacity.org/HousingInitiatives/HousingElement/Text/Ch6.pdf (last accessed 07/08/19).

residences, each with three bedrooms, three full and one half bathrooms, two covered parking spaces and private patio/landscaped areas. Not only would the Project provide larger units that would accommodate families and roommate households, but as a small lot subdivision, the units are priced significantly lower when compared to traditional single-family homes in the area. As such, the Project would provide opportunities for first-time homebuyers who would be able to realize the benefits of a single-family home (and full fee-simple ownership) with the conveniences and price tag of a townhouse. Discussion of this unique Project benefit was impermissibly omitted from the AA's findings related to its refusal to adopt a SOC for the Project.

The Project will complement and improve the visual character of the area by replacing an existing deteriorating bungalow court with a well-designed small lot subdivision. The Project would implement a landscaping plan and provide open space areas for Project residents. The Property would include 1,590 square feet of landscaped area. The landscape design would provide for integration between landscape and the buildings, and allow for plants to serve as screens dividing public and private spaces. The landscaped areas would consist of the landscaped setbacks along Waring and Edinburgh Avenues consisting of ground-cover, low-lying shrubs and ornamental trees. Proposed trees would be oriented to the pedestrian scale, rather than tall palm trees. The Project would replace the six existing diseased and dead street trees along Waring and Edinburgh Avenues with nine healthy street trees; five street trees would be planted along Waring Avenue and four would be planted along Edinburgh Avenue. This landscaping will not only provide aesthetic benefits for future Project residents and the surrounding community, but it also encourages pedestrian and bicycle traffic in a transit-rich area. Discussion of the benefits resulting from the Project's upgraded landscaping was impermissibly omitted from the AA's findings related to its refusal to adopt a SOC for the Project.

The Project will incorporate various Green Building and sustainability features to enhance air quality and support Los Angeles' sustainability goals and polices, including reduction of greenhouse gasses. Because any alternative that would preserve the Bungalows would be exempt from many of the sustainable design requirements, the benefits related to sustainability are unique to the Project. Notably, the Project's design would comply with the Los Angeles Green Building Code, which builds upon the 2016 California Green Building Code, and would include the following sustainable features:

- Solar Technology: The rooftop of each residence would dedicate 175 square feet of roof area and be pre-wired for the future installation of solar panels. The garage/carport areas in each individual residence would also include an electrical outlet appropriate to charge an electric vehicle, so that 100 percent

of the onsite parking spaces would be providing electric-vehicle charging outlets.

- Drought-Resistant Landscaping: The Project would include drought-tolerant landscaping and water efficient irrigation systems.

- Low-Impact Design: The Project would be designed in accordance with the City's Low-Impact Development Ordinance, which requires the treatment of stormwater using Best Management Practices, including biofiltration.

- Low-Emitting Materials: The Project would use materials and finishes that emit low quantities of volatile organic compounds; HVAC systems will utilize ozone-friendly refrigerants.

- High-Efficiency Appliances: The Project would provide high-efficiency appliances.

- Natural Ventilation: The Project has been designed with a central courtyard around a central driveway to maximize daylight and natural ventilation. The individual residences are designed for cross and stack ventilation to circulate air naturally through the units, providing natural cooling in the main living spaces.

Further, the Project has implemented numerous Project Design Features, such as PDF-NOISE-1, which would reduce construction equipment noise through the proper operation of noise mufflers; PDF-TRAF-1, which would provide a construction management plan to minimize the effects of construction traffic; and PDF-TRAF-2, which would provide a pedestrian safety plan to ensure safe pedestrian passage.

Finally, and importantly, none of the Project objectives described in the EIR were discussed in the AA's findings in the AA LOD related to its refusal to adopt a SOC for the Project. The Project objectives include:

- Redevelop the Project Site with residential buildings and a site design that is consistent with the existing and proposed HCP and underlying zoning designation.

- Provide housing with high-quality architecture and landscape design that would improve and be compatible with the eclectic visual character of the neighborhood and the Hollywood Community.

- Support sustainable design through development that would: optimize site energy efficiency, water conservation, and runoff water quality.

- Provide high quality housing to help accommodate regional and Citywide housing demand in a Transit Priority Area.

- Provide a diversity of housing choices within the neighborhood relating to unit size, number of bedrooms, and ownership.

- Develop an economically viable residential project.

Accordingly, to reject the above-delineated benefits associated with approving the Project, the AA must explicitly balance them against the potentially significant and unavoidable impacts associated with demolishing the Bungalows. Given that the EIR contains overwhelming evidence that the Bungalows cannot feasibly be preserved, the AA must provide an explanation based on substantial evidence in the record for refusing to adopt a SOC for the Project.

2. The AA's refusal to adopt the MMP prepared for the EIR is arbitrary and capricious in violation of CEQA.

When a lead agency sets mitigation measures to reduce potentially significant impacts to the extent feasible, it must make the finding pursuant to CEQA Guidelines Section 15091(a)(1) and adopt a MMP to ensure the measures are implemented.[37] Although the AA denied the Project, it certified the EIR,[38] set mitigation measures related to the potentially significant impacts and prepared a MMP,[39] and made the finding pursuant to CEQA Guidelines 15091(a)(1) for potentially significant impacts related to the demolition of the Bungalows.[40] However, the AA did not adopt the required MMP accompanying the EIR with no explanation whatsoever. Because a lead agency's actions must be supported by substantial evidence in the record, the AA is required to provide an explanation based on substantial evidence in the record as to why it refused to adopt the MMP it prepared as part of the EIR for the Project.

B. <u>The Revised Findings are post hoc rationalization of the City's denial of the Project and are not supported by substantial evidence; therefore the AA's</u>

[37] CEQA Guidelines § 15097(a).
[38] See AA LOD, p. 1.
[39] See EIR, Chapter IV, Mitigation Monitoring Program.
[40] See AA LOD, p. 29.

reliance on the Revised Findings is arbitrary and capricious in violation of CEQA.

At the APC Hearing, Mr. Villani for the first time submitted to the record (and to Applicant and the public) Revised Findings in an unveiled attempt to improperly supplement the record to provide some basis for the AA's decision to deny the Project. The fact that revisions to the AA's findings were necessary is evidence that the AA's denial of the Project was not supported by the EIR and was therefore arbitrary and capricious. Mr. Villani publicly acknowledged the glaring discrepancy between the AA's denial of the Project and the evidence contained in the record by stating that the purpose of the Revised Findings is to cause the AA's action to, "become internally consistent…more internally consistent." Further, and most germane to the City's CEQA violation, the Revised Findings themselves do not provide the substantial evidence required by CEQA to support denial of the Project.

The Revised Findings delete the AA's findings that the Bungalows are in uninhabitable condition, and that the Full Preservation Alternative is infeasible.[41] However, simply deleting these finding does not cure the AA's violation of CEQA. The EIR's comprehensive analysis still provides substantial evidence that the Bungalows are in fact uninhabitable and that the Full Preservation Alternative is infeasible.[42]

Grasping to support the conclusions of the Revised Findings, Mr. Villani presented Mr. Bernstein as an expert on the subject of preservation, who testified that the Full Preservation Alternative, is "potentially feasible." Mr. Bernstein's testimony amounted to vague musings on the potential for preservation that contradicted the extensive record prepared by the City, including the EIR which is based on years of peer-reviewed work by respected preservation architects, engineers and other professionals. Like the Revised Findings, Mr. Bernstein did not present a scintilla of evidence that the Full Preservation Alternative is actually feasible. Mr. Bernstein did not present a proposed design for a feasible alternative; he did not present a construction scope and costs; he did not present engineering or structural reports stating how an "alternative" method of preservation would work; he did not outline what work would be undertaken; and he did not even visit the Property. Given these deficiencies, and in stark contrast to the EIR, the testimony is pure speculation and cannot be relied upon. [43]

[41] See Revised Findings, pp. 2-4.

[42] See discussion above under section 2.a.i. regarding the EIR's comprehensive analysis of the infeasibility of preserving the Bungalows generally, and the infeasibility of the Full Preservation Alternative specifically.

[43] It is not coincidence that City staff person who nominated the Property as an HCM, Mr. Bernstein, is now making every effort to claim that preservation is feasible, even without evidence.

Mr. Bernstein attempted to support the Revised Findings by casting doubt on the EIR's volumes of feasibility analysis, stating that the studies included in the EIR are flawed because they are limited to a single method of preservation, i.e., lifting and bracing, and that this method is "unusually intrusive" for preservation. As an alternative to this method, Mr. Bernstein cites to only one method of preservation that is less intrusive, i.e., micropiling. What Mr. Bernstein fails to understand is that this testimony, while meant to support the City's finding that the Full Preservation Alternative is potentially economically feasible, actually directly contravenes it as the Full Preservation Alternative contemplates the same "unusually intrusive" method of lifting the buildings. Mr. Bernstein's comments do more harm than good for the City's case that the Revised Findings are supported by substantial evidence because they directly contradict the Revised Findings, therefore, lessening the credibility of the AA and Mr. Bernstein even further. Making matters worse for Mr. Bernstein's argument is the fact that the EIR analyzed the cost difference between micropiling and other methods of stabilizing the Bungalows, and concluded that the cost was negligible.[44] Therefore, the EIR did in fact include analysis of alternatives to lifting and bracing, and found that none were any more feasible.

Moreover, Mr. Bernstein's testimony contradicts the Feasibility Study (Appendix I to the HRA), **which considered preservation without lifting the building if lifting could not be done**.[45] Such alternatives to lifting were not included in the EIR because they were rejected as infeasible for structural reasons and due to the fact that costs associated with this portion of the work are in fact negligible to the overall restoration cost.[46] Here again, Mr. Bernstein's attempt to sully and confuse the record without regard to fact demonstrates actionable bad faith on his part personally and to the City more generally.

Not only is Mr. Bernstein's opposition to the method of preservation contemplated in the EIR flawed, it is untimely. Mr. Bernstein did not publicly share this opposition at any point in time before the APC Hearing, despite being presented with the feasibility reports, peer reviews, and impact analysis for his review during the preparation of the EIR. In fact, at the request of the OHR (Mr. Bernstein's department), additional experts (Chattel Inc.) were brought in to peer review the EIR's preservation options and to explore additional alternative preservation options later analyzed in the certified EIR. After being presented with the conclusions of this additional peer review by an expert suggested by OHR, neither Mr. Bernstein nor OHR

[44] If the buildings are not lifted, the cost difference is negligible – the cost to lift the building for the basic preservation option is $60,960 (3% of costs). The total cost of repairing the foundations (lifting the building; excavate; new fill; new foundations) is $218,810 (11% of the total cost). See A EIR, Appendix C (HRA), Appendix I (Feasibility Study), Attachment 3 (Cost Estimate).

[45] See EIR, Appendix C (HRA), Appendix I (Feasibility Study).

[46] See A EIR, Appendix C (HRA), Appendix I (Feasibility Study), Attachment 3 (Cost Estimate).

requested that any further alternatives be analyzed. If Mr. Bernstein's objections were genuine, as opposed to an impermissible post hoc rationalization of denial of the Project, why would he, or any City staff, not state his objections to the methodology of preservation during the two-plus year EIR preparation process? This new, unsubstantiated assertion of potential feasibility in the Revised Findings is merely an attempt to backtrack on the City's own conclusions and to sully and confuse its own record.

As further evidence of Mr. Bernstein's bad faith, he improperly accused Applicant of "demolition by neglect" even though there is no evidence he visited the Property since the HCM nomination. The APC was presented pictures of the Property that show less decay than what was presented by Applicant ("APC Hearing Pictures") as evidence of the demolition of neglect allegation. However, the APC Hearing Pictures themselves provide no indication of, and no testimony at the APC Hearing was given about, the date on which they were taken; and therefore the APC Pictures cannot be relied on to prove any action on behalf of Applicant. The APC Hearing Pictures also conveniently omit any picture of the portions of the Bungalows that are severely dilapidated, and were so long before Applicant purchased the Property. On the other hand, Elisa Paster, Applicant's counsel, presented at the APC Hearing pictures of the actual dangerous and dilapidated conditions, which predated Applicant's ownership of the Property. To the extent that the APC relied on the accusation of demolition by neglect, it is improper and irrelevant to the findings.

Contrary to Mr. Bernstein's baseless allegations that Applicant is neglecting the Property, the record is full of evidence that Applicant has done everything within its authority and means to secure and protect the integrity of the Property during the entitlement phase of the Project. Applicant has conferred with OHR, LADBS, and the City Police Department ("LAPD") on means and methods for securing the Property during the entitlement process. Accordingly, the Property is secured and maintained in the manner prescribed by Mr. Bernstein and these various City departments. Applicant is present on the Property virtually every day and does not hesitate to call LAPD when there are illegal trespassers; is in constant contact with Property neighbors; has secured all windows and doors and re-secures them when vandalized; inspects the fence daily and repairs it as needed; has added security to the Property's rear wall; has installed increased security lights; has removed all landscaping where possible to reduce places where people can hide or cause damage; clears illegally dumped debris on a regular basis; has weekly landscaping maintenance scheduled; and maintains the Property in compliance with City regulations of vacant and historic properties. On July 2, 2019, LAPD performed a "sweep" of the Property, which confirmed Applicant's attentiveness to the Property's maintenance. After finding no unauthorized person on the Property, Senior Lead Officer Ian O'Brien expressed gratitude to the Applicant for its cleanup and security efforts, and spoke with

neighbors informing them that Applicant is taking a strong approach to security.[47] In further point of fact, the deterioration of the Property long predated the ownership of Applicant. The City's Housing Department and LADBS have nearly 40 years of complaints and citations related to the Property's deteriorated and unsafe conditions. (See Exhibit I.) To assert that Applicant is neglecting the Property in any way, let alone "demolishing" it "by neglect" and to rely on undated, misleading pictures of the Property as proof, is to intentionally mislead the APC and the public.

Mr. Bernstein's statements, and baseless allegations of Applicant's neglect, can only be understood as a post hoc rationalization of the AA's eleventh-hour decision to deny the Project. The Revised Findings and Mr. Bernstein's comments are in direct contravention of the City's own EIR; are not based on any evidence in the record, let alone substantial evidence; and must be rejected.

C. The City's determination that the Project is inconsistent with the General Plan's Conservation Element is not supported by substantial evidence, and thus is an abuse of discretion.

The AA's decision to deny the Project was based solely on the finding that the demolition of the HCM No. 1105 would violate the following provisions of the General Plan's Conservation Element:

- "Objective: protect important cultural and historical sites and resources for historical, cultural, research, and community educational purposes."

- "Policy: continue to protect historic and cultural sites and/or resources potentially affected by proposed land development, demolition or property modification activities."

Not only does the AA's denial of the Project fail to serve these General Plan goals, but it denies the benefits of the Project, which actually implement important objectives and policies of the General Plan. Further, the General Plan actually permits demolition of HCMs through compliance with the applicable procedures in the LAAC. Thus, demolition of a HCM is not a per se violation of the General Plan, and the AA must base its decision to deny the Project in substantial evidence in the record, which it has not.

[47] Phone call on July 2, 2019 between G. Penini and I. O'Brien regarding the results of the sweep performed by LAPD on the same date.

California case law has established: "A project is consistent with the general plan ' "if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment." ' [Citation.] A given project need not be in perfect conformity with each and every general plan policy. [Citation.] To be consistent, a [project] must be 'compatible with' the objectives, policies, general land uses and programs specified in the general plan. [Citation.]"[48] Determinations regarding a project's consistency with a general plan are reviewed for an abuse of discretion, and a court will reverse a local agency's determination if, based on the evidence in the record, a reasonable person could not have reached the same conclusion.[49]

Approval of the Project is more "compatible" with the diverse goals of the General Plan than denial. Any reasonable person reviewing the record would conclude that the Project is not only compatible with the General Plan goals, but is important to make them a reality. The Project promotes the "four detailed goals" of the Housing Element, including the goal that the City be "[a] City where housing production and preservation result in an adequate supply of ownership and rental housing that is **safe, healthy and affordable to people of all income levels, races, ages, and suitable for their various needs.**"[50] (Emphasis added.) Some of the policies supporting this goal are: Expand affordable home ownership opportunities (Policy 1.1.1); Facilitate new construction and preservation of a range of different housing types that address the particular needs of the city's households (Policy 1.1.3); Expand opportunities for residential development, particularly in designated Centers, Transit Oriented Districts and along Mixed-Use Boulevards (Policy 1.1.4); Encourage and incentivize the preservation of affordable housing, including non-subsidized affordable units, to ensure that demolitions and conversions do not result in the net loss of the City's stock of decent, safe, healthy or affordable housing (Policy 1.2.2); Rehabilitate and/or replace substandard housing with housing that is decent, safe, healthy and affordable and of appropriate size to meet the City's current and future household needs (Policy 1.2.3).

As described above, the Project would replace eight rental one-bedroom units with eight small lot subdivision residences, each with three bedrooms, three full and one half bathrooms, two covered parking spaces and private patio/landscaped areas.

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[48] *Napa Citizens for Honest Government v. Napa County Board of Supervisors* (2001) 91 Cal.App.4th 342, 378, *as modified (Aug. 7, 2001), as modified on denial of reh'g (Sept. 4, 2001).*

[49] *Sacramentans for Fair Planning v. City of Sacramento* (Cal. Ct. App., July 3, 2019, No. C086182) 2019 WL 3231093, at *3; *San Francisco Tomorrow v. City and County of San Francisco* (2014) 229 Cal.App.4th 498, 514; *No Oil, Inc. v. City of Los Angeles* (1987) 196 Cal.App.3d 223, 243; *Families Unafraid to Uphold Rural El Dorado County v. El Dorado County Board of Supervisors* (1998) 62 Cal.App.4th 1332, 1338, *as modified (Apr. 8, 1998)*.

[50] Housing Element, p. 6-3, available at https://planning.lacity.org/HousingInitiatives/HousingElement/Text/Ch6.pdf (last accessed 07/08/19).

Not only would the Project provide larger units that would accommodate families, but as a small lot subdivision, the units are priced significantly lower when compared to traditional single-family homes in the area. The Project would therefore provide opportunities for first-time homebuyers who would be able to realize the benefits of a single-family home (and full fee-simple ownership) with the conveniences and price tag of a townhouse. Being in a transit-rich neighborhood, the Project has the added benefit of providing housing near transit.

The Project would also be consistent with policies contained in the Hollywood Community Plan, a component of the Land Use Element of the General Plan. In particular, the Project would be consistent with Objective 2 as it replaces eight one-bedroom apartments with eight three-bedroom single-family residences and helps meet the demand for new housing within a Transit Priority Area. The Project is also compatible with Objective 3 as it provides additional opportunities for home ownership that is more attainable than a traditional single-family house. The Project's design would also be harmonious with the surrounding low density single-family and multi-family development and the variety of architectural styles and building heights in the area. Moreover, the Project would be consistent with Objective 6 as it would accommodate street widening if required by the City on the northern property boundary on the south side of Waring Avenue per Mobility Plan 2035. Indeed, the City's own staff report drafted in preparation for the AA hearing for the Project held in January of 2019 even indicates that the finding that the Project was consistent with the General Plan could be made. (See the AA Staff Report attached as Exhibit J.)

On the other hand, denial of the Project results in circumstances that frustrate the major goals and policies of the General Plan referenced above. Further, denial of the Project would not protect an "important" cultural site, but would actually preserve a structurally unsound, uninhabitable bungalow court, leaving a blight upon the neighborhood and depriving the community of eight revitalized, and much larger, housing units. As described above, the evidence in the record is clear: There is no feasible way to preserve the Bungalows. The EIR prepared for the Project, which relies on several reports written by experts, concludes that there is no feasible way to preserve the Bungalows. The Market Analysis (Appendix H of the EIR) shows, and the Market Analysis Peer Review (Appendix I of the EIR) confirms, that no alternative that would preserve the Bungalows is economically feasible. In fact, the Full Preservation Alternative, which the City in its Revised Findings (baldly) concluded is potentially feasible, would result in a loss of $2,298,240 (a negative 64 percent return on cost) if operated as a rental project, and a loss of $3,830,400 (a negative 47 percent return on cost) if sold.[51] The City has admitted that any other attempts to demolish the Property would be futile, since there is no project that could be feasibly built without

[51] See EIR, pp. V-29 to 30.

demolition, as found in its own EIR. The denial is therefore the classic whipsaw – demolition is prohibited, yet no feasible project exists.

The City's regulations of HCMs provide a solution to this dilemma. The General Plan authorizes, and the LAAC permits, demolition of an HCM pursuant to Section 12.171.14(b), which requires the Cultural Heritage Commission to make determinations about whether to permit demolition of HCMs.[52] Under this Section, the Cultural Heritage Commission must base its decision on both of the following considerations: 1) a report prepared by a licensed engineer or architect regarding the structural soundness of the building and its suitability for continued use, renovation, restoration or rehabilitation; and 2) compliance with CEQA. Pursuant to Section 12.171.14(b), an EIR was prepared for the Project, which includes several reports written by experts that opine on the structural integrity of the Bungalows and the potential for preservation. The EIR, and every one of these reports, concludes that the Bungalows are "uninhabitable," "failing," "dangerous" and "dilapidated," and the any effort to preserve them would be infeasible – not just economically but physically. Despite the fact that the Project is precisely the type of project that should qualify for demolition under Section 12.171.14(b), the AA denied the Project citing only to the demolition of the HCM as reason for denial. To deny demolition of buildings that have been found by the City to be dilapidated, structurally unsafe, and incapable of preservation based on structural reports and an EIR, renders Section 12.171.14(b) meaningless.

While the City has deference in determining consistency with its General Plan, the AA must provide some reasoning based on substantial evidence in the record supporting its conclusion that the Project is inconsistent with the policies protecting HCMs because demolition of an HCM is actually permitted by the General Plan (and therefore not a per se violation of it). Thus far, the AA LOD provides only bald conclusions regarding the Project's inconsistency with the General Plan. Without substantial evidence supporting the AA's conclusions, the denial of the Project is an abuse of discretion.

D. <u>The City's denial of the Project violates the Subdivision Map Act and is unsupported by substantial evidence because the findings are not sustained by fact or law.</u>

The Subdivision Map Act (Gov. Code §§ 66410 *et seq.*) requires denial of a request for a vesting tentative map when the local agency makes one of the following findings:

[52] See General Plan, Conservation Element, p. II-8.

- That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

- That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

- That the site is not physically suitable for the type of development.

- That the site is not physically suitable for the proposed density of development.

- That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

- That the design of the subdivision or type of improvements is likely to cause serious public health problems.

- That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.[53]

It is important to note that the Subdivision Map Act does not require an exact match between a proposed subdivision and the applicable general plan.[54] Rather, the subdivision map must be "compatible" with the objectives, policies, general land uses, and programs specified in the applicable plan.[55] The City must base any finding made to disapprove a vesting tentative map on substantial evidence in the record.[56]

The AA found that the Project is inconsistent with the General Plan's Conservation Element, and thus denied the Project.[57] As argued above, the evidence in the record shows that the Project is compatible with the various goals and policies of the General Plan, and that the AA's finding of inconsistency is conclusory and not based on substantial evidence – in fact they defy the evidence. The goals and policies of the General Plan Conservation Element goals cited in the AA LOD as being inconsistent with the Project call for protection of "important cultural and historical

[53] Gov. Code § 66474.
[54] *Sequoyah Hills Homeowners Association v. City of Oakland* (1993) 23 Cal.App.4th 704, 719.
[55] *Id.*
[56] *Id.*
[57] AA LOD, pp. 51-54.

sites." The record for the Project definitively concludes that the Bungalows are structurally so degraded that preservation is physically infeasible.[58] Moreover, no potential future owner would be able to preserve the Bungalows without a minimum loss of $2,298,240 (a negative 64 percent return on cost) if operated as a rental project or $3,830,400 (a negative 47 percent return on cost) if sold according to the Market Analysis.[59] Without this investment, the Property is of no economic value and actually costs Applicants considerably to maintain given the large transient population in the area willing to do whatever it takes to trespass. Accordingly, denial of the Project actually "preserves" the vacant, dilapidated Bungalows, which will remain in that state in perpetuity unless the City permits their demolition. This outcome not only does not protect "important cultural and historical sites," but it violates many of the General Plan goals and policies. (See discussion above.)

Further, demolition of an HCM is not a per se violation of the Conservation Element of the General Plan. The LAAC permits demolition when certain criteria are met pursuant to LAAC Section 22.171.14(b). Pursuant to that Section, structural reports were prepared that show that the buildings are uninhabitable and infeasible to preserve. An EIR was prepared for the Project pursuant to Section 22.171.14(b), which concludes that there are no feasible alternatives or mitigation measures that would preserve the Bungalows. To deny demolition of buildings that have been found by the City to be dilapidated, structurally unsafe, and incapable of preservation based on structural reports and an EIR, renders Section 12.171.14(b) meaningless.

E. The City's denial of the Project violates the Housing Accountability Act (Government Code § 65589.5)

The AA violated the Housing Accountability Act ("HAA") by failing to inform Applicant that the Project was not compliant with applicable provisions of the General Plan, yet using inconsistency with those provisions as the sole rationale for denial; failing to make findings required for disapproval of the Project; and requiring redesign the Project.

Under the HAA, "[w]hen a proposed housing development project complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be complete," a local agency cannot disapprove the project or reduce its density, unless it finds that the project would have an unavoidable impact on public health or safety.[60] Under the HAA, the

[58] See Exhibits C-M of Applicant's letter to Ms. Nguyen dated February 4, 2019.
[59] See EIR, pp. V-29 to 30.
[60] Gov. Code § 65589.5(j).

question of a project's compliance with objective standards is resolved under a standard of review that is highly favorable to the applicant: "a housing development project . . . shall be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision if there is substantial evidence that would allow a reasonable person to conclude that the housing development project . . . is consistent, compliant, or in conformity."[61] Moreover, the HAA requires that a city provide the applicant with written documentation identifying any provision or provisions, and an explanation of the reason or reasons it considers the housing development to be inconsistent, not in compliance, or not in conformity within 30 days of the date that the application for the project is deemed complete.[62]

Finally, it's important to note that the HAA does not permit a city to reject a housing project due to impacts to historic resources, but instead limits a city's ability to reject a housing project when it would result in "a significant, quantifiable, direct, and unavoidable impact" on "**public health or safety**." [63] Further, under the HAA the City can only make this finding if it is "based on objective, identified written **public health or safety standards**, policies, or conditions as they existed on the date the application was deemed complete."[64] To disapprove a project the City would be required to further prove that there are no feasible means of addressing such public health and safety impacts other than rejecting or reducing the size of the Project.[65] The Legislature has explicitly declared that conditions that would lead to such adverse impacts on public health or safety would "arise infrequently."[66]

The City failed to inform Applicant that the Project does not comply with the City's objective standards within the statutory timeline. The City's untimely contention, as stated by Mr. Villani at the APC Hearing, that the Project fails to comply with objective standards in the General Plan's Conservation Element is irrelevant and fails to save the City's case. Because the City failed to inform Applicant within 30 days after its application was deemed complete, the Project is deemed to be "consistent, compliant, and in conformity with the applicable plan, program, ordinance, standard, standard, requirement, or other similar provision." As such, the Project cannot legally be denied on the basis that it is inconsistent with the goals of the General Plan's Conservation Element.

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[61] Gov. Code § 65589.5 (f)(4).
[62] Gov. Code § 65589.5(j)(2).
[63] Gov. Code § 65589.5(j)(1)(A) (emphasis added).
[64] *Id.* (emphasis added).
[65] Gov. Code § 65589.5(j)(1)(B).
[66] Gov. Code § 65589.5(a)(3).

Further, the General Plan goals cited by the AA as inconsistent with the Project, are not "objective" and require subjective input by the Cultural Heritage Commission and its staff. The General Plan's Conservation Element calls for protection of HCMs, however, permits their demolition under Section 12.171.14(b), which allows the Cultural Heritage Commission to approve demolition in certain circumstances. While that Section provides criteria for the basis of the Cultural Heritage Commission's determination to approve or deny demolition of a HCM, it affords the Commission with broad deference to approve or deny the demolition. The fact that the AA denied the Project despite several structural reports and an EIR prepared concluding that the Bungalows are structurally unsound and unfit for preservation, emphasizes the subjective nature of the General Plan's protection of HCMs. Because the goals cited by the AA as being inconsistent with the Project are not objective, they cannot be used as a basis for denial of the Project under the HAA.

The City also failed to make findings that the Project would have any negative effects at all on public health or safety - to say nothing of a "significant," "unavoidable" impact. On the record, no such findings could be credibly made. The AA in fact made the specific finding that the Project will not result in significant public health impacts.[67] Further, the Bungalows, in their current state, present a significant public health and safety risk. First, prior to Applicant's purchase of the Property, the Bungalows presented a health and safety risk to the occupants. Currently, the Bungalows are forced to remain vacant, attracting vagrants and nefarious activities. Despite Applicant's tireless efforts, which have been commended by the neighborhood's Senior Lead Officer Ian O'Brien, criminal activity occurs on the Property on a regular basis. The vacant Bungalows will continue to attract trespassing and other activities that place the neighborhood at risk. Therefore, denial of the Project actually presents a significant impact on public health and safety that can only be obviated by redevelopment of the Property. (See Exhibit K[68]). Because preservation of the Bungalows is both financially and physically infeasible (according to the City's own EIR), the only viable redevelopment of the Property is to demolish the Bungalows and construct new buildings. Because the AA did not, and cannot, make the required findings based on evidence in the record, it may not disapprove the Project.

Finally, it is important to note that the City has signaled to Applicant that it may consider a modified project and requested that the Applicant meet with the project opponents to discuss the design and preservation options available and provide opponents with an opportunity to preserve the property through sale to a third party buyer. (See Exhibit L.) Indeed, at the APC hearing, Aviv Kleinman,

[67] AA LOD, p. 53

[68] See email from I. O'Brien dated June 28, 2019 at 3:58 PM with the subject "FW: Major activity at bungalows must end."

Planning Deputy for Councilmember Koretz (the Councilmember for the district) stated:

> "The cultural historic monument on this site is designed as such for the preservation and maintenance of the historic resource. We cannot support its demolition without seeing a substantial design change that exhibits the location, Spanish style, character. We asked the developer to sit back at the table with the preservationist group in order to come to a decision for design or preservation of the building that is beneficial for the entire neighborhood. Thank you."[69]

This direction from the City constitutes impermissible conditions of approval prohibited by the HAA as do terms of the settlement agreement (see Exhibit L) (without which the City would not consider the modified project).[70]

It is important to note that in any litigation, it would be City, not the challenger, who would bear the burden of proof, and the recent reforms to the HAA heighten the City's burden, and significantly increase the City's monetary liability for violating the HAA. Effective January 1, 2018, any local government that disapproves a housing development project or reduces its density must now meet the more demanding "preponderance of the evidence" standard – rather than the more deferential "substantial evidence" standard.[71] Moreover, the Legislature has instructed courts to resolve all doubts in favor of promoting, rather than obstructing, the production of housing.[72] The HAA now makes attorney's fees presumptively available to prevailing plaintiffs.[73] Under the revised HAA, if a local government fails to prove that it had a valid basis to reject a project, the court must issue an order compelling compliance with the HAA, and failure to comply with such an order within 60 days must be fined **a minimum of $10,000 per housing unit** and may also may be ordered directly to approve the project.[74] If a local jurisdiction acts in bad faith

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[69] While not enshrined in the LAMC, the reality is that if the Councilmember for the district does not support a project, then the balance of the Council likely will not support it either. As a result, Owner had little choice to redesign the project should it want project approval, even though small lot subdivisions do not regulate aesthetic design.

[70] Mr. Kleinman's comments violate the law because the City has no jurisdiction over the architectural style of Small Lot Subdivisions. The City only has authority over design standards (i.e. setbacks, height, density, etc.). Thus, any decision based solely on style is impermissible.

[71] Gov. Code § 65589.5 (j)(1).

[72] *See* Gov. Code § 65589.5(a)(2)(L) ("It is the policy of the state that. .. [the HAA] should be interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing").

[73] Gov. Code § 65589.5(k)(l)(A).

[74] Gov. Code § 65589.5(k) (emphasis added).

when rejecting a housing development, the applicable fines must be **multiplied by five.[75] For this small lot subdivision project of eight units, the applicable fines would be between $80,000-$400,000, all before considering the City's obligation to pay the attorney's fees if any plaintiff forced to bring suit to enforce the HAA.**

F. The City's denial of the Project violates the City's obligation to meet its Regional Housing Needs Allocation (Government Code §§ 65580 *et seq.*).

Denial of this Project, which would replace eight vacant dilapidated one-bedroom housing units that have been off the market for years due to the unsafe conditions, with eight new three-bedroom units based on no substantial evidence is a violation of state housing law.

California law requires that the City implement a plan under its Housing Element that accounts for housing production that would meet the regional housing needs allocation ("RHNA") as determined by the state Department of Housing and Community Development ("HCD").[76] For the 2014-2021 RHNA period, HCD allocated 82,002 new residential units to the City: 10,213 Extremely low income households (≤ 30% Average Median Income ["AMI"]), 10,213 Very low income households (31-50% AMI), 12,435 Low income households (51-80% AMI), 13,728 Moderate income households (81-120% AMI), and 35,412 Above moderate income households (> 120% AMI).[77] This represents one-fifth of the RHNA for the SCAG region, which encompasses of Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura counties.

Large households have special housing needs due to the lack of adequately sized, affordable housing. The City's Housing Element identifies large households (i.e., those with 5 or more persons) as having special housing needs because they face greater challenges than the general population in finding housing. While it may be expected that a larger household would generate higher income, this is not the case. For example, the Housing Element reports that the median income of a two-person household is about $55,000, compared to $49,000 and $51,000 for 5-and-6-person households, respectively.[78] This emphasizes the affordability crisis for large families, as identified in the City's Housing Element. The City promotes infill development on smaller sites through its Small Lot Ordinance, which has been used to provide

[75] *Id.* (emphasis added).
[76] See Gov. Code § 65583.
[77] City Housing Element (2013-2021), Chapter 1, Table 1.29, p. 1-79.
[78] City Housing Element (2013-2021), p. 1-25.

affordable home ownership. The Small Lot Ordinance allows fee-simple, structurally independent infill housing on lots as small as 600 square feet.

The Project, a small lot subdivision, would serve the City's goal of providing larger units by providing eight much larger three-bedroom units than the now vacant units. Moreover, this is not a matter of replacing eight **existing** units with eight units; the one-bedroom units cannot be rehabilitated or placed back on the market. Thus, if the City does not approve the Project, it would actually be condoning the loss of eight units. Accordingly, the Project would help to alleviate the housing shortage of a special needs population identified in the City's Housing Element. The Housing Element reports that even with the anticipated new constructions the City would fall short of its RHNA by 22,443 units. Denial of the Project is contrary to the goals of the Housing Element related to meeting the City's RHNA.

G. Denial of the Project is a prima facie case of the City temporarily and permanently taking Applicant's private property without just compensation.

Although the City may regulate the use of real property through its police powers, when such regulations goes "too far", as occurred here, it constitutes a taking of property without just compensation in violation of the federal and state constitutions.[79] Based on all of the City's actions described above and throughout the administrative record for this case and the HCM case, the City has effected a permanent and temporary taking of the Property.

Takings jurisprudence is anchored in the frequent observation of courts that the inquiry as to whether a particular restriction will be rendered a taking requiring government payment depends," largely 'upon the particular circumstances [in that] case.'"[80] The United States Supreme Court has defined a takings inquiry as, "an ad hoc, factual inquiry," and has identified the following factors of particular significance. One factor is the economic impact of the regulation on the claimant and, particularly, the extent to which the regulation has interfered with distinct investment-backed expectations; and 2) the character of the governmental action.[81] However, two categories of regulations have been identified as constituting a "per se" takings that requires the government to pay just compensation without a fact-based inquiry: 1) regulations that amount to a physical invasion; and 2) regulations that deny all economically beneficial or productive use of land.[82] The City's designation of the Property as an HCM, and subsequent refusal to permit demolition

[79] U.S. Const. amend. V; C.A. Const. art. I sec. 19; *Pennsylvania Coal Company v. Mahon* (1922) 260 US 393, 415.

[80] *Penn Central Transportation Co. v. City of New York* (1978) 438 U.S. 104, 124.

[81] *Penn Central Transportation Co. v. City of New York* (1978) 438 U.S. 104, 124.

[82] *Lucas v. South Carolina Coastal Council* (1992) 505 U.S. 1003, 1015.

of the Bungalows despite substantial evidence supporting demolition pursuant to LAAC Section 12.171.14(b) has gone too far and constitutes a "per se" takings by requiring physical invasion of the Property and by depriving it of all economically beneficial and productive use.

First, given all of the discussion above about the City's actions, the City has undoubtedly interfered with Applicant's distinct investment-backed expectations. The United States Supreme Court has observed that a, "land use restriction on real property may constitute a taking if it has an unduly harsh impact upon the owner's use of the property."[83] There is no question that the City's actions in relation to the Property have had an unduly harsh impact on Applicant. In fact, the City's actions have deprived Applicant of all economically beneficial and productive use. To illustrate this point, by requiring preservation of the Bungalows, the City is requiring Applicant suffer a minimum loss of $2,298,240 (a negative 64 percent return on cost) if operated as a rental project or $3,830,400 (a negative 47 percent return on cost) if sold according to the Market Analysis.[84] Without this considerable investment, there is no viable use of the Property. The Property cannot be converted to another use; it cannot be sold without considerable loss despite a booming real estate market, solely because of the City's designation of the Property as a HCM (which, again, took place after Applicant's purchase of the Property and after considerable investment into the Project) and subsequent refusal to permit demolition of the Bungalows.

Not only can Applicants now make no economic use of the Property, each day the Bungalows sit vacant they cost Applicant considerably given the large transient population in the area willing to do whatever it takes to trespass. As previously stated, Applicant is present on the Property virtually every day and does not hesitate to call LAPD when there are illegal trespassers; is in constant contact with Property neighbors; has secured all windows and doors and re-secures them when vandalized; inspects the fence daily and repairs it as needed; has added security to the Property's rear wall; has installed increased security lights; has removed all landscaping where possible to reduce places where people can hide or cause damage; clears illegally dumped debris on a regular basis; has weekly landscaping maintenance scheduled; and maintains the Property in compliance with City regulations of vacant and historic properties. These efforts cost Applicant considerably, both financially and in terms of personal commitment. Because the City's actions eviscerate all economically beneficial and productive use of the Property, they constitute a "per se" takings and the City must compensate Applicant for preservation of the Property or alternatively approve demolition of the Bungalows.

[83] *Penn Central Transportation Co. v. City of New York* (1978) 438 U.S. 104, 127.
[84] See EIR, pp. V-29 to 30.

Second, the City's actions cannot be described in any other way than akin to "physical invasion," and therefore constitute a "per se" takings on two separate grounds. The United States Supreme Court has held that a taking may more readily be found when the interference with property can be characterized as a physical invasion by government. [85] The City is requiring preservation of the dilapidated, uninhabitable Bungalows, which attract trespassers and other nefarious activities. If preservation of the Bungalows was physically and financially feasible, Applicant would not hesitate in doing so. However, as concluded in the numerous structural reports and peer reviews conducted for the Project, and the Project's HRA – all of which were reviewed and authorized by the City itself – the Bungalows cannot be preserved without substantial investment. Accordingly, Applicant, as owner of the Property, wishes to demolish the Bungalows and redevelop the Property. By denying this request, the City is essentially requiring the presence of the Bungalows on the Property without the consent of the Property owner. This is undeniably a physical invasion of the Property.

The City's refusal to permit demolition of the Bungalows pursuant to LAAC Section 12.171.14(b) results in the Bungalows physical occupation of the Property and requires that Applicant maintains the Bungalows on the Property despite economic hardship that is currently taking place and that will undeniably continue to take place. Because the City's actions amount to a physical invasion of the Property and result in deprivation of economically beneficial and productive use of the Property, they constitute an unconstitutional taking in violation requiring the City to pay just compensation for preservation of the Bungalows or to permit their demolition.

The City's continued roadblocks to the processing of any of Applicant's proposals has also resulted in a temporary taking of the Property. These delays are discussed in great detail above, and despite the City's assurances in the settlement agreement in the previous lawsuit, the City has neither processed the Project in good faith, and it has made every effort to delay the processing of the Project, costing the Applicant additional money each day. Indeed, the City did not even issue the LOD in a timely manner or in accordance with its own code (much less the permit streamlining act). The LAMC requires that a letter of determination be issued within "within 50 calendar days after the filing of the Map with the City." (LAMC 17.06.) The application post HCM designation was filed on April 18, 2016. The City published the Final EIR on January 4, 2019 (i.e. it took the City almost 3 years to complete an EIR for an eight unit project). The AA hearing occurred on January 16, 2019. The City issued its LOD on April 17, 2019. By any account, the City failed to comply with its own timelines, and given the history of this Property and the City's constant

[85] *Penn Central Transportation Co. v. City of New York* (1978) 438 U.S. 104, 124.

roadblocks, the delay is anything but purposeful and effected a taking of the Property.

The City's findings that the sole reason for the denial of the project is that the Project is inconsistent with the General Plan's Conservation Element make clear that no project that involved demolition of the existing structures would ever be approved. As discussed above, the City is prioritizing "preservation" at any cost, even though preservation is not feasible. Thus, it would be futile for Applicant to seek approval of a different project, and its takings claim is ripe for adjudication.

H. The City's denial of the Project is a violation of Applicant's substantive and procedural due process rights under the federal and state constitutions.

The United States Supreme Court has explained, "[t]he touchstone of due process is protection of the individual against arbitrary action of government."[86] Generally, land use decisions are subject to rational basis review, under which substantive due process requirements are met if the government action is rationally related to a legitimate governmental purpose.[87]

As discussed in great detail above, the evidence in the record supports demolition of the Bungalows as they are dilapidated and cannot be feasibly preserved. Numerous reports prepared by experts show the severe structural issues with the Bungalows and conclude that the Bungalows cannot be physically or financially preserved. These reports have been validated through peer review prompted by the LA Conservancy and Project opponents. The City had confidence enough in these reports to incorporate them into the City's own EIR for the Project, which concludes that there are no Project alternatives or mitigation measures that could cause the preservation of the Bungalows to become feasible.

Based on the evidence in the record, all of which has been reviewed and validated by the City, there is no way to feasibly preserve the Bungalows. Accordingly, denial of the Project will result in preservation of a dilapidated, structurally unsound, vacant bungalow court that attracts trespassers and other illegal activities, the prevention of which costs both Applicant and the City valuable resources. Because the Bungalows cannot be feasibly preserved, there is no conceivable relation between the City's goal of preserving HCMs and its prohibition of demolishing the Bungalows. Therefore, the denial of the Project is a violation of

[86] *County of Sacramento v. Lewis* (1998) 523 US 833, 845, (quoting *Wolff v. McDonnell* (1974) 418 US 539, 558).

[87] *Kawaoka v. City of Arroyo Grande* (9th Cir 1994) 17 F.3d 1227, 1234.

Applicant's substantive and procedural due process rights protected by the federal and state constitution.

I. The City's denial of the Project is a violation of Applicant's equal protection rights under the federal and state constitutions because, without limitation, every similarly situated small lot subdivision has been approved.

The City has treated the Project differently than other similarly situated projects that involve demolition of bungalow courts, or that involve SLS tract map cases. (See Exhibit M.) When economic regulations are involved, as is the case with most land use regulations, legislative determinations of classification will be upheld as long as they have a rational basis.[88]

The City has approved the following demolitions of bungalow courts:

- 728 N. Sweetzer Avenue: Bungalow court demolished and replaced with condominium development.

- 424 N. Norton Avenue: Bungalow court demolished and replaced with by-right apartment building.

- 412 N. Norton Avenue: Bungalow court demolished and replaced with by-right apartment building.

- 858 N. Sycamore Avenue: Bungalow court (Spanish Revival) demolished and replaced with multi-parcel luxury complex.

- 1304 N. Mansfield Avenue: Bungalow court demolished and replaced with small lot subdivision.

- 1621 N. Gower Street: Bungalow court demolished and replaced with parking lot.

The City's position is that the designation of the Bungalows as an HCM distinguishes the Project from those listed above. However, as discussed previously at length, the City's refusal to allow demolition of the Bungalows is contrary to the evidence set forth in the record for the Project and is not rationally related to the

[88] *Russ Bldg. Partnership v. City & County of San Francisco* (1987) 199 Cal.App.3d 1496, rev'd on other grounds (1988) 44 Cal.3d 839.

preservation of HCMs as the Bungalows cannot be feasibly preserved. Accordingly, the arbitrary classification of the Project is a violation of Applicant's right to equal protection under the federal and state constitutions.

III. PRA Requests

Applicant has made numerous requests for public records related to the Project under the Public Records Act ("PRA"), including requests dated December 11, 2018 to the Department of Neighborhood Empowerment (see Exhibit N); May 3, 2019 to Planning (see Exhibit O); May 29, 2019 to Planning (see Exhibit P); and two dated June 27, 2019, one to Planning (see Exhibit Q) and one to LADBS (see Exhibit R).[89]

In response to our robust May 29 request regarding the Revised Findings and the Full Preservation Alternative, the City produced a mere two records: 1) an email sent by Mr. Villani, to the APC and the APC Clerk on the day of the APC Hearing for the Project with the attached report with the revised findings; and 2) a quick email exchange between Ms. Paster and Mr. Villani the day after the APC Hearing for the Project regarding her request for a copy of the revised findings.

The stated reason for omitting virtually all records covered by our request, was that: "...some of the records are being withheld due to being exempt from production under California Government Code section 6254(k) because they are protected attorney-client communication and/or attorney work-product." However, this reasoning certainly could not cover the withholding of all the missing records. We know for a fact that records withheld within the scope of our requests cannot be covered by either the attorney-client or the work-product privilege. We know for a fact that responsive records were improperly withheld because there are numerous email and text communications to and/or from City staff that include Applicant and members of its team, including Guy Penini, Matthew Jacobs and Ms. Paster, that are not included in the records provided. Because these communications were not work product and were not limited to an attorney and his/her client, they could not possibly be protected by the stated reason.

With this letter, we renew our May 29 and June 27 requests, pursuant to the PRA, for public records created by, retained by or in the custody of the City Department of City Planning, including but not limited to all records described above and in our initial May 29 requests and subsequent June 27 request. Should it be determined that additional documents exist but are exempt from production, please

[89] Government Code §§ 6250 *et seq.*

provide a record of the exempted documents, identifying the reason for their exemption.

Applicant now requests access to the following records from Council District 5 be provided and be included in the record for this case:

- Any and all records, including, without limitation, documents, communications, emails, text messages[90] and phone messages, relating to or references the Project, the Applicant, the Updated Findings and/or the Alternative 2.

Applicant further requests that the following records are included in the administrative record for the Project: 1) records responsive to the instant request in this letter; 2) all records responsive to previous requests made on May 29 and June 27, including those that were improperly excluded from the City's previous responses; and 3) the entire record for the HCM proceeding for the Bungalows be included in the record.

Note that some of the City's communication related to the Project was conducted through private phone numbers and private email addresses, none of which was included in the City's previous responses. As such, we reiterate that our requests covers any email or text messages in the City's possession, or which should have been kept in the normal course of business by the City, to or from a private device or email address, relating to City business, per *San Diegans for Open Government v. City of San Diego* (2016) 247 Cal.App.4th 1306, 1320-22 and *City of San Jose v. Superior Court* (2017) 2 Cal.5th 608, 625. Definitions of the terms "documents", "communications", and "emails and texts" is provided below.

IV. Additional Requests for the Record

[90] Note that some of the City's communication related to the Project was conducted through private phone numbers and private email addresses, none of which was included in the City's previous responses. As such, we reiterate that our requests covers any email or text messages in the City's possession, or which should have been kept in the normal course of business by the City, to or from a private device or email address, relating to City business, per San Diegans for Open Government v. City of San Diego (2016) 247 Cal.App.4th 1306, 1320-22 and City of San Jose v. Superior Court (2017) 2 Cal.5th 608, 625. Definitions of the terms "documents", "communications", and "emails and texts" is provided below.

In addition to the information already in the record for this matter, we also request that any and all documents[91], communications[92], and emails and texts[93] related to CHC-2015-3386-HCM/ ENV-2015-3387-CE and VTT-73442-SL/ENV-2015-1246-EAF be included in the record for this case.

V. Conclusion

For all of the foregoing reasons, this appeal should be granted. If the City fails to do so, Applicant will pursue any and all legal remedies afforded to it under law, including a lawsuit against the City. We will also pursue the claims stayed in the previous litigation between the Applicant and the City of Los Angeles. We reserve any and all rights related to this appeal and future lawsuits.

Sincerely yours,

ELISA L. PASTER
of GLASER WEIL FINK HOWARD AVCHEN & SHAPIRO LLP

ELP:sd
Enclosures

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[91] For purposes of this request for the record, the term "documents" includes all documents, electronically stored information, and tangible thins, including without limitation all writings (as defined in Section 250 of the California Evidence Code) and all other means of recording information, whether written, transcribed, or in any other way produced, reproduced, or recorded, and including but not limited to computer-sorted and computer-retrievable information, and any copies and duplicates that are marked with any notation or annotation or otherwise differ in any way from the original. Each draft, annotated, or otherwise non-identical copy is a separate "document" within the meaning of the term.

[92] For purposes of this request for the record, the term "communications" includes any act, action, oral speech, written correspondence, contact, expression of words, thoughts, ideas, transmission or exchange of data or other information to another person, whether orally, person-to-person, in a group, by telephone, letter, personal delivery, telex, email, facsimile, text message, instant message, recorded message or any other process -electronic or otherwise. All such communications in writing shall include, without limitation, printed, typewritten, handwritten, electronic, or other "documents."

[93] For purposes of this request, the term "emails" and "text messages" includes any email or text messages in the Board's or the Port's possession, custody, or control, or which should have been kept in the normal course of business by the City, to or from a private device or email address, relating to Board or Port business, per *San Diegans for Open Government v. City of San Diego* (2016) 247 Cal.App.4th 1306, 1 320-22 and *City of San Jose v. Superior Court* (2017) 2 Cal.5th 608, 625.

List of Exhibits

- **Exhibit A** - AA LOD dated April 17, 2019
- **Exhibit B** – APC LOD dated July 9, 2019
- **Exhibit C** - Demolition permit issued by City to Applicant on September 9, 2015
- **Exhibit D** - Orders to comply issued on September 11, 2015 and associated fines
- **Exhibit E** - Selected documents from the HCM process and lawsuit
- **Exhibit F** - Revised Findings presented at the May 28, 2019 APC Hearing
- **Exhibit G** - Letter from Applicant to Mindy Nguyen, Director of the AA, dated February 4, 2019, including attachments
- **Exhibit H** - Email dated January 5, 2016 at 4:25 PM from A. Fine with the subject "RE: Edinburgh Bungalow Court" and forwarded to K. Bernstein on January 14, 2016 at 12:49 PM
- **Exhibit I** - Forty years' worth of complaints from Housing Department and LADBS, and citations related to the Property's deteriorated and unsafe conditions
- **Exhibit J** – AA staff report for January 16, 2019 AA hearing
- **Exhibit K** - Email from I. O'Brien dated June 28, 2019 at 3:58 PM with the subject "FW: Major activity at bungalows must end"
- **Exhibit L** - Settlement agreement and related emails
- **Exhibit M** – List of all SLS tract map cases
- **Exhibit N** - PRA request to the Department of Neighborhood Empowerment by Applicant dated December 11, 2018
- **Exhibit O** - PRA request to Planning by Applicant dated May 3, 2019, and response dated May 17, 2019
- **Exhibit P** - PRA request to Planning by Applicant dated May 29, 2019, and responses dated June 19, 2019
- **Exhibit Q** - PRA request to Planning by Applicant dated June 27, 2019, and response dated July 12, 2019
- **Exhibit R** - PRA request to LADBS by Applicant dated June 27, 2019, and responses dated July 9, 2019 and July 11, 2019

EDINBURGH BUNGALOW COURT

750 N EDINBURGH AVENUE
LOS ANGELES, CA 90046

Final Feasibility Study Report
Prepared for BLDG Edinburgh

July 26, 2017

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EXECUTIVE SUMMARY

This report has been prepared for BLDG Edinburgh (Owner/Client)., LLC by Page & Turnbull, who acted as architect on the feasibility study for the Edinburgh Bungalow Court, located at 750 N. Edinburgh, in the Beverly Grove section of Los Angeles, CA. The property is owned by BLDG Edinburgh, LLC., who purchased the property in November 2014. The project consists of an analysis of preservation alternatives, each with varying underlying assumptions (all of which, in any event, also assume the lawsuit is not successful in voiding the "historic" designation"). A cost estimate was prepared for each alternative.

Built in 1923, the Edinburgh Bungalow Court was declared a Los Angeles Historic-Cultural Monument in November 2015, and the Owner has sued to void that designation, amongst other relief sought. Notwithstanding the lawsuit, and in an effort, as the owner states, to mitigate its potential losses from the contested "historic" designation, Page & Turnbull was hired by the Owner to prepare preservation alternatives. The alternatives are being developed for an Environmental Impact Report (EIR), prepared by ESA/PCR Services, the environmental consultant to the Owner.

Page & Turnbull prepared four (4) options for the property. The preservation alternatives address poorly designed foundations, deferred maintenance, and outdated mechanical, electrical and plumbing systems. As part of the study, the foundation system is replaced; deteriorated features are repaired; missing original features are reconstructed in-kind; insensitive alterations are removed and replaced to match the original; and outdated systems are updated for contemporary use.

The preservation alternatives range from a full preservation option (Option 1A) to a partial preservation/addition option (Option 2B). Options 1A and 1B keep the exterior appearance of the bungalows intact, but do not increase the square footage, other than a basement in Option 1B. Option 2A introduces a 500SF addition to each bungalow, and Option 2B introduces a new, 2-story addition to the back two buildings and a new underground parking garage to meet current city parking requirements. All options include necessary structural upgrades and repair to existing, deteriorated features and materials. Necessary structural work entails lifting or relocating the buildings to install new engineered fill and foundations, based on the recommendations of the structural engineers. Based on this preliminary analysis, Options 1A and 1B most likely meet the Secretary of the Interior's *Standards*; Options 2A and 2B may not meet the *Standards*.

The final unit count, square footage, cost per square foot, and overall cost for each alternative breaks down as follows:

	Option 1A	***Option 1B***	***Option 2A***	***Option 2B***
Number of Units	8	4	4	6
Square Feet per Unit	508	1,246	1,715	2 @ 1,246 2 @ 1,523 2 @ 946
Total Rentable SF	4,064	4,984	6,860	7,434
Cost per SF	$690.80	$670.97	$577.08	$842.40
Total Cost	**$2,807,408**	**$3,344,112**	**$3,958,762**	**$6,262,388**

This report is intended to describe the project approach, preservation alternatives explored, recommended repair work, and final cost estimates. Prior to finalizing the four preservation alternatives, Page & Turnbull explored other preservation alternatives that were determined to be infeasible. These alternatives were not pursued for various reasons: they do not meet accepted preservation standards, they do not meet the Owner's Project Goals, nor could they be approved by the City's Department of Building & Planning, based on Page & Turnbull's experience. These alternatives are described in the section *"Preservation Alternatives Determined Infeasible."*

The description of recommended repairs, preservation alternatives, and cost estimate are attached to this report as Appendices.

Based on Page & Turnbull's recent experience moving two historic buildings in the City of Los Angeles, the planning, permitting, and relocating of one building can take up to a year.

METHODOLOGY

Page & Turnbull visited the project site with the Owner on November 22, 2016. The site visit consisted of walking the exterior of the site and the interior of each building, and parts of the garage. The property was documented through digital photographs and hand written field notes. Page & Turnbull reviewed available documentation prior to the visit, which consisted of as-built drawings, the HCM nomination form and Cultural Heritage Commission (CHC) staff report, and previous reports prepared by other consultants. The following prime documentations were reviewed in detail:

- Structural Evaluation, prepared by John Labib + Associates, 2015
- ALTA Land Survey, prepared by Advanced Land Solutions in 2015
- Structural Evaluation, prepared by Structural Focus, 2016
- Cost Estimate for Existing Structure Rehabilitation, prepared by Partner Engineering and Science, Inc., 2016
- As-built drawings, prepared by Precision CAD in 2016
- BLDG Edinburgh's Project Goals, dated January 30, 2017

Other briefly reviewed documents:

- Termite Report, prepared by Termite & Pest Solutions, 2015.
- Tree Report, prepared by Approved Tree Care, 2014.
- Geological Report, prepared by Feffer Geological Consulting, 2016.
- Clarification Letter to Geological Report, prepared by Feffer Geological Consulting, 2016.
- Inspection Report, prepared by Whitecastle Construction, 2016.

No inspection openings of walls or ceilings were made during the site visits, nor were hazardous materials evaluated.

Assumptions

No historic photos or drawings are available for this property, and it is difficult to determine with certainty what is original to the building. Although many features do appear older, without historic documentation it is not clear what is original to the 1923 construction date, identified as the period of significance in the HCM nomination form. For the purpose of the feasibility study, it is assumed that certain features are from the original construction and should be repaired or replaced in-kind to conform with the Secretary of the Interior's *Standards*. These include exterior features such as the arched hoods and tile-clad awnings, multi-lite wood doors, multi-lite windows, tile-capped parapet, plaster medallions, tile vents, and courtyard arches. Interior features include tile fireplace surrounds with adjacent wood built-ins/hearth, wood flooring, hexagonal ceramic flooring, hexagonal tile countertops and wood cabinetry in kitchens, wood cabinets in the bathrooms, and wood base and crown molding. Original materials in good condition will be retained; original materials in fair condition will be repaired; original materials in poor condition will be repaired in-kind; missing materials and features will be replaced in-kind where applicable.

Alterations

Page & Turnbull reviewed the HCM nomination form, which notes three alterations: "some windows replaced, crescent-shaped opening in the arch of the connecting wing wall, and modification to courtyard landscape." In addition to the three alterations in the nomination form, the following alterations were observed during the site visit:

Exterior

- New two-lite and flat panel wood exterior entry doors at two of the units;
- Metal screens on exterior doors;
- Metal handrails at concrete entry steps;
- Resized window;
- Some missing inset plaster medallions;
- Several surface-mounted pipes, wires, metal downspouts, mechanical units and termination vents on the exterior;
- New exterior globe light fixtures above doors;
- Garage doors do not appear original

Interior

- 12x12 vinyl or ceramic flooring in some kitchens;
- 12x12 vinyl or ceramic flooring in some bathrooms;
- Modern laminate cabinetry, countertops, sinks and fittings in some kitchens and bathrooms;
- Plumbing fixtures and fittings – the plumbing fixtures vary throughout the units and most do not appear original – older fixtures would be beyond their lifetime;
- Shower surrounds vary throughout – some have built-in tile shelving, others do not;
- Removal of fireplace surround, full mantle and wood cabinets in one unit;
- Removal of working fireplaces and installation of modern furnaces in the fireplace boxes; it is unclear if working fireplaces were ever installed in the units and some of the boxes have been completely infilled;
- Painted ceramic tile at most of the fireplace surrounds – this includes the field tile, decorative tile, and hearth; only one unit appears unpainted;
- Removed wall scones above fireplaces;
- Some missing glass-lite cabinet doors at the millwork next to fireplace surrounds;
- Some missing wood shelves and drawers at the millwork next to fireplace surrounds;
- Some missing wood drawers and cabinet doors in the kitchen;
- Some modern door hardware;
- Conduit installed through drilled holes in millwork next to fireplace surrounds;
- Some modern light switches;
- Painted door and cabinet hardware;
- Modern ceiling-mounted light fixtures.

As noted above, all altered/missing features will be carefully removed or replaced. All replacement materials shall match the original. Some features (such as plumbing fixtures and light fixtures) to be new fixtures that are compatible with the bungalows.

Note: Interior materials varied greatly in the units – some units were fairly intact and other units were not. Many of the items identified as character-defining features in the HCM nomination form and staff report will need to be reconstructed in-kind where they were removed, altered, or damaged.

Identification of Character-Defining Features

The following features and materials were identified as character-defining features in the CHC staff report, dated November 2015:

- U-shaped configuration and one-story massing
- Main apartment entrances opening onto courtyard
- Concrete pathways and planting areas
- Garage building, with stucco walls, flat roof with stepped parapet with clay tile coping, and original barn-style wood doors

- Stepped parapet roof and clay tile coping
- Arched hoods and bracketed pent roofs over entrances
- Exterior sand-finish stucco walls
- Connecting wing wall with arched gateway façade, connecting the two front bungalows
- Concrete entrance stoops
- Glazed doors with marginal nine-light muntin patterns

The following interior features and materials were identified as character-defining features in the HCM application form, dated September 2015. These interior features were not called out as character-defining in the CHC staff report, although they are listed as original.

Residences – Interior

- Separation of interior spaces to form individual rooms and the progression of spaces from the interior courtyard entrance to back, secondary entrances
- Main apartment entrances opening onto courtyard
- Hardwood floors throughout
- Hexagonal tile and subway tile finishes in kitchens and bathrooms
- Wood built-ins throughout
- Wood and glass-front cabinetry in living rooms and kitchens
- Placement of fireplaces in apartment livings rooms; glazed tile surrounds and decorative reliefs on fireplaces
- Crown moldings in living rooms and bedrooms
- Single-panel interior doors

Cost Estimate

After reviewing numerous reports for the property, including consultant reports prepared for the owner and for the neighborhood group, Page & Turnbull concurs with the assessment prepared by Structural Focus (David Cocke): the foundations, footings and soil are in poor condition, and should be replaced. In some instances, the wall and the floor have fully separated, resulting in bulging cripple walls and uneven floors, large cracks at the exterior stucco and at floor finishes. Additionally, the sill plate does not appear continuous at the foundation and wood shims/bolts appear to be missing or damaged. As far as interior repair work, Page & Turnbull observed many alterations not listed in the HCM nomination. Where character-defining features were altered, these items would be repaired and reconstructed using in-kind materials to meet the *Standards*.

Page & Turnbull retained experienced cost estimator MGAC to prepare estimates for each of the preservation alternatives. In the last two years, Page & Turnbull acted as preservation architect for two historic building rehabilitations in the City of Los Angles, including a HCM. The cost estimate in the feasibility report is based on recent, real-world costs of raising, seismically upgrading, and rehabilitating a wood-framed, historically-designated residence in the city. Based on recent experience, design fees can be up to $100,000 for a single-family, wood-framed structure, and raising and/or relocating a building can range from $30,000 - $60,000 per building.

Direct construction costs, contractor overhead, and permit fees are in addition to these fees. All fees, including design fees, city approvals, and construction oversight were considered in the estimate.

The rehabilitation of historic structures in the City of Los Angeles can be a multi-phased process, and working on historic structures in the city requires knowledge of the unique historic preservation regulatory requirements that will be encountered throughout this process. Design teams for these projects may include the following consultants: architect/preservation architect, structural engineer, mechanical/electrical/plumbing engineer, civil engineer, landscape architect, utility consultant, and building move contractor. As a designated HCM, the design fees would also include meetings with various preservation stakeholders, the Office of Historic Resources, and potential presentations to the city's Cultural Heritage Commission. Additionally, work on historic structures often requires specialty contractors who are experienced with the Secretary of the Interior's *Standards*, and replacement materials typically are custom features, not off-the-shelf, readily available materials. Both items carry a cost premium and were considered in the estimate.

A historic project, if improperly implemented, can result in a denial of city historic approvals/building permits and potential impacts to historic material which can threaten the building's historic status. Therefore, rehabilitation efforts should be guided by professionals that meet the Secretary of the Interior's Professional Qualifications.

It is our experience that the timeline for rehabilitating a historic structure in the city can be up to a year. The process would (at minimum) include the following:

- Design and engineering drawings and specifications for the rehabilitation;
- Meetings with preservation stakeholders and the City of Los Angeles' Office of Historic Resources;
- Potential presentation to the Cultural Heritage Commission
- Drawing submittal to the Los Angeles Department of Building & Safety;
- Building permitting, which requires approval from various city departments including OHR, Bureau of Engineering, City Planning, LA Fire Department and others; relocations require special permit and bonds;
- A preservation architect/preservation consultant overseeing the construction to confirm that the project is meeting the *Standards*. Construction can last 4-9 months for these small rehabilitation projects. Often, field reports are required to be submitted to OHR.

GENERAL BUILDING INFORMATION

- Located at 750 North Edinburgh, in the Hollywood Community Plan Area
- Zoning: RD1.5-1XL
    - Restricted Density, Multiple Dwelling Zone
    - 30'-0" height limit
    - Floor Area Ratio (FAR): 3:1
    - Setbacks: 15'-0" for Front and Rear; 5'-0" for Sides.

- Site Area: 12,560 SF
- Four buildings, at approximately 1,015 SF each. Each building has two (2) 508 SF unit.
- Garage building: 1,200 SF wood-framed building with angled parking stalls.
- Parking Requirements if units constructed today:
    - 2 stalls per 2+ bedroom unit.
    - 1 accessible parking space
    - 1 van parking space

Applicable Codes

- The latest California Code with City of Los Angeles Amendments
- State of California Codes, including the Cal Green Code
- The State Historical Building Code (California Historical Building Code)
- Local City Fire and Building Codes
- State of California Title-24 and Title-19
- Americans with Disabilities Act (ADA)
- American Society of Heating Refrigeration and Air Conditioning Engineers (ASHRAE)
- American National Standards Institute (ANSI)
- National Fire Protection Association (NFPA)
- Underwriters' Laboratories, Inc. Listing Service (U.L.)
- Sheet Metal and Air Conditioning Contractors National Association (SMACNA)
- American Society of Testing and Materials (ASTM)
- Occupational Safety & Health Act (OSHA)
- Environmental Protection Agency (EPA)

BRIEF BUILDING HISTORY AND DESCRIPTION

The bungalow court was built in 1923 and designed by contractor J.C. Binn. The property holds four approximately 1,000 square-foot buildings surrounding a courtyard. Each building contains two (2) 1-bedroom units. There is an ancillary garage building located at the east end of the site, with a concrete driveway between the rear buildings and the garage building. The courtyard contains two non-original planters and trees.

The wood-framed buildings were built in the Spanish Colonial Revival style and are clad in cream-colored stucco with a stepped parapet clad in red clay tile. The main entrance to the courtyard off Edinburgh Avenue features an arched stucco gateway. A matching arch at the back of the site was previously removed at an unknown date for unknown reasons. Six units have entrances off the courtyard, and two units have entrances that face Edinburgh Avenue. There are half-circle stucco awnings over each main entrance. Windows are mostly wood-framed casement and double-hung windows, with several non-original windows found on the back elevations. The interior of each unit varies; some units contain original interior finishes and other units have been altered with non-original ceramic tile, VCT tile flooring, and the removal of the living room millwork.

Based on Page & Turnbull's visual observations and conclusions from the previous reports, the soil is expansive which has resulted in significant bulging at the cripple walls. Floors are generally uneven and in some instances, there is a gap between the floor and the exterior walls possibly due to uneven settlement, and the sill plate is not continuous at the foundation. The concrete footings appear to be of poor quality and several shims at the posts have failed. Page & Turnbull concurs with the assessments by the structural engineers that the building foundations appear inadequate and require complete replacement over repair.

Of the options explored, lifting the buildings for repair work seems the most feasible, as agreed upon by the structural engineer's evaluation (Structural Focus). A thorough structural analysis has not been conducted to see if the buildings can be lifted. For each of the four (4) options prepared, the buildings are raised, new engineered soil replaces the poor, expansive soils, and new foundations/cripple walls are constructed to replace the inadequate foundations and bulging cripple walls.

Figure 1: Northwest unit, looking north. Original stucco hood over entry door and non-original metal bars over door.

The following features had been demolished prior to the Owner purchasing the property in 2015:

- Rear (east) stucco arch
- Fireplaces; *the HCM nomination indicates 'fireplaces' as character-defining features but there are no fireplaces, only tile surrounds.*
- Living room millwork/fireplace surround in northeast unit.
- Several original windows have been replaced with metal windows
- VCT tile flooring in several kitchens
- New ceramic flooring in several bathrooms (Figure 2)

Based on Page & Turnbull's observations and experience, additional alterations may also include:

- The addition of concrete landing and stairs with metal railings
- New plumbing fixtures in bathrooms
- Kitchen cabinetry
- Garage doors

Figure 2: Altered bathroom with 12x12 ceramic tile and metal sliding window.

The interior consists of wood flooring, plaster/gypsum board walls and ceilings, and wood paneled doors. There is some non-original ceramic and VCT tile found in throughout. Several units have original hearths with built-in shelving. No fireplaces are present although there are some non-original fireplace vent terminations on the exterior walls.

Overall, the structural system is in poor condition. As noted in the structural observation memo prepared by John Labib & Associates in November 2015, there is significant slope at the floors and visible bulging/cracks at the base, indicating significant foundation settlement and differential movement. The cracked ground indicates expansive soils as stated in the Feffer Geotechnical Investigation memo, prepared February 2016, which noted expansive soil from 0' to 4' in depth. There is cracking at the exterior stucco, mostly concentrated at the cripple walls, where the foundation has settled. In all options we devised, the existing buildings, we have assumed, will be lifted from their foundations (if possible), and new grade beams and piles will be constructed. The cripple walls will be replaced and new plywood shear walls installed where required. For walls and floors that have shifted or separated due to expansive soil, these framing members will be replaced; for the pricing exercise, it is assumed that 30% of the exterior wall framing will be replaced.

The buildings have been used as residences since their original construction, and have been vacant and without utility connections since August 2015. No change of use or occupancy is

being proposed. Prior pricing for rehabilitation options was prepared by Partner Engineering for the Owner in February 2016, which is attached to this narrative as Attachment 1.

Garage Building

The 1,200-square-foot garage building sits at the east end of the courtyard and features wood-framed walls clad in stucco with a parapet capped in red clay tile (Figure 3). The garage contains eight angled parking stalls divided by wood stud demising walls – some new with gypsum board. There are several swinging wood garage doors that are in poor condition. It is unknown whether the doors are original.

Figure 3: North facade of the garage building, looking southeast. Garage is not currently used for parking.

The angled parking stalls and adjacent turning radius is too small for modern-day parking requirements and does not serve as parking for the units. When the bungalows were occupied, residents would park on the street. Additionally, the structure appears to be in poor condition and should be reviewed by a structural engineer and stabilized if it remains in-place. Page & Turnbull assumes the garage building has inadequate foundations on expansive soils, similar to the bungalows.

The stucco walls are cracked, mostly concentrated at the parapet and base of the wall (Figure 4). Various repairs, such as: stucco patching, stucco crack repair, replacement of missing and damaged clay tile, and the in-kind replacement of the deteriorated wood doors, are required. As viewed from the interior, the roof framing has visible water damage and most likely requires replacement or additional framing.

Figure 4: South facade of the garage building, looking northeast. Arrow points to missing clay tile and deteriorated stucco at the base of the building.

For three of the options, we assume parking would remain as is (on the street), and the garage would be structurally stabilized and used for storage purposes only. For Option 2B (Underground Parking Garage), the garage building would most likely not stay intact if lifted or relocated for the construction work below. Full garage reconstruction is recommended for Option 2B.

Figure 5: Interior photo of the garage building. Roof framing members have evidence of water damage.

Figure 6: Interior photo of the garage building, showing narrow angled stall. There are a number of ad hoc wood framing members that have been added over the years. Structural stability of garage building is unknown.

PRESERVATION ALTERNATIVES - OVERVIEW

The following four preservation alternatives range from a 'stabilization' option (Option 1A) to a rehabilitation option which introduces a two-story addition to the back two buildings (Option 2B). All options consist of the following repairs:

- Lift buildings, demolish inadequate cripple walls/foundation
- Excavate expansive soil to 4'-0" below grade, bring in new, engineered soil to replace
- Installing new plywood shear panels on select exterior walls; installation will consist of removing existing stucco, replacing out-of-plumb wall and floor framing, and replacing the stucco to match existing. Repair assume 30% of exterior walls will receive this treatment.
- Repairing cracks and patching deteriorated stucco with new to match existing
- Replacing of deteriorate wood window and door trim
- Replacing missing/damage red, clay tile

Preservation Option 1A (8 Units Total)

Summary: Option 1A preserves the buildings, while completing necessary soil, structural, and exterior repair. New mechanical, electrical, and plumbing systems will be installed, and damaged original materials will be repaired or replaced.

- Lift buildings (if possible), repair foundations/install plywood shear walls.
- Repair exterior walls.
- New kitchen millwork and appliances
- New bathroom fixtures and finishes
- Minor rehabilitation of interior features; interior stays mostly intact
- Reconstruct missing east courtyard arch
- No new parking, assumes parking structure/garage remains and is structurally upgraded and cosmetically repaired

Total Cost: $2,807,408

Preservation Option 1B (4 Units Total)

Summary: Option 1B preserves the buildings, combines the two units in each building, and adds a partial basement with an exterior concrete stair. Option 1B completes necessary soil, structural, and exterior repair work. New mechanical, electrical, and plumbing systems will be installed, and damaged original materials will be repaired or replaced.

- Combine units in each building, lift buildings (if possible), repair foundations/install plywood shear walls.
- Add small basement with exterior stair.
- Repair exterior walls.

- New kitchen millwork and appliances
- New bathroom fixtures and finishes
- Moderate rehabilitation of interior features.
- Reconstruct missing east courtyard arch
- No new parking, assumes parking structure/garage remains and is structurally upgraded and cosmetically repaired

Total Cost: $3,344,112

Addition Option 2A (4 Units Total)

Summary: Option 2A combines the two units in each building, adds a partial basement with an exterior concrete stair, and constructs a new, 500SF addition 'pop-up' on each bungalow. Option 2A completes necessary soils and structural work and exterior repair. New mechanical, electrical, and plumbing systems will be installed, and damaged original materials will be repaired or replaced.

- Combine units in each building, lift buildings (if possible), repair foundations/install plywood shear walls
- New roof framing and built-up roofing; add 470SF addition to roof
- New roof deck
- Moderate rehabilitation of exterior walls.
- Moderate rehabilitation of interior features.
- Reconstruct missing east courtyard arch
- Add small wood-framed balconies off the bedroom; retain existing door and add steps into courtyard from balcony
- No new parking, assumes parking structure/garage remains and is structurally upgraded and cosmetically repaired

Total Cost: $3,958,792

Addition Option 2B (6 Units Total)

Summary: Option 2B combines the two units in each building, adds a partial basement with an exterior concrete stair, constructs a new 4,000SF addition to the back two buildings, and adds an underground parking garage to accommodate parking for 6 units. Due to the construction of the underground parking garage, all four buildings will be lifted and moved to a storage site. Option 2B completes necessary soils and structural work and exterior repair. New mechanical, electrical, and plumbing systems will be installed, and damaged original materials will be repaired or replaced.

- Lift buildings (if possible), and relocate to an off-site storage location for duration of parking garage construction
- Add small wood-framed balconies off the bedroom; retain existing door and add steps into courtyard from balcony
- Underground Parking: New 9,800 square foot, concrete parking garage with new concrete ramp.
- Demolish existing garage building and reconstruct north façade – add new garage door at north façade.
- Add new exterior walls and roof over driveway.
- Move buildings back to site; repair foundations/install plywood shear walls; combine units in each building
- Moderate rehabilitation of exterior walls.
- Moderate rehabilitation of interior features.

Total Cost: $6,262,388

OPTIONS MATRIX

	Option 1A	**Option 1B**	**Option 2A**	**Option 2B**
Number of Units	8	4	4	6
Square Feet/Unit	508	1,246	1,715	2 @ 1,246 2 @ 1,523 2 @ 946
Total Rentable SF	**4,064**	**4,984**	**6,860**	**7,434**
Balcony/Roof Deck	-	-	350 SF	60 SF
Parking Garage	-	-	-	9,800 SF
Bedroom/Bath/Unit	1 / 1	3 / 2	3 / 3	4 @ 3 / 2 2 @ 3 / 3

ALTERNATIVES DETERMINED INFEASIBLE

The following preservation alternatives were looked at but determine infeasible prior to pricing. The alternatives were determined infeasible for one (or more) of the following reasons:

- Would not be approved by the City of Los Angeles' Department of Building and Planning, i.e., required major variances, per Page & Turnbull's experience.
- Did not meet Owner's Project Goal
- Did not result in the preservation of the main character-defining features
- Were counter to preservation goals, including overwhelming the original buildings
- Does not fit into the neighborhood character or the Hollywood Community Plan

New Southeast Back Building

This option preserves the street frontage along Edinburgh Avenue and Waring Avenue, and replaces the existing southeast building (least visible) with a new, 30'-0" building.

<u>Reason Not Pursued:</u> This option fully demolishes one of the buildings and does not preserve the one-story massing of the original buildings; creates an odd arrangement of three one-story buildings with one three-story building; does not maintain mirrored arrangement of north and south buildings.

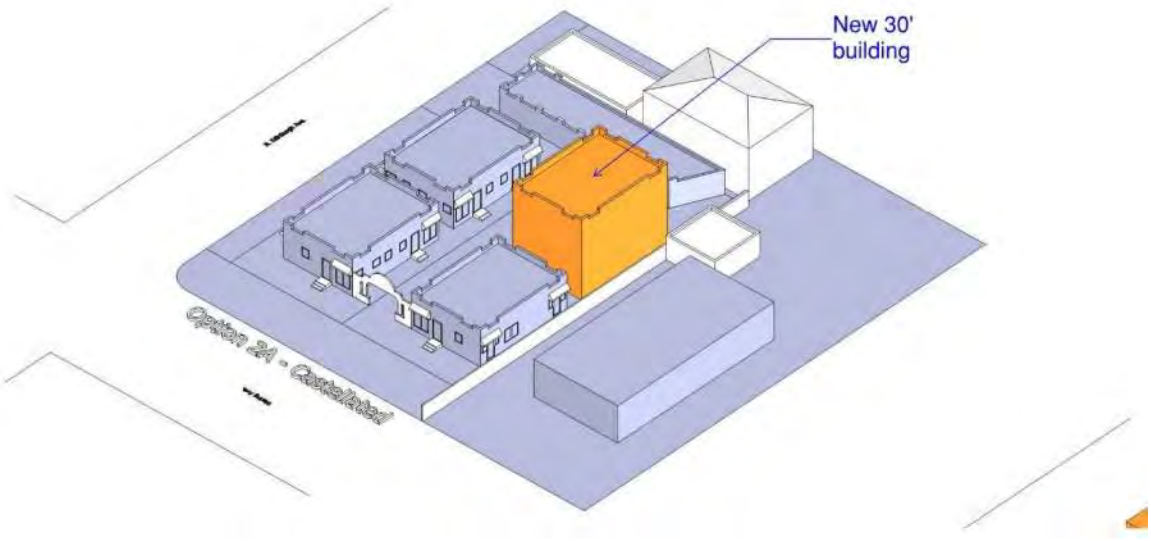


Figure 7: Not pursued: New southeast back building.

New 30'-0" Tall East Building

This option preserves the street frontage along Edinburgh Avenue, and replaces the existing eastern-most buildings with a new, 30'-0" building (allowable height per zoning), enclosing the courtyard.

Reason Not Pursued: This option fully demolishes two of the buildings, does not preserve the one-story massing of the original buildings, cuts off the full open courtyard, and overwhelms the original two western-most buildings.

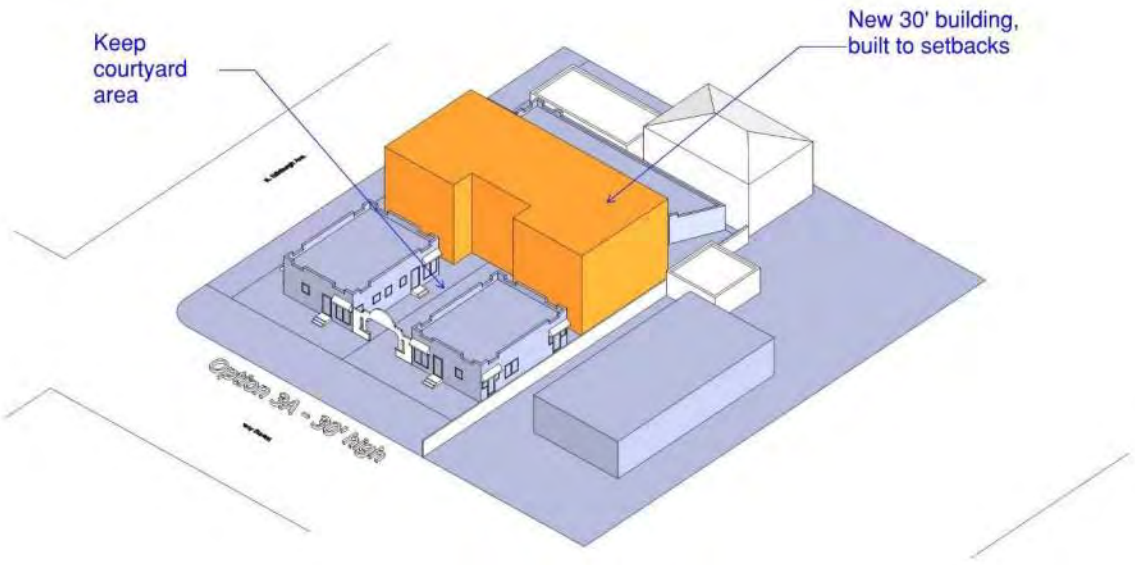


Figure 8: Not pursued: New 30'-0" back building, enclosing courtyard.

New 50'-0" Tall East Building

This option preserves the street frontage along Edinburgh Avenue, and replaces the existing eastern-most buildings with a new, 50'-0" building, enclosing the courtyard.

Reason Not Pursued: This option fully demolishes two of the buildings, does not preserve the one-story massing of the original buildings, cuts off the full open courtyard, and dramatically overwhelms the original two western-most buildings and adjacent buildings in the neighborhood. Additionally, 30'-0" is the current allowable height per zoning. A 50'-0" building would require a variance.

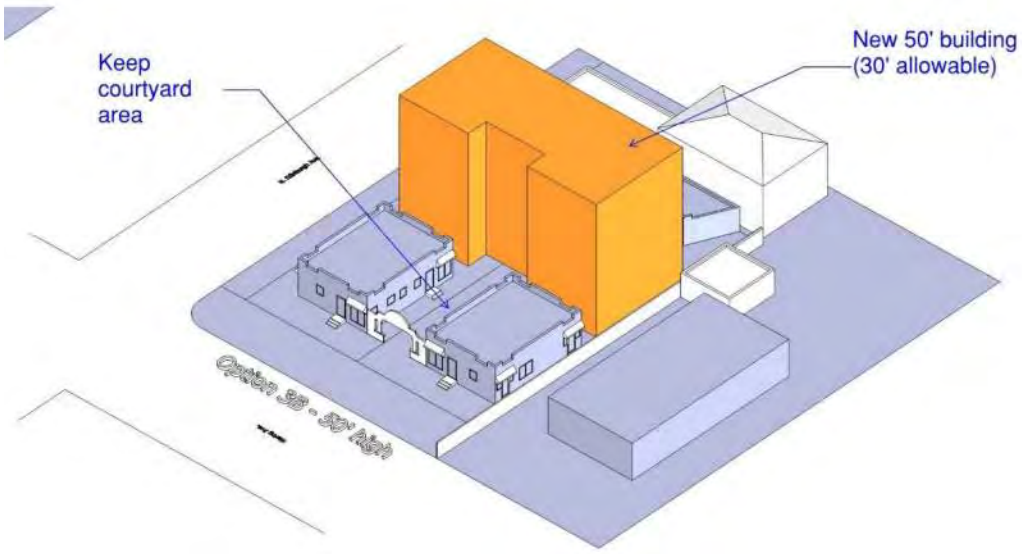


Figure 9: Not pursued: New 50'-0" back building, enclosing courtyard.

New 30'-0" Tall Southeast Building with Site Parking

This option preserves the street frontage along Edinburgh Avenue, demolishes the existing garage building, replaces the existing southeast building with a new, 30'-0" building, creates a driveway through the center courtyard, and creates new surface parking for eleven vehicles.

Reason Not Pursued: This option fully demolishes the southeast building and the garage building, does not preserve the one-story massing of the original buildings, changes the original courtyard into a driveway, and creates surface parking at the east side of the site. Eleven parking stall are most likely not enough to meet current requirements.

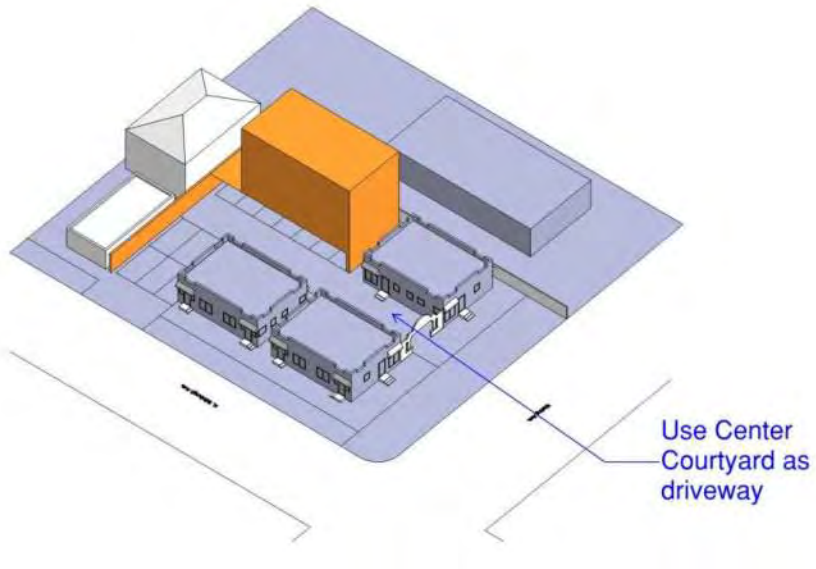


Figure 10: Not pursued: New 30'-0" southeast building, with new driveway in courtyard.

ATTACHMENTS

- Attachment 1 – Feasibility Study Report: Preservation Alternatives
- Attachment 2 – Recommended Repair Work
- Attachment 3 – Cost Estimate

PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

PAGE & TURNBULL is interested in the intersection between the built surroundings we have inherited and the way we live now. Our mission is to imagine change within historic environments through design, research, and technology.

Page & Turnbull was established in 1973 as Charles Hall Page & Associates to provide architectural and conservation services for historic buildings, resources and civic areas. We were one of the first architecture firms in California to dedicate our practice to historic preservation and we are among the longest-practicing such firms in the country. Our offices are located in San Francisco, Sacramento and Los Angeles.

Our staff includes licensed architects, designers and historians, conservators and planners. We approach projects with imagination and flexibility and are committed to the conservation of significant resources—where these resources can be made to function for present and future needs. Our services are oriented to our clients' time and budget. All our professional staff meet or exceed the *Secretary of the Interior's Historic Preservation Professional Qualification Standards*.

Page & Turnbull has an on-call contract with the City of Riverside. Our work in the city has included the production of a Feasibility Study for the Jeckel Building; an assessment of properties within the Heritage Square Historic District; and Historic American Building Survey (HABS) documentation of an industrial building located at 3620 Fairmont Boulevard. Most recently, Page & Turnbull prepared an intensive-level historic resources survey and design guidelines for the newly identified Brockton Arcade Historic District.

ARCHITECTURAL SERVICES We emphasize the re-use of existing buildings and the thoughtful application of new design. Solutions for new construction respect existing architectural values and the context of neighboring structures. When analyzing buildings we are skilled in the assessment and treatment of the most significant architectural and historical spaces and elements. We welcome the challenge of solving problems of repair, seismic strengthening, and integrating new systems. Page & Turnbull ensures that projects comply with the *Secretary of the Interior's Standards for Rehabilitation* for local, state and federal agency review.

PLANNING & RESEARCH Everything we do begins with a deep understanding of historic and cultural resources. As the special investigations unit of our practice, the Cultural Resources Studio completes evaluations for historic significance, Historic Structure Reports, National and California Register nominations, Section 106 and California Environmental Quality Act (CEQA) clearance, Historic American Buildings Surveys, Historic Building Preservation and Maintenance Plans and a variety of surveys, studies and planning reports. Many of these are for repeat clients such as the National Park Service, California Department of Parks & Recreation and the University of California.

PRESERVATION TECHNOLOGY The work of this studio ranges from condition surveys to materials analysis, sequential dating, and adding to the historical record by uncovering the buried work of early craftspersons.

SUSTAINABILITY No ideas today are more compelling than those surrounding the principles of sustainability. We believe that re-using existing buildings is a cornerstone of sustainability, one that spurs ongoing innovation. Beyond incorporating advanced building systems while protecting historic fabric, we seek new technologies, materials and methods to retain the "energy in place" that every standing building represents and to minimize each project's overall footprint.

OUR COMMITMENT TO EXCELLENCE We have been acknowledged by professional organizations and in publications, but most importantly, by the fact that most of our work is from repeat clients and referrals. The National Trust for Historic Preservation, the American Institute of Architects, the U.S. Government, California Preservation Foundation and others have honored us with more than 100 awards.

ARCHITECTURE
PLANNING & RESEARCH
PRESERVATION TECHNOLOGY

417 S. Hill St., Ste. 211, Los Angeles, CA 90013 | 2401 C St., Ste. B, Sacramento, CA 95816 | 417 Montgomery Street, 8th Floor, San Francisco, CA 94104

JOHN D. LESAK, AIA, FAPT, LEED AP
Principal

PAGE & TURNBULL

EDUCATION

Verona, Italy, Coursework in the conservation of stone and marble, 2002
University of Illinois, Urbana-Champaign, Master of Architecture (Structures Option), 1993
University of Illinois, Urbana-Champaign, Bachelor of Science, Architecture, 1990
Versailles, France Study Program, 1989-1990

REGISTRATION

California Architect: C26607
LEED Accredited Professional

AFFILIATIONS

City of South Pasadena Cultural Heritage Commission 2005-2014 (Chair 2009, 2010, 2014)
AIA|LA Historic Resource Committee, Vice-Chair
USC Masters of Historic Preservation program, Lecturer
Association for Preservation Technology's Sustainability & Preservation Technical Committee, Co-founder and past chair
Association for Preservation Technology, West Coast chapter, Past President
APT College of Fellows
APTi's 2009 Conference/Los Angeles, Chair
City of Los Angeles Mayor's Design Advisory Panel

HONORS & AWARDS

West Hollywood West Overlay District and Design Guidelines
2015 American Planning Association Award of Merit for Planning Best Practices

Antelope Valley Indian Museum
2011 LA Conservancy Award
2011 California Preservation Foundation Award

John D. Lesak, AIA, LEED AP, FAPT, is a Principal with Page & Turnbull and manager of the Los Angeles area office. With an interdisciplinary education in architecture, engineering, and materials science, John has specialized in the preservation, rehabilitation, repair, and reuse of historic structures since 1993.

During the course of his career, he has been privileged to serve as a historic architect on a number of award-winning preservation projects. He has co-authored published papers and lectured on seismic impacts, deterioration mechanisms and restoration of historic cladding systems. Concerns over the socio-cultural impact of environmental degradation led John to co-found and serve as past US-chair of Association of Preservation Technology International (APTi's) Sustainable Preservation Technical Committee. John has written and/or lectured on the relationship between green building and historic preservation for the APTi, Traditional Building magazine, the National Trust for Historic Preservation, the California Preservation Foundation, and the Municipal Green Building Conference and Expo. John currently teaches Architecture 557: *Sustainable Conservation of the Historic Built Environment* as a part-time faculty member at the University of Southern California – School of Architecture.

John meets the *Secretary of the Interior's Professional Qualification Standards* for Architecture and Historic Architecture.

PROJECT EXPERIENCE

- 888 Brannan Street, San Francisco, CA. Steel Window Survey and Evaluation
- AltaSea, City Dock #1 Master Plan Consultation, San Pedro, CA
- Antelope Valley Indian Museum, Lancaster, CA. Preservation Architect for environmental and structural stabilization; window rehabilitation and upgrade/ investigation and design.
- CalTech, Steele Laboratories, Pasadena, CA. Facade Restoration, Principal-in-Charge
- Carson Block Building Facade Rehabilitation, Eureka, CA. Principal-in-Charge.
- Orange Coast College, Costa Mesa, CA. Project Manager for multi-disciplinary team with fast-track schedule preparing Historic Structures Report for mid-century campus of Neutra-Alexander designed buildings.
- California State Parks, Hearst Castle, San Simeon State Historic Park, CA. Technical study of roof replacement.
- Chronicle Building (Ritz Carlton Club and Residences), 690 Market Street, San Francisco, CA. Facade Restoration
- Fairmont Hotel, San Francisco, CA. Window Repair and Rehabilitation / Investigation and Design
- 417 Metro, 417 South Hill Street, Los Angeles, CA. Facade Stabilization
- Weddington House Relocation, North Hollywood, CA.
- Greek Theatre, Griffith Park, Los Angeles, CA. Historic Preservation Consultant
- Old Orange County Courthouse, Santa Ana, CA. Facade Repair and Maintenance.
- Los Angeles Federal Courthouse, Los Angeles, CA. Historic Structures Report, Reuse Treatment Guidelines, Accessibility Studies. Principal-in-Charge
- Glendora City Hall, Glendora CA. Section 106. Principal-in-Charge
- City of Los Angeles, Office of Historic Resources, SurveyLA: Pilot Surveys, Principal-in-Charge
- Marin County Civic Center, Spire Restoration, Conservation Consultant
- Montgomery Hotel, San Jose, CA. Exterior Rehabilitation and Upgrade / Investigation and Design
- NASA Jet Propulsion Laboratory, La Cañada Flintridge, CA. Cultural Resource Master Plan, Principal-in-Charge
- National Park Service
  - Desert View Watchtower, Grand Canyon National Park, AZ. Consulting Principal. Exterior rehabilitation.

JOHN D. LESAK, AIA, FAPT, LEED AP
Principal

PAGE & TURNBULL

2012 American Association of State and Local History (AASLH) Leadership in History Award for Structural and Environmental Controls Improvement

Sather Tower, UC Berkeley
2010 State of California Governor's Historic Preservation Award

Royal Presidio Chapel
2009 California Preservation Foundation Award

Webb Schools
2008 Claremont Design Excellence Award

San Ysidro HRS & Context Statement
2012 San Diego Historical Resources Board Excellence for Cultural Diversity Award

APTi Presidential Citations 2005, 2009

- City of Riverside: On-call Cultural Resources consultation plus several projects including Brockton Arcade modern commercial historic district survey and draft design guidelines.
- Royal Presidio Chapel, Monterey, CA. Principal-in-Charge for interior finish documentation, conservation, and rehabilitation
- Hunt Ranch, Wildwood Canyon State Park, Yucaipa, CA. Historic Structure Report. Principal-in-Charge.
- San Francisco Conservatory of Music, San Francisco, CA. Historic Architect.
- San Ysidro Reconnaissance Survey and Historic Context Statement, San Ysidro, CA. Principal-in-Charge
- Stanford University, Palo Alto, CA
  - Meyer Buck House. Project Manager for the restoration and rehabilitation into the Provost Residence; Window Rehabilitation and Upgrade / Investigation and Design
  - Nora Suppes Hall, Project Manager
  - The Knoll Rehabilitation, Project Architect; Window Rehabilitation and Upgrade / Investigation and Design
  - Hoover Pavilion Rehabilitation, Consulting Principal. Window Repair and Rehabilitation / Investigation and Design.
- US General Services Administration, Historic Building Preservation Plan Updates, Principal-in-Charge
  - GSA Central Offices, Washington DC.
  - 50 United Nations Plaza, San Francisco, CA.
  - Alexander Hamilton Customhouse, New York, NY.
- US General Services Administration, Principal-in-Charge
  - San Ysidro Border Crossing. Feasibility studies for relocation, interim use and adaptive re-use of historic border station.
  - US Federal Courthouse, Los Angeles. Multiple contracts including construction phase services for terra cotta cladding repair*; feasibility analysis of ADA upgrades, and a Historic Structures Report.
  - 11000 Wilshire Boulevard, Los Angeles. Historic resource evaluation and historic artifact inventory and treatment recommendations for the VA.
  - Tecate Border Crossing. Feasibility studies for adaptive re-use and relocation; and preparation of historic building preservation plan.
  - Point Fermin Light Station, San Pedro, CA. Historic resource analysis and survey.
  - San Francisco Custom House, Granite facade condition assessment and repair recommendations, Project Architect
- University of California, Berkeley.
  - Sather Tower. Stone repair and preservation consultation
- University of California, Los Angeles, CA. Principal-in-Charge.
  - Sunset Canyon Recreation Center, Historic Resource Evaluation
  - University Extension Building, Historic Resource Evaluation
  - Lab School, Peer Review.
- University of San Francisco, San Francisco, CA
  - UC Hall
- Webb Schools, Claremont, CA
  - Copeland-Donahue Black Box Theater, Principal-in-Charge
  - Susan A. Nelson Performing Arts Center/Seely Greenleaf Mudd Auditorium Renovation, Principal-in-Charge
  - Servery Renovation, Price Dining Hall, Principal-in-Charge
  - Rehabilitation of Alamo, Holt, Reynolds, MacLeod, and Appleby Dormitories, Principal-in-Charge; Window replacement in all dormitories.
- City of West Hollywood, West Hollywood, CA
  - Neighborhood Conservation Overlay Zone and Design Guidelines, West Hollywood, CA. Development of overlay zone and design guidelines to manage change in a residential neighborhood.

  - Incentives for Designated Historic Multifamily Properties. Development of financial incentives for the maintenance and rehabilitation of historic apartment buildings under rent control.
- Santa Barbara Historic Museum, Santa Barbara, CA. Conservation assessment of the Trussell-Winchester Adobe, the Covarrubias Adobe, and the Museum Adobe.
- Tustin Hangar 2, Former Tustin Marine Corps Air Station, Tustin, CA. Feasibility assessment and structural evaluation of Hangar 2.
- Arroyo Grande Historic Context Statement, Arroyo Grande, CA. HCS and partial historic resource survey and Mills Act Program Recommendations. Principal-in-Charge.

With *Wiss, Janney, Elstner Associates:*
- Old Chicago Main Post Office. Steel Window Survey and Evaluation
- Hotel Florence, Pullman State Historic Site, Chicago, IL. Rehabilitation / Investigation and Design
- Los Angeles City Hall, Los Angeles. Terra cotta fade investigation and repair
- South Houses, California Institute of Technology, Pasadena, CA. Materials conservation consultant. Recipient of 2007 Pasadena Preservation Recognition Award
- Wisconsin State Capitol, Granite restoration and pavilion waterproofing. Project Architect
- Kennedy Center, Washington DC, New Handrail Design and Marble Cladding Repair, Project Architect
- Los Angeles City Hall. Terra cotta rehabilitation. Project Architect
- San Francisco City Hall. Copper dome cladding investigation. Project Architect
- University of California, Berkeley. Hearst Gymnasium pool deck rehabilitation
- University of California, Los Angeles. Men's Gym exterior masonry rehabilitation
- TransAmerica Building, San Francisco. Investigation and repair design of roofing, waterproofing and concrete panel seals.*
- Bank of America, San Francisco. Plaza waterproofing design.*
- Cape Hatteras, NC. Lighthouse relocation.

PUBLICATIONS

- "Discovering Layers of History at the Royal Presidio Chapel," CRM Journal of Heritage Stewardship 6:1 (Winter 2009).
- "Roundtable 2009: The Changing Architectural Practice in the Age of Lean," Traditional Building 22:1 (February 2009).
- Full list of papers & publications available upon request.

PRESENTATIONS

- *Through The Restoration Glass: Looking at the Preservation of Historic Windows in the Age of Energy Efficiency.* Session Chair and Moderator for this half-day workshop at the Annual California Preservation Foundation Conference, Napa. April, 2008.
- *Windows, Energy Efficiency, and Sustainability in Historic Buildings.* West Hollywood Historic Preservation Commission. December, 2008.
- *Performance Glazing and Historic Properties*, Annual California Preservation Foundation Conference, Grass Valley. April, 2010.
- Full list of presentations available upon request.

LINDSEY MILLER, AIA, LEED AP
Associate, Architect

PAGE & TURNBULL

EDUCATION
University of Southern California, Master of Heritage Conservation, 2014

University of Colorado, Master of Architecture, 2012

University of Colorado, Bachelor of Environmental Design, 2005

REGISTRATION
Colorado Architect #403705

LEED Accredited Professional

AFFILIATIONS
Urban Land Institute Associate

Association for Women in Architecture and Design (AWA+D)

California Preservation Foundation

Los Angeles

Los Angeles Arts District Historical Society

Association for Preservation Technology, Western Chapter

HONORS & AWARDS
2017 California Preservation Foundation Preservation Design Award, Carson Block Building

2015 American Planning Association Los Angeles Award of Merit for Planning Best Practices

West Hollywood West Overlay District and Design Guidelines

ACADEMIC RESEARCH
"Isolation and Authenticity in Los Angeles' Arts District", Graduate Thesis, Master of Heritage Conservation, University of Southern California

As an architect, Lindsey brings a broad background of projects to Page & Turnbull, with extensive experience in Design, Construction Administration, BIM management, consultant coordination, and project permitting. Lindsey has acted as project manager and project architect on rehabilitations of locally landmarked and National Register-listed buildings, and prepared historic tax credit applications for Standards-conforming projects. Lindsey meets the Secretary of the Interior's Professional Qualification Standards for Architecture and Historic Architecture.

Representative Project Experience

SELECT PROJECTS

US GENERAL SERVICES ADMINISTRATION
- US Federal Courthouse, Los Angeles, CA. Multiple contracts including Historic Structures Reports, construction phase services for terra cotta cladding repair, feasibility analysis of accessibility upgrades, feasibility study and project development study.
- Frank E. Moss Courthouse, Salt Lake City, UT. Preservation analysis of proposed infill project at Moss Courthouse. Infill project includes seismic upgrades and building systems modernization.
- Calexico Border Crossing Station, Calexico, CA. Historic preservation and historic architecture consulting services for temporary pedestrian crossing project.
- Point Fermin, San Pedro CA. Historic Resource Analysis. Evaluated over 20 buildings and structures for their individual and district contributor eligibility for listing in the National Register of Historic Places.

DESIGN / ARCHITECTURE
- University of Colorado Visual Arts Complex, Boulder, CO. New, 180,000sf LEED Gold certified art school and museum (With OZ Architecture).

PRESERVATION ARCHITECTURE
- Carson Block Facade Rehabilitation, Eureka CA. Removal of non-contributing exterior stucco and repair and restoration of late 19th century Richardsonian Romanesque facade.
- Weddington House, Los Angeles, CA. Relocation and Rehabilitation of Los Angeles Historical-Cultural Monument #883.
- Peabody/Werden Duplex, Los Angeles, CA. Relocation and Rehabilitation of historic building in Boyle Heights.
- Metro 417, Los Angeles, CA. Facade Stabilization of National Register-listed building in downtown Los Angeles.
- Glendale Grandview Substation, Glendale, CA. Stabilization of unreinforced masonry wall of historically eligible 1930s-era substation.
- Greek Theatre Rehabilitation, Griffith Park, Los Angeles, CA. Evaluate appropriateness of repair and maintenance project on historic features.

FEASIBILITY / DESIGN STUDIES
- Frank Lloyd Wright retail building, Beverly Hills, CA. Fit study.
- US Courthouse, 312 N. Spring Street, Los Angeles, CA. Feasibility study, significance diagrams, code review, and project development study.

DESIGN GUIDELINES

- West Hollywood Neighborhood Conservation Overlay Zone and Design Guidelines, West Hollywood CA. Planning documents to manage change in an early 20th century residential neighborhood
- Point Fermin Light Station Evaluation, San Pedro CA. Historic Resource Analysis.
- Santa Barbara CAP Assessment, Santa Barbara CA

HISTORIC RESOURCE EVALUATIONS (HRE) / HISTORIC STRUCTURES REPORTS (HSR)

- Greek Theatre HSR, Los Angeles, CA.
- Eureka High School, Eureka, CA. HRE for Late-Moderne concrete gym building constructed in 1949.
- LA County Hall of Records, Los Angeles, CA. HSR and design consultation for feasibility study to rehabilitate and modernize the Midcentury Modern county office building.

DESIGN / ARCHITECTURE

- Glenn County Courthouse, Willows, CA. Rehabilitation and new addition.

FEASIBILITY / DESIGN STUDIES

- Frank Lloyd Wright retail building, Beverly Hills, CA. Fit study.
- US Courthouse, 312 N. Spring Street, Los Angeles, CA. Feasibility study, significance diagrams, code review, and project development study.
- Tustin Hangar 2, Tustin CA. Structural evaluation and reuse study for WWII-era lighter-than-air blimp hangar.

DESIGN GUIDELINES

- West Hollywood Neighborhood Conservation Overlay Zone and Design Guidelines, West Hollywood CA. Planning documents to manage change in an early 20th century residential neighborhood.
- Surveys/Historic Resource Surveys (HRS)
- Point Fermin Light Station Evaluation, San Pedro CA. Historic Resource Analysis.
- 425-429 N. Palm Drive, Beverly Hills, CA, Historic Resource Evaluation
- Santa Barbara CAP Assessment, Santa Barbara CA

WITH ARCHITECTURAL ENERGY CORPORATION:

- Energy analysis on LAX Tom Bradley International Terminal
- Ohio State University Medical Center Critical Care and Cancer Tower

WITH OZ ARCHITECTURE:

- University of Colorado Visual Art Complex, Boulder, CO
- The Village at Northstar Resort, Lake Tahoe, CA
- Multiple Historic fire station rehabilitations, Denver, CO

INTRODUCTION TO MGAC

"We are innovators and integrators of people, resources, and materials focused on a common goal: the client's satisfaction through the professional achievement of design and construction project goals and objectives."

Established in 1996 in Washington, DC, MGAC is a 140-person consultancy dedicated to providing fully integrated project, cost, and risk management services to assist clients through all phases of design and construction projects. We efficiently and cost-effectively manage budgets, design, scope, bidding, procurement, and installation, combining technical expertise, creative problem solving, and excellent customer service. Over the past five years alone, MGAC has collectively delivered over $5.5 billion of public, cultural, entertainment, retail, historic, government, higher education, healthcare, hospitality, and corporate projects.

MGAC's Cost & Risk Management team is led by subject matter experts with over 30 years of individual experience delivering projects in California. Working from feasibility and programming through design, construction, and close-out, we use our expertise to develop budget cost plans, align project scope with available funding, explore cost-effective design alternatives, and provide up-to-date estimates reflective of a project's probable construction cost. We utilize the most up to date tools, gather quantities from BIM models, and reference extensive databases of cost developed from past project experience. We provide the means to balance first cost with life cycle and operational costs, and reduce risk, with the ultimate goal of achieving organizational and business success for our clients.

As Cost Manager, MGAC will be actively involved throughout the entire project life-cycle to ensure that the project adheres to all budget and cost requirements. We will ensure the scope and budget are in alignment; provide cost estimates, life-cycle cost analysis, and value engineering throughout the design process; and if necessary, assist in bid valuation, change order, and claims evaluation activities to deliver the highest value to the client.

NICK BUTCHER FRICS

Managing Director, Cost and Risk Services

Nicholas Butcher has 30 years of experience providing cost and risk consulting to the construction industry across North America. A Quantity Surveyor by training, Nick has a broad range of expertise related to the management of cost and risk for hundreds of construction projects nationwide. He has considerable experience working with clients to align expectations at the outset of projects, ensuring that the scope of the project is appropriate to need, that the funding and method of procurement are fitting, that the cost is competitive and represents value for money, and that the delivery process is optimized. In addition, Nick has facilitated numerous value engineering and risk management workshops for a variety of different project types.

EDUCATION

Diploma in Building (Quantity Surveying), Nottingham Trent University

PROFESSIONAL CERTIFICATIONS / AFFILIATIONS

Fellow, Royal Institution of Chartered Surveyors

RELEVANT EXPERIENCE

CORPORATE

American Greetings CLEVELAND, OH
- Headquarters

American Honda Motor Company TORRANCE, CA
- Corporate Headquarters Master Plan

Paramount Picture LOS ANGELES, CA
- Master Plan

NBC Universal, Office Building Studies LOS ANGELES, CA

CULTURAL

California Science Center LOS ANGELES, CA

City of Thousand Oaks THOUSAND OAKS, CA
- Civic Arts Plaza

Dodger's Stadium LOS ANGELES, CA

Long Beach Civic Center LONG BEACH, CA

Los Angeles County Museum of Art LOS ANGELES, CA

Madame Tussauds Museum LOS ANGELES, CA

Natural History Museum of Los Angeles County LOS ANGELES, CA

Philadelphia Museum of Art PHILADELPHIA, PA
- Expansion and Renovation

Perot Museum of Nature and Science DALLAS, TX

Nokia Theater LOS ANGELES, CA

Staples Center LOS ANGELES, CA

Walt Disney Concert Hall LOS ANGELES, CA

GOVERNMENT

Caltrans LOS ANGELES, CA
- Headquarters Building

General Services Administration SAN FRANCISCO, CA
- New Federal Building

Union Station LOS ANGELES, CA

HEALTHCARE

Cedars-Sinai Medical Center LOS ANGELES, CA
- Advanced Health Sciences Pavilion

Children's Hospital of Philadelphia PHILADELPHIA, PA

Cottage Health System GOLETA, CA
- Goleta Valley Cottage Hospital

Department of Veterans Affairs MULTIPLE LOCATIONS, CA
- VA Medical Center Bakersfield Outpatient Clinic
- Mental / Behavioral Health & Community Living Center
- VA Sepulveda Ambulatory Care Center, Seismic Study

Harbor-UCLA Medical Center LOS ANGELES, CA
- Master Plan

Huntington Memorial Hospital PASADENA, CA
- West Tower

The Johns Hopkins Hospital BALTIMORE, MD
- The Charlotte R. Bloomberg Children's Center and The Sheikh Zayed Tower

Palomar Health ESCONDIDO, CA
- Palomar Health Downtown Campus

Providence Health & Services MULTIPLE LOCATIONS, CA
- Providence St. John's Health Center Replacement
- Providence Tarzana Medical Center

UC Irvine Medical Center IRVINE, CA

UCLA Medical Center, Santa Monica SANTA MONICA, CA

University of California, Los Angeles LOS ANGELES, CA
- Ronald Reagan Medical Center

University of Southern California LOS ANGELES, CA
- Keck Medical Center Expansion

HIGHER EDUCATION

California Institute of Technology PASADENA, CA
- Cahill Center for Astronomy and Astrophysics
- Church Laboratory
- Guggenheim Laboratory
- Steele Laboratory Renovations
- Warren & Katherin Schlinger Laboratory for Chemistry and Chemical Engineering
- Advanced Optical Development and Test Facility
- Information Science & Technology Building

Chaffey Community College RANCHO CUCAMONGA, CA
- Phase 1 Master Plan

The Cooper Union NEW YORK, NY
- 41 Cooper Square

Crafton Hills College YUCAIPA, CA
- Master Plan Update

Emerson College LOS ANGELES, CA
- Emerson College Los Angeles Center

Los Angeles Community College District LOS ANGELES, CA
- Los Angeles Trade Technical College South Hall
- Master Plan Update

Los Angeles Pierce College WOODLAND HILLS, CA
- Child Development Center
- Student Services Building

Mount St. Mary's College LOS ANGELES, CA
- Master Plan Update

Riverside Community College RIVERSIDE, CA
- Norco Campus Master Plan

University of California, Irvine IRVINE, CA
- UNEX Classroom Building
- Science Library
- Medical Center
- Engineering Unit 3
- UCI Engineering Unit 3

University of California, Los Angeles LOS ANGELES, CA
- Life Sciences Replacement Building
- Court of Sciences Replacement Instructional Center
- Anderson School of Management

University of California, Merced MERCED, CA
- Social Sciences and Management Building

University of California, Riverside RIVERSIDE, CA
- West Campus Facility Housing
- Boyce Hall / Webber Hall Renovation

University of California, San Diego LA JOLLA, CA
- Biological & Physical Sciences
- Thornton Expansion Center
- Shiley Eye Center Building Expansion
- Natural Sciences Interdisciplinary Laboratory Building

University of California, Santa Barbara SANTA BARBARA, CA
- California Nanosystems Institute
- New Engineering Building Feasibility Study

University of Redlands REDLANDS, CA
- New Science Building

University of Southern California LOS ANGELES, CA
- Glorya Kaufman International Dance Center
- Keck Medical Center Expansion
- Ronald Reagan Medical Center
- Cancer Institute Parking Study
- Tutor Hall of Engineering
- Center for Molecular Medicine, House Ear Institute
- Research Building 3 (Stem Cell)
- School of Dentistry

HOSPITALITY

Wilshire Grand Center LOS ANGELES, CA

EDINBURGH BUNGALOW COURT

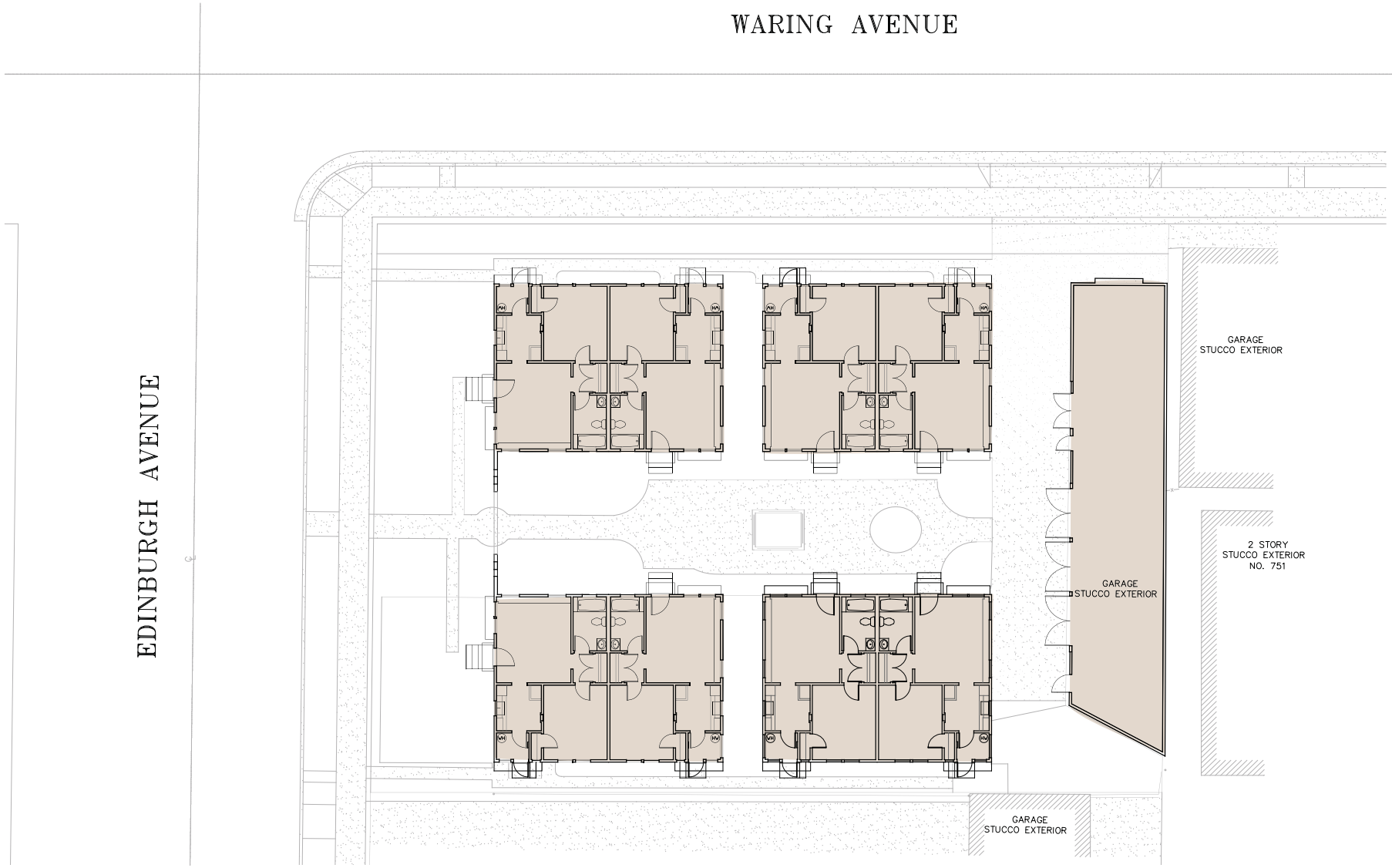
FEASIBILITY STUDY REPORT - PRESERVATION ALTERNATIVES

ATTACHMENT I

Prepared by Page & Turnbull for

BLDG Partners

JULY 2017



EXISTING SITE PLAN

PRESERVATION

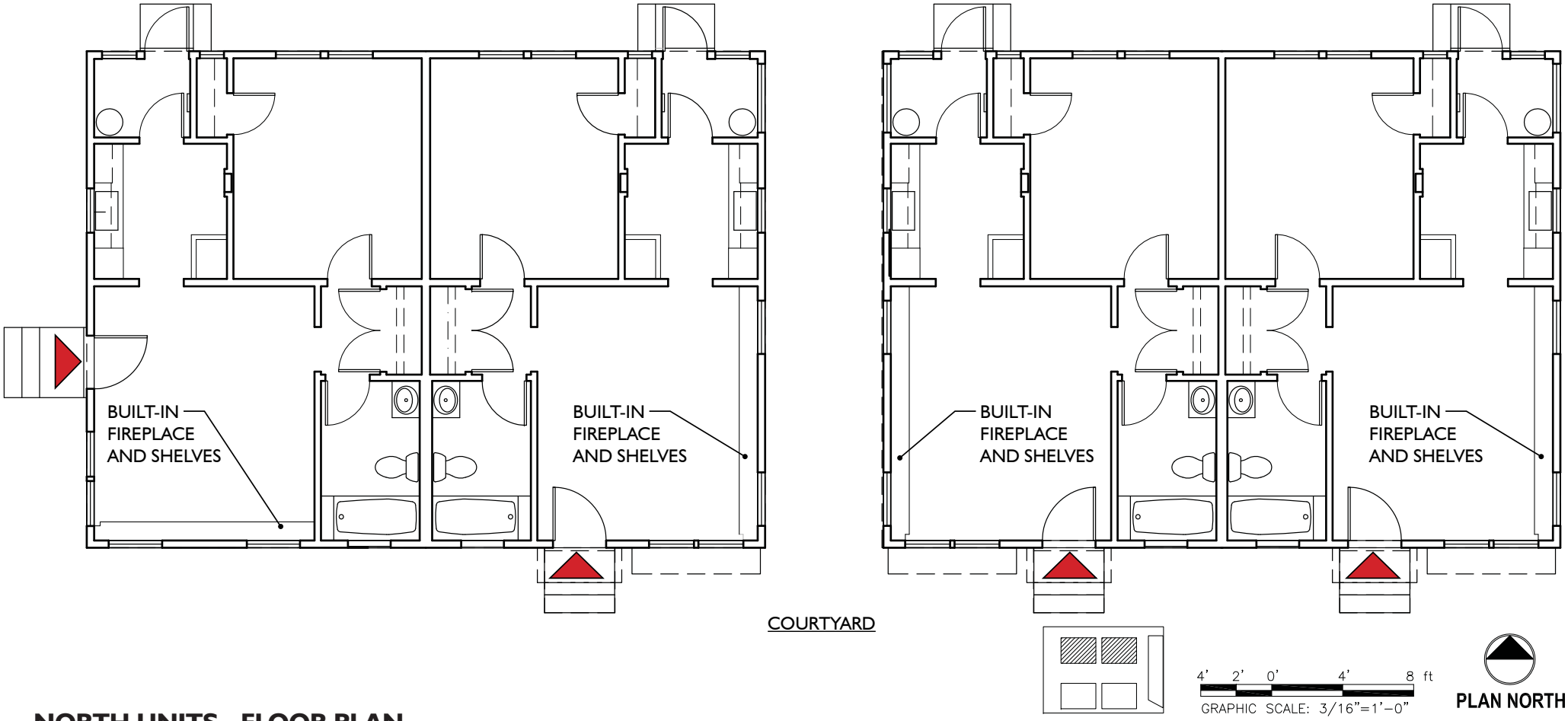
EXISTING FLOOR PLAN

FRONT BUILDING - 2 UNITS @ 508

1 BDRM/1 BA

BACK BUILDING - 2 UNITS @ 508

1 BDRM/1 BA



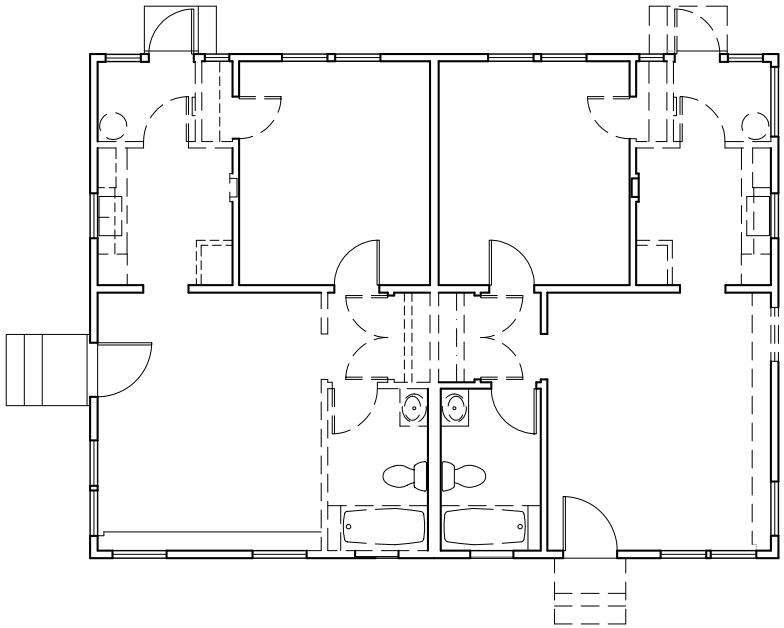
NORTH UNITS - FLOOR PLAN

SUMMARY OF OPTION 1A

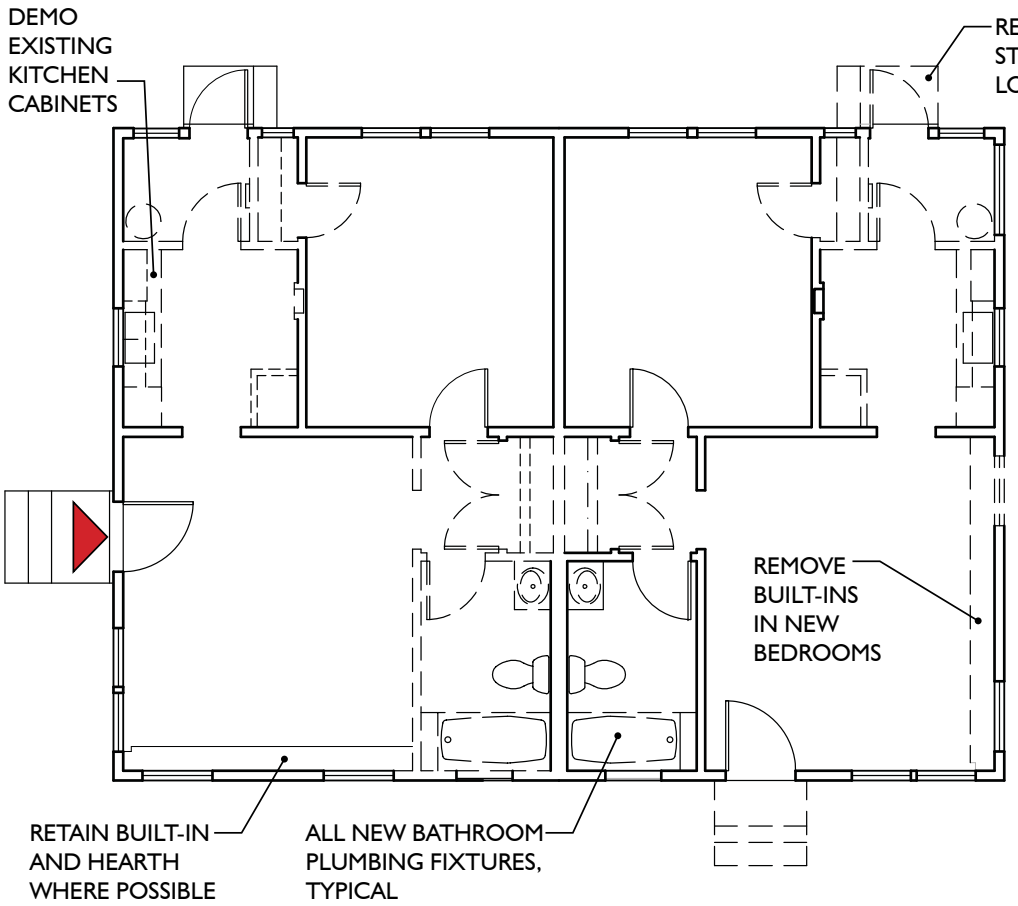
8 Units Total

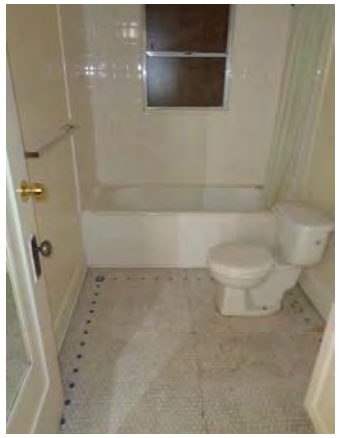
SF	COST/SF	OVERALL
4,064	$690.80	$2,807,408

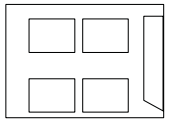
Preservation Option 1A: comprises 8 units for a total rentable area of 4,064 square feet. The buildings maintain their existing layout. The buildings are lifted to facilitate repairs to the foundations and the installation of new plywood shear walls. Exterior walls receive patch and repair, new windows and doors are installed. The interiors are rehabilitated. The missing east courtyard arch is reconstructed. The adjacent garage structural work, patch, and repair; sitework is reinstated.



OPTION 1B - DEMOLITION PLAN







4' 2' 0' 4' 8 ft

GRAPHIC SCALE: 3/16"=1'-0"

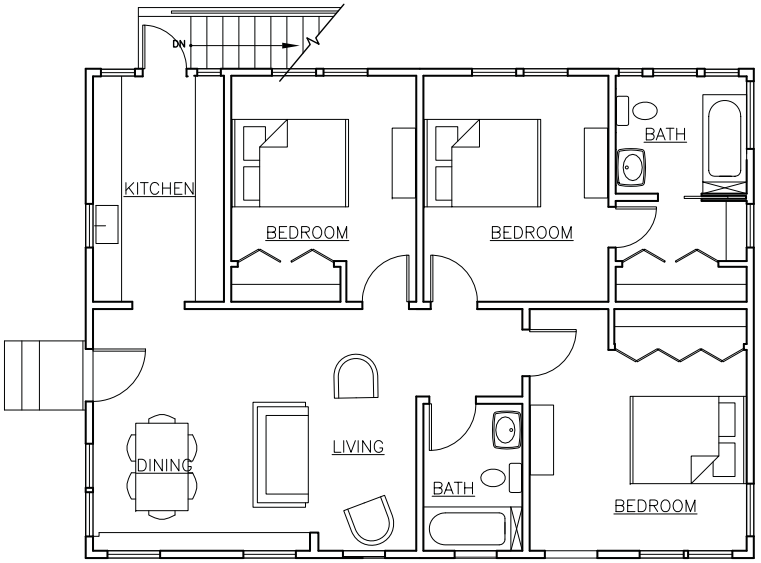
PLAN NORTH

TYPICAL DEMOLITION PLAN

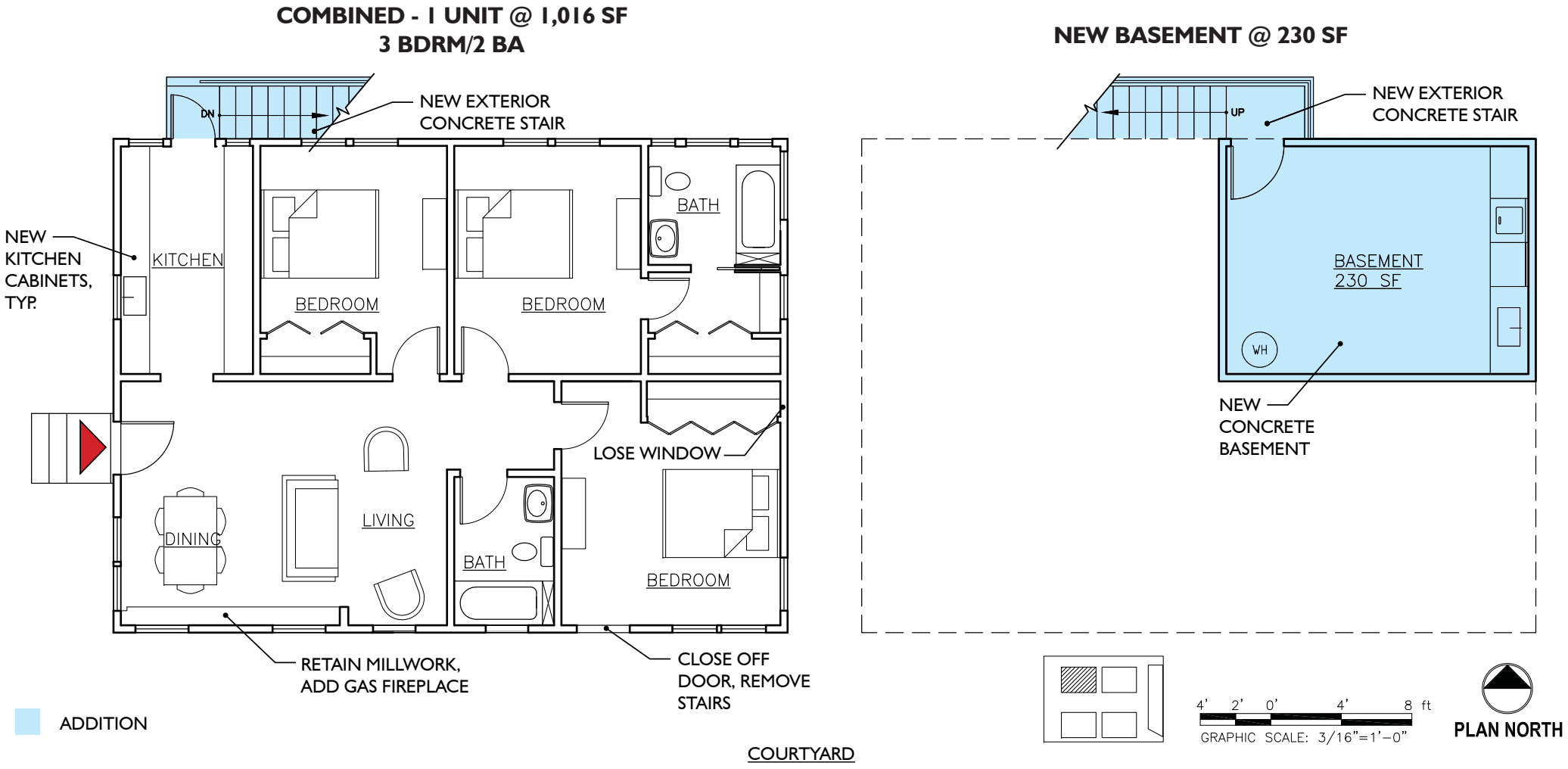
SUMMARY OF OPTION 1B
4 Units Total

SF	COST/SF	OVERALL
4,984	$670.97	$3,344,112

Preservation Option 1B: combines the units in each building for a total of 4 units, with a total rentable area of 4,984 square feet. The buildings are lifted to facilitate repairs to the foundations and the installation of new plywood shear walls; a small new basement with exterior stair is created at each unit. Exterior walls receive patch and repair, new windows and doors are installed. The interiors are rehabilitated. The missing east courtyard arch is reconstructed. The adjacent garage receives structural work, patch, and repair; sitework is reinstated.



PRESERVATION OPTION 1B



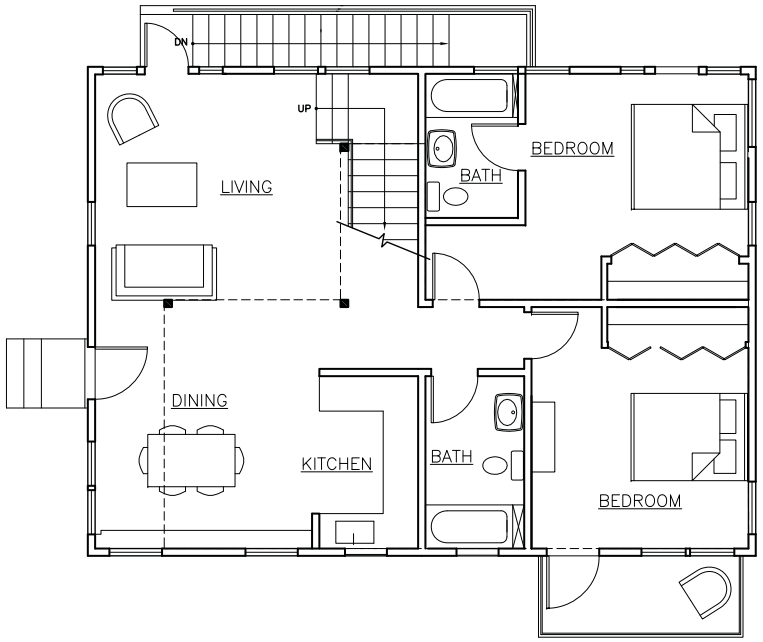
COMBINED UNITS - 3 BEDROOM / NO 2ND FLOOR ADDITION / BASEMENT ADDITION

ADDITION

SUMMARY OF OPTION 2A
4 Units Total

SF	COST/SF	OVERALL
6,860	$577.08	$3,958,762

Addition Option 2A combines the units in each building for a total of 4 units, with a total rentable area of 6,860 square feet. The buildings are lifted to facilitate repairs to the foundations and the installation of new plywood shear walls. Each combined unit has a new exterior stair, a new small balcony at the courtyard and a central interior stair leading to a new second floor addition. Exterior walls receive patch and repair, new windows and doors are installed. The interiors are rehabilitated. The new second story has newly built out interiors and a roof deck at the original roof level. The missing east courtyard arch is reconstructed. The adjacent garage receives structural work, patch, and repair; sitework is reinstated.

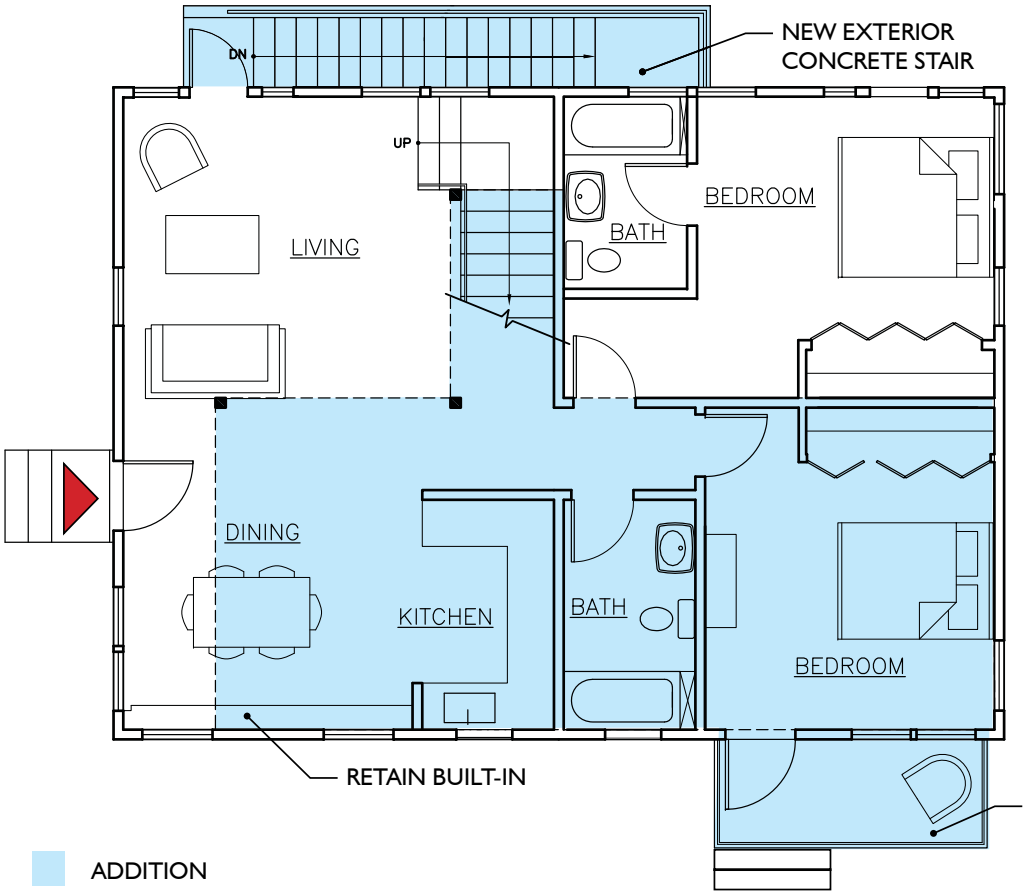


ADDITION OPTION 2A

- **4 Units Total**
- **4 new additions @ 470 SF each**
- **350 SF roof deck, each unit**

ADDITION OPTION 2A

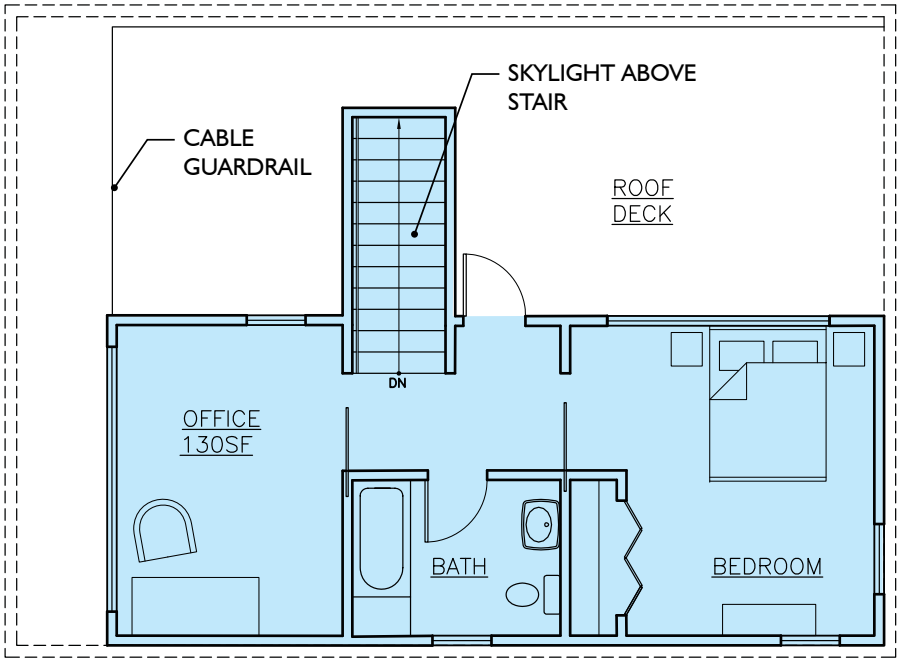
COMBINED - 1 UNIT @ 1,175 SF
3 BDRM/3 BA

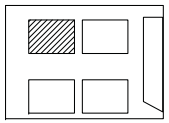


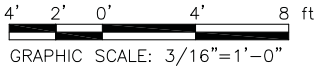
ADDITION

NEW WOOD COLUMN

NEW 2ND FLOOR ADDITION
1 BDRM/1 BA/OFFICE/ROOF DECK







COMBINED UNITS - 3 BEDROOM WITH ADDITION

ADDITION OPTION 2A

FROM EDINBURGH

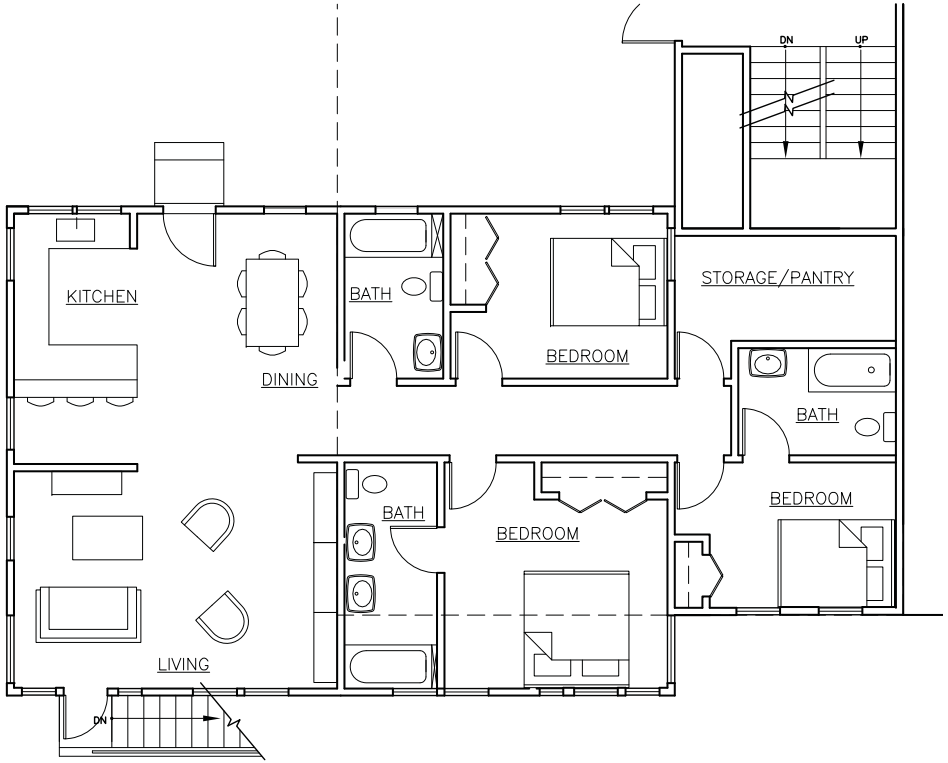
FROM WARING

SUMMARY OF OPTION 2B

6 Units Total

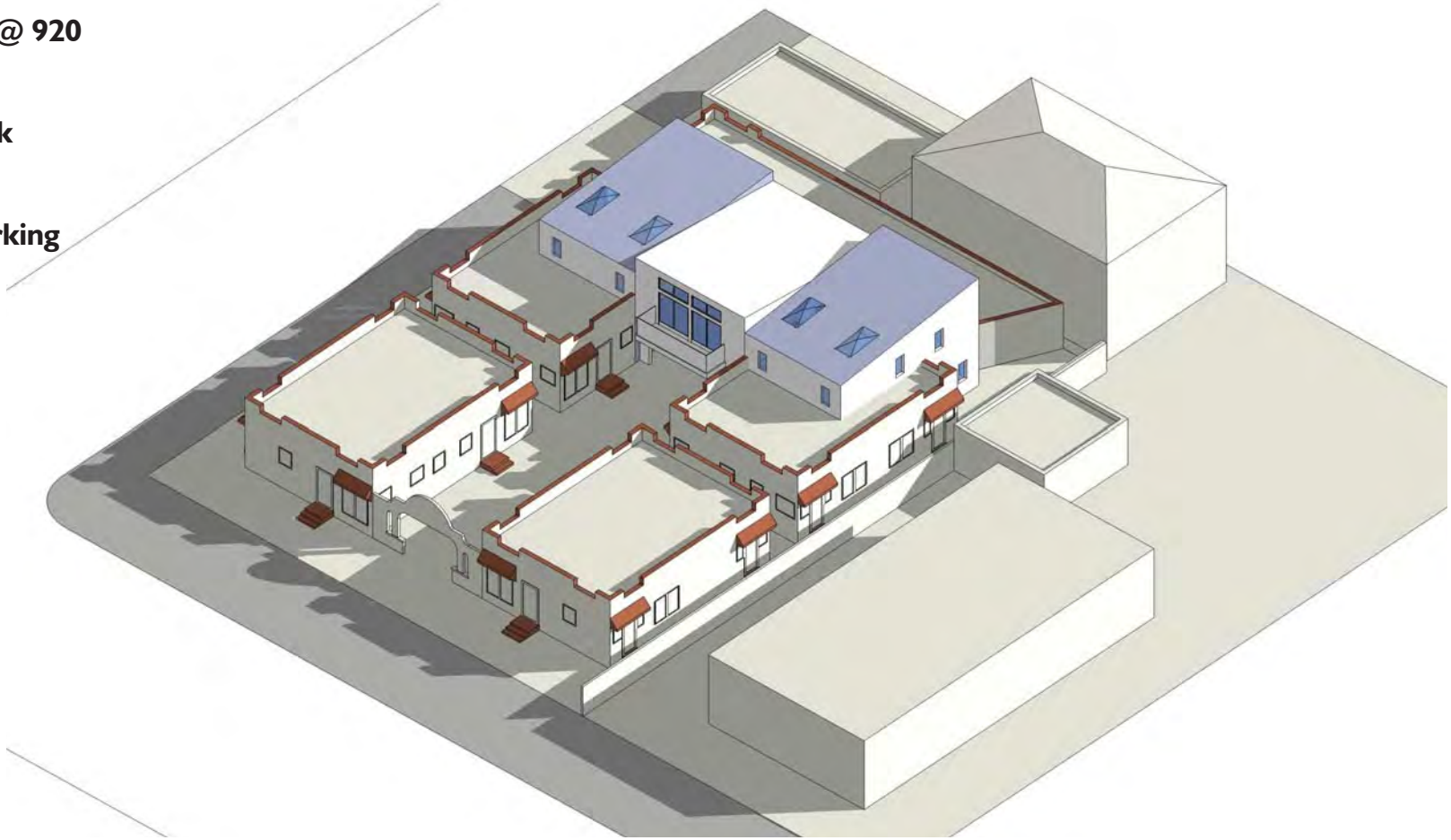
SF	COST/SF	OVERALL
7,434	$842.40	

Addition Option 2B combines the units in each building for a total of 4 ground floor units (the two at the rear are expanded), and two new second floor units are added at the rear for a total rentable area of 7,434 square feet. The existing buildings are temporarily removed from the site to facilitate construction of a new single level underground parking structure. On replacement at the site, the existing structures will be retrofitted with new plywood shear walls. The new second floor units will be served by a new stair and elevator. Exterior walls receive patch and repair, new windows and doors are installed. The interiors are rehabilitated. The new second story has newly built out interiors. The missing east courtyard arch is reconstructed. The adjacent garage is demolished and reconstructed; sitework is reinstated.

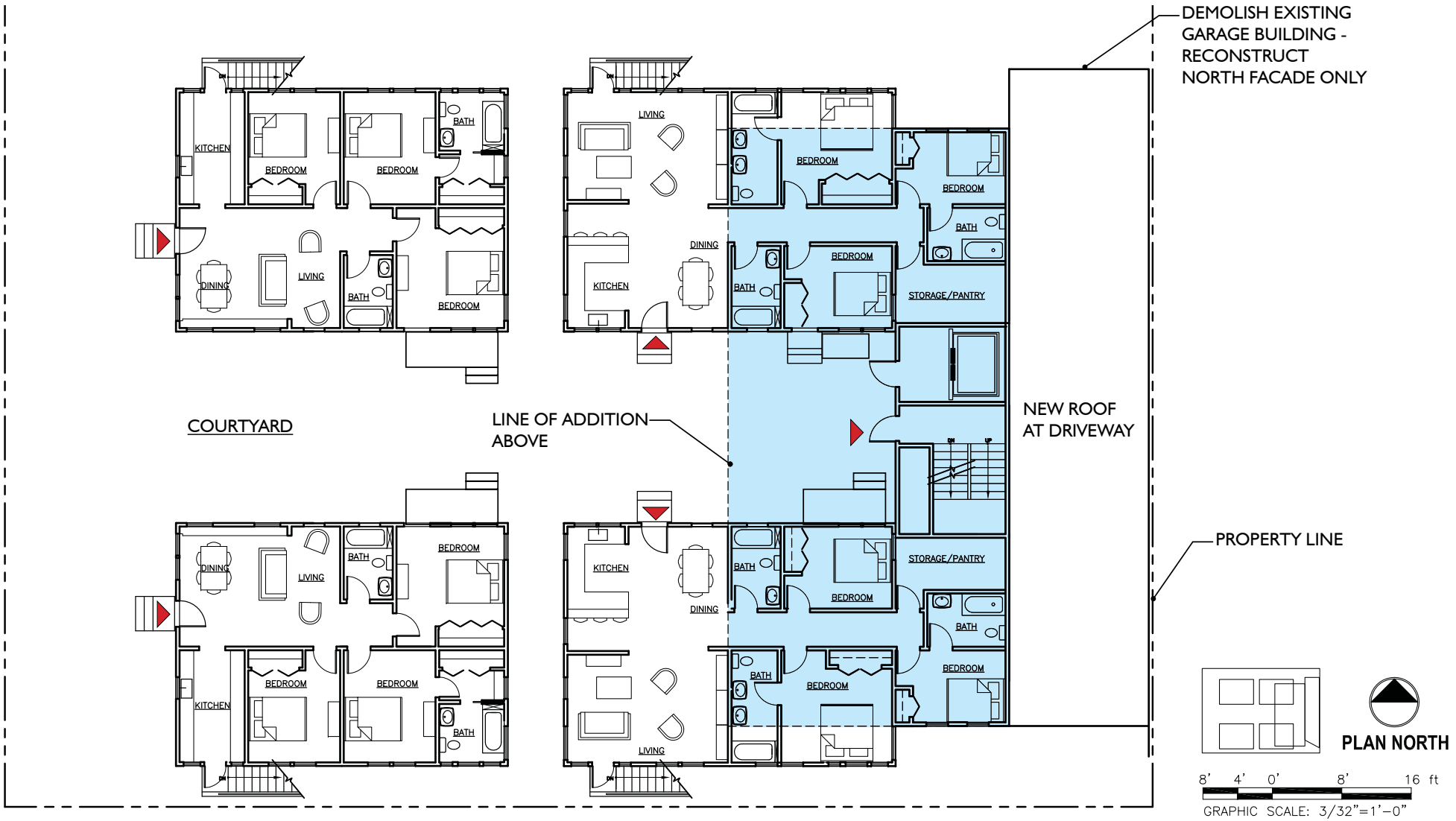


ADDITION OPTION 2B

- 6 Units total
- 2 new 2nd floor units @ 920 SF each
- 330 SF addition to back existing units
- New Underground parking garage (12 stalls)

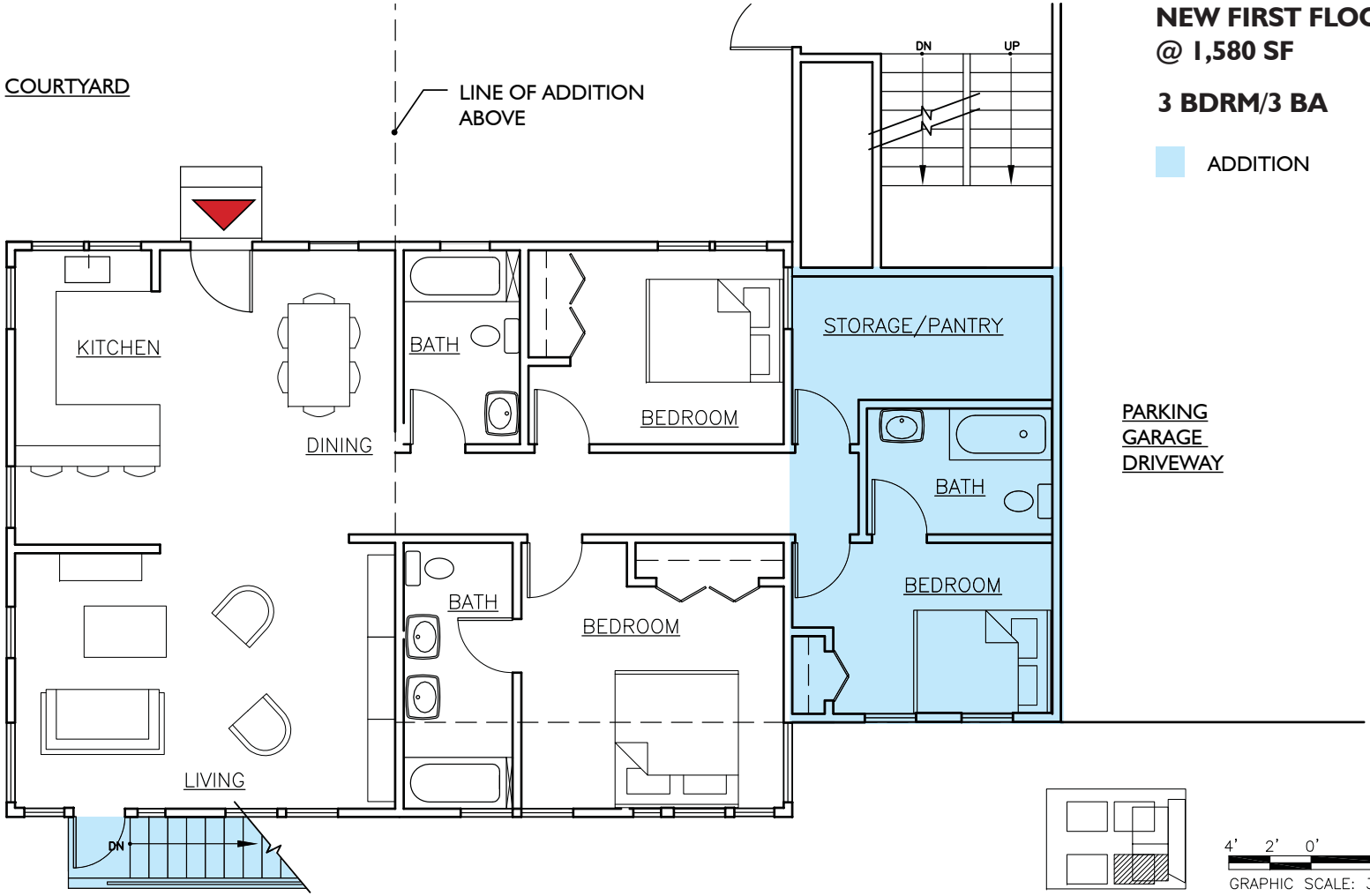


ADDITION OPTION 2B



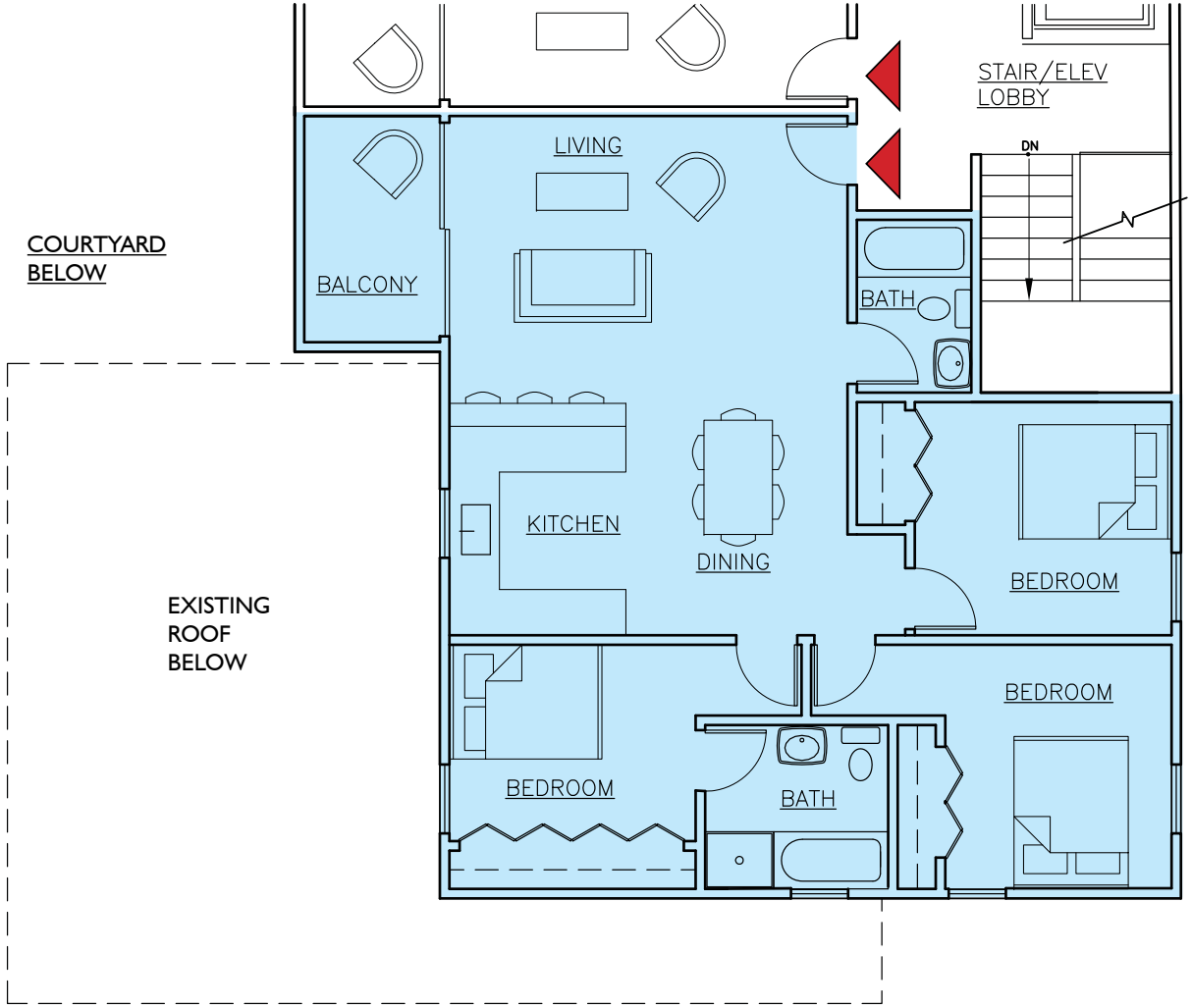
ADDITION OPTION 2B - OVERALL PLAN

ADDITION OPTION 2B



ADDITION AT BACK BUILDINGS - FIRST FLOOR UNIT

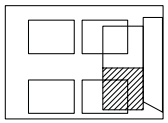
ADDITION OPTION 2B

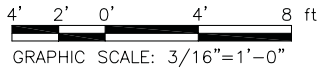


NEW 2ND FLOOR UNIT
@ 920 SF

3 BDRM/2 BA

ADDITION





ADDITION AT BACK BUILDINGS - 2ND FLOOR UNIT

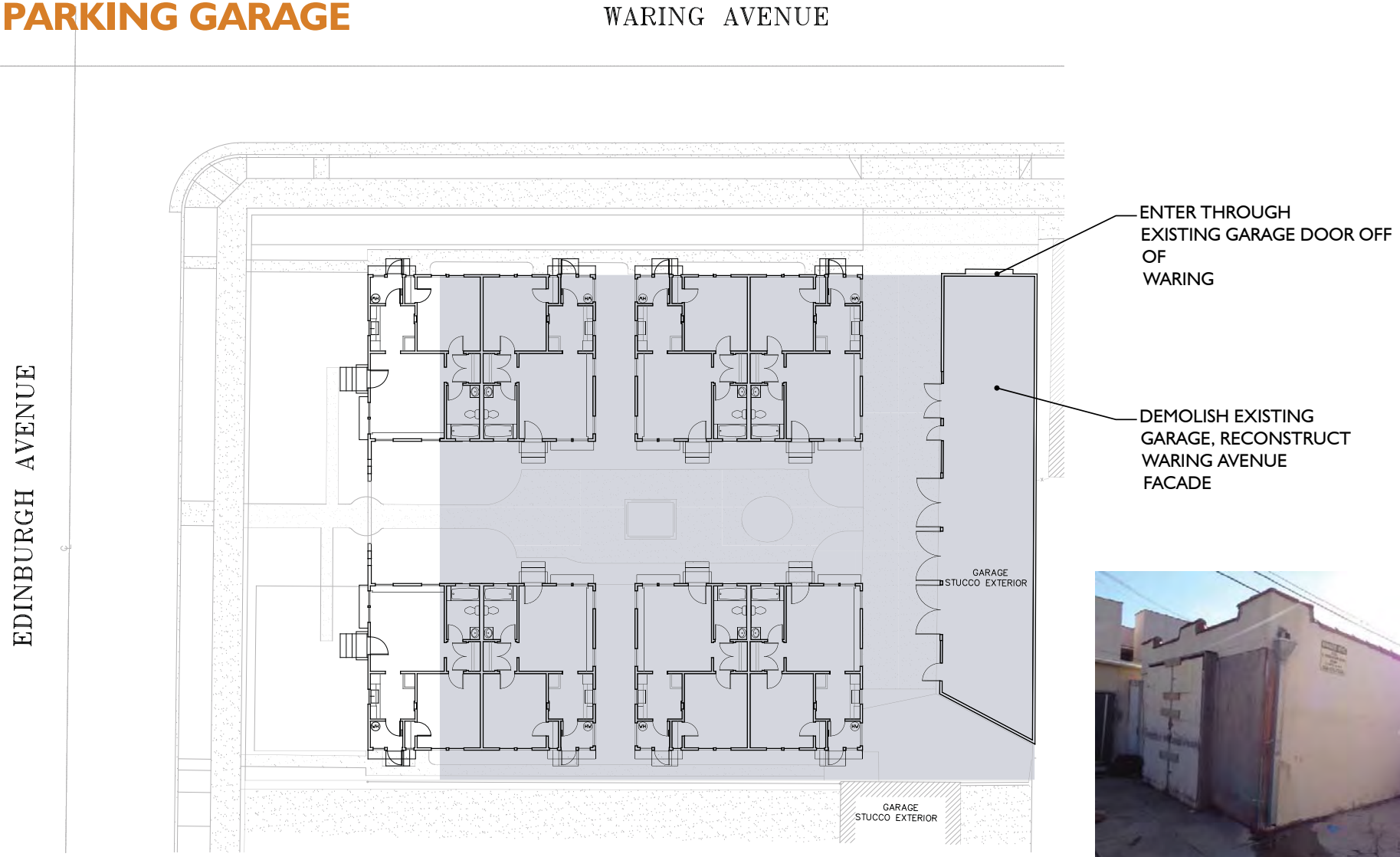
ADDITION OPTION 2B

FROM EDINBURGH

FROM WARING

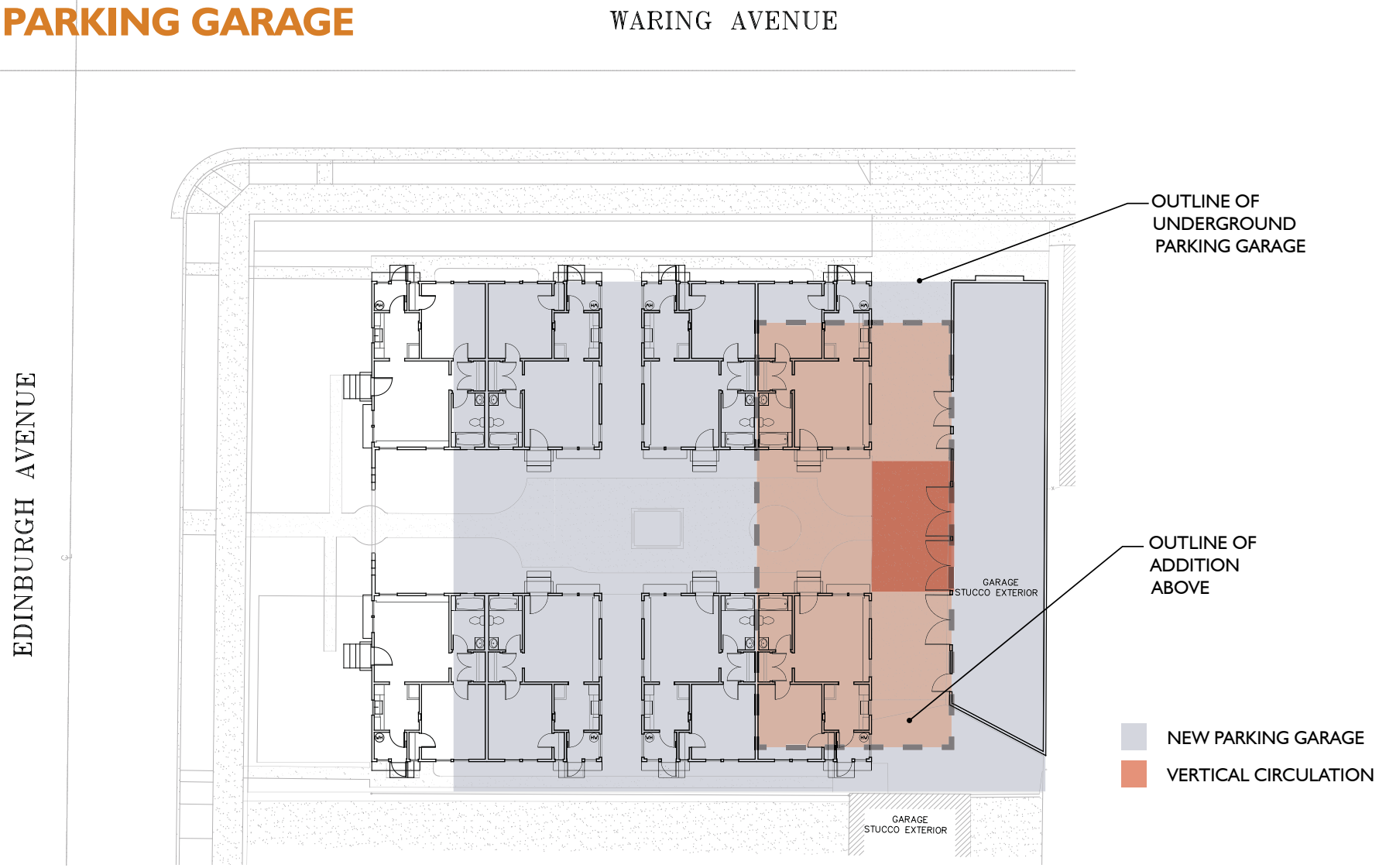
PARKING GARAGE
OPTION 2B

PARKING GARAGE



UNDERGROUND PARKING

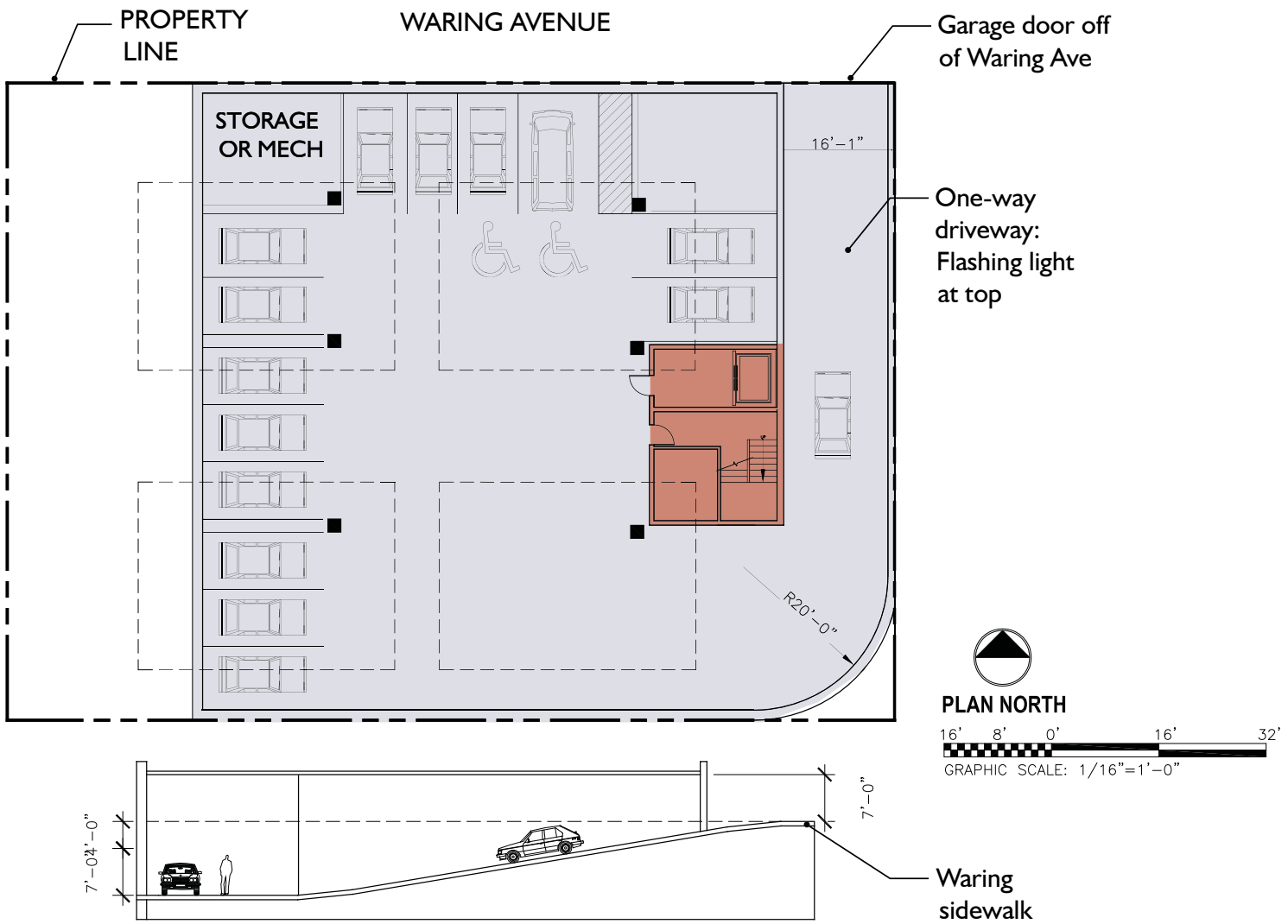
PARKING GARAGE



UNDERGROUND PARKING

PARKING GARAGE

- Option 2B only
- 12 stalls (6 standard, 6 compact)
- One accessible spot required
- One accessible van parking spot required
- One-way ramp/driveway (16'-0" wide)
- 18% ramp slope (20% max. allowed)
- 7'-0" headroom clearance
- Option shown is 9,800 SF



ATTACHMENT 2

RECOMMENDED REPAIR WORK

The following repair descriptions are based on Page & Turnbull's visual observations of the existing conditions of the bungalows, garage building, and site. Additional information was pulled from previous reports as noted in the Methodology section.

Overall Estimate of Replacement Materials

The following replacement assumptions are high-level estimates based on similar rehabilitation projects Page & Turnbull has worked on in the City of Los Angeles in the last two years. Replacements to be "in-kind replacements to conform to the Secretary of the Interior's *Standards*. Some features (such as plumbing fixtures and light fixtures) to be new fixtures that are compatible with the bungalows. A more detailed assessment will be required if one of the options is selected.

Bungalow Exterior

- Roof: 100%
- Concrete foundations and wood cripple wall replacement: 100%
- Exterior wall replacement for installation of shear walls/patching stucco: 30%
- Red clay tile: 15%
- Exterior doors: 25%
- Exterior windows: 15%
- Exterior wood trim: 10%
- Hardscape and landscape: 50%
- Exterior rear arch will be reconstructed

Garage Building

- Garage building exterior walls and interior demising walls: 50%
- Garage building doors: 100%
- Garage building roof: 100%
- Red clay tile: 15%

Interior

- Interior plaster for installation of new electrical/insulation/new shear panels: 60%
- Wood Flooring: 20%
- Living room millwork: 30%
- Kitchen millwork: 40%
- Ceramic Tile Flooring: 90%
- Plumbing fixtures: 100%
- Door Hardware: 50%
- Interior trim: 15%
- Custom wood windows (to replace metal): 15%
- Interior light fixtures: 100%

Site

Site features include a concrete walkway which leads from Edinburgh Avenue into the courtyard. There is a large, concrete pad in the courtyard with a large planter containing mature trees. Each bungalow features a concrete stoop with 2-3 concrete steps at the main entrance with a non-original metal handrail on one side. There is a secondary concrete stoop with steps located off the kitchen of each unit.

During the repair work, it is likely that the existing hardscape and vegetation would be damaged and would require select replacement. None of the trees were found to be historic or endangered, and could be replaced. When the buildings are lifted or relocated, the adjacent vegetation (including grass and shrubs), would be demolished. This vegetation should be replaced.

Figure 1: Concrete walkway leading from Edinburgh Avenue into the courtyard. Tree planter visible in the background.

Structural Upgrades

The existing bungalows are wood-framed buildings on concrete footings and foundations. There is extensive cracking in the expansive soil, and the buildings have shifted, which has resulted in bulging cripple walls and stucco cracks at the base of the buildings.

Figure 2: Bulging cripple wall and cracked stucco.

The following structural repairs are for ALL OPTIONS:

Foundations

The existing building foundations require repair. In several locations, the exterior walls have separated from the floor and the ground is visible from the interior through a gap between the exterior wall and floor. At minimum, the foundation repair would include the following steps:

- Lift all four (4) buildings (if possible)
- Demolish existing concrete footings, foundation walls, and wood cripple walls
- Excavate and remove all expansive clay soils to stable soil (approximately 4'-0")
- Install new compacted fill
- Build new concrete foundations/footings and wood cripple walls
- Lower buildings onto new concrete footings and new wood cripple walls (LABDS does not allow the reuse of wood cripple walls)
- *Note: Option 2B consists of building relocation for construction of parking garage.*

Figure 3: Expansive soils seen under building.

Shear Bracing at Exterior Walls

In addition to the replacement of the cripple walls and foundation repair, the exterior walls require the installation of plywood shear panels. Based on recent experience, approximately 30% of the exterior walls would require the addition of shear wall panels. The installation of shear panels includes:

- Removing exterior stucco at walls identified by the structural engineer
- Installing new plywood shear panels on wood studs
- Replacing any out-of-plumb wall and floor framing members
- Installing new stucco to match existing; texture to match existing
- Prep, prime and paint to match existing.

Figure 4: Wall has pulled away from the floor due possibly to differential settlement and expansive soils. The ground is visible from the interior through the gap.

Figure 5: Wall has pulled away from the floor due possibly to differential settlement and expansive soils. The ground is visible from the interior through the gap.

Abatement/Fumigation

A previous hazardous materials report indicated the presence of lead and asbestos. In late 2015, select abatement was undertaken (abatement in the kitchen floor in unit 756 and removal of some

roof mastic). Additional materials testing and abatement will be required. Typically, full abatement is required by a move contractor prior to lifting or relocating buildings.

The November 2015 pest report indicates the presence of termites. Fumigation would be recommended prior to the building's being lifted/relocated.

Exterior Repair

Exterior Walls

The wood-framed exterior walls are clad in textured, cream-colored stucco. Exterior wall features include semi-circular hoods over each main entrance, clay tile awnings over the large multi-light windows, and recessed blind arches with small medallions. The major repairs to exterior walls are described in 'Structural Upgrades'. Additional repair includes repairing cracks (over 1/8" in width) and the replacement of missing features like the plaster rosettes.

Figure 6: Northeast unit, looking north east. Arrow points to large crack in exterior wall.

Over the years, many non-compatible mechanical units, satellite dishes, conduit, vent terminations, and mailboxes have been added to the exterior walls All of these items will be removed, and the damaged repaired.

Existing Doors

At least two main entrance doors have been replaced with modern doors. Additionally, some back doors have been replaced with modern doors. All non-original doors will be removed and replaced with multi-lite wood doors to match existing. Doors in poor condition will be repaired.

Existing Windows

The windows consist of original wood casement, sliding, and double-hung windows. Large 9-light casement windows flank the entry door to each unit. Most of the original windows are in fair to poor condition and will require repair. Several windows may require full in-kind replacement. The original window hardware has been painted over numerous times which restricts operability. Paint will be carefully removed and hardware restored. Several original windows have been replaced with metal sliding windows which will be replaced with wood windows to match the existing. The windows along Waring Avenue have non-original security bars over them which will be removed and the damage repaired.

The window trim consists of narrow (approximately 2”-3” wide) wood casing with a simple wood sill. While most of the trim can be repaired with epoxy and wood Dutchman patches, in some locations, the trim is completely deteriorated and requires replacement. Custom trim will be created to replace missing or deteriorated trim.

Figure 7: Existing wood casement windows require repair or in-kind replacement. Note original window hardware has been painted multiple times.

Roof

Page & Turnbull did not access the roof during the site visit. However, based on the rest of the building it is assumed that the roof has not been regularly maintained, replaced, or repaired. Satellite images from Google Maps show what appears to be a flat, asphalt, rolled roof with vent penetrations. Some damaged clay tiles that have detached from the parapet are visible in the satellite image. The roofing material is most likely beyond its useful life and requires full

replacement (over repair). The drainage system appears to consist of roof drains that lead to non-original metal scuppers and downspouts at each of the bungalows. The drainage system should be tested for operability.

There is red clay tile capping the stepped parapet and at the awnings over each door. The tile is in fair-to-good condition, although it is damaged or missing in some locations. Missing and damaged tile to be replaced with new, custom clay tile to match existing.

Insulation

The exterior walls are currently uninsulated. New blown insulation (cellulose or mineral wool) will be installed in exterior walls and batt insulation will be installed in the attic space. The installation of the insulation would include opening sections of the exterior walls (from the interior), blowing in the insulation, and patching the plaster/drywall.

Missing Courtyard Arch

The back (east) arch was removed at an unknown date. Reconstruct missing courtyard arch using wood framing to match the dimensions of the existing west arch. Clad in matching stucco.

Figure 8: Existing arch at west side of courtyard. East arch to be reconstructed to match.

Interior Repair

The interior of the bungalows consists of wood-framed walls clad in plaster on wood lath. Some gypsum board is present. Floors in the living rooms and bedrooms are wood. There is simple wood molding throughout. Doors are simple, paneled wood swinging doors.

Figure 9: Unit interior: wood floors, plaster walls, wood molding, and wood paneled doors.

Floors

All existing wood floors to remain and be reconditioned. New wood floors (tongue and groove) to match existing where required. Non-original VCT flooring to be replaced with wood flooring to match existing. Some flooring was removed at part of select abatement and will be replaced

Walls

It is unknown how well the interior plaster will survive lifting or relocation. Interior plaster cracking is typical when lifting and moving buildings, but the extent of the cracking depends on the quality of the original construction, how evenly the buildings are lifted, and how well the building settles once lowered. Some cracks and holes exist in the interior walls, but additional cracking is anticipated after the building is lowered onto a new foundation. Based on recent experience with lifting and rehabilitating a historic building, up to 60% of the interior plaster may need replacement, particularly if new insulation, mechanical, electrical, and plumbing systems are installed. New walls will consist of wood studs with gypsum board/veneer plaster.

- Repair cracks and holes at plaster walls. Repaint.
- New walls: 2x wood partition walls with painted 5/8” gypsum board with veneer plaster.
- Patch, repair and repaint existing plaster walls only as required for work.

Figure 10: Original walls are plaster on wood lath. Repair damaged plaster where required. New walls will feature gypsum board.

Ceilings

- Leave existing plaster ceiling as is; repair plaster as required.
- New painted drywall ceiling at new ceilings; assume 60% new gypsum board/veneer plaster ceilings.

Interior Doors

Replace non-original doors; new paneled wood doors – swinging or pocket doors – where required to match existing. Retain existing original wood paneled doors

Light Fixtures

New fluorescent fixtures to meet Title 24 energy requirements. Fixtures to be compatible with bungalows.

Existing Living Room Millwork

The living rooms feature built-in wood cabinets, drawers, and mantle. There is a fire box clad in tile in the center, with several custom tiles. At least one unit had the millwork/tile surround removed prior to the current Owner's purchase.

- Repair millwork in good condition, replace wood millwork in poor condition.

Figure 11: Existing built-in shelving at fireplace. Remove modern furnace and add new gas fireplace.

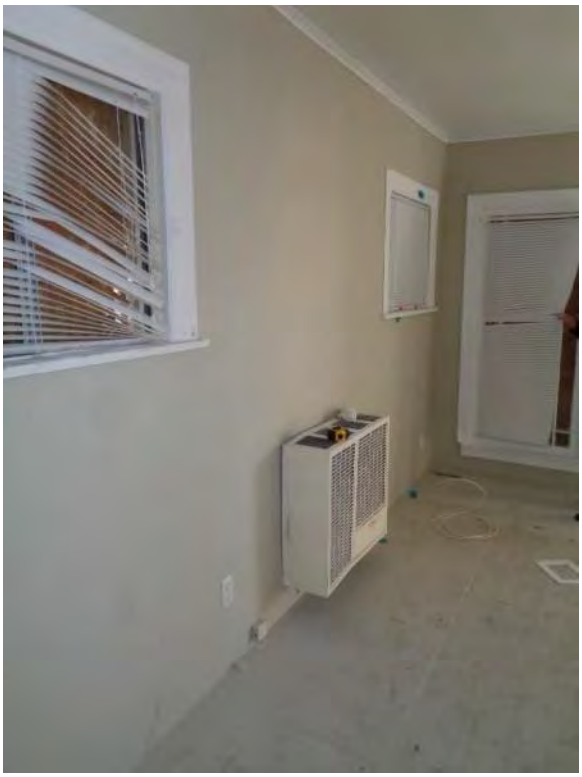


Figure 12: Millwork removed in one of the units.

Window Coverings

Remove existing window coverings. No new windows covering in scope.

Fireplaces

It is unknown if the fire surrounds originally held working fireplaces, or if they were faux fireplaces. No fireplaces exist currently, only modern furnaces. In some instances, the fire boxes have been filled in. Install new gas fireplaces with termination vents at exterior wall. Retain decorative tile surround; carefully remove paint and restore tile.

Outlets

- Four-plex electrical outlets at an average of 8'-0" on center along perimeter walls.
- Data ports at an average of 8'-0" on center along perimeter walls.

Kitchens

The kitchens feature wood base and upper cabinets, a counter with hexagonal tiles, and tile backsplash. Most of the existing cabinetry is in poor condition, and the cabinet and drawer hardware has been painted over multiple times, inhibiting operability. Some kitchens have non-original plastic laminate cabinetry and countertops, and modern hardware.

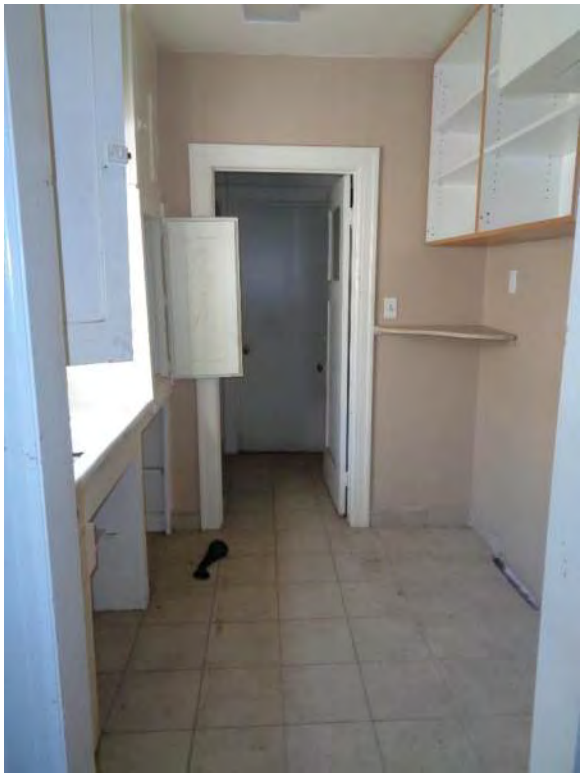


Figure 13: Kitchen with non-original VCT tile and plastic laminate shelving.

Millwork

Where damaged, remove existing cabinets (base and upper cabinets) and replace with new, custom wood cabinets and tile counter and backsplash to match existing. Repair cabinetry in good condition.

Appliances

New appliances at the kitchen. Assume the following:

- Oven and Electric Range
- Refrigerator with freezer
- 24” Dishwasher
- Stainless steel sink and stainless steel faucets
- Garbage disposal
- Acceptable Manufacturers: GE Appliances, Frigidaire, Kohler.

Bathrooms

Each bungalow contains one small bathroom, and the condition of the bathrooms vary. The bathroom fixtures do not appear original. The bathtub surround differs – some units feature tile built-ins and other units do not.

Floors

- Remove existing ceramic tile with cracks.
- Install new 1” hex tile to match existing, on membrane and new water-resistant subfloor.
- Acceptable Manufacturers: Daltile or similar atop thin set mortar bed on wood framing.

Figure 14: Existing restroom with original tile. Note large crack in tile which is typical is several units.

Walls

- Assume cement board at all wet walls.

- Painted wallboard with 4x4 ceramic tile at wet walls up to 6'-0".

Plumbing Fixtures

Assume all new, period-appropriate plumbing fixtures with new chrome fittings:

Lavatories: New basic floor-mounted lavatory.
Bathtubs: New 60" x 30" bathtub
Toilets: New floor-mounted, vitreous china toilet
Mirror: New 48" x 30" frameless mirror
Accessories: New toilet paper holder, towel bars, shower curtain rod, towel rings, robe hooks

- Acceptable Manufacturers: American Standard, Kohler, or Zurn Industries.

Mechanical

The existing mechanical, electrical, and plumbing systems are in poor condition and are beyond their useful life. Tenants have installed improvised mechanical units at windows on makeshift platforms. Platforms and units will be removed and the damaged caused by their installation will be patched. New mechanical, electrical, and plumbing systems will be installed throughout. Damaged caused by the removal of existing systems and the installation of new systems will be repaired.

Figure 15: Arrow points to tenant-installed wall unit at the southeast building. Makeshift platform was constructed for its installation and will be removed.

DESCRIPTION OF NEW CONSTRUCTION

The new construction should consist of high-quality materials that are distinct, yet compatible, with the original building.

Basement

When buildings are lifted for foundation work (assuming such is possible), construct new 230 SF concrete basement underneath.

- Concrete-framed basement with 8'-0" head clearance; new waterproof membrane and drain at foundation walls.
- New exterior concrete stair with concrete retaining walls; metal pipe railing guardrail.
- New water heater
- Washer/Dryer hookups
- New laundry sink

Roof

- Remove existing roof (framing and existing built-up roofing)
- Replace existing roof framing to accommodate 2nd floor addition.
- New built-up roofing

Structure

- New, 2x wood framing on new wood roof of existing buildings.
- Install new wood columns (6x6) to accommodate new addition in existing first floor. Assume 6 new columns per addition.

Exterior Walls

New cement board exterior cladding, Hardiboard or similar.

Balconies

- New wood balconies at courtyard

New Doors/Windows at Addition

- Wood paneled doors
- Wood windows with insulated glazing.

Interior Finishes

- Wood flooring to match existing.
- Painted gypsum board walls
- Wood doors and casing
- Bathroom finishes as described above.

New stairs

Wood-framed stairs with wood flooring; cable rail.

Roof Deck

- New composite wood roof deck (Trex or similar)
- Cable railing and aluminum posts

PARKING GARAGE – OPTION 2B

New, 9,800 SF concrete-framed parking garage with ramp, 12 parking stalls (6 standards, 5 compact, 1 accessible) and one accessible van stall.

- Demolish existing garage building and reconstruct north façade to serve as garage door opening.
- Waterproof membrane and drainage system at foundation walls
- Drains at floor
- One-way driveway (18%) with light at top to indicate car on driveway.
- New CMU/concrete exterior walls and roof over driveway
- Remove and replace all fill at courtyard area; install new planters and trees.

Building Relocation

Relocate all four buildings for parking garage construction

- Raise, and relocate all four (4) buildings for construction of underground parking garage.
- Store buildings at off-site storage facility until garage construction is complete (9 months)
- Bring buildings back to site, construct new foundations and cripple walls and set down.
- Assume new compacted fill at site

Elevator

Assume one new elevator for underground parking Option 2B

- Elevator pit, machine room or machine cabinet (machine room-less)
- ThyssenKrupp, Schindler, Kone, or similar.
- All elevator cabs to include hooks for handing blankets, metal base, and handrail.

Signage

Provide new ADAAG handicap path way-finding signage for accessible path of travel to building entrance from parking.

Fire /Life Safety

- Provide up-to-date fire alarm/smoke detection system
- Provide fire sprinklers in underground garage and new addition areas
- Provide illuminated exit signage

- Provide emergency exit lighting on battery backup.

Attachment 3

CONCEPT ESTIMATE

Edinburgh Bungalow Court
Los Angeles

page & turnbull 417 s hill street, suite 211, los angeles, ca 90013

May 17, 2017
Project No:E821.110

Report by MGAC

Nick Butcher | 213-417-7531 | nbutcher@mgac.com

MGAC

Concept Estimate

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Introduction

MGAC is a project and cost management firm serving projects in the Los Angeles area and across North America. The cost management team in Los Angeles assist projects in various different industry sectors; developing project budgets from design concepts, managing and controlling costs throughout the design and construction stages. The team's experience in this market place dates back 30 years.

For this project we have measured and priced quantities of construction components where identified on the concept drawings and included budget allowances for items not yet identified but required, based upon our experience with the building type. Benchmark cost data from past projects has been applied to each of the construction elements in order to arrive at a total projected construction cost for each option. Mark-ups for design fees, project management, contingencies and other indirect costs have been applied as percentages on top of construction costs based upon industry standards.

Description

The project considers four options for the preservation and possible expansion of a bungalow court at 750 N. Edinburgh Avenue in Los Angeles, California. Expansive soils have caused excessive movement at the bungalows creating sloped floors and bulging cripple walls. New fill and concrete foundations, piers and wood cripple walls are required at all bungalows.

Options

The existing condition is of four approximately 1,000 square foot single story buildings surrounding a courtyard. Each building contains two 1-bedroom units. There is a garage behind the units (to the east) with a concrete driveway between this and the units. The 4 building alternatives priced as part of this study are as follows:

1. Preservation Option 1A: comprises 8 units for a total rentable area of 4,064 square feet. The buildings maintain their existing layout. The buildings are lifted to facilitate repairs to the foundations and the installation of new plywood shear walls. Exterior walls receive patch and repair, new windows and doors are installed. The interiors are rehabilitated. The missing east courtyard arch is reconstructed. The adjacent garage receives structural work, exterior patch and repair and new doors; sitework is reinstated.

2. Preservation Option 1B: combines the units in each building for a total of 4 units, with a total rentable area of 4,984 square feet. The buildings are lifted to facilitate repairs to the foundations and the installation of new plywood shear walls; a small new basement with exterior stair is created at each unit. Exterior walls receive patch and repair, new windows and doors are installed. The interiors are rehabilitated. The missing east courtyard arch is reconstructed. The adjacent garage is demolished and reconstructed with new stucco, clay tile and wood doors; sitework is reinstated.

3. Addition Option 2A: combines the units in each building for a total of 4 units, with a total rentable area of 6,860 square feet. The buildings are lifted to facilitate repairs to the foundations and the installation of new plywood shear walls. Each combined unit has a new exterior stair, a new small balcony at the courtyard and a central interior stair leading to a new second floor addition. Exterior walls receive patch and repair, new windows and doors are installed. The interiors are rehabilitated. The new second story has newly built out interiors and a roof deck at the original roof level. The missing east courtyard arch is reconstructed. The adjacent garage is demolished and reconstructed with new stucco, clay tile and wood doors; sitework is reinstated.

4. Addition Option 2B: combines the units in each building for a total of 4 ground floor units (the two at the rear are expanded), and two new second floor units are added at the rear for a total rentable area of 7,434 square feet. The existing buildings are temporarily removed from the site to facilitate construction of a new single level underground parking structure. On replacement at the site, the existing structures will be retrofitted with new plywood shear walls. The new second floor units will be served by a new stair and elevator. Exterior walls receive patch and repair, new windows and doors are installed. The interiors are rehabilitated. The new second story has newly built out interiors. The missing east courtyard arch is reconstructed. The adjacent garage is demolished and reconstructed with new stucco, clay tile and wood doors; sitework is reinstated.

Documents / Drawings

Building Alternatives for Pricing, prepared by Page & Turnbull (March 2017)

Architectural Narrative for ROM Pricing (March 30, 2017)

Assumptions / Clarifications

The Concept Level estimates include construction costs at current pricing levels with no allowance for escalation.

A soft cost allowance is included, above and beyond the construction cost, to cover design fees, project management costs, utility connection charges, permit fees, change order contingencies and the like

No allowance is included for furnishings, fixtures and equipment beyond the line items specifically listed in the estimate.

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Concept Estimate — Overall Summary

	SF	$/SF	TOTAL $ x 1,000
Option 1A	4,064	690.80	2,807,408
Option 1B	4,984	670.97	3,344,112
Option 2A	6,860	577.08	3,958,792
Option 2B	7,434	842.40	6,262,388

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Concept Estimate — Option 1A

	Quantity	Unit	Rate	Total
This option comprises 8 units for a total rentable area of 4,064 square feet. The buildings maintain their existing layout. The buildings are lifted to facilitate repairs to the foundations and the installation of new plywood shear walls. Exterior walls receive patch and repair, new windows and doors are installed. The interiors are rehabilitated. The missing east courtyard arch is reconstructed. The adjacent garage receives structural work, exterior patch and repair and new doors; sitework is reinstated.				
Site Preparation				
Building lift in place	4,064	SF	15.00	60,960
Excavate	750	CY	25.00	18,750
New fill	750	CY	50.00	37,500
Hazardous material abatement	1	LS	150,000.00	150,000
Miscellaneous demolition work	1	LS	50,000.00	50,000
Structure				
New foundations	4,064	SF	25.00	101,600
New structural framing	4,064	SF	25.00	101,600
Exterior				
Patch and repair exterior	6,000	SF	25.00	150,000
Wall insulation	12,000	SF	1.00	12,000
Repair existing windows	950	SF	70.00	66,500
Doors and hardware	64	EA	750.00	48,000
New exterior trim	6,000	SF	5.00	30,000
Roofing, insulation, flashings	4,064	SF	15.00	60,960
Repair clay tile	1	LS	15,000.00	15,000
Interiors				
Interior wall finishes	4,064	SF	5.00	20,320
Patch and paint interior surfaces	4,064	SF	5.00	20,320
Floor finishes	4,064	SF	12.00	48,768
Ceramic tile	1	LS	12,000.00	12,000
Shower and tub enclosures	8	EA	1,000.00	8,000
Cabinets and countertops	8	Units	7,500.00	60,000
Appliances	8	Units	2,500.00	20,000
Plumbing	8	Units	5,000.00	40,000
Mechanical	8	Units	4,500.00	36,000
Electrical	8	Units	5,000.00	40,000
Fire life safety	1	LS	2,000.00	2,000

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Concept Estimate — Option 1A

	Quantity	Unit	Rate	Total
Site work				
Patch and repair site finishes	1	LS	75,000.00	75,000
Utility connections	1	LS	50,000.00	50,000
Garage - structural upgrade, repair stucco, new doors	1	LS	200,000.00	200,000
Landscape and irrigation	1	LS	40,000.00	40,000
Site lighting	1	LS	25,000.00	25,000
Subtotal				**1,600,278**
General conditions including construction management	13%			208,036
Contractor Overhead & Profit	15%			271,247
Contingency	20%			415,912
Total for Construction				**2,495,474**
Soft Costs				
Design fees				187,161
Project management				62,387
Permits and utility charges				62,387
Total Project Budget				**$ 2,807,408**
Cost per Unit (8 total)				**$ 350,926**
Cost per square foot of rentable space (4,064 square feet)				**$ 691**

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Concept Estimate — Option 1B

	Quantity	Unit	Rate	Total
This option combines the units in each building for a total of 4 units, with a total rentable area of 4,984 square feet. The buildings are lifted to facilitate repairs to the foundations and the installation of new plywood shear walls; a small new basement with exterior stair is created at each unit. Exterior walls receive patch and repair, new windows and doors are installed. The interiors are rehabilitated. The missing east courtyard arch is reconstructed. The adjacent garage is demolished and reconstructed with new stucco, clay tile and wood doors; sitework is reinstated.				
Site Preparation				
Building lift in place	4,064	SF	15.00	60,960
Excavate	1,150	CY	25.00	28,750
New fill	900	CY	50.00	45,000
Hazardous material abatement	1	LS	150,000.00	150,000
Miscellaneous demolition work	1	LS	50,000.00	50,000
Structure				
New foundations	4,064	SF	25.00	101,600
New basement construction	920	SF	250.00	230,000
New structural framing	4,064	SF	25.00	101,600
Exterior				
Patch and repair exterior	6,000	SF	25.00	150,000
Wall insulation	12,000	SF	1.00	12,000
Repair existing windows	950	SF	70.00	66,500
Doors and hardware	32	EA	750.00	24,000
New exterior trim	6,000	SF	5.00	30,000
New exterior stair	4	EA	20,000.00	80,000
Roofing, insulation, flashings	4,064	SF	15.00	60,960
Repair clay tile	1	LS	15,000.00	15,000
Interiors				
Interior wall finishes	4,920	SF	5.00	24,600
Patch and paint interior surfaces	4,920	SF	5.00	24,600
Floor finishes	4,920	SF	12.00	59,040
New ceilings	920	SF	5.00	4,600
Ceramic tile	1	LS	12,000.00	12,000
Shower and tub enclosures	8	EA	1,000.00	8,000
Cabinets and countertops	4	Units	10,000.00	40,000
Appliances	4	Units	2,500.00	10,000
Plumbing	4	Units	8,500.00	34,000
Mechanical	4	Units	7,500.00	30,000
Electrical	4	Units	5,000.00	20,000
Fire life safety	1	LS	3,000.00	3,000

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Concept Estimate — Option 1B

	Quantity	Unit	Rate	Total
Site work				
Patch and repair site finishes	1	LS	75,000.00	75,000
Utility connections	1	LS	50,000.00	50,000
Demolish and reconstruct garage	1,200	SF	200.00	240,000
Landscape and irrigation	1	LS	40,000.00	40,000
Site lighting	1	LS	25,000.00	25,000
Subtotal				**1,906,210**
General conditions including construction management	13%			247,807
Contractor Overhead & Profit	15%			323,103
Contingency	20%			495,424
Total for Construction				**2,972,544**
Soft Costs				
Design fees				222,941
Project management				74,314
Permits and utility charges				74,314
Total Project Budget				**$ 3,344,112**
Cost per Unit (4 total)				**$ 836,028**
Cost per square foot of rentable space (4,984 square feet)				**$ 671**

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Concept Estimate — Option 2A

	Quantity	Unit	Rate	Total
This option combines the units in each building for a total of 4 units, with a total rentable area of 6,860 square feet. The buildings are lifted to facilitate repairs to the foundations and the installation of new plywood shear walls. Each combined unit has a new exterior stair, a new small balcony at the courtyard and a central interior stair leading to a new second floor addition. Exterior walls receive patch and repair, new windows and doors are installed. The interiors are rehabilitated. The new second story has newly built out interiors and a roof deck at the original roof level. The missing east courtyard arch is reconstructed. The adjacent garage is demolished and reconstructed with new stucco, clay tile and wood doors; sitework is reinstated.				
Site Preparation				
Building lift in place	4,064	SF	15.00	60,960
Excavate	1,150	CY	25.00	28,750
New fill	900	CY	50.00	45,000
Hazardous material abatement	1	LS	150,000.00	150,000
Miscellaneous demolition work	1	LS	50,000.00	50,000
Structure				
New foundations	4,064	SF	25.00	101,600
New structural framing	4,064	SF	25.00	101,600
New building addition	1,880	SF	150.00	282,000
Exterior				
Patch and repair exterior	6,000	SF	25.00	150,000
Wall insulation	12,000	SF	1.00	12,000
Repair existing windows	950	SF	70.00	66,500
New windows	550	SF	70.00	38,500
Doors and hardware	36	EA	750.00	27,000
New exterior trim	6,000	SF	5.00	30,000
New exterior stair	4	EA	20,000.00	80,000
Roofing, roof deck, insulation, flashings	4,064	SF	20.00	81,280
Repair clay tile	1	LS	15,000.00	15,000
Skylight	4	EA	2,500.00	10,000
Trex deck	360	SF	20.00	7,200
Guardrail	230	LF	100.00	23,000
Interiors				
Interior wall finishes	6,860	SF	5.00	34,300
Patch and paint interior surfaces	6,860	SF	5.00	34,300
Floor finishes	6,860	SF	12.00	82,320
New ceilings	1,880	SF	6.00	11,280
Ceramic tile	1	LS	14,000.00	14,000
Shower and tub enclosures	12	EA	1,000.00	12,000
Cabinets and countertops	4	Units	15,000.00	60,000
Appliances	4	Units	2,500.00	10,000
New interior stair	4	EA	10,000.00	40,000

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Concept Estimate — Option 2A

	Quantity	Unit	Rate	Total
Interiors (continued)				
Elevator	1	EA	75,000.00	75,000
Plumbing	4	Units	10,000.00	40,000
Mechanical	4	Units	7,500.00	30,000
Electrical	4	Units	5,000.00	20,000
Fire life safety	1	LS	3,000.00	3,000
Site work				
Patch and repair site finishes	1	LS	75,000.00	75,000
Utility connections	1	LS	50,000.00	50,000
Demolish and reconstruct garage	1,200	SF	200.00	240,000
Landscape and irrigation	1	LS	40,000.00	40,000
Site lighting	1	LS	25,000.00	25,000
Subtotal				**2,256,590**
General conditions including construction management	13%			293,357
Contractor Overhead & Profit	15%			382,492
Contingency	20%			586,488
Total for Construction				**3,518,926**
Soft Costs				
Design fees				263,919
Project management				87,973
Permits and utility charges				87,973
Total Project Budget				**$ 3,958,792**
Cost per Unit (4 total)				**$ 989,698**
Cost per square foot of rentable space (6,860 square feet)				**$ 577**

Concept Estimate — Option 2B

	Quantity	Unit	Rate	Total
This option combines the units in each building for a total of 4 ground floor units (the two at the rear are expanded), and two new second floor units are added at the rear for a total rentable area of 7,434 square feet. The existing buildings are temporarily removed from the site to facilitate construction of a new single level underground parking structure. On replacement at the site, the existing structures will be retrofitted with new plywood shear walls. The new second floor units will be served by a new stair and elevator. Exterior walls receive patch and repair, new windows and doors are installed. The interiors are rehabilitated. The new second story has newly built out interiors. The missing east courtyard arch is reconstructed. The adjacent garage is demolished and reconstructed with new stucco, clay tile and wood doors; sitework is reinstated.				
Site Preparation				
Building remove, store off site and replace	4,064	SF	75.00	304,800
Hazardous material abatement	1	LS	150,000.00	150,000
Miscellaneous demolition work	1	LS	100,000.00	100,000
Structure				
New foundations	4,064	SF	7.50	30,480
New garage construction	9,800	SF	100.00	980,000
New structural framing	4,064	SF	25.00	101,600
New building addition	2,450	SF	125.00	306,250
Exterior				
Patch and repair exterior	6,000	SF	25.00	150,000
Wall insulation	12,000	SF	1.00	12,000
Repair existing windows	950	SF	70.00	66,500
New windows	550	SF	70.00	38,500
Doors and hardware	68	EA	750.00	51,000
New exterior trim	6,000	SF	5.00	30,000
New exterior stair	4	EA	20,000.00	80,000
Roofing, roof deck, insulation, flashings	5,000	SF	20.00	100,000
Repair clay tile	1	LS	15,000.00	15,000
Skylight	4	EA	2,500.00	10,000
Interiors				
Interior wall finishes	7,434	SF	5.00	37,170
Patch and paint interior surfaces	7,434	SF	5.00	37,170
Floor finishes	7,434	SF	12.00	89,208
New ceilings	3,370	SF	6.00	20,220
Ceramic tile	1	LS	12,000.00	12,000
Shower and tub enclosures	14	EA	1,000.00	14,000
Cabinets and countertops	6	Units	15,000.00	90,000
Appliances	6	Units	2,500.00	15,000
New interior stair	1	EA	15,000.00	15,000
Plumbing	6	Units	6,000.00	36,000
Mechanical	6	Units	6,000.00	36,000
Electrical	6	Units	5,000.00	30,000

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Concept Estimate — Option 2B

	Quantity	Unit	Rate	Total
Interiors (continued)				
Fire life safety	1	LS	4,000.00	4,000
Site work				
Site landscape and hardscape	1	LS	150,000.00	150,000
Utility connections	1	LS	50,000.00	50,000
Demolish and reconstruct garage	1,200	SF	200.00	240,000
Site lighting	1	LS	25,000.00	25,000
Subtotal				**3,426,898**
General conditions including construction management	13%			445,497
Contractor Overhead & Profit	15%			580,859
Contingency	25%			1,113,313
Total for Construction				**5,566,567**
Soft Costs				
Design fees				417,493
Project management				139,164
Permits and utility charges				139,164
Total Project Budget				**$ 6,262,388**
Cost per Unit (6 total)				**$ 1,043,731**
Cost per square foot of rentable space (7,434 square feet)				**$ 842**

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Chattel, Inc. | Historic Preservation Consultants

MEMORANDUM

DATE April 6, 2018

TO Stacey Brenner, Principal
Brenner Consulting Group

FROM Robert Chattel, AIA, President
Caroline Raftery, Associate II
Chattel Inc., Historic Preservation Consultants

RE 750 N. Edinburgh Avenue - additional project alternatives

Chattel, Inc. (Chattel) has been asked to review project alternatives for the proposed project at 750 N. Edinburgh Ave (subject property), located in the Hollywood Community Plan Area of the City of Los Angeles, California (City), and to develop additional project alternatives.

Background / Summary

The subject property was designated a City Historic-Cultural Monument (HCM) on March 2, 2016 (HCM No. 1105) for significance under history and architecture as representing the development of Hollywood during the 1920s (Criterion 1), and as a distinguished example of a Spanish Colonial Revival style bungalow court in Hollywood (Criterion 3). The definition of a "historical resource" according to California Environmental Quality Act (CEQA) defines historical resources as those listed or eligible for listing in a national, state, and/or local register. Thus, as an HCM, the subject property is a historical resource under CEQA.

The proposed project would remove existing improvements on the subject property, including the bungalow court and garage, subdivide the single parcel into eight lots, and develop each lot with a three-story single-family residence, two covered parking spaces, and private patio/yards (proposed project). This would result in a significant adverse impact to the historical resource, thus necessitating the preparation of an Environmental Impact Report (EIR) for the proposed project pursuant to CEQA, and the consideration of a reasonable range of alternatives.

Prior to developing additional alternatives, Chattel reviewed the project alternatives prepared in the *Historic Resource Assessment and Impacts Analysis* authored in 2017 by Environmental Science Associates (ESA report) to determine if they represented a reasonable range of alternatives. The project alternatives in the ESA report were developed by Page & Turnbull and are detailed in "Appendix I Feasibility Study" of the ESA report.

Secretary of the Interior's Standards for the Treatment of Historic Properties

The ESA report explored four alternatives to be included in the Draft EIR (DEIR) for the proposed project. Each alternative was designed to conform with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Secretary's Standards)*. The

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reason for using the *Secretary's Standards* is that the City *Thresholds Guide* includes the following significance threshold for an impact to a historical resource (City thresholds)[1]:

> A project would normally have a significant impact on historical resources if it would result in a substantial adverse change in the significance of an historical resource. A substantial adverse change in significance occurs if the project involves:
>
> - Demolition of a significant resource;
> - Relocation that does not maintain the integrity and significance of a significant resource;
> - Conversion, rehabilitation, or alteration of a significant resource which does not conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; or
> - Construction that reduces the integrity or significance of important resources on the site or in the vicinity.

Like the City thresholds, the CEQA Guidelines § 15064(b)(3), state that a project that conforms to the *Secretary's Standards* "shall be considered as mitigated to a level of less than a significant impact on the historical resource." However, compliance with the *Secretary's Standards* is not the only way to avoid an impact under CEQA.

Material Impairment

Under CEQA Guidelines § 15064(b)(2) an impact occurs if a project results in material impairment of the historical resource, defined as demolition or materially alteration in an adverse manner of those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, listing as an historic resource. For this reason, Chattel developed four additional alternatives that while they do not conform to the *Secretary's Standards*, they do not result in material impairment. Thus, as material impairment would not occur, these four additional alternatives would result in a less than significant impact pursuant to CEQA Guidelines § 15064(b)(2). These four Chattel alternatives are described in some detail below.

In addition to the ESA report evaluation of alternatives for conformance with the *Secretary's Standards* by The Concord Group conducted a market and financial feasibility analysis of the four ESA report alternatives and found such alternatives financially infeasible. A separate financial feasibility analysis was also performed by The Concord Group for the four Chattel alternatives. That analysis similarly found that the four Chattel alternatives were also financially infeasible.[2]

Alternatives Requirements

As specified in CEQA, California Public Resources Code (PRC) §21000 et. seq.:

> APPROVAL OF PROJECTS; FEASIBLE ALTERNATIVE OR MITIGATION MEASURES
>
> The Legislature finds and declares that it is the policy of the state that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects, and that the procedures required

[1] Page D.3-3 to D.3-4, L.A. CEQA Thresholds Guide, City of Los Angeles, 2006. Available at: http://www.environmentla.org/programs/Thresholds/Complete%20Threshold%20Guide%202006.pdf.

[2] Of the eight EIR and Chattel alternatives, Chattel Option 2 (RC2), was identified as the least infeasible of the infeasible.

> by this division are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects. The Legislature further finds and declares that in the event specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof.

As explained in CEQA Guidelines §15126.6(a), PRC §21000 et. seq.:

> An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives. An EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation. An EIR is not required to consider alternatives which are infeasible. The lead agency is responsible for selecting a range of project alternatives for examination and must publicly disclose its reasoning for selecting those alternatives. There is no ironclad rule governing the nature or scope of the alternatives to be discussed other than the rule of reason.

Ideally, an EIR should consider of a range of project alternatives that reduce or minimize significant impacts and meet the project objectives. In order to have a reasonable range of alternatives designed to avoid the historical resource impact it is useful to include both alternatives that: (1) conform with the *Secretary's Standards* and thus have a less than significant historical resource impact; and (2) those that result in less than material impairment and thus have a less than significant historical resource impact.

Alternative Considerations

The ESA report evaluated the proposed project for conformance with the *Secretary's Standards* and included four project alternatives to be reviewed as part of the DEIR process (DEIR alternatives, Options 1A and 1B, 2A and 2B), but did not include alternatives that met the lesser no material impairment threshold. After reviewing the ESA report project alternatives, Chattel developed four additional alternatives to be evaluated for conformance with both the *Secretary's Standards* and the material impairment threshold of CEQA, referenced below.

According to CEQA, PRC §21084.1 et. seq.:

> an historical resource is a resource listed in, or determined eligible for listing in, the California Register of Historical Resources. Historical resources included in a local register of historical resources..., or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant.

Therefore, as the subject property is an HCM, it is listed in the local register, and is thus an historical resource under CEQA. According to CEQA Guidelines §15064(b), a project that may "cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment." "Substantial adverse change in the significance of an historical resource means the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially

impaired" (CEQA Guidelines §15064.5 (b)(1)). CEQA Guidelines (§15064.5 (b)(2)) describe material impairment taking place when a project:

A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register… or
B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register... or its identification in an historical resources survey... unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
C) Demolishes or materially alters those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register... as determined by a lead agency for the purposes of CEQA.

In summary, under CEQA, proposed alternatives that result in physical demolition, destruction, relocation, or alteration of an historical resource or its immediate surroundings such that the significance of an historical resource would be "materially impaired" have a significant impact.

After extensively reviewing the character-defining features and condition of the subject property, Chattel developed the four additional alternatives, described in some detail below, which would retain the important character-defining features that convey the subject property's historic significance and which should be retained to avoid material impairment of the historical resource.

Character-Defining Features

For Chattel to develop additional alternatives it was necessary to understand the character-defining features of the subject property. Character-defining features are the physical elements of the subject property that contribute to its ability to convey its significance. In order to avoid historical resource impacts, sufficient character-defining features would need to be retained to avoid material impairment and the loss of the subject property's ability to convey its historic significance. Character-defining features specific to the subject property were identified in the HCM designation report, and character-defining features specific to the bungalow court property type are identified in SurveyLA.

According to the HCM designation report, the subject property exhibits the following character-defining features:

Site and Courtyard

- Site configuration and massing, including the orientation and layout of the one-story bungalows and rear garages
- Concrete pathways and areas provided for plantings
- Garage building, with stucco walls, flat roof with stepped parapet with clay tile coping, and original barn-style wood doors.

Residences – exterior

- Rectangular plan of each bungalow
- Stepped parapet roof and clay tile coping
- Arched hoods and bracketed pent roofs over entrances
- Exterior sand-finish stucco walls
- Connecting wing wall with arched gateway N. Edinburgh Ave. facade, connecting the two front bungalows

- Concrete entrance stoops
- Glazed doors with marginal nine-light muntin patterns
- Paired and single wood (marginal, nine-light, casement and double-hung) windows throughout Blind arches and inset medallions above windows
- Clay-tiled parapet vents.

Residences – Interior

- Separation of interior spaces to form individual rooms and the progression of spaces from the interior courtyard entrance to back, secondary entrances
- Main apartment entrances opening onto courtyard
- Hardwood floors throughout
- Hexagonal tile and subway tile finishes in kitchens and bathrooms
- Wood built-ins throughout
- Wood and glass-front cabinetry in living rooms and kitchens
- Placement of fireplaces in apartment livings rooms; glazed tile surrounds and decorative reliefs on fireplaces
- Crown moldings in living rooms and bedrooms
- Single-panel interior doors.

According to SurveyLA, bungalow courts exhibit the following character-defining features[3]:

- Associated architectural styles: Craftsman, Mission Revival, Spanish Colonial Revival, American Colonial Revival, Tudor Revival
- Composed of multiple detached or semi-detached buildings
- Individual unit entries open directly onto the courtyard; front units may open onto the street
- May also be significant as a good example of an architectural style from its period and/or the work of a significant architect or builder
- Retains most of the essential character-defining features from the period of significance
- Typically occupies a single or double residential lot
- Units are oriented around a central common area, a primary feature of the design (typically a landscaped courtyard; a paved central motor court is less common).

Integrity Considerations

In addition to listing bungalow court character-defining features, SurveyLA developed the following integrity considerations to accompany this property type:

- Extant bungalow courts are rare, therefore a greater degree of alteration or fewer character defining features may be acceptable
- Geographic districts of this property type are unlikely
- Original landscaping may have been altered or removed
- Replacement of some windows may be acceptable if the openings have not been changed or resized
- Should retain integrity of location, design, setting (must retain the relationship between the units and the courtyard), and materials (some materials may have been altered/removed)

[3] Underlined character-defining features are exhibited by subject property.

- The addition of security features such as screen doors and bars at windows
- Where this property type is situated within a grouping of multi-family residences, it may also be significant as a contributor to a Multi-Family Residential District.

SurveyLA outlines the required level of integrity that properties need in order to be eligible under specific property types. In the case of bungalow courts, SurveyLA notes that extant bungalow courts are rare and therefore more alterations are allowable. Alteration or removal of original landscaping, replacement of some windows if openings remain unchanged, and the addition of security features, for instance, may be acceptable.

Ultimately, to be eligible as a bungalow court the property should retain integrity of location, design, setting (including the spatial relationship between units and courtyard), and partial integrity of materials (some materials may have been altered/removed). A matrix of integrity required for bungalow courts under the SurveyLA compared to the integrity of the subject property is included in Table 4 from the ESA report below. With these integrity considerations in mind, the subject property is evaluated against each of the seven aspects of integrity below.

TABLE 4
INTEGRITY MATRIX

Theme/Property Type	Design	Workmanship	Materials	Setting	Feeling	Association	Location
SurveyLA Bungalow Court (1910-1939)	Yes		Partial	Yes			Yes
Bungalow Court on the Project Site	Partial	Partial	Partial	Yes	Yes	No	Yes

The HCM nomination states, “alterations are primarily minor and cosmetic,” and include the “infill of what was likely a crescent-shaped opening in the arch of the connecting wing wall and modification to hardscape of the courtyard.” Other alterations include: “several of the smaller double-hung windows on the northern, Waring Avenue facades, and the interior courtyard facades have been replaced with horizontal sliding metal frame windows” and “at least one casement window opening facing the courtyard has been altered and replaced with a smaller window with a metal frame.” Therefore, even with these losses in integrity, the subject property meets the integrity requirements set forth in SurveyLA.[4]

Additional Alternatives

Taking into consideration character-defining features and integrity, Chattel developed four additional alternatives. As a rare property type, bungalow courts integrity considerations allow for a greater degree of alterations or fewer character-defining features to exist for the historical resource to continue to retain significance. As such, each of the four additional alternatives below would remove the garage. While the garage is a character-defining feature identified in the HCM designation report, the presence of units surrounding a central courtyard or open space is the paramount feature of a bungalow court. Thus, Chattel believes the overall integrity of the subject property would still be retained if the garage were to be demolished, and orientation of units around a central courtyard or open space was maintained. Therefore, if the project demolished the garage while maintaining the orientation of units around a central courtyard or open space the subject property would continue to be eligible as an HCM, and material impairment would not occur.

[4] With the subject property’s partial integrity of design and materials it does not have enough integrity to be eligible to for the California Register and National Register.

A summary of these four additional alternatives follows. The summaries include a description of each alternative, as well as a summary regarding City of Los Angeles Municipal Code (Code) and General Plan compliance, Measure JJJ, financial feasibility, *Secretary's Standards* conformance, and whether the alternative would result in material impairment under CEQA. The Concord Group conducted a market and financial feasibility analysis and found all Chattel alternatives financially infeasible. See page 3 of Attachment A for matrix summarizing Chattel alternatives.[5]

Chattel Option 1 (RC1) - would preserve the two west units and demolish the two east units and garage. A new 30 foot-tall three-story, 4-unit building would replace the demolished units and garage. Parking would be located at the ground level of the three-story new building, with two levels of units above. Structural and material repairs would be implemented consistent with DEIR alternatives process (Options 1A and 1B, 2A and 2B). This option complies with zoning, General Plan designation, parking requirements, and height district requirements. If units were rented, there would be a project loss of $3,729,155. If units were sold, there would be a project loss of $3,000,084.

This option would likely not be in conformance with the *Secretary's Standards* but would not result in material impairment.

Chattel Option 2 (RC2) - would preserve the two west units and demolish the two east units and garage. A new 42 foot-tall four-story, six-unit building would replace the demolished units and garage. Parking would be located at the ground level of the four-story new building, with three levels of units above. Structural and material repairs would be implemented consistent with DEIR alternatives process (Options 1A and 1B, 2A and 2B). This option complies with General Plan designation, but does not comply with zoning, parking requirements, and height district requirements, and would be subject to Measure JJJ Rules. Thus, a Zone/Height District change would be necessary, and the Planning Director's discretion would be required for parking. If units were rented, there would be a project loss of $2,726,716. If units were sold, there would be a project loss of $1,547,274.

This option would likely not be in conformance with the *Secretary's Standards* but would not result in material impairment.

Chattel Option 3 (RC3) - would preserve the two west units and demolish the two east units. The north façade of the garage would be retained, and the remainder of the building would be demolished. A new 30 foot-tall four-story, six-unit building would replace the demolished units. Parking would be located at the ground level of the three-story new building, with two levels of units above. Structural and material repairs would be implemented consistent with DEIR alternatives process (Options 1A and 1B, 2A and 2B). This option complies with zoning, General Plan designation, and height district requirements, and does not comply parking requirements. Thus, the Planning Director's discretion would be required for parking. If units were rented, there would be a project loss of $4,392,158. If units were sold, there would be a project loss of $3,802,886.

This option would likely not be in conformance with the *Secretary's Standards* but would not result in material impairment.

Chattel Option 4 (RC4) - would preserve the two west units and demolish the two east units. The north façade of the garage would be retained, and the rest of the building would be demolished. A new 42 foot-tall four-story, 10-unit building would replace the demolished units and garage.

[5] Of the eight EIR and Chattel alternatives, Chattel Option 2 (RC2), was identified as the least infeasible of the infeasible.

Subterranean parking would be accessed by 15 foot setback from Waring Ave. Structural and material repairs would be implemented consistent with DEIR alternatives process (Options 1A and 1B, 2A and 2B). This option complies with parking requirements, and does not comply with zoning, General Plan designation, and height district requirements, and would be subject to Measure JJJ Rules. Thus, a Zone/Height District change would be necessary. If units were rented, there would be a project loss of $4,658,210. If units were sold, there would be a project loss of $3,802,886.

This option would likely not be in conformance with the *Secretary's Standards but* would not result in material impairment.

Conclusion

After extensively reviewing the character-defining features and integrity of the subject property, Chattel developed four additional alternatives that would reduce impacts to the historical resource to a level considered less than significant by avoiding material impairment. However, according to the analysis prepared by The Concord Group, each of these alternatives is financially infeasible. Also, each of these alternatives does not conform to the *Secretary's Standards*, the City's identified threshold. In addition, RC2 would require a zone change, and height and parking variance to bring the project into compliance with Code, RC3 would require a parking variance, and RC4 would require a zone change, General Plan amendment, and height variance.

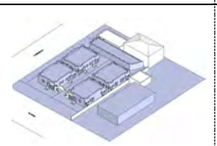
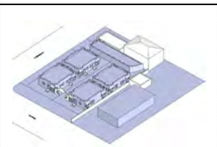
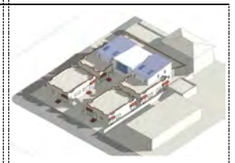
Attachments

Attachment A: 750 N. Edinburgh Ave Alternative Matrices, including Chattel Options (RC1-RC4)

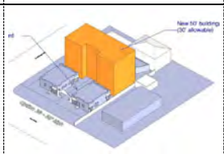
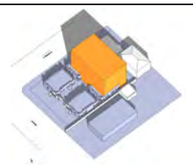
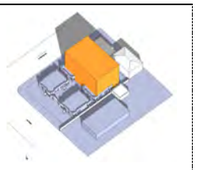
ATTACHMENT A:

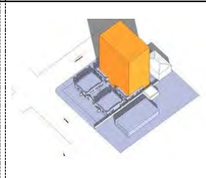
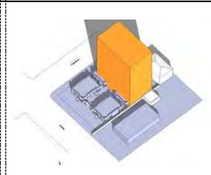
750 N. EDINBURGH AVE

ALTERNATIVE MATRICES

	PRESERVATION OPTIONS ANALYZED IN ENVIRONMENTAL IMPACT REPORT			
	EIR 1A	*EIR 1B*	*EIR 2A*	*EIR 2B*
	8 Unit Preservation	**4 Unit Preservation**	**2nd Floor Addition Preservation**	**New Eastern Addition Preservation**
Axonometric Site Plan				
Summary of Scope of Work	• Preserve buildings, while completing necessary soil, structural and exterior repair; • New MEP services will be installed and damaged original materials will be repaired or replaced in-kind.	• Preserve buildings, while completing necessary soil, structural and exterior repair; • New MEP services will be installed and damaged original materials will be repaired or replaced in-kind. • Combine units in individual bungalow	• Preserve buildings, while completing necessary soil, structural and exterior repair; • New MEP services will be installed and damaged original materials will be repaired or replaced in-kind. • New addition built above	• Preserve buildings, while completing necessary soil, structural and exterior repair; • New MEP services will be installed and damaged original materials will be repaired or replaced in-kind. • Build addition to eastern bungalows
Total Number of Units	8	4	4	6
Number of Low Income Units	0	0	0	0
Total Number of Parking Stalls	Surface: 3 Undergound: 0	Surface: 3 Undergound: 0	Surface: 3 Undergound: 0	Surface: 0 Undergound: 12
Total Height (ft)	13	13	22	22
Complies with Secretary of Interior Standards?	YES	YES	MINIMALLY COMPLAINT	MINIMALLY COMPLIANT
Complies with Zoning (RD1.5)?	YES	YES	YES	YES
Complies with General Plan Designation (Low Medium II Residential)?	YES	YES	YES	YES
Complies with Height District (1XL)?	YES	YES	YES	YES
Complies with Parking Requirements?	NO	NO	NO	YES
Subject to Measure JJJ Rules?	NO	NO	NO	NO
Note	• Director's discretion reqd for reduced parking	• Director's discretion reqd for reduced parking	• Director's discretion reqd for reduced parking	
PROJECT RETURN (For Rent)	(4,054,030)	(4,047,571)	(3,995,968)	(6,067,246)
PROJECT RETURN (For Sale)	(3,164,769)	(3,272,870)	(2,823,477)	(5,361,865)

PRESERVATION OPTIONS CONSIDERED BUT NOT PURSUED IN EIR

	PT1	*PT2*	*PT3*	*PT4*	*PT5*	*PT6*	*PT7*
	New 30' Southeast Back Building	**New 30' East Building**	**New 30'-0" Tall SE Bldg w Site Parking**	**New 50' East Building**	**Façade Wrap 55' East Building**	**Façade Wrap 115' East Building**	**New 42' East Bldg w Transit Incentives**
Axonometric Site Plan							
Summary of Scope of Work	• Preserve three buildings; • Demolish one building and replace with a three story building at 30'	• Preserve two buildings; • Demolish two buildings and replace with a three story building at 30' across eastern portion of site	• Preserve three buildings; • Demolish one building and replace with a three story building at 30'; • Demolish garage building and replace with stall parking	• Preserve two buildings; • Demolish two buildings and replace with 50' building across eastern portion of site	• Preserve two buildings; • Demolish two buildings, preserving facade and replace with a 55' building across eastern portion of site; • Demolish garage and build underground parking	• Preserve two buildings; • Demolish two buildings, preserving facade and replace with a 115' building across eastern portion of site; • Demolish garage and build underground parking	• Preserve two buildings; • Demolish two buildings and replace with 42' building across eastern portion of site; • Apply for TOC incentives
Total Number of Units	6	8	5	14	14	24	12
Number of Low Income Units	0	0	0	8	8	8	8
Total Number of Parking Stalls	Surface: 3 Undergound: 0	Surface: 3 Undergound: 0	Surface: 9 Undergound: 0	Surface: 9 Undergound: 0	Surface: 0 Undergound: 22	Surface: 0 Undergound: 48	Surface: 9 Undergound: 0
Total Height (ft)	30	30	30	50	55	115	42
Complies with Secretary of Interior Standards?	MINIMALLY COMPLIANT / NO	MINIMALLY COMPLIANT / NO	MINIMALLY COMPLIANT / NO	MINIMALLY COMPLIANT / NO	MINIMALLY COMPLIANT / NO	MINIMALLY COMPLIANT / NO	MINIMALLY COMPLIANT / NO
Complies with Zoning (RD1.5)?	YES	YES	YES	NO	NO	NO	NO
Complies with General Plan Designation (Low Medium II Residential)?	YES	YES	YES	NO	NO	NO	NO
Complies with Height District (1XL)?	YES	YES	YES	NO	NO	NO	NO
Complies with Parking Requirements?	NO	NO	NO	NO	YES	YES	NO
Subject to Measure JJJ Rules?	NO	NO	NO	YES	YES	YES	YES
Note	• Director's discretion reqd for reduced parking	• Director's discretion reqd for reduced parking	• Director's discretion reqd for reduced parking	• Zone/Height District Change Reqd • Director's discretion reqd for reduced parking	• Zone/Height District Change Reqd	• Zone/Height District Change Reqd	• Zone/Height District Change Reqd • Director's discretion reqd for reduced parking
PROJECT RETURN (For Rent)	(3,500,597)	(2,642,826)	(2,826,544)	(6,364,712)	(7,382,235)	(12,344,545)	(5,271,674)
PROJECT RETURN (For Sale)	(2,998,909)	(1,698,092)	(2,238,842)	(6,156,261)	(7,087,798)	(11,135,331)	(5,097,978)

	FURTHER OPTIONS CONSIDERED IN PEER REVIEW			
	RC1	***RC2***	***RC3***	***RC4***
	New 30' East Building; Eliminate Garage	**New 42' East Bldg; Reduce Setback; Eliminate Garage**	**New 30' East Bldg; Keep Garage Facade**	**Additional Floor, Subterranean Garage**
Axonometric Site Plan				
Summary of Scope of Work	• Demolish two eastern most bungalows and build 30' building with 15' setback from east PL. • Demolish existing garage. Park cars under new building in tuck-under spots.	• Demolish two eastern most bungalows and build 42' building with reduced 10' setback from east PL. • Demolish existing garage. Park cars under new building in tuck-under spots. Method to allow additional height/reduced setback TBD.	• Demolish two eastern most bungalows and build 30' building with 15' setback from east PL. • Demolish existing garage but keep façade on Waring. Park cars under new building in tuck-under spots.	• Demolish two eastern most bungalows and build 42' building with 15' setback from east PL. • Demolish existing garage, keeping garage façade on Waring as an entrance to subt parking. Method to allow additional height TBD.
Total Number of Units	6	8	8	12
Number of Low Income Units	0	0 (8 req'd per Measure JJJ)	0	0 (8 req'd per Measure JJJ)
Total Number of Parking Stalls	Surface: 12 Undergound: 0	Surface: 12 Undergound: 0	Surface: 6 Undergound: 0	Surface: 0 Undergound: 22
Total Height (ft)	30	42	30	42
Complies with Secretary of Interior Standards?	MINIMALLY COMPLIANT / NO	MINIMALLY COMPLIANT / NO	MINIMALLY COMPLIANT / NO	MINIMALLY COMPLIANT / NO
Complies with Zoning (RD1.5)?	YES	NO	YES	NO
Complies with General Plan Designation (Low Medium II Residential)?	YES	YES	YES	NO
Complies with Height District (1XL)?	YES	NO	YES	NO
Complies with Parking Requirements?	YES	NO	NO	YES
Subject to Measure JJJ Rules?	NO	YES	NO	YES
Note		• Zone/Height District Change Reqd • Director's discretion reqd for reduced parking	• Director's discretion reqd for reduced parking	• Zone/Height District Change Reqd
PROJECT RETURN (For Rent)	(3,729,155)	(2,726,716)	(4,392,158)	(4,658,210)
PROJECT RETURN (For Sale)	(3,000,084)	(1,547,274)	(3,802,886)	(3,055,793)

John Labib + Associates
Structural Engineers

November 4, 2015

Elisa Paster
Glaserweil
10250 Constellation Blvd., 19th Floor
Los Angeles, CA 90067

Subject: 750-756 N. Edinburgh Structural Evaluation – Los Angeles, CA

Dear Ms. Paster,

Per your request, we have performed a structural observation and review of the four (4) duplex bungalow residences located at the above addresses, in Los Angeles, California. Our services included a site visit performed on October 21, 2015 to observe the existing conditions of the exposed structural systems & an evaluation of the existing structural systems of the buildings.

Duplex Descriptions

The subject address is located in a residential community on Edinburgh, at the corner of Waring and Hayworth Avenues. It consists of four (4) essentially identical, mirrored single-story wood framed duplex residences (8 units in total). The buildings were built in the 1920's per conversations with the building owner. There is also a one story detached garage serving the complex.

No drawings were available for our review. Our determination of the existing structural systems was based on our site observations of the exposed building elements without major exploratory demolition or investigations. Some areas of the structure were previously exposed and could be observed.

JLA's scope included evaluating the structural condition on the buildings as well as the feasibility of keeping and rehabilitating these buildings to meet minimum life-safety standards.

Construction

Gravity Construction:

The gravity framing of the units and garage consists of wood roof joists that are supported by wood stud bearing walls and wood beams. The residences and garage have a 1x straight sheathed roof deck. The floor framing consists of straight tongue and groove 1x sheathing supported by 2x floor joists and 4x beams.

Foundation System:

The house foundation systems consist of a post and beam framed crawl space at the ground floor level with straight 1x sheathing. The foundations consist of shallow concrete piers supporting the wood

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interior beams and continuous concrete footings supporting the hybrid masonry/wood stem walls at the perimeter.

The garage foundation system was not visible and appeared to be a concrete slab on grade. It most likely uses a thickened slab at the perimeter to support the bearing walls and posts.

Lateral-Force-Resisting-System:

The lateral-force-resisting systems for the house and garage consist of straight sheathed roof and floor diaphragms that transfer seismic inertial loads to the exterior and interior plaster shear walls.

Observations

- In general the exposed structural elements appeared to be in poor condition.
- There were significant slopes and uneven areas in the floor in all units observed that indicate the foundation has experienced excessive movement.
- There was an abundance of visible cracks, some large, at the perimeter exterior plaster walls and interior plaster walls which indicate the foundation has experienced excessive movement.
- Many of the cripple walls between the first floor framing and the foundation were found to be bulging significantly, signifying foundation rotation and movement.
- The perimeter foundation was bolted in some areas, but has discontinuous sill plates and partial unreinforced masonry shims in others that did not appear to be fully bolted. The seismic load path does not appear to be complete in these areas.
- The wood beams and posts were not positively attached at the crawl space floor and appear to be toe nailed. This is common of older raised wood floor houses. While this is common in many houses of this age, a lack of attachment increases the chances of the house shifting off of foundations during an earthquake.
- The framing at the garage had rot and water damage, most likely due to a roof in disrepair. Also, the roof structure was not properly blocked to the perimeter walls and the front face of the structure has a weak and soft story with only a post and beam system, which is inadequate for seismic resistance.
- The foundations appear to be founded in the shallow fill soil on site. Large cracks in the soil were seen under the residences, signifying wetting and drying, which can lead to the excessive movement seen in the structures. At the time of the construction proper geotechnical review was most likely not required for 1 story units.
- The walkways surrounding the units appear to have shifted over time, evident by uneven walkways, steps, and cracks in the concrete slab on grade. This can most likely be attributed to the site work being founded in the shallow fill soils as well.

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Conclusion

- JLA reviewed the geotechnical report by Feffer dated April 2, 2015. Per the report, expansive fill soil exists between 0 and 4 feet in depth over the site. This is consistent with what was observed and explains the excessive movement the houses have experienced. In order to mitigate and repair the structures, the existing inadequate foundations would need to be replaced. Per the soils report, a compacted fill pad should extend 3feet below footings, which in turn are 2 feet below the grade level. The houses would be required to be fully shored and temporarily raised or relocated to complete this operation. This is an extremely large operation and is most likely not physically feasible with the site constraints.
- The houses have experienced excessive movement due to foundation rotation and swell/settlement of the fill soil. Due to the age of the construction, modern structural clips and connectors were not used, thus the structure appears to be fully bound together by simple nailing, toe nailing, and the damaged plaster walls. The houses and garage are not in a suitable state for occupancy as additional movement, including future seismic movement could cause further damage and partial collapse.
- If it is decided to keep the structures and repair the foundations and damage, it should be noted that the movement experienced have weakened the structures. They would need to be fully braced and connected. They would be lifted in order to excavate and compact a 5ft fill blanket. Any additional movement will most likely increase any damage to the buildings. Once the new foundation is in place, the structures would be bolted and leveled, and the damage would need to be repaired. This would require removal of the plaster and damaged members and essentially a majority rebuild of the structures.
- It is our opinion that salvaging these structures would not be structurally or economically feasible and that they should be rebuilt to ensure code compliance and life safety.

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Limitations

This limited structural review was based on our limited site observations of the exposed structural members. Original as-built drawings were not available for our review. Services were performed by JLA in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. The structural observations and recommendations represent our opinion and are not intended to preempt the responsibility of the original design consultants in any way. No other warranty, expressed or implied, is made.

If you have any questions, please do not hesitate to call us.

Yours truly,

John Labib & Associates

David Funk, S.E.
Principal

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Properties and Garage Structure

Bulging and cracked foundation stem wall

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Significantly Bulging Cripple Wall

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Interior Water Damage and Settlement

Damaged Eave

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Failed Stucco at Corner

Interior Ceiling Damage from Settlement

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Floor Framing in Northwest Unit Exposed with Cracked Shallow Fill Soil

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Failed Foundation Shim and Poor Concrete Quality of Pier

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Hybrid Wood/Masonry Sill Plates Missing Bolting

Heaved and Settled Foundation Pier

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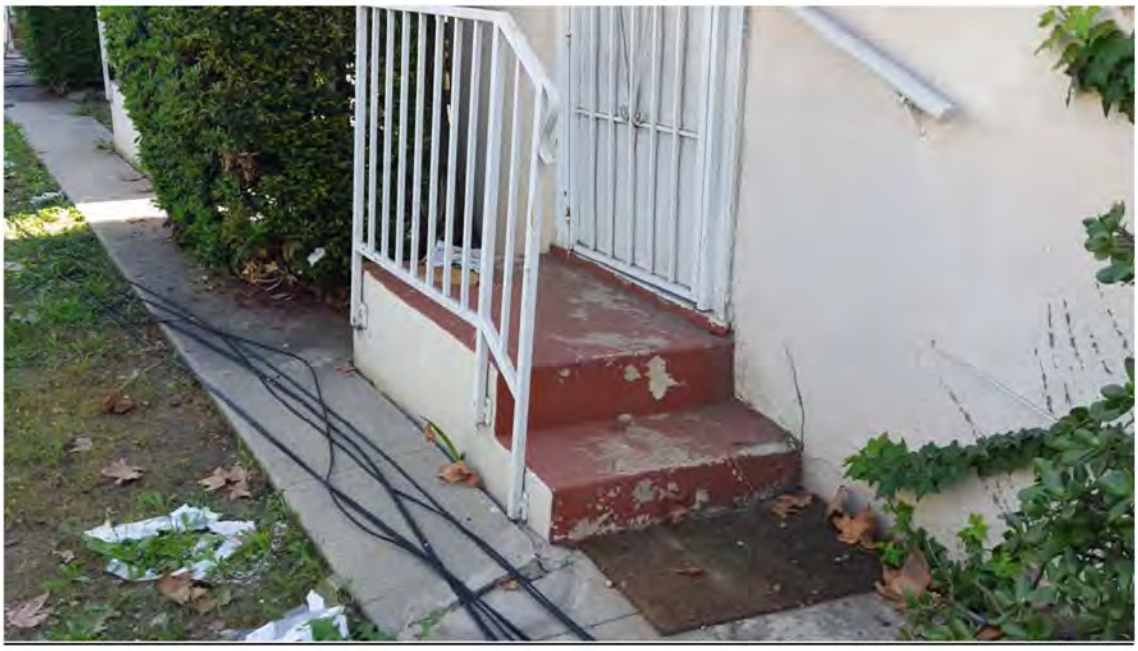

Settled Site Work and Steps

Added Opening in Stucco Wall reducing Seismic Capacity

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Damaged Garage Roof Framing and Wall Straight Sheathing

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Typical Exterior Plaster Cracks

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Professional Licenses

Registered Structural Engineer, California, Nebraska, Nevada
Registered Civil Engineer, California (plus 4 other states)

Professional Organizations

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American Society of Civil Engineers – M.ASCE

Relevant Project Experience

- UCLA 924 Westwood Building Evaluation, Los Angeles
- UCLA Campbell Hall Seismic Upgrade Peer Review, Los Angeles
- UCLA Real Estate Seismic Evaluations and Peer Reviews (ongoing reviews 10-20 per year)
- Hollywood Palladium Renovation, Los Angeles, CA *
- Cedars Sinai Spielberg Building Renovation and Retrofit, Beverly Hills *
- 611 W. 6th Street Non-linear Analysis and Evaluation, Los Angeles
- Subway Terminal Lofts (Metro 417) Adaptive Reuse, Los Angeles *
- Bay Model Building Renovation, Sausalito *
- VA San Diego Rooftop Renovations, La Jolla
- Northwest College Renovations, West Covina
- Regimental Battalion HQ Building, Camp Pendleton, CA
- Former Amphibious School Seismic Upgrade, Camp Pendleton, CA *
- DDG1000 Training Facility, Naval Base San Diego, CA
- Alcatraz Island Photovoltaic Panel Renovation for NPS, San Francisco, CA *
- BEQs Renovation and Seismic Upgrade, Camp Pendleton, CA
- Pt Mugu Demo & Consolidate Building 36 Renovation - Design Build w/ RMA Land, Pt. Mugu, CA

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Appendix C

Historical Resource Assessment Report

750 NORTH EDINBURGH AVENUE
LOS ANGELES, CALIFORNIA

Historical Resource Assessment and Impacts Analysis

Prepared for
City of Los Angeles
Case No. ENV-2016-1451-EIR

June 2018

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EXECUTIVE SUMMARY

750 North Edinburgh Avenue
Historical Resource Assessment

Environmental Science Associates (ESA) has been retained by BLDG Edinburgh LLC. (Applicant) to conduct a Historical Resource Assessment and Impacts Analysis (Report) of 750 North Edinburgh Avenue, located in the City of Los Angeles (City), Los Angeles County, California ("Project Site" or "subject property") on assessor parcel number (APN) 5527-013-016, in support of an Environmental Impact Report (EIR). The Project Site is presently improved with a Spanish Colonial Revival-style bungalow court (Bungalow Court) and garage (Garage) constructed in 1923. The Bungalow Court is comprised of four bungalows each containing two units and the multiple-car Garage is along the rear of the Project Site. On March 2, 2016, the Project Site including the Bungalow Court and Garage and the associated landscape was designated a City of Los Angeles Historic Cultural Monument (LAHCM), Number 1105. The Project Site has not been identified as a contributor to a potential or designated historic district.

The Applicant proposes the Project, which would remove existing improvements on the Project Site including the Bungalow Court and Garage, and subdivide the single parcel into eight small lots. Each lot would be developed with a three-story single-family residence, two covered parking spaces, and private patio/yard areas. The lots and residences would be arranged in a configuration similar to the existing apartment units (i.e., in two parallel rows separated by an east-west central driveway) that would be accessed via Edinburgh Avenue. This Report was prepared to analyze potential impacts on historical resources associated with the redevelopment of the Project Site in compliance with the California Environmental Quality Act (CEQA). Included in this Report is a discussion of the survey methods used, a brief historic context of the subject property and surrounding area, the identification and evaluation of the subject property, a CEQA impacts analysis, and a summary of an alternatives Feasibility Study ("Feasibility Study") prepared by Page & Turnbull, Inc.

The Project Site is a designated LAHCM and is therefore considered a historical resource pursuant to CEQA. ESA analyzed direct, indirect, and cumulative physical impacts to historical resources resulting from the Project. As a result of its investigation, ESA concluded that the Project would result in a substantial adverse change in the significance of the historical resource due to the removal of the locally listed Bungalow Court and Garage, and as such, it would have a significant impact on historical resources. To reduce potential impacts to historical resources it is recommended that a Photographic Recordation (Mitigation Measure 1) be prepared which would include digital photographs of the existing appearance and character-defining features of the Bungalow Court and Garage and landscape. It is also recommended that Relocation and Rehabilitation (Mitigation 2) be undertaken as an option to preserve the Bungalow Court. However,

even with implementation of the recommended mitigation measures, the impact would remain significant and unavoidable because the character-defining features that presently convey the historical and architectural significance of the Bungalow Court and Garage would be removed.

To reduce the significant impacts of the Project, alternatives to the Project were developed and analyzed in a Feasibility Study prepared by Page & Turnbull, Inc., included as Appendix I of this report. The Feasibility Study identified two preservation alternatives (Options 1A and 1B) that would meet the Secretary of the Interior's Standards (Standards). Nonetheless, preservation of the eight-unit Bungalow Court and Garage under Option 1A and their rehabilitation as four double-sized units under Option 1B would require substantial reconstruction and rehabilitation to upgrade the buildings as specified in the Feasibility Study and could result in a potentially significant impact to the historical resource without implementation of appropriate preservation recommendations, including preparation of a Historic Structure Report (HSR) (PR1), Standards Plan Review (PR2), Construction Monitoring (PR3), and preparation of a Lifting and Bracing Plan (PR4). With these preservation recommendations incorporated, Option 1A and Option 1B would not materially impair the significance of the Bungalow Court and Garage, which would retain its LAHCM designation. Accordingly, potential impacts to historical resources under Option 1A and Option 1B following preservation recommendations would be less than significant. The other two options (2A and 2B) addressed in the Feasibility Study would rehabilitate and retain the primary character-defining features of the Bungalow Court and would provide additional square footage but would not fully conform to the Standards due to additions and necessary alterations and thus would not retain the significance of the historical resource as a LAHCM. Accordingly, even with preservation recommendations, potential impacts to historical resources under Option 2A and Option 2B would remain significant and unavoidable. These analyses and findings informed the subsequent development of alternatives that were later analyzed in the EIR: Option 1A became Alternative 2 Full Preservation Alternative; Option 1B became Alternative 3 Rehabilitation Alternative; Option 2A became Alternative 4 Rehabilitation with Addition Alternative; and Option 2B became Alternative 5 Rehabilitation with Partial Addition and Underground Parking Alternative.

The Project would not result in adverse direct or indirect impacts to recorded historical resources or potentially eligible historical resources in the immediate Project vicinity adjacent to the Project Site or with views of the Project Site. The Project would not materially impair the integrity or significance of individual historical resources in the Project vicinity, as the setting of recorded and potentially eligible historical resources has already been eroded by later development in the area. Also, the Project is not within a historic district. Therefore, the Project would have no adverse impact to other historical resources in the Project vicinity and indirect impacts to historical resources in the Project vicinity are considered less than significant under CEQA.

For the cumulative impacts analysis, ESA reviewed related projects within a mile of the Project Site and found that none of the related projects would affect any historic residential building types including multi-family and single-family residences or bungalow courts. Historical resources within the project vicinity would retain their eligibility for historic designation and the Project's contribution to cumulative impacts would not be cumulatively considerable. Accordingly, the cumulative impact of the Project on surrounding historical resources would be less than significant.

HISTORICAL RESOURCE ASSESSMENT

I. Introduction

ESA has been retained by BLDG Edinburgh LLC. to conduct a Historical Resource Assessment and Impacts Analysis (Report) of 750 North Edinburgh Avenue in support of an EIR. The Project Site is presently improved with a Spanish Colonial Revival-style Bungalow Court (Bungalow Court) and garage (Garage) constructed in 1923. The Project Site was designated a City of Los Angeles Historic Cultural Monument (LAHCM) on March 2, 2016 (No. 1105) and the LAHCM nomination is included in full in **Appendix A**.

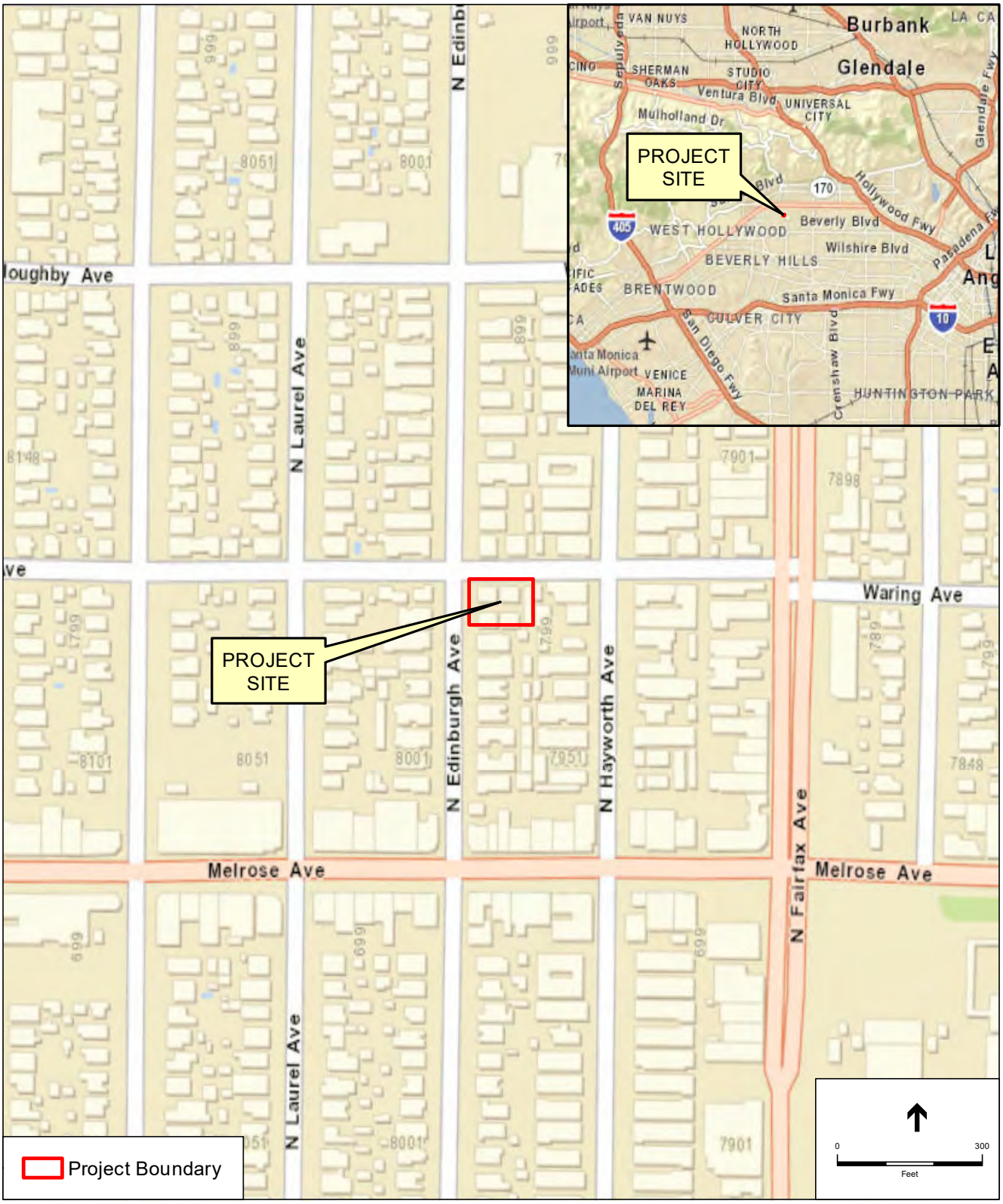
The Bungalow Court was designated as a local landmark for its significant associations under history and architecture as representing the development of Hollywood during the 1920s and as a distinguishing example of a Spanish Colonial Revival style Bungalow Court in Hollywood. The Bungalow Court is comprised of four bungalows each containing two units identified with the addresses of 750, 750 ½, 752, 752 ½, 754, 754 ½, 756, and 756 ½ and provide roughly 4,256 square feet of residential floor area. Each bungalow is one-story building arranged in a quad formation around a central courtyard. The four bungalows are wood-frame structures with raised concrete foundations; their exteriors are finished with stucco and topped with a flat roof crowned by Spanish-style stepped parapets with clay tile coping. Each of the four bungalows is approximately 13 feet in height and contains two, one-bedroom apartment units sharing a common wall, for a total of eight apartments. Each unit has a combined living room and dining room, a kitchen, a separate bedroom and a bathroom. Fenestration consists of mostly original wood frame casement and double-hung sash windows. There is roughly 5,500 square feet of outdoor area, a portion of which is landscaped and a shared, central courtyard runs through the middle of the Bungalow Court in an east-west direction. Pedestrian access to the central courtyard is provided by a sidewalk from Edinburgh Avenue and passing under a stucco arched gateway. Individual concrete pathways lead from the central sidewalk to stoops at each of the six units that face the courtyard; the western two units face Edinburgh Avenue. Each unit includes a front stoop entryway and rear entryway, all accessible from the central courtyard, Edinburgh Avenue, or Waring Avenue. The Applicant proposes the Project, which would remove existing improvements on the Project Site, subdivide the parcel into eight lots, and develop on each lot a three-story single-family residence, two covered parking spaces, and private patio/yard areas. The lots and residences would be arranged in a similar configuration to the existing improvements, into two parallel rows separated by an east-west central driveway that would be accessed via Edinburgh Avenue.

The purpose of this Report is to evaluate historical resources that may be affected by the implementation of the Applicant's redevelopment project. The Report includes a discussion of the survey methods used, a brief historic context of the property, architectural description, character-

defining features, impacts analysis, and summary of the Feasibility Study prepared by Page & Turnbull, Inc.

A. Project Location and Current Setting

The Project Location is 750 – 756 ½ North Edinburgh Avenue, Tract Number 4891, Lots 101 and 102 in the Hollywood Community Plan Area (CPA) within the City of Los Angeles (City) and is just south of the City of West Hollywood. The general vicinity and relationship of the Project Site to surrounding streets and uses is illustrated in **Figure 1***, Regional and Project Vicinity Map*, and **Figure 2**, *Aerial Photograph of Project Site*, illustrates the Project Site from an aerial perspective. The Project Site is located on the southeast corner of the intersection of N. Edinburgh Avenue and Waring Avenue. The Project Site is presently improved with a one-story Spanish Colonial Revival-style Bungalow Court and Garage constructed in 1923. The Bungalow Court consists of four detached units facing an interior courtyard, with an eight-car garage located along the eastern edge of the site. The driveway leading to the Garage is accessed via Waring Avenue. The Project Site is bounded by Waring Avenue to the north, a one-story residential duplex to the south, a two-story apartment complex to the east, and Edinburgh Avenue to the west. The surrounding neighborhood features a mix of multi-family and single-family residences that are articulated in a variety of architectural styles, and has been developed over various period of time. As such, the Project vicinity is highly urbanized, built-out, and the buildings in the vicinity do not have a cohesive architectural style. Edinburgh Avenue and Hayworth Avenue to the east are largely developed with multi-family residences, while the area directly west of the site is primarily composed of single-family homes. The area is largely residential, with heavily developed commercial strips along Fairfax and Melrose Avenues.

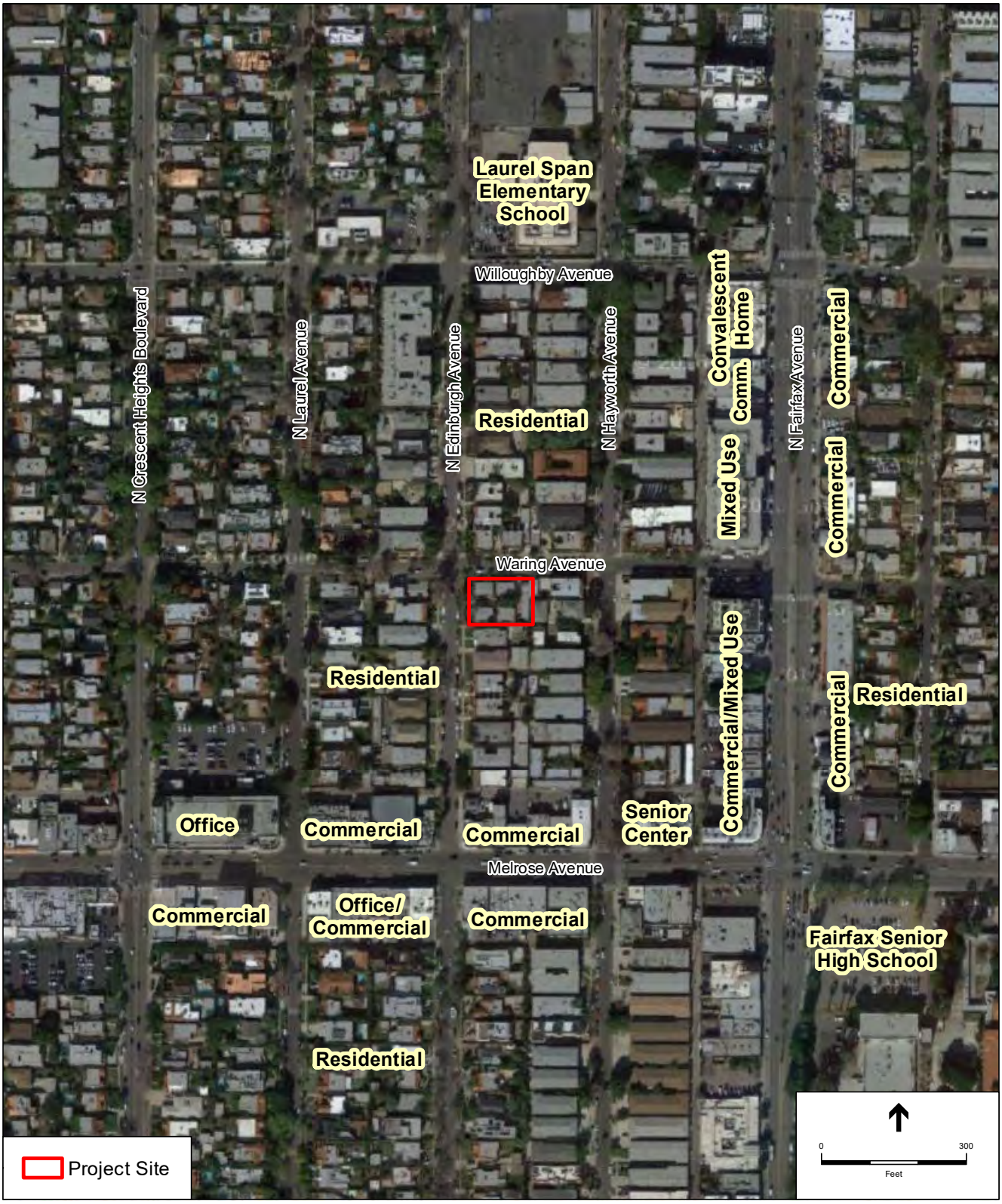


SOURCE: ESRI Street Map, 2009.

750 Edinburgh Bungalow Court HRA

Figure 1

Regional and Project Vicinity Map



SOURCE: Google Maps, 2015 (Aerial).

750 Edinburgh Bungalow Court HRA

Figure 2

Aerial Photograph of Project Site and Vicinity

B. Project Description

The Project would remove existing improvements on the Project Site, subdivide the parcel into eight lots, and develop on each lot a three-story single-family residence, two covered parking spaces, and private patio/yard areas. The lots and residences would be arranged in a similar configuration to the existing improvements, into two parallel rows separated by an east-west central driveway that would be accessed via Edinburgh Avenue. Five units would be located on the north side of the central driveway and three units would be located on the south side of the central driveway. The Project's 16 covered parking spaces would be accessed via the central driveway. A detailed project description is provided in Chapter V and the Project plans are included in **Appendix B**.

C. Research and Field Methodology

This Report was conducted by ESA's architectural historians, including Margarita Jerabek, Ph.D., Director of Historic Resources, Amanda Y. Kainer, M.S., Senior Architectural Historian, Ashley L. Brown, M.A., Senior Architectural Historian, and Adam Rajper, M.A., Associate Architectural Historian, whom meet and exceed the Secretary of the Interior's Professional Qualification Standards in history and architectural history.[1] Professional qualifications are provided in **Appendix C** of this report.

The historical resources evaluation involved a review of the National Register and its annual updates, the California Register, the Statewide Historical Resources Inventory (HRI) database maintained by the State Office of Historic Preservation (OHP), and the City of Los Angeles's inventory of historic properties to identify any previously recorded properties within or near the Project Site, as well as environmental review assessments for other projects in the vicinity. ESA performed an intensive pedestrian survey to document the existing conditions of the Project Site and Project vicinity. In addition, the following tasks were performed for the study:

- Searched records of the National Register, California Register, LAHCM designations, and SurveyLA.
- Conducted field inspections of the study area and the Project Site, and utilized the survey methodology of the State OHP.
- Photographed the Bungalow Court on the Project Site, and examined other properties in the area that exhibited potential architectural and/or historical associations.
- Conducted site-specific research on the property utilizing building permits, Sanborn fire insurance maps, City directories, historical photographs, California Index, Avery Index, Online Archive of California, USC Digital Collections, historical Los Angeles Times, and other published sources. Conducted research at the Los Angeles Public Library, City of Los Angeles Department of Building and Safety, and Los Angeles County Assessor.

[1] The Professional Qualification Standards are requirements used by the National Park Service and have been published in the Code of Federal Regulations ("CFR"), 36 CFR Part 61.

- Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes, and related programs.
- Utilized the applicable Context/Theme/Property Type eligibility standards formulated for SurveyLA.
- Evaluated potential historical resources based upon criteria used by the National Register, California Register, and City of Los Angeles Cultural Heritage Ordinance.
- Assessed the Project against the CEQA thresholds for determining the significance of impacts to historical resources.

II. Regulatory Framework

Historical resources fall within the jurisdiction of the federal, state, and local designation programs. Federal laws provide the framework for the identification, and in certain instances, protection of historical resources. Additionally, state and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as amended and the California Public Resources Code (PRC), Section 5024.1, are the primary federal and state laws and regulations governing the evaluation and significance of historical resources of national, state, regional, and local importance. Descriptions of these relevant laws and regulations are presented below.

A. Federal Eligibility Criteria and Integrity Aspects

1. National Register of Historic Places

The National Register was established by the NHPA as "an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."[2] The National Register recognizes properties that are significant at the national, state, and/or local levels.

To be eligible for listing in the National Register, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource:

A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;

D. Yields, or may be likely to yield, information important in prehistory or history.[3]

Districts, sites, buildings, structures, and objects that are 50 years in age must meet one or more of the above criteria ***and*** retain integrity (that is, convey their significance) to be eligible for listing.

2 36 CFR Section 60.2.

3 "Guidelines for Completing National Register Forms," in National Register Bulletin 16, U.S. Department of Interior, National Park Service, 1977, Revised 1997. This bulletin contains technical information on comprehensive planning, survey of cultural resources and registration in the NRHP.

Under the National Register, a property can be significant not only for the way it was originally constructed, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and uses over a period of time.[4]

Within the concept of integrity, the National Register recognizes seven aspects or qualities that, in various combinations, define integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association:

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historic role. It involves *how*, not just where, the property is situated and its relationship to surrounding features and open space.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. A property must retain key exterior materials dating from the period of its historic significance.

4 National Register Bulletin 15, 19.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.

Association is the direct link between an important historic event or person and a historic property. A property retains association if it *is* the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer.[5]

To retain historic integrity, a property will always possess most of the aspects and depending upon its significance, retention of specific aspects of integrity may be paramount for a property to convey its significance.[6] Determining which of these aspects are most important to a particular property requires knowing why, where and when a property is significant.[7] For properties that are considered significant under National Register Criteria A and B, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation ("National Register Bulletin 15")* explains, "a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s)."[8] In assessing the integrity of properties that are considered significant under National Register Criterion C, *National Register Bulletin 15* states, "a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique."[9]

B. State Register and Eligibility Criteria

1. California Register of Historical Resources

The OHP, as an office of the California Department of Parks and Recreation (DPR), implements the policies of the NHPA on a statewide level.

The OHP also carries out the duties as set forth in the PRC and maintains the HRI and the California Register. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the state's jurisdictions.

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5 National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, 44-45, http://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf, accessed July 7, 2013.

6 The National Register defines a property as an "area of land containing a single historic resource or a group of resources, and constituting a single entry in the National Register of Historic Places." A "Historic Property" is defined as "any prehistoric or historic district, site, building, structure, or object at the time it attained historic significance." Glossary of National Register Terms, http://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a_appendix_IV.htm, accessed June 1, 2013.

7 National Register Bulletin 15, 44.

8 "A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register." Ibid, p. 46.

9 "A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style." Ibid.

Also implemented at the state level, CEQA requires projects to identify any substantial adverse impacts which may affect the significance of identified historical resources.

The California Register was created by Assembly Bill 2881 which was signed into law on September 27, 1992. The California Register is "an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change."[10] The criteria for eligibility for the California Register are based upon National Register criteria.[11]

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally Determined Eligible for the National Register; [12]
- California Registered Historical Landmarks from No. 770 onward;
- Those California Points of Historical Interest ("PHI") that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.[13]

Other resources which may be nominated to the California Register include:

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an HPOZ.[14]

To be eligible for the California Register, a historical resource must be significant at the local, state, or national level, under one or more of the following four criteria:

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

10 PRC Section 5024.1(a).
11 PRC Section 5024.1(b).
12 PRC Section 5024.1(d).
13 Ibid.
14 PRC Section 5024.1(e)

Additionally, a historical resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of seven aspects of integrity similar to the National Register (location, design, setting, materials, workmanship, feeling, and association). Also like the National Register, it must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance. It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.[15]

2. California Historical Resources Status Codes

The California State OHP developed National Register Status Codes in 1975 as a standardized system for classifying historical resources in the state's Historical Resources Inventory. In 2003 these codes were revised to reflect the application of California Register and local criteria and the name was changed to California Historical Resource ("CHR") Status Codes. CHR Status codes consist of three digits and are assigned to properties or historic districts through a survey process and as a result of varying regulatory processes. The first digit ranges from 1-7. Code categories 1-5 reflect properties determined eligible for designation according to the criteria established for the National Register, California Register and local government criteria for significance. Code categories 6-7 generally identify properties that do not meet established criteria for significance, have not been evaluated, or need to be reevaluated. The code categories are as follows:

1. Properties listed in the National Register or the California Register;
2. Properties determined eligible for listing in the National Register or the California Register;
3. Appears eligible for National Register or the California Register through survey evaluation;
4. Appears eligible for the National Register or the California Register through other evaluation (only applies to Master List – State Owned Properties – PRC §5024);
5. Properties recognized as historically significant by local government;
6. Not eligible for listing or designation as specified; and
7. Not evaluated for the National Register or California Register or needs re-evaluation.

The second digit of the CHR Status Code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number that is used to further specify significance and refine the relationship of the property to the National Register and/or California Register. Under this evaluation system, categories 1 through 4 pertain to

[15] Codified in California Code of Regulations, Title 14, Chapter 11.5, Section 4852(c) which can be accessed on the internet at http://ohp.parks.ca.gov

various levels of National Register and California Register eligibility. Locally eligible resources are given a rating code level 5. Properties found ineligible for listing in the National Register, California Register, or for designation under a local ordinance are given an evaluation Status Code of 6. Properties given an evaluation Status Code of 6Z are "found ineligible for the National Register, California Register, or Local designation through survey evaluation."[16]

C. Local Cultural Heritage Ordinance and Eligibility Criteria

1. City of Los Angeles

The City enacted a Cultural Heritage Ordinance in April 1962 which defines Historic-Cultural Monuments. According to the Cultural Heritage Ordinance, Historic-Cultural Monuments are sites, buildings, or structures of particular historic or cultural significance to the City in which the broad cultural, political, or social history of the nation, state, or City is reflected or exemplified, including sites and buildings associated with important personages or which embody certain distinguishing architectural characteristics and are associated with a notable architect. These Historic-Cultural Monuments are regulated by the City's Cultural Heritage Commission and the City Council.

a. Los Angeles Cultural Heritage Ordinance Eligibility Criteria

The Los Angeles City Council adopted the Cultural Heritage Ordinance in 1967 and amended it in 2007 (Los Angeles Administrative Code, Chapter 9, Division 22, Article 1, Section 22.171.7). The Cultural Heritage Ordinance establishes criteria for designating a local historical resource as an HCM. An HCM is any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City, including historic structures or sites:

- In which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified; or
- Which is identified with historic personages or with important events in the main currents of national, State or local history; or
- Which embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction; or
- Which is a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

b. SurveyLA Eligibility Standards

SurveyLA was a citywide survey that identified and documented potentially significant historical resources representing important themes in the City's history. The survey and resource evaluations were completed by consultant teams under contract to the City of Los Angeles and the supervision of the OHR. The program was managed by the OHR, which maintains a website for SurveyLA.[17]

16 Ibid.

17 SurveyLA: Los Angeles Historic Resources Survey, http://preservation.lacity.org/survey, accessed January 5, 2017.

The field surveys covered the period from approximately 1850 to 1980 and included individual resources such as buildings, structures, objects, natural features and cultural landscapes as well as areas and districts (archaeological resources will be included in a future survey phase). Significant resources reflected important themes in the City's growth and development in various areas including architecture, city planning, social history, ethnic heritage, politics, industry, transportation, commerce, entertainment, and others. Field surveys, conducted from 2010-2017, were completed in three phases by Community Plan Area. All tools and methods developed for SurveyLA met state and federal professional standards for survey work.

Los Angeles' citywide Historic Context Statement (HCS) was designed for use by SurveyLA field surveyors and by all agencies, organizations, and professionals completing historical resources surveys in the city of Los Angeles. The context statement was organized using the Multiple Property Documentation (MPD) format developed by the National Park Service (NPS) for use in nominating properties related by theme to the National Register. This format provided a consistent framework for evaluating historical resources. It was adapted for local use to evaluate the potential eligibility of properties for city, state, and federal designation programs and to facilitate environmental review processes.[18] The HCS used Eligibility Standards to identify the character defining, associative features, and integrity aspects a property should retain to be a significant example of a type within a defined theme. Eligibility Standards also indicated the general geographic location, area of significance, applicable criteria, and period of significance associated with that type. These Eligibility Standards are guidelines based on knowledge of known significant examples of property types; properties do not need to meet all of them in order to be eligible. Moreover, there are many variables to consider in assessing integrity depending on why a resource is significant.

[18] Guide for Professionals Using the Historic Context Statement for Property Evaluations, http://preservation.lacity.org/sites/default/files/Guide%20for%20Professionals%20Using%20the%20Historic%20Context%20Statement_Jan%202016_0.pdf, accessed January 5, 2017.

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III. Environmental Setting

A. Historic Context

The historic context developed below presents the historical background necessary to analyze the potential impacts to historical resources for the proposed Project at 750 N. Edinburgh Avenue and the Project's vicinity. This historic context includes a brief overview of the development of early 20th century Hollywood and Tract No. 4891, as well as context for the Bungalow Court and the Spanish Colonial Revival style. The period of significance associated with the Bungalow Court is 1923, "reflecting the construction of the court during a peak time of growth and development in and around Hollywood and the subsequent need for conveniently-located, affordable housing."[19] Furthermore, in accordance with the LAHCM nomination, the Bungalow Court is associated with following themes: bungalow court typology, multi-family housing, and the development of Hollywood.in the early 20th Century.[20]

1. Development of Early 20th Century Hollywood

a. Hollywood

The neighborhood of Hollywood consists of a five-mile stretch of land along the foothills of the Santa Monica Mountains. With the end of the Rancho era in waning years of the 19th century, the area around Los Angeles – including the village of Hollywood – began to be developed in earnest. At this time Hollywood was predominately agricultural, with a small population of farmers and a store with a post office inside. The residents of Hollywood at that time lived a very rural lifestyle, with dirt roads, sparsely populated land, and limited services. However, the growth of the rail lines at the turn of the century brought settlement and development to the area, and in 1903 the City of Hollywood was incorporated.[21] However, the little city struggled with water supply issues and in 1910 was annexed by Los Angeles.[22]

Before long the movie industry arrived in town that would make Hollywood a nationally known name. Old California, directed by D.W. Griffith, was the first film to shoot scenes in the city. By 1916, the merger between the Lasky Company, Paramount Pictures, and Zukor's Famous Players Company created Hollywood's first homegrown major studio.[23] The movie business continued to thrive in Hollywood in the early 20th century. Radio, which reached its peak years in the 1930s, also found a home in Hollywood. Famous broadcasters such as NBC and CBS took up residence along Sunset Boulevard, making Hollywood the core of radio programming in America. Nightclubs to cater to the stars of the movies and radio began to pop up in the 1930s and 1940s. The Palladium,

19 Katie E. Horak, "Edinburgh Bungalow Court LAHCM Nomination," September 29, 2015, 4.

20 Ibid, 4.

21 Marc Wanamaker and Robert W. Nudelman, Images of America: Early Hollywood (Charleston, South Carolina: Arcadia Publishing, 2007), 7-18.

22 Dave Ockun, "Hollywood, California, History and Information," AboutHollywood.com, November 16, 2010, accessed April 15, 2015, http://www.abouthollywood.com/hollywood-neighborhoods/hollywood-california-history-and-information/.

23 Wanamaker, et al., Images of America: Early Hollywood, 31.

the Earl Carroll Theater, and during World War II, the Hollywood Canteen were all dazzling entertainment venues in the heart of Hollywood.[24]

SOURCE: *Water and Power Associates*

Figure 3
Aerial view of Hollywood, looking north to the intersection of Hollywood Boulevard and Highland Avenue (center), in 1918

As the 20th century progressed, the rich and famous began to abandon Hollywood for the affluent residential communities to the west, such as Beverly Hills. After World War II, Hollywood began to lose hold as a commercial and residential hotspot as movie stars and movie studios alike abandoned it for greener pastures. These factors lead to the economic downturn in Hollywood beginning in the 1950s.[25]

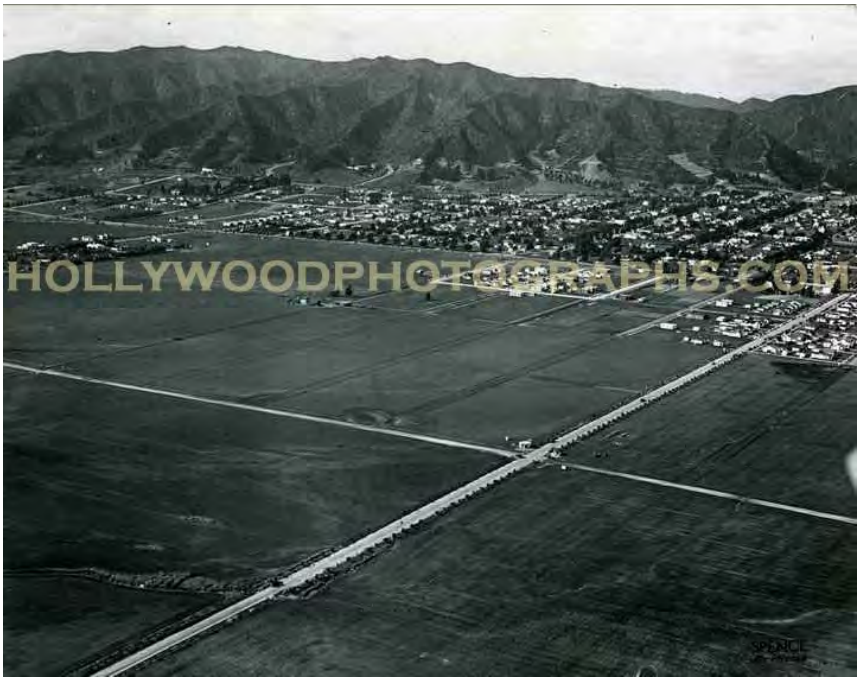
b. Tract No. 4891

As the heart of Hollywood centered around commercial and entertainment industry interests primarily situated along Sunset and Hollywood Boulevards began to grow, so too did the surrounding residential areas. Located a few miles to the southwest of Hollywood's business and commercial center, Tract No. 4891 was subdivided in February of 1922. An aerial view of the early tract is shown in **Figure 4**. The land was owned at that time by the Hibernia Trust Company. The tract was bounded by Melrose Avenue to the south, Crescent Heights Boulevard to the west, Willoughby Avenue to the north, and Fairfax Avenue to the south. The original name of the street

24 Amy Dawes, Sunset Boulevard: Cruising the Heart of Los Angeles (Los Angeles: Los Angeles Times Books, 2002), 82-89.

25 Chattel Architecture, Planning & Preservation, Inc., "Historic Resources Survey: Hollywood Redevelopment Project Area," February 2010, 60.

now known as N. Edinburgh Avenue was Donald Avenue, though by 1923 the name had been changed to Society Avenue. The tract was composed of 189 lots, as shown in the tract map provided in **Appendix D**.



SOURCE: *The Bruce Torrance Hollywood Photograph Collection*

Figure 4
1922 aerial view looking northwest at undeveloped Tract No.4891, with the intersection of Melrose Avenue and Fairfax Avenue in the foreground

As reflected in the Sanborn maps, by the mid-1920s, the tract was largely developed with dwellings along Crescent Heights, Laurel Avenue (now N. Floral Avenue), and N. Society Avenue (now N. Edinburgh Avenue), while the lots fronting Melrose Avenue and Fairfax Avenue remained relatively undeveloped. The tract was dominated by single family homes and duplexes with detached rear Garages in 1926. At that time, there were only three bungalow courts located within Tract No. 4891, including the subject property. A small number of shops had cropped up on Fairfax by the mid-1920s. By 1950, Edinburgh and Hayworth Avenue had come to be dominated by multi-family residences, including duplexes, four-flats, apartment buildings, and bungalow courts, while the western half of the tract was developed primarily with single family homes. Also by 1950 the lots along Melrose and Fairfax had been partially developed with commercial and industrial interests. The available Sanborn maps are provided in **Appendix E**.

2. The Bungalow Court (1910-1939)

The bungalow court is a type of multi-family residential property native to Southern California. The bungalow court was at least partially born out of the spatial arrangement of early Los Angeles tenements. These were comprised of immigrant worker cottages lined up in horizontal rows. These housing courts were an early iteration of the bungalow court type, albeit built to a much lower standard of construction and design than the bungalow courts that emerged in the early 20th

century.[26] The idea of courtyard housing itself was probably largely inspired in Southern California by a variety of building types out of Old World Europe which featured "…a unitary form that encloses an open space and provides for multifamily living," including the English crescent, the Italian villa, and Spanish urban patio. While these forms are more obviously related to large, attached unit courtyard apartments, the concept of shared common space surrounded by multi-family housing carries through to the basic idea of the bungalow court.[27]

The first known bungalow courts appeared in 1909. A sixteen (16) unit bungalow court was extant in Santa Monica by this time. The better known St. Francis Court was built in Pasadena the same year by architect Sylvanus Marston (Figure 5). Although the bungalow court became a housing type commonly associated with the working class, St. Francis Court was aimed at well-off tourists looking for comfortable vacation rentals. The idea of the court type as vacation housing ultimately lead to the creation of the motel, but the bungalow court also proved ideally suited to fulfill the housing needs of workers, retirees, and single women. These groups were in the market for housing that fell somewhere in-between the single-family home and the apartment, in terms of both cost and lifestyle.[28]

SOURCE: *Pasadena Museum of History*

Figure 5
St. Francis Court, Pasadena

The bungalow court represented a marriage of two ideas, the courtyard building types brought out of Europe (especially from Spain via Mexico) so suited to the Southern California climate, and the

26 Ibid, 12.

27 Stephanos Polyzoides, Courtyard Housing in Los Angeles (New York, NY: Princeton Architectural Press, 1992), 16.

28 Karana Hattersley-Drayton, Historic Architecture Survey Report for "The Bungalow" Court Project Fresno, California, Prepared for the City of Fresno's Historic Preservation Program and the State of California Office of Historic Preservation, September 29, 2004, 20.

bungalow, the small, single-family dwelling that made home ownership economically feasible for a large swatch of America's working class. This multi-family typology also played into emerging beliefs, brought on the late 19th century as the negative impacts of the Industrial Revolution began to truly take hold, about the benefits of green, open space and reasonably sized living quarters: "The coming of the bungalow caused widespread acceptance of the virtues of open space and landscape. The courts designed after 1910 reflected a strong concern with the architectural development both of the buildings and of the various aspects of the landscape."[29] The courts offered affordable rental housing to the lower classes. The design of the bungalow court made the combination of a detached house surrounded with a garden a possibility for those who might otherwise have lived in an apartment building. They offered a compromise between the density and affordability of apartment life with the fresh air and space of a single-family home.[30]

Bungalow courts in Southern California were built in a variety of styles, including Craftsman, Mission Revival, Spanish Colonial Revival, American Colonial Revival, and Tudor Revival. The character-defining features of the bungalow court include: composition of multiple detached or semi-detached buildings, little or no accommodation of automobiles (early examples only) or a service zone often providing automobile access to the rear of units, unit entries open into courtyard with front units possibly opening to the street, one story units, occupies a single or double residential lot, and units oriented around a central common area.[31] Bungalow courts as a type have a number of general configurations; however few courts are alike and most have some original characteristics that contribute to the type as a whole.

Because of the high volume of residential courts being constructed throughout Los Angeles County during the first three decades of the twentieth century, the profit-minded Pacific Ready Cut Homes also sold bungalow courts in a variety of styles that could be custom ordered in an assortment of court layouts. Pacific Ready-Cut manufactured over 40,000 homes and commercial buildings between 1908 and 1940, which one could order and have delivered in a box to your construction site. While there were a number of ready-cut companies selling prefabricated homes in the United States during the early twentieth century, including the most popular Sears, Roebuck, and Company, in Southern California, Pacific Ready-Cut and California Ready-Cut Bungalow Company, were the primary ready-cut manufacturers. The 1925 Pacific Ready Cut catalog has a dedicated section on residential court designs and describes the designs as follows,

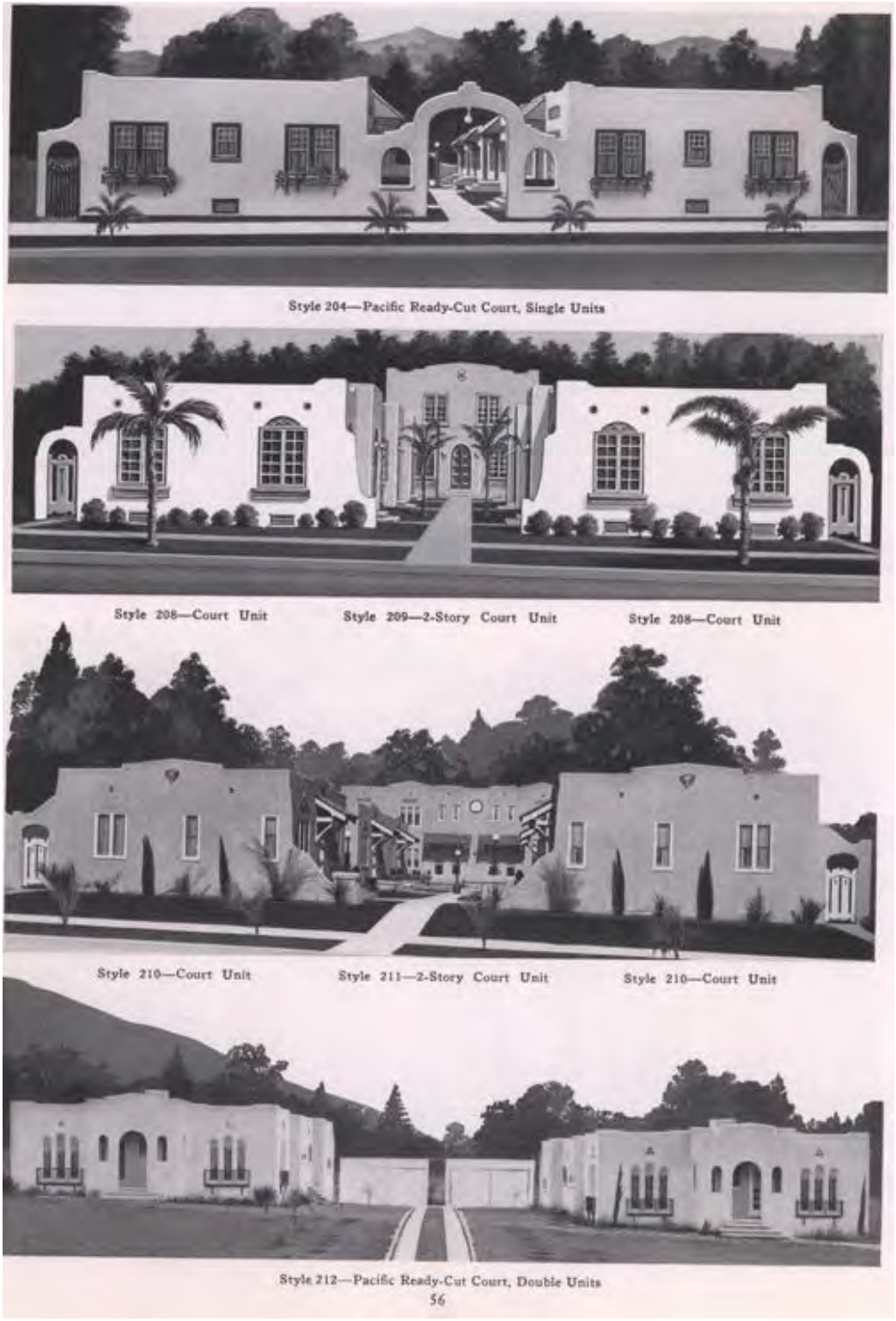
Figures 6 and 7 picture several court layouts−actual photographs of structures recently erected by the Pacific Organization. These are merely shown as suggestions. We shall be pleased to design special court layouts to meet the requirements of our customers. We have on file hundreds of court plots and plans available for your inspection.[32]

29 Polyzoides, Courtyard Housing in Los Angeles, 16

30 Ross Chapin, Pocket Neighborhoods: Creating Small-Scale Community in a Large-Scale World (Newton, CT: The Taunton Press, 2011), 44-49.

31 SurveyLA, Los Angeles Historic Context Statement Outline, Residential Development and Suburbanization, 1850-1980, The Bungalow Court, 1910-1939 (December 31, 2013), 71-72.

32 Rosemary Thornton, ed., California's Kit Homes: A Reprint of the 1925 Pacific Ready-Cut Homes Catalog, (Alton: Gentle Beam Publications) 2004, 57.



SOURCE: Rosemary Thornton, ed., California's Kit Homes: A Reprint of the 1925 Pacific Ready-Cut Homes Catalog, p. 56

Figure 6
Examples of Spanish Colonial Revival Style Pacific Ready-Cut Bungalow Courts

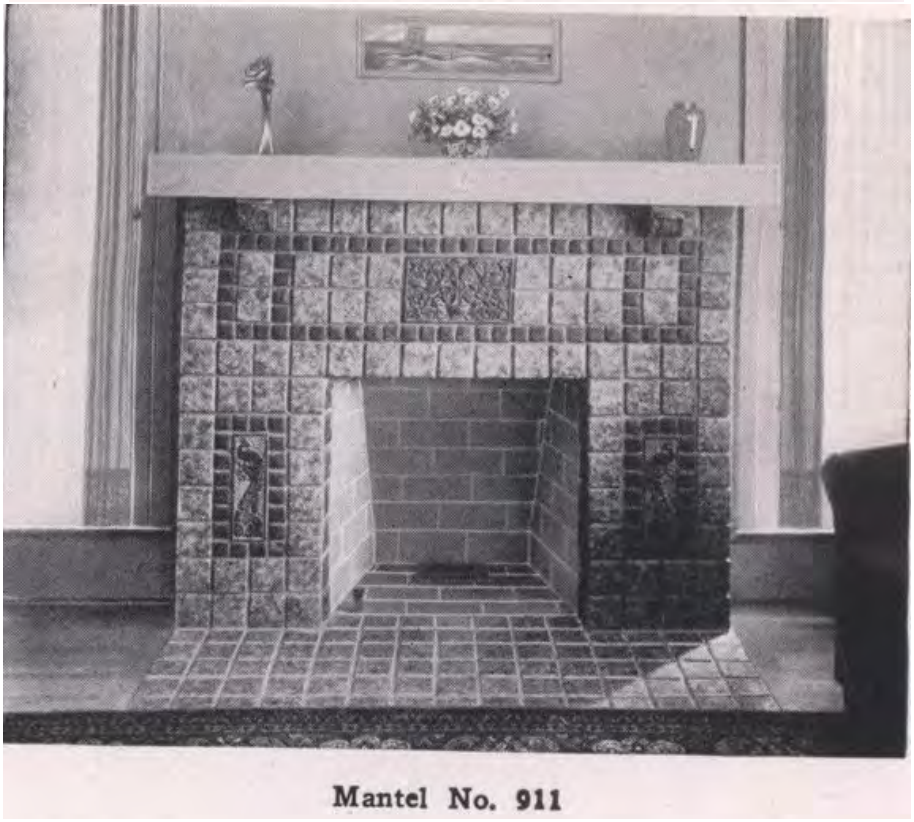
The bungalow courts advertised in this 1925 Pacific Ready Cut catalog were primarily articulated in Spanish Colonial Revival or Craftsman style design. In comparison to examples of the Pacific Ready Cut homes presented in **Figure 6,** the Bungalow Court on the subject property shares many similarities in design, particularly to Style 204, and maybe constructed from a Pacific Ready Cut kit or from another kit home company.

The Bungalow Court also has a number of features represented in Pacific Ready Cut catalogs, such as fireplace surrounds and built-ins, which is further evidence of this thesis. As shown in **Figure 7**, Pacific Ready Cut catalogs advertised many mantels "some of tile, others of wood finished to harmonize with the balance of the woodwork and still others are produced in stucco, and combinations of wood, brick, tile, stone, staffwork, and stucco."[33] The fireplace surrounds were most likely attempting to copy the design and feeling of tiles produced by the Batchelder Tile Company. Despite their similarity in design, the Pacific Ready Cut tiles did not have the same quality of workmanship or materials as they were articulated in cheaper materials such as wood or stucco and did not entail the same level of craftsmanship. Further, these fireplaces were advertised as electric or gas and not as wood-burning. Also popular were built-in features used to maximize space in small spaces and save money on the cost of furniture. Common built-ins included bookcases, secretaries, buffets, ironing boards, cupboards, coolers, and breakfast nook sets. Many of these features are extant in the Bungalow Court including the mantels and fireplace surrounds, wood built-ins surrounding the fireplaces, and kitchen coolers and cupboards.

Within the Project area, Hollywood and greater Los Angeles, ESA identified over 180 examples of the Bungalow Court Property Type. Two of those bungalow courts are located one street to the east of the subject property at 715 N. Hayworth Avenue and 710 N. Hayworth Avenue. Both of these bungalow courts have high integrity and were constructed in 1924. Over half of these bungalow courts in Hollywood and Los Angeles are articulated in the Spanish Colonial Revival style and many also have a Mission style arches spanning the front courtyard entrance. It appears Craftsman style bungalow courts are by far the more rare, as there are approximately 16 examples of the 180 inspired by the bungalow style. Furthermore, even rarer styles are the American Colonial Revival (4), Mediterranean Revival (2), Tudor Revival (2), Storybook (2), and Minimal Traditional (1) styles. A list, with photographs of these bungalow courts is provided in **Appendix F**.

33 Thornton, ed., California's Kit Homes: A Reprint of the 1925 Pacific Ready-Cut Homes Catalog, 141.

Mantel No. 910



Mantel No. 911

SOURCE: Rosemary Thornton, ed., California's Kit Homes: A Reprint of the 1925 Pacific Ready-Cut Homes Catalog, p. 141

Figure 7
Examples of Fireplace Surrounds from the Pacific Ready Cut Catalog

3. Spanish Colonial Revival (1915-1942)

The beginnings of Spanish Colonial Revival style architecture date to 1915, when it was introduced at the Panama-California Exposition in San Diego. The period revival styles grew in popularity just after World War I, and were patterned after buildings of earlier historic periods. The most common style in the Southwest was the Spanish Colonial Revival. Inspired by the Panama-California Exposition, many architects found Southern California the ideal setting for this architectural style. Numerous publications argued in favor of this period revival style for the "Mediterranean environment" of California, including W. Sexton's *Spanish Influence on American Architecture and Decoration* (1926) and Rexford Newcomb's *The Spanish House for America Its Design, Furnishing, and Garden* (1927).

Architect Bertram Grosvenor Goodhue's comprehensive set of Spanish Revival structures for the Panama-California Exposition catalyzed a region-wide building trend that incorporated Spanish and Moorish influences and even supplanted the previously popular Mission Revival style. The many Spanish Colonial Revival and Mediterranean Revival commercial, civic and residential structures that were built became a key component in the forging of regional identity and quest for legitimacy, since the style helped perpetuate powerful romantic myths about California's origins tied to New Spain. Decorative elements that were appropriated from indigenous American cultures (Native American, Mayan, Aztec) were sometimes incorporated into these eclectic designs to infuse exoticism, along with a certain brand of perceived cultural authenticity. The Spanish Colonial Revival style and its variants were widely used throughout southern California for both commercial and residential properties. The typical identifying features of the Spanish Revival style are a low-pitched red tile roof with little or no eave overhang, the use of arches on principal fenestration, stucco walls, and an asymmetrical facade.[34] The Spanish Colonial Revival is one of several period revival styles commonly applied to bungalow courts in the early 20th century.

B. Construction History

The building permits on file at the City of Los Angeles Department of Building and Safety ("LADBS") were reviewed to determine the history of construction and alterations for the subject property. The only building permits on file for the subject property are the original five permits issued for the construction of the Bungalow Court and the associated garage in 1923. As these original permits show, the Bungalow Court was designed by architect J.C. Blinn for owner Owse Kolter. Each unit cost $3,275 and provided accommodation for two families. The Garage was constructed at the same time as the dwellings. The *Los Angeles Times* and the *Southwest Builder and Contractor* were consulted to determine the significance of architect J.C. Blinn. Jesse C. Blinn was born October 24, 1867 in Illinois. After moving to Los Angeles he worked as a Contractor and Draftsman.[35] No other substantial additional information was available regarding J.C. Blinn, and it does not appear that he was a significant architect or builder in Los Angeles in the early 20th century.

[34] David Gebhard, "The Myth and Power of Place," in Canizaro, Vincent. ed., Architectural Regionalism: Collected Writings on Place, Identity, Modernity, and Tradition, (Princeton, NJ: Princeton Architectural Press, 2007). Virginia Savage McAlester. A Field Guide to American Houses, (New York: Alfred A. Knopf, 2013), 520-534.

[35] Ancestry.com. *U.S. City Directories, 1822-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011. And Year: *1930*; Census Place: *Los Angeles, Los Angeles, California*; Roll: *161*; Page: *15A*; Enumeration District: *0675*; Image: *1046.0*; FHL microfilm: *2339896.*

Table 1 below summarizes the building permit history and copies of the buildings permits filed at the LADBS are provided in **Appendix G**.

Although only the initial construction of the Bungalow Court appears to have been permitted, based upon physical inspection of the buildings, it appears that unpermitted alterations have occurred on the subject property. These include installation of security bars and metal screen doors, replacement of some windows and doors, resizing of window openings, patching of stucco, installation of air conditioning units, removal of decorative medallions, remodeling of kitchens and bathrooms in some units, painting over the original fireplace surrounds, alteration of living room built-ins, and the complete remodeling of some units. It also appears that the electrical heating units installed in the fireboxes are later additions, however given that there appear to be no chimneys currently extant on the subject property and no chimneys were included in the original building permits, it appears likely that the fireplaces were always electric and/or decorative.

Following the Northridge Earthquake of 1994, an inspection surveyed the damage inflicted by the earthquake and notated the damage on an inspection form, provided in **Appendix H**. The inspection form reported there were no hazardous conditions with the exception of the entry gate arch on the front and sides. The estimated damage was valued at $2,000. Based on ESA's physical observations of the subject property, it appears there was a rear arch that was removed as a result of the damage inflicted by the earthquake.

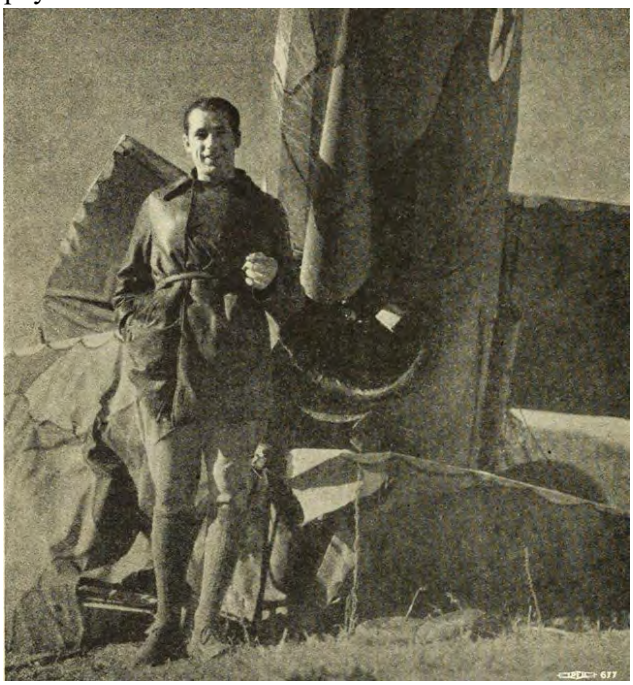
TABLE 1
BUILDING PERMITS 750-756 EDINBURGH AVE (FORMERLY SOCIETY AVE)

	Date	Permit #	Owner	Contractor	Architect	Description	Valuation
750 Society	5/16/1923	22200	Owse Kotler		J.C. Blinn	Dwelling, 6 rooms for 2 families, 28x38, 1 story, concrete foundation	$3,275
750 Society	5/16/1923	22201	Owse Kotler		J.C. Blinn	Garages, 8 rooms, 14x20, concrete floor	$1,000
754 Society	5/16/1923	22202	Owse Kotler		J.C. Blinn	Dwelling, 6 rooms for 2 families, 28x38, 1 story, concrete foundation	$3,275
756 Society	5/16/1923	22203	Owse Kotler		J.C. Blinn	Dwelling, 6 rooms for 2 families, 28x38, 1 story, concrete foundation	$3,275
756-756 ½ Society	5/16/1923	22204	Owse Kotler		J.C. Blinn	Dwelling, 6 rooms for 2 families, 28x38, 1 story, concrete foundation	$3,275

C. Occupancy and Ownership History

City directories, U.S. Census Records, California Voter Registration Records, and newspapers were reviewed to determine if the subject properties had an association with the productive life of a historically significant person. The city directories were available between 1925 and 1942. These more detailed directories provide spouse names and occupations for the head of household. The street address directories, which record the occupants from 1956 to 1973, provide only the name of the head of household without any additional details. Directories were not available for all years. The occupancy history of 750 Edinburgh Avenue is summarized in **Tables 2** below.

It appears that of the occupants of the Bungalow Court, only three were ever employed in the entertainment industry. One of these, Richard V. Grace, was a famous stunt pilot in early Hollywood. Dick Grace was born in Minnesota and served as a pilot in World War I. After the war he came to Los Angeles and became a stunt pilot, crashing planes for a number of films including *Wings* (1927), *Lilac Time* (1928), *Young Eagles* (1930), and *The Lost Squadron* (1932), among others. He performed approximately fifty on-screen crashes (**Figure 8**) and broke eighty bones in the course of his career. He was part of a group of stunt pilots known as the "Squadron of Death," of which Grace was the only member to not end up dead or crippled. He returned to military service during World War II, serving as a combat pilot in the Army Air Corps. Grace survived the war, and passed away at the age of 67 from emphysema.[36]



SOURCE: *The Daily Mirror*

Figure 8
Stunt pilot Dick Grace Stands in front of a plane he just crashed

Grace is significant as an early film industry stunt pilot and one of the few who survived his work. He developed his own techniques for surviving crashes, which proved very successful in keeping

36 Gene Scott Freese, Hollywood Stunt Performers, 1910s-1970s: A Biographical Dictionary (Jefferson, NC: McFarland & Company, Inc., 2014).

him alive. Additionally, when his stunt work began to slow in the mid-1930s, he took up writing, providing the stories behind films such as *The Lost Squadron* (1932) and *Devil's Squadron* (1936). He also penned several books about his life as a stunt pilot, including *Squadron of Death* (1929), *I Am Still Alive! (1931),* and *Visibility Unlimited* (1950).[37] However, while Dick Grace is a significant historic personage, it appears he only lived at the subject property for a short time as his occupancy there is only verifiable for the year 1934. According to the Los Angeles City Directories, Dick Grace lived in another Hollywood bungalow court that is still extant at 909 ½ Fairfax in the 1920s. The directories also show that he lived in a small house (also still extant) at 6516 Lexington Avenue by 1936. After World War II it appears he and his wife Christine lived on 21 acres in Sherman Oaks at 13449 Ventura Boulevard, though his property does not appear to be extant. Therefore, Grace's association with 750 N. Edinburgh is not considered to be significant.

TABLE 2
750 N. EDINBURGH OCCUPANTS COMPILED FROM LOS ANGELES CITY DIRECTORIES AND U.S. CENSUS DATA

Year	Address	Name	Occupation
1925	752 Society Ave	Harold W. Hansen	Salesman
	754 Society Ave	Mrs. Hortense M. Gaut	
	756 Society Ave	Mrs. Stella Truttman	
	756 1/2 Society Ave	Roy Oliphant	Insurance
	750 Society Ave	Roland Cabot	District manager at LA Examiner
	752 ½ Society Ave	Ralph Good	Artist
	750 ½ Society Ave	Richard Papier	Paymaster
1926	750 N Edinburgh	Roland M. Cabot	Routeman
	754 1/2 N Edinburgh	Charles A. Boyer	Engineer
	752 ½ Edinburgh	Batilda Goodacre	Bookeeper
	752 ½ Edinburgh	Mrs. R.W.	Clerk
1927	750 N Edinburgh Ave	Roland Cabot	Salesman
	750 1/2 N Edinburgh Ave	Fred Tongue	Teacher
	752 N Edinburgh	George F. Johnson	Painter
	754 1/2 N Edinburgh	Charles B. Smith	Oil Worker
	756 N Edinburgh	Mrs. Margaret C. Lord	
1928	750 N Edinburgh	Harvey Warner	Plasterer
	750 1/2 N Edinburgh Ave	H.W. Lawrence	
1929	750 N Edinburgh Ave	Mrs. Frances E. Skinner	Saleslady for Auto Accessories
	750 N Edinburgh Ave	Ada M. Plankinton	Clerk
	750 N Edinburgh Ave	William W. Plankinton	Gardener
	752 1/2 N Edinburgh	Elmer I. and Elizabeth Knox	Clerk
	754 N Edinburgh	Mrs. Mart M. Van Winkle	Kellog
	754 1/2 N Edinburgh	Kenneth W. and Louise Smith	Oil Driller
	756 N Edinburgh	Harold A. and Marie Dundas	Meat Cutter
	756 1/2 N Edinburgh	Savery F. and Marian Coneybear	President, Altman Galleries Inc.
	756 Edinburgh	Doris M. Hayworth	Clerk
	752 N. Edinburgh	Harold D. and Bessie Mitchell	Salesman for Fridgidair Corp.

[37] Mary Mallory, "Hollywood Heights: Dick Grace, Hollywood's Daredevil Sky Pilot," The Daily Mirror, October 13, 2014, accessed August 25, 2015, http://ladailymirror.com/2014/10/13/mary-mallory-hollywood-heights-dick-grace-hollywoods-daredevil-sky-pilot/.

Year	Address	Name	Occupation
1930	750 1/2 Edinburgh Ave	William B. and Vera M. Naylor	(William) Yardman, (Vera) Teacher
	754 ½ N. Edinburgh	Roger and Florence Keogh	Real Estate Sales
	752 N Edinburgh	Harold C. Mitchell	Supervisor, Frigidaire Sales Corp
	754 N. Edinburgh	Andrew J. Francis and Lulu Francis	Rug Cleaner
	750 N. Edinburgh	Anne Currie	Divorced
	756 1/2 N Edinburgh Ave	Mrs. Emily Pouliot	
	756 N. Edinburgh	Robert H. Williams and Gwenn Williams	Printer
	756 ½ N. Edinburgh	Emily C. Poulist and daughter Violet	Widow
1932	750 N Edinburgh	Archie Wood	Manager, Monte Vista Ct Apts
	752 N Edinburgh	Lama Porter	Clerk
	754 N. Edinburgh	Andrew J. Francis and Lulu Francis	Rug Cleaner
	750 ½ N. Edinburgh	Andrew Petit	
	756 ½ N. Edinburg	Amos Jones	Chauffer
1934	750 N Edinburgh	Alfred W. McLeod	Trucking
	750 1/2 N Edinburgh	H.W. Dawe	Cameraman
	752 1/2 N Edinburgh	P.H. Share	Auto Repair
	752 1/2 N Edinburgh	Loyal Graham	Employee, F.W. Bireley Co.
	754 N Edinburgh	Richard and Christine Grace	Aviator
	754 1/2 N Edinburgh	Hubert E. and Rose Bryant	Clothes Cleaner
	756 N Edinburgh	Charles T. Lowrey	Chemist
	756 1/2 N Edinburgh	Chester W. and Addie Ripley	(Addie) Manager, Monte Vista Apts
	756 1/2 N Edinburgh	Charles E. Ripley	Clerk
	756 1/2 N Edinburgh	Jack Ripley	
1936	750 N Edinburgh	Henry C. Caruthers	Auto Painter
	750 1/2 N Edinburgh	Leland S. and Dorothy Wilson	Secretary, YMCA
	752 N Edinburgh	Jack and Mabel Magness	
	752 1/2 N Edinburgh	M. Rea Ziegler	Cashier, L.A. Inventory Co
	754 1/2 N Edinburgh	Marion Beach	Studioworker
	754 N Edinburgh	Frank O. and Florence M. Reed	(Florence) Bookkeeper, Perfection Oak Flooring Co Inc.
1938	750 N. Edinburgh	Jack L. Witherspoon	
	750 1/2 N Edinburgh	Hansel and Louise Main	
	752 1/2 N Edinburgh	Edward Gaines	
	754 N Edinburgh	Robert Rosser	
	756 N Edinburgh	Russell C. Johnson	Clerk, Ry M. S.
	754 ½ Edinburgh	Ann G. Beach (wid Ferdinand) and Marion Beach	Stenographer (Marion)
	752 N. Edinburgh	Louis D and Louise Gant	W.R. Woodard Co.
	756 ½ N. Edinburgh	Mrs. Harriet Sledden	
1939	750 N Edinburgh	James and Joyce Lockwood	Salesman
	750 1/2 N Edinburgh	Carl S. and Josephine Knowles	Studioworker
	725 N Edinburgh	Louis D. and Louise Gantner	Branch Manager, The Great Atlantic & Pacific Tea Co
	754 N Edinburgh	Arthur B. and Ethyl Rosser	

Year	Address	Name	Occupation
	754 1/2 N Edinburgh	Marion Beach	Stenographer
	756 1/2 N Edinburgh	Melvin G. and Kay Maples	Harmony Mfg Co
1940	750 ½ N. Edinburgh	Kenyon and Edith Morrow	Spring Water Distribution (Kennyon)
	752 N. Edinburgh	John and Alice McCamant	Contractor (John)/ Stenographer for Kodak (Alice)
	752 ½ N. Edinburgh	Glenn and Mildred Taylor	Butcher (Glenn)/ Secretary at Sports Stadium (Mildred)
	754 N. Edinburgh	Ronald Young	Manager at meat market
	754 ½ N. Edinburgh	Thomas W. and Florence Manning	Travelling __ (Thomas)
1942	752 N Edinburgh	Christopher and Amy Schoin	Carpenter
	756 N Edinburgh	Herbert W. Hughes	
	750 ½ N. Edinburgh	Kenyon and Edith Morrow	Salesman (Kennyon)
	756 ½ Edinburgh	Dorthoy L. Sweigart	
	752 ½ N. Edinburgh	Glen and Mildred Taylor	Meat Counter
1956	750 ½ N. Edinburgh	Joe Russel	
	752 N. N. Edinburgh	M.C. Schoin	
	754 N. Edinburgh	Ella De Vellier	
	754 ½ N. Edinburgh	Mrs. Homer Hill	
	756 N. Edinburgh	Mrs. Mae Buchan	
	756 ½ N. Edinburgh	Mabel Hoffman	
1960	752 N. Edinburgh	M.C. Schoin	
		Ella De Vellier	
	754 ½ N. Edinburgh	Mrs. Hill Homer/Homer Hill	
	756 ½ N. Edinburgh	Mabel Hoffman	
1969	752 ½ N. Edinburgh	G.C. Kolp	
	754 ½ N. Edinburgh	H. Hill	

IV. Evaluation

A. Historical Resources Identified

1. Historical Resources in the Project Vicinity

The records search for cultural resources within the Project vicinity (approximately quarter-mile radius) involved review of ESA's in-house files, records held at the South Central Coastal Information Center (SCCIC), and SurveyLA data. Located within a dense, urban setting with limited visibility, a quarter-mile radius records search was commissioned from the SCCIC to capture all known resources within the project vicinity which may have views of the Project Site for the purpose of analyzing potential indirect impacts by the Project due to its alteration of the historic setting that may contribute to the eligibility of other historical resources in the immediate surroundings. ESA also consulted the National Register, California Register, Statewide Historical Resources Inventory (HRI), SurveyLA, and City of Los Angeles HCM database to identify previously identified historical resources within the Project vicinity.

Within a quarter-mile vicinity of the Project Site there is only one (1) recorded historical resource has been listed on the National Register and is a designated LAHCM:

- El Greco Apartment, 817 N. Hayworth Avenue (Primary# 19-166804): Mediterranean Revival Style Courtyard Apartment designed by F. Pierpont and Walter S. Davis in 1929. Originally built at 1928 Tiverton Street in Westwood and was relocate to the present site circa 1985. Listed on the National Register on March 3, 1988 (NPS-88002017-0000). Designated Los Angeles Historic Cultural Monument #231 on June 30, 1980. Approximately 0.04 miles (230 feet) to the northeast of Project; no view of the Project.

SurveyLA has also identified three (3) individually eligible historical resources, and one (1) eligible historic district with fifteen (15) contributing resources within the Hollywood CPA that are located within a quarter-mile of the Project Site.[38]

ESA, also looked at potentially eligible historical resources, which are resources that have not been previously recorded by survey that appear to possess sufficient significance and integrity for further consideration as potential historical resources. ESA recorded sixteen (16) potentially eligible historical resources with direct and indirect views of the Project Site.

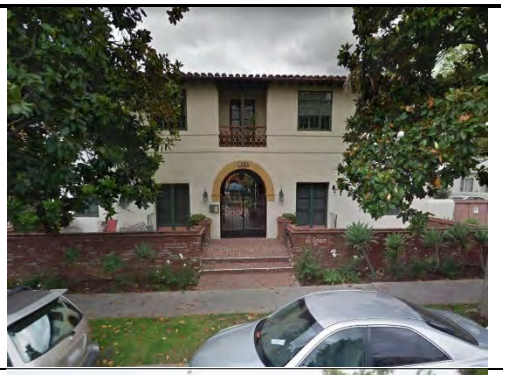
Two other bungalow courts, which were not identified by SurveyLA are located within the Project vicinity at 710-720 North Hayworth Avenue and 715-723 North Hayworth Avenue. These two bungalow courts built across from each other were both constructed in 1924 in the Spanish Colonial Revival style. These two potentially eligible bungalow courts are better examples of the style and

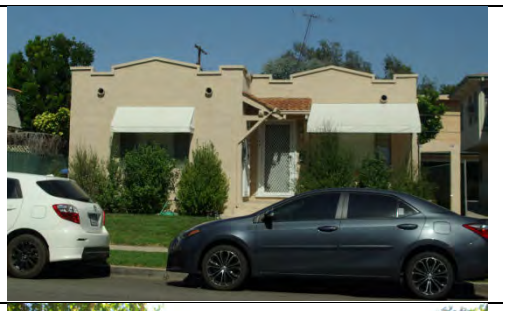
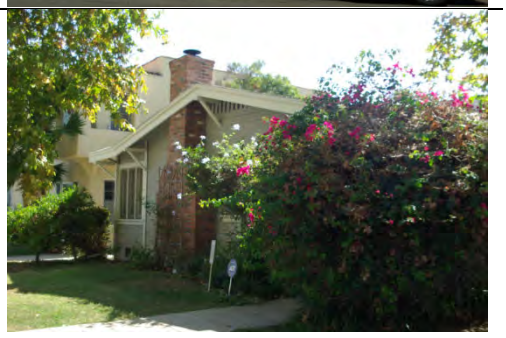
[38] Historic Resources Group, "Historic Resources Survey Report: Hollywood Community Plan Area," Prepared for the City of Los Angeles, August 2011, Revised November 2015.

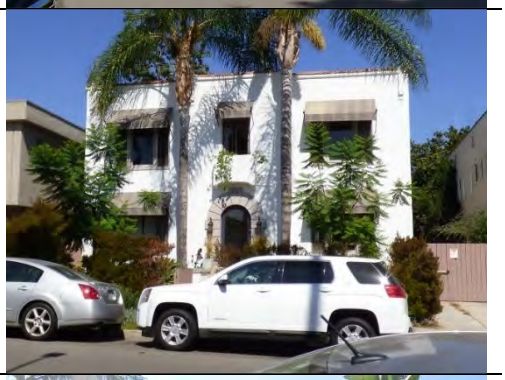
property type as compared to the Bungalow Court and Garage on the Project Site, and retain a high level of integrity.

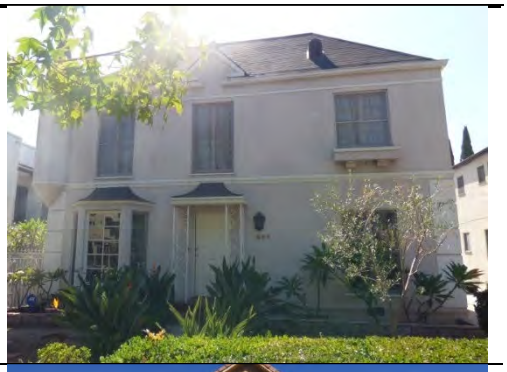
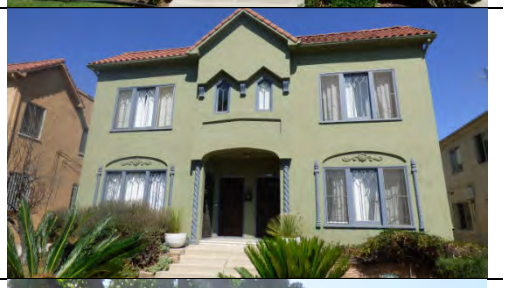
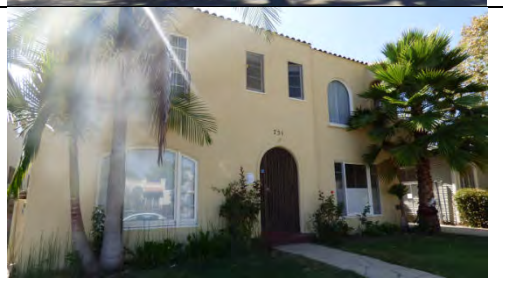
A summary of all recorded and potentially eligible historical resources identified within the Project vicinity is provided in **Table 3**, *Recorded Historical Resources and Potentially Eligible Historical Resources within a Quarter-Mile of Project Site*, below.

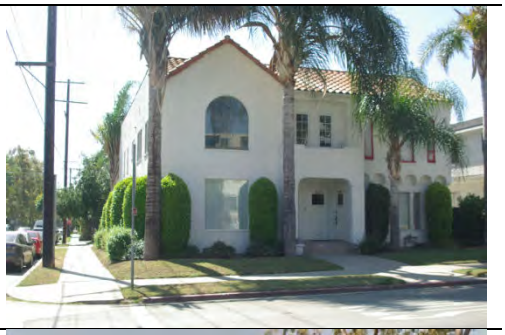
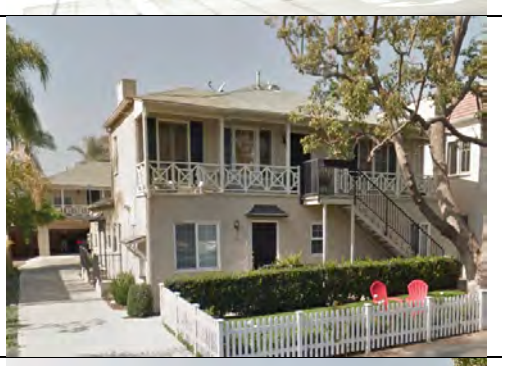
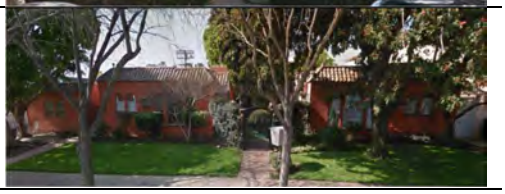
TABLE 3
RECORDED HISTORICAL RESOURCES AND POTENTIAL HISTORICAL RESOURCES WITHIN A QUARTER-MILE OF PROJECT SITE

Address	Date/Style/ Type/Eligibility	Distance/View	Impact	Current Appearance
El Greco Apartment 817 N. Hayworth Avenue	1928 Mediterranean Revival Style Courtyard Apartment NR listed, LACHM #231	230 feet/ No view of Project	No view only, no change in eligibility. No impact.	
825 N Edinburgh	1938, French Revival (Norman), Multi-family residence 3S;3CS;5S3 C/3/3	256 feet / Indirect view	Indirect view only, no change in eligibility. No impact.	
7925 W Waring Ave	1927, Spanish Colonial Revival, Multi-family residence 3S;3CS;5S3 C/3/3	236 feet/ Indirect view	Indirect view only, no change in eligibility. No impact.	

Address	Date/Style/ Type/Eligibility	Distance/View	Impact	Current Appearance
7917 W. Waring Ave.	1927, Spanish Colonial Revival, Multi-family residence 3S;3CS;5S3 C/3/3	341 feet/ Indirect view	Indirect view only, no change in eligibility. No impact.	
Hayworth Dingbat Apartment Historic District 608, 609, 612, 618, 619, 624, 625, 631, 633, 636, 637, 642, 648, 652, 658 N. Hayworth Ave. (15 Contributing)	1956-1965, Dingbat, Multi-family residence 3S;3CS;5S3 C/3/3	685 feet / No view	No view, no change in eligibility. No impact.	
744 N Edinburgh Avenue	1923 Potentially eligible	Directly adjacent property, south/direct view	Adjacent to project, therefore project is related new construction, significant impact.	
8010 Waring Avenue	1922 (887 sq foot improvement) and 1924 (1,494 sq foot improvement) Potentially eligible	0.02 miles (95 feet) west/direct view	Alteration to setting, however, majority of historic setting would remain intact and project would not change scale of neighborhood. Therefore, no change in eligibility and no impact.	

Address	Date/Style/ Type/Eligibility	Distance/View	Impact	Current Appearance
800 N Edinburgh Avenue	1925 Potentially eligible	60 feet / north/direct view	Alteration to setting, however, majority of historic setting would remain intact and project would not change scale of neighborhood. Therefore, no change in eligibility and no impact.	
806 N Edinburgh Avenue	1926 Potentially eligible	120 feet / north/indirect view	Indirect view only, no change in eligibility. No impact.	
812 N Edinburgh Avenue	1926 Potentially eligible	168 feet / north/indirect view	Indirect view only, no change in eligibility. No impact.	
813 N Edinburgh Avenue	1937 Potentially eligible	200 feet / northwest /indirect view	Indirect view only, no change in eligibility. No impact.	

Address	Date/Style/ Type/Eligibility	Distance/View	Impact	Current Appearance
823 N Edinburgh Avenue	1938 Potentially eligible	300 feet / northwest /indirect view	Indirect view only, no change in eligibility. No impact.	
734 N Edinburgh Avenue	1924 Potentially eligible	110 feet / south/indirect view	Indirect view only, no change in eligibility. No impact.	
730 N Edinburgh Avenue	1924 Potentially eligible	160 feet / south/indirect view	Indirect view only, no change in eligibility. No impact.	
733 N Edinburgh Avenue	1925 Potentially eligible	155 feet / southwest /indirect view	Indirect view only, no change in eligibility. No impact.	
751 N Edinburgh Avenue	1928 Potentially eligible	100 feet / west/direct view	Alteration to setting, however, majority of historic setting would remain intact and project would not change scale of neighborhood. Therefore, no change in	

Address	Date/Style/ Type/Eligibility	Distance/View	Impact	Current Appearance
			eligibility and no impact.	
801 N Hayworth	1926 Potentially eligible	105 feet / northeast /indirect view	Indirect view only, no change in eligibility. No impact.	
751 N Hayworth	1937 (1,232 sq foot improvement) and 1922 (1,796 sq foot improvement) Potentially eligible	Directly adjacent, east/indirect view	Adjacent to project, therefore project is related new construction, significant impact.	
745 N Hayworth	1936 (904 sq foot improvement) and 1924 (2,264 sq foot improvement) Potentially eligible	Directly adjacent, southeast /indirect view	Adjacent to project, therefore project is related new construction, significant impact.	
710-720 N Hayworth Avenue	1924 Potentially eligible	383 feet / no view	No view only, no change in eligibility. No impact.	
715-723 N Hayworth	1924 Potentially eligible	493 feet / no view	No view only, no change in eligibility. No impact.	

2. Historical Resources within the Project Site

The subject property was previously included in SurveyLA and identified as potentially eligible as a historical resource in 2015. Located within the Hollywood CPA, SurveyLA identified the Bungalow Court as potentially eligible at the national, state, and local levels[39] under the following two themes: Multi-Family Residential Development: The Bungalow Court (1910-1939) and Residential Properties Associated with the Entertainment Industry, 1908-1980 (subtheme: Entertainment Industry Housing and Neighborhoods, 1908-1949). Under the significance criteria associated with patterns of history and architecture, SurveyLA found the Bungalow Court an "excellent example of a 1920s bungalow court in Hollywood" and stated "Bungalow courts have particular significance in Hollywood; many were built in the 1920s-30s to accommodate people working in the entertainment industry."

The subject property was subsequently designated LAHCM No. 1105 on March 2, 2016 for its significant associations under history and architecture as representing the development of Hollywood during the 1920s and as a distinguishing example of a Spanish Colonial Revival style bungalow court in Hollywood. The subject property was found to fulfill the following two local criteria: "reflects the broad cultural, political, economic, or social history of the nation, State or community," and "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction."[40] The LAHCM designation states the following:

> *The Edinburgh Bungalow Court successfully meets two of the Historic-Cultural Monument criteria. The property "reflects the broad cultural, political, economic, or social history of the nation, State, or community" for its association with the rapid expansion of Hollywood and its surrounding areas in the early teens and 1920s. With the boom of the film industry came new jobs and an influx of people employed to support all aspects of film production. Between 1910 and 1920 the population in Hollywood grew from 5,000 to 36,000. The increase in population lead to an increased need for housing and the bungalow court became a popular alternative to single-family houses. As such, bungalow courts were once prevalent throughout Hollywood and are associated with its early expansion. A remaining example of early Hollywood development, the Edinburgh Bungalow Court, built in 1923, represents the rapid growth of Hollywood in the early part of the twentieth century and reflects the economic changes occurring in the community at the time.*
>
> *The property "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction" as an example of bungalow court multi-family housing in Hollywood. Bungalow court apartments are one of four multi-family housing types that became popular during California's population boom after World War I. Bungalow courts are distinguished by their U-shaped plan of one-story detached bungalows with a central courtyard. Most units*

[39] SurveyLA assigned the property CHR Status Codes of 3S, 3CS, and 5S3.

[40] Katie E. Horak, "City of Los Angeles Historic Cultural Monument Nomination for Edinburgh Bungalow Courts," September 2015.

are entered through private porches or stoops from the courtyard and implement similar features of single-family dwellings but on a more modest scale.

The Edinburgh Bungalow Court is a good example of bungalow court housing. The Edinburgh Bungalow Court includes the following character-defining elements of the housing type: a U- shaped plan; detached bungalows; private entrances; central open space; garages at rear; interior features characteristic of single-family house; arched entrance; and rectangular interior floor plans. The footprint of the subject property has remained the same since 1923 and retains integrity in its site plan, orientation, and interior configurations. Minor cosmetic changes to the property include alterations to windows, kitchens, and bathrooms. Despite these alterations, the overall plan is unchanged and the subject property continues to reflect its bungalow court building type.[41]

Presented below are the SurveyLA Registration Requirements and Eligibility Standards, followed by the architectural description for the Bungalow Court, Garage and landscape, along with its character-defining features:

a. SurveyLA Registration Criteria and Eligibility Standards

Based upon the historical themes developed in Chapter III and in the Los Angeles Historic Context Statement, there are two significant SurveyLA themes associated with the property: Multi-Family Residential Development: The Bungalow Court (1910-1939) and the Spanish Colonial Revival style (1915-1942).[42] While SurveyLA identified the subject property as being potentially eligible for its association as housing for the entertainment industry, ESA found that only three individuals employed in the entertainment industry lived at the subject property, an insignificant number compared to the overall number of residents through the years. Additionally, the subject property was not in the proximity of any known motion picture studios or other industries related to film production. Therefore, the subject property is not associated with housing specifically for the entertainment industry.

The following are the SurveyLA eligibility standards that define what character-defining features and integrity aspects a historical resource needs to have in order to be considered eligible in association with each theme. These eligibility standards have been developed below.

1. Multi-Family Residential Development: The Bungalow Court (1910-1939)

Criteria

- C/3/3

Eligibility Standards

- Is a good to excellent example of the type
- Is one or two stories in height

[41] Los Angeles Department of City Planning Recommendation Report: HCM Application for the Edinburgh Bungalow Court, November 19, 2015, 2-3.

- Was constructed during the period of significance
- Was originally constructed as a bungalow court

Character-Defining Features/Associative Features

- Associated architectural styles: Craftsman, Mission Revival, Spanish Colonial Revival, American Colonial Revival, Tudor Revival
- Composed of multiple detached or semi-detached buildings
- Individual unit entries open directly onto the courtyard; front units may open onto the street
- May also be significant as a good example of an architectural style from its period and/or the work of a significant architect or builder
- Retains most of the essential character-defining features from the period of significance
- Typically occupies a single or double residential lot
- Units are oriented around a central common area, a primary feature of the design (typically a landscaped courtyard; a paved central motor court is less common)

Integrity Considerations

- Extant bungalow courts are rare, therefore a greater degree of alteration or fewer character-defining features may be acceptable
- Geographic districts of this property type are unlikely
- Original landscaping may have been altered or removed
- Replacement of some windows may be acceptable if the openings have not been changed or resized
- Should retain integrity of Location, Design, Setting (must retain the relationship between the units and the courtyard), and Materials (some materials may have been altered/removed)
- The addition of security features such as screen doors and bars at windows
- Where this property type is situated within a grouping of multi-family residences, it may also be significant as a contributor to a Multi-Family Residential District

2. Spanish Colonial Revival: Bungalow Court (1915-1942)

Criteria

- C/3/3

Eligibility Standards

- Exemplified the character-defining features of the Spanish Colonial Revival style
- Exhibits character-defining features of a bungalow court or courtyard apartment as described in Multi-Family Residential Theme
- Is an excellent example of its type and/or the work of a significant architect or builder
- Is one or two stories in height
- Originally constructed as a multiple-family residence

Character-Defining Features/Associative Features

- Complex massing, resulting from turrets, towers, corbelled overhangs, multiple and often asymmetrically organized wings, exterior staircases
- Distinctively shaped and capped chimneys
- Gable, hipped, and/or flat roof, typically with clay tile roof or roof trim
- Individual unit entries open to courtyard (street-facing units of bungalow courts may open to street)
- May exhibit axial symmetry, or deliberate asymmetry suggesting a Mediterranean street or village in appearance
- Patios, courtyards, loggias or covered porches and/or balconies
- Provision for automobiles, either in the rear (bungalow court) or possibly integrated into courtyard complex (courtyard apartments)
- Retains most of the essential character-defining features from the period of significance
- Single and multi-paned windows, predominantly casement and double-hung sash
- Stuccoed exteriors; secondary materials may include wrought iron, wood, cast stone, terra cotta, and polychromatic tile
- Use of arches of a variety of shapes for windows, doors, niches, openings in wing walls, and other features
- Window grilles, rejas, pierced stucco screens, clay attic vents
- Wooden plank or carved doors with prominent hinges and hardware

Integrity Considerations

- Configuration and most details (such as fountain, fireplace, light standard, etc.) of common space or courtyard have been retained
- Limited window replacement may be acceptable on secondary elevations, if opening is not resized and surround is maintained
- Roof tile replacement should duplicate original in materials, color, texture, dimension, and installation pattern
- Security bars may have been added to lower story
- Stucco repair or replacement must duplicate the original texture and appearance

b. Architectural Description

Overall Layout and Design of 750-756 Edinburgh

The Bungalow Court and Garage is located on a 12,560 square foot parcel at the southeast corner of North Edinburgh Avenue and Waring Avenue (**Figure 9**) and is set-back behind a grass lawn on the north and west sides (**Figure 10**). The Bungalow Court contains four detached bungalows each with two apartment units that are arranged in two rows separated by a central courtyard. A Mission style arch (**Figure 11**) spans the west entrance of the courtyard connecting the front (western) bungalows. As originally constructed there was also a rear arch, however, as a result of damage sustained from the 1994 Northridge earthquake the rear arch was removed (**Figure 12**).

The two front (western) bungalows with the addresses of 750-750 1/2 and 756-756 1/2 Edinburgh Avenue are mirror designs, as are the two rear (eastern) bungalows with the addresses of 752-752 1/2 and 754-754 1/2. Set back behind a lawn, the apartment units located in the front (west) of the western bungalows open onto Edinburgh Avenue, while the second units located in the rear (east) open out onto the courtyard. Similarly, the two rear (eastern) detached bungalows open onto the courtyard. All of the bungalows have rear (secondary) entrances located on the south and north elevations.

Despite the orientation of the primary entrances, the one-story bungalows have similar modest designs and construction that include: rectangular plan and massing, concrete foundation, wood-frame construction sheathed in stucco, wood-frame double-hung and six-light casement windows), wood-frame marginal nine-light windows, recessed blind arches with inset medallions, cluster of three barrel tile vents, flat roofs with an undulating Spanish Colonial Revival style parapet, and clay tile coping at the parapets. Detailed descriptions of the two front (western) detached bungalows, two (rear) eastern bungalows, the interiors of the apartment units, and rear Garage are provided in the sections below.

750 and 756 N. Edinburgh Avenue, Front (Western) Bungalows

With their front (western) apartment units facing Edinburgh Avenue, the western bungalows at 750-750 1/2 and 756-756 1/2 have symmetrical primary (west) elevations comprised of an off-center entrance flanked by tall wood-frame marginal nine-light windows and a double hung-window (**Figures 13 and 16**). The tall marginal nine-light windows are protected by a bracketed pent roof clad with Spanish tile. Above the double-hung windows are blind arches with a single inset medallion. Between the double-hung window and the primary entrance, the parapet features a cluster of three barrel tiles. Three concrete stairs with a single metal railing lead to the primary entrance that are shielded by arched hoods. Below the arched hoods is a single wall light. The entrance consists of a wood-frame nine-light door similar in design to the tall marginal windows and a simple wood screen door.

On the interior courtyard elevations of 750-750 1/2 and 756-756 1/2 Edinburgh are the entrances into the second (eastern) apartment units associated with the apartment numbers of 750 1/2 and 756 (**Figures 14 and 17**). These units have the same design as described on the primary (west) elevations with the primary entrance covered by an arched hood flanked by a double-hung windows and tall nine-light marginal windows shielded by a bracketed pent roof clad with Spanish tile.

To the west of the entrances on the courtyard elevation is the fenestration for the front (western) apartment units (750 and 756 1/2) consisting of a pair of wood-frame casement windows and a double-hung window (**Figure 18**). These three windows have recessed blind arches, central decorative medallions. Between the blind arches are clusters of three barrel tiles. At the ground level between the wood-frame casement windows is a tall arched recessed element indicating the area where the gas fireplace is located in the interior (**Figure 18**).

The side (east) elevations (**Figure 19**) have two wood-frame casement windows and two wood-frame double-hung windows.

The rear elevations of both 750-750 1/2 and 756-756 1/2 have the secondary entrances into the apartment units that lead into the utility rooms and kitchens (**Figures 15 and 20**). On the rear elevations, each unit has a wood-paneled door with single-light flanked by two small wood-frame double-hung windows and a pair of wood-frame double-hung windows. Each rear door has two concrete steps and an iron railing and is protected by a red-tile pent roof with a cluster of three barrel tiles above.

752 and 754 N. Edinburgh Avenue, Front (Western) Bungalows

The rear (eastern) bungalows have a similar design as described in the description of the front (western) bungalows above, with the exception that both apartment units in the rear bungalows open out onto the courtyard. On the courtyard elevations of 752-752 1/2 and 754-754 1/2 (**Figures 21, 22, 24, and 25**), each apartment unit has a primary entrance covered by an arched hood flanked by a wood-frame double-hung window and a nine-light marginal windows shielded by a bracketed pent roof clad with Spanish tile. Three concrete stairs lead to the primary entrance that consists of wood-frame door with central light similar in design to the tall marginal nine-light windows. Next to the primary entrance is the bathroom window).

The side (west) elevations (**Figures 23 and 26**) are punctuated with four wood-frame double-hung and casement windows (all of the windows on 752 have been replaced, while one has been replaced on 754 1/2).

The rear (north and south) elevations (**Figure 23**) are the same as the front (west) bungalows described above. On the rear elevation, each unit has a rear wood-paneled door with single-light flanked by two small wood-frame double-hung windows and a pair of wood-frame double-hung windows. Each rear door has two concrete steps and an iron railing and is protected by a red-tile pent roof with a cluster of three barrel-tiles above.

Interior of 750-756 N. Edinburgh Avenue

Each bungalow has two one-bedroom apartment units that consist of a living room, bedroom, hallway with linen closet, bathroom, kitchen, and utility room. The interiors of the bungalow consist of wood floors, plaster walls, wood moldings, wood built-ins, a fireplace of cast concrete with the design inspired by Batchelder Tile Company.[43] The primary entrance opens into the living room by which the kitchen and utility room are accessed or the hallway to the bathroom and bedroom. Each living room has a wall of wood built-ins consisting of a writing desk, gas fireplace and bookshelf. Above the living room built-in are two light fixtures and two small wood-frame casement windows. Adjacent to the living room is a galley kitchen and small utility room where the rear door is located. Located off of the hallway with linen closet is a bedroom with closet and bathroom. The most original living unit is 756 1/2 Edinburgh that retains hardwood floors, the living room built-in with fireplace and light fixtures above, kitchen cabinets, hexagonal tile in kitchen and bathroom, and interior wood doors and hardware

[43] Katie E. Horak, "Los Angeles Cultural Heritage Monument Nomination for Edinburgh Bungalow Court," September 2015.

Rear Garage

Along the rear (east) of the subject property is a multiple-car Garage (**Figures 27 and 28**). The Garage has a long rectangular footprint in similar design to the bungalows. It is sheathed with stucco, has a flat roof, and Spanish Colonial revival style parapet capped with ref-tiles. The west elevation (Figure 28) has six oversized openings enclosed by double wood doors.

Landscape

The Bungalow Court is setback behind a grass lawn along Edinburgh and Waring Avenues, as shown in **Figures 9 and 10.** Mature palm trees align the planting beds fronting Edinburgh and Warding Avenues in front of the public sidewalks. The two western bungalows (756 and 750) have a deep setback away from Edinburgh Avenue and this area is improved with a grass lawn, concrete paths, shrubbery, and foundation plantings (**Figures 29 and 30**). A concrete path centered between the western bungalows leads into the courtyard and also diverges in front of the archway to the primary entrances of the western bungalows (**Figures 29 and 30**).

The northern bungalows at 756 and 754 have a shallow setback from Warding Avenue (**Figure 23**). This area is improved with a grass lawn, concrete paths, and foundation plantings.

The courtyard is entered from Edinburgh Avenue via a concrete pathway centered under the arch connected to bungalows 756 and 750 (**Figure 31**). The round mosaic centered under the arch is not original and is an alteration **(Figure 29**). Upon immediately entered the courtyard there are two planting beds flanking the path (**Figure 31**). Near the entrances to the first bungalows, 756 and 750 1/2, the path diverges and takes on an oval shape (F**igure 32**) to connect to the entrances of each bungalow. This infilled central area now has two planting areas, one square and the other oval, planted with trees and shrubs (**Figures 33 and 34**).

Site Plan and Survey Photographs

SOURCE: *LA City Zimas, 2014*

Figure 9
Site Plan with unit numbers

SOURCE: *ESA, 2015*

Figure 10
Primary and Side (North) Elevations of Bungalow Court, View Southeast

SOURCE: *ESA, 2015*

Figure 11
Primary (West) Elevation of Bungalow Court, View East

SOURCE: *ESA, 2015*

Figure 12
Remnants of the Rear Arch, View Southwest

SOURCE: *ESA, 2015*

Figure 13
Primary Elevation of 750 Edinburgh, View East

SOURCE: *ESA, 2015*

Figure 14
Primary Elevation of 750 1/2 Edinburgh, View South

SOURCE: *ESA, 2015*

Figure 15
Side Elevation of 750-750 1/2 N. Edinburgh Avenue, View Northeast

SOURCE: *ESA, 2015*

Figure 16
Primary Elevation of 756 1/2 Edinburgh Avenue, View North

SOURCE: *ESA, 2015*

Figure 17
Side (South) and Rear (East) Elevations of 756 Edinburgh Avenue, View Northwest

SOURCE: *ESA, 2015*

Figure 18
Side (South) Elevation of 756 and 756 1/2 Edinburgh Avenue, View Northwest

SOURCE: *ESA, 2015*

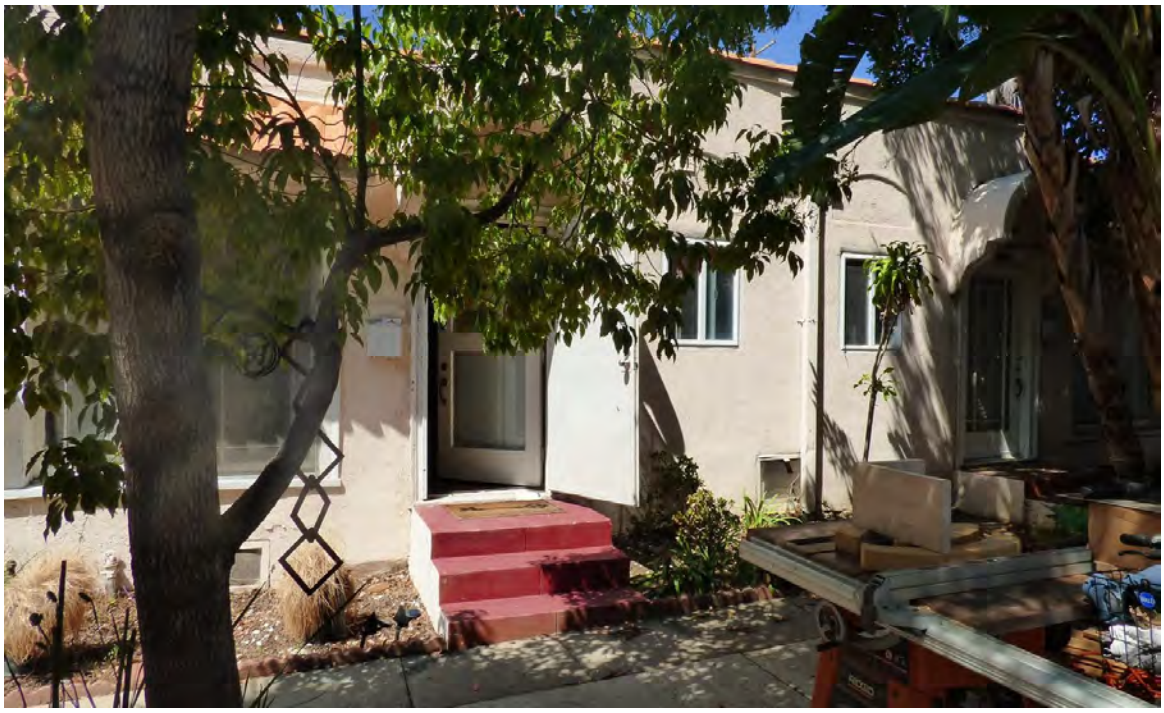
Figure 19
Side (East) Elevation of 756 Edinburgh, View Northwest

SOURCE: *ESA, 2015*

Figure 20
Side (North) Elevations of 756 and 756 1/2 Edinburgh Avenue, View South

SOURCE: *ESA, 2015*

Figure 21
Primary and Side (West) Elevations of 754 1/2 Edinburgh, View Northeast



SOURCE: *ESA, 2015*

Figure 22
Primary Elevation of 754 1/2 and 754 Edinburgh, View North

SOURCE: *ESA, 2015*

Figure 23
East and South Elevations of 754-754 1/2 Edinburgh, View Southwest

SOURCE: *ESA, 2015*

Figure 24
Primary (North) Elevation of 752 1/2 Edinburgh, View South

SOURCE: *ESA, 2015*

Figure 25
Primary (North) Elevation of 752 Edinburgh, View Southwest

SOURCE: *ESA, 2015*

Figure 26
East and North Elevations of 752-752 1/2 Edinburgh,
View Southwest

SOURCE: *ESA, 2015*

Figure 27
Rear Garage, View Southeast

SOURCE: *ESA, 2015*

Figure 28
Rear Garage, View Southeast

SOURCE: *ESA, 2015*

Figure 29
Northwest Bungalow (756) and Courtyard

SOURCE: *ESA, 2015*

Figure 30
Southwest Bungalow (750) and Courtyard, View Southeast

SOURCE: *ESA, 2015*

Figure 31
Central Courtyard, View Northeast

SOURCE: *ESA, 2015*

Figure 32
Central Courtyard, View East

SOURCE: *ESA, 2015*

Figure 33
Central Courtyard, View Northwest

SOURCE: *ESA, 2015*

Figure 34
Central Courtyard, View West

c. Alterations

The overall site and exteriors and interiors of the Bungalow and Garage located on the Project Site has varying degrees of alterations. Presented below are alterations noted from site investigations:

Rear Garage

- Half of the original Garage doors have been replaced with sheets of plywood and single entry doors (storage area).
- The north elevation has one oversized opening enclosed with plywood double doors (alteration).

Landscape

There have been changes to the landscape around the four bungalows and Garage since their construction in 1923.

- A wood fences constructed around the front lawn of the two eastern bungalows, thereby creating a private front yard and disrupting the original landscape design.
- A fence blocks the original north-south path leading to 750 Edinburgh, thus a new concrete path was added leading east-west from the primary entrance to the street.
- Palm trees have been removed.
- Central planter has been infilled with combed concrete.

Exterior of the Bungalow Court

All the exteriors of the bungalows have some degree of alterations, rot, and decay.

- Many original windows have been replaced with not-in-kind windows (aluminum sliders or replacement double-hung windows).
- Some windows have been resized and infilled (754 ½, 754, 756).
- Some window frames have been removed.
- Exterior concrete stairs have been replaced or altered. It appears the original stairs had a stucco treatment on the sides to resemble stone.
- A majority of the doors and screen doors have been replaced.
- Decorative medallions have been removed on 756 and 756 ½.
- Cluster tiles have been removed on 750.
- Metal security screens have been installed over some windows.
- Rear arch has been removed due to earthquake damage.

Interiors

All units have varying degrees of alterations and original features.

- Unit 754 is completely remodeled and retains no original features or finishes, except the overall layout, walls, and spaces.
- The fireplaces which appear to be cast concrete and tile have been painted over.
- Each bedroom has two double-hung windows most of which have been replaced.
- Bathrooms have all been altered to some degree and appear to not retain any original bathroom fixtures.
- Gas fireplaces have been replaced/updated.

d. Integrity Analysis

The National and California Registers have specific language regarding integrity. Both require that a resource retain sufficient integrity to convey its significance.[44] In accordance with the guidelines of the National Register of Historic Places, integrity is evaluated in regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The property must retain the essential physical features that enable it to convey its historic identity. Furthermore, National Register Bulletin 15 states, "A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register."[45] The California Register

44 National Register Bulletin 15, 44.
45 Ibid, 15, 46.

requires that a resource retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance.

In addition to the integrity recommendations provided at the national and state levels, eligibility standards are defined at the local level. SurveyLA outlines the required integrity that properties need in order to be eligible under historical themes and property types. In the case of the Bungalow Court Property Type, SurveyLA notes that extant bungalow courts are rare and therefore more alterations are allowable. It allows for the alteration of removal of original landscaping, replacement of some windows if openings remain unchanged, and the addition of security features. Ultimately, to be eligible as a bungalow court the property should retain integrity of Location, Design, Setting (including the spatial relationship between units and courtyard), and partial integrity of Materials (some materials may have been altered/removed). With regard to the Spanish Colonial Revival style as applied to bungalow courts, SurveyLA does not specifically state which aspects of integrity a property should retain, but does allow for limited window replacement on secondary elevations if the openings are unchanged (including surrounds), should retain their configuration, and the majority of details of the common space or courtyard. Furthermore, under the Spanish Colonial Revival style Bungalow Court theme, SurveyLA states to be eligible it should be "an excellent example of its type and/or the work of a significant architect or builder." A matrix of the integrity required under the SurveyLA theme of Bungalow Court (1910-1939) as compared to the integrity of the Bungalow Court and Garage on the Project Site is included in **Table 4.** With these integrity considerations in mind, the subject property is evaluated against each of the seven aspects of integrity below.

TABLE 4
INTEGRITY MATRIX

Theme/Property Type	Design	Workmanship	Materials	Setting	Feeling	Association	Location
SurveyLA Bungalow Court (1910-1939)	Yes		Partial	Yes			Yes
Bungalow Court on the Project Site	Partial	Partial	Partial	No	Yes	No	Yes

Location – None of the residential units or the rear Garage of the Bungalow Court have been moved; they remain in the location in which the Bungalow Court was originally built. **Therefore, the subject property retains integrity of location.**

Design – The design of the subject property has been compromised by many small alterations. Approximately half of the windows have been replaced, some of the window openings have been resized and the window frames removed, primary and rear doors replaced, and some of the medallions have been removed from the recessed blind arches, as well as the clusters of barrel vault vents. The landscape has been altered with the infill of the courtyard, the addition of a fence around the front lawn of the southwest bungalow (756), and the removal of many trees. The rear arch over the courtyard was removed after sustaining earthquake damage. In the interior, some remodeling of bathrooms and kitchens has taken place, doors have been removed and/or replaced, finishes

updated, fireplace surrounding painted over, and built-ins surrounding the fireplace altered. However, the Bungalow Court and Garage retains its original layout and spatial orientation, with four detached buildings facing an interior courtyard, with a driveway and Garage located at the rear (eastern) edge of the subject property. **Therefore, the subject property retains partial integrity of design.**

Materials – The subject property retains partial integrity of materials. Half of the windows have been replaced and windows have been resized and some of the primary and rear doors replaced; however, replacement of windows has occurred on secondary elevations, this is defined as acceptable under the SurveyLA criteria considerations for both bungalow courts and the Spanish Colonial Revival style. The stucco exterior wall finish and red roof tile are original; however, in some areas the stucco has been patched. On the rear (south) elevations of 754-754 1/2 and 756-756 1/2 Edinburgh, the stucco has been poorly patched. Some of the decorative elements such as within the blind arches and groupings of barrel-tiles have been removed. Despite these alterations the materials are largely intact; **therefore, the subject property retains partial integrity of materials.**

Workmanship – The subject property retains partial integrity of workmanship. As stated above, the half of the original exterior materials have been removed, which has compromised the original workmanship from the Bungalow Court's period of significance. Because the design of the Bungalow Court is simplistic, these alterations impact the overall workmanship. The stucco exterior has been patched, decorative items such as medallions and clusters of barrel-tiles removed, some windows replaced and resized, some doors both primary and rear replaced, the rear courtyard arch removed, and the hardscape in the courtyard has been updated. Additionally, most likely as a kit-bungalow court there was not much hand craftsmanship involved besides the assemblage of parts. **Therefore, the subject property retains partial integrity of workmanship.**

Setting – The setting around the subject property has been eroded with infill development. The immediate neighborhood contains a mix of multi-family and single-family residences, with an array of architectural styles, and mixed heights (one-story and two-story buildings). The neighborhood also appears to be developed and redeveloped over several decades with a concentration of homes from the 1920s and 30s and additional residential development from the 1950s and 60s. The area is much more developed than it was in the 1920s, at the time the Bungalow Court and Garage were constructed. As such, subsequent development has eroded the Bungalow Court's original setting. **Therefore, the subject property does not retain integrity of setting.**

Feeling – The subject property retains integrity of location and setting, and partial integrity of design, materials, and workmanship. Taken together, these aspects contribute to the historic feeling and character of the Bungalow Court and Garage. **Therefore, the subject property retains integrity of feeling.**

Association – The subject property is not associated with any known historically significant person or event. **Therefore, the subject property does not have integrity of association.**

e. Summary

The Bungalow Court is an example of a Spanish Colonial Revival style bungalow court in Los Angeles. Under the SurveyLA registration requirements, integrity considerations allow for "a greater degree of alterations or fewer character-defining features may be acceptable," as such the Bungalow Court and Garage retains a level of integrity to convey its period of significance, according to the LAHCM nomination. The nomination states, "alterations are primarily minor and cosmetic;" that the "infill of what was likely a crescent-shaped opening in the arch of the connecting wing wall and modification to hardscape of the courtyard;" and "several of the smaller double-hung windows on the northern, Waring Avenue facades, and the interior courtyard facades have been replaced with horizontal sliding metal frame windows," and furthermore, " at least one casement window opening facing the courtyard has been altered and replaced with a smaller window with a metal frame."[46] The Bungalow Court and Garage's partial integrity of design and materials it does not have enough integrity to be eligible to for the California Register and National Register.

f. Character-Defining Features

The character-defining features table presented below summarizes the existing elevations, architectural elements, features, materials, finishes and spaces that contribute to the eligibility of the Bungalow Court and Garage as a historical resource.

Period of Significance: The primary period of significance as identified by the LAHCM nomination for the Bungalow Court and Garage is 1923, "reflecting the construction of the court during a peak time of growth and development in and around Hollywood, and the subsequent need for conveniently-located, affordable housing."[47]

TABLE 5
CHARACTER-DEFINING FEATURES[48]

Site and Courtyard
• Site configuration and massing, including the orientation and layout of the one-story
• bungalows and rear garages
• Concrete pathways and areas provided for plantings
• Garage building, with stucco walls, flat roof with stepped parapet with clay tile coping, and original barn-style wood doors
Bungalow Court - Exterior
• Rectangular plan of each bungalow
• Stepped parapet roof and clay tile coping
• Arched hoods and bracketed pent roofs over entrances
• Exterior sand-finish stucco walls
• Connecting wing walls with arched gateway North Edinburgh Avenue façade, connecting the two bungalows
• Concrete entrance stoops
• Glazed doors with marginal nine-light muntin patterns
• Paired and single wood (marginal, nine-lite, casement, and double-hung) windows throughout
• Blind arches and inset medallions above windows

[46] Katie E. Horak, "Los Angeles Cultural Heritage Monument Nomination for Edinburgh Bungalow Court," September 2015, 2.
[47] Ibid., 7.
[48] Ibid., 3.

- Clay-tiled parapet vents

Bungalow Court – Interior

- Separation of interior spaces to form individual rooms and the progression of spaces from the interior courtyard entrance to back, secondary entrances
- Main apartment entrances opening onto courtyard
- Hardwood floors throughout
- Hexagonal tile and subway tile finished in kitchens and bathrooms
- Wood built-ins throughout
- Wood glass-front cabinetry in living rooms and kitchens
- Placement of fireplaces in apartments living rooms; glazed tile surrounds and decorative reliefs on fireplaces
- Crown moldings in living rooms and bedrooms
- Single-panel interior doors

g. Conclusion

The Bungalow Court and Garage are designated LAHCM No. 1105, and is significant for its association "with the rapid development of Hollywood and its surrounding areas in the early 1920s."[49] Furthermore, it also "embodies defining characteristics of the bungalow court, a multi-family housing typology prevalent in and around Hollywood in the early decades of the twentieth century, and one that is rapidly diminishing. Single family amenities such as those offered by Edinburgh Bungalow Court would help to attract residents to outlying neighborhoods. Located in Beverly Grove, the court is representative of Hollywood's rapid development and the effect that it would have on the surrounding landscape."[50] The Bungalow Court and Garage retains enough integrity to convey its period of significance, which is 1923, "reflecting the construction of the court during a peak time of growth and development in and around Hollywood, and the subsequent need for conveniently-located, affordable housing."[51] Therefore, the Bungalow Court and Garage are considered a historical resource pursuant to CEQA.

[49] Ibid., 4.
[50] Ibid.
[51] Ibid.

V. CEQA Impacts Analysis

A. Significance Thresholds

The thresholds for determining the significance of environmental effects on historical resources identified below are derived from the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3) as defined in Section 15064.5 and the City of Los Angeles CEQA Thresholds Guide. Pursuant to this guidance, a project that would physically detract, either directly or indirectly, from the integrity and significance of the historical resource such that its eligibility for listing in the National Register, California Register or as a City Monument would no longer be maintained, is considered a project that would result in a significant impact on the historical resource. Adverse impacts, that may or may not rise to a level of significance, result when one or more of the following occurs to a historical resource: demolition, relocation, conversion, rehabilitation, or alteration, or new construction on the site or in the vicinity.[52]

1. CEQA Guidelines

According to the State *CEQA Guidelines*, Section 15064.5(b) describes "substantial adverse change" of an historical resource as follows:

- Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.
- The significance of a historical resource is materially impaired when a project:
    a. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register of Historical Resources; or

    a. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

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

The *L.A. CEQA Thresholds Guide* states that a project would normally have a significant impact on a significant resource if it would cause a substantial adverse change in the significance of a

[52] L.A. CEQA Thresholds Guide, Section D.3. Historical Resources, City of Los Angeles, 2006, p. D.3-1 (http://environmentla.org/programs/Thresholds/D-Cultural%20Resources.pdf, accessed 6/04/2013)

historical resource as defined in Section 15064.5 of the CEQA *Guidelines* when one or more of the following occurs:

- Demolition of a significant resource that does not maintain the integrity and significance of a significant resource;
- Relocation that does not maintain the integrity and significance of a significant resource;
- Conversion, rehabilitation, or alteration of a significant resource which does not conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings ("Standards"); or
- Construction that reduces the integrity or significance of important resources on the site or in the vicinity.[53]

Under CEQA, a proposed development must be evaluated to determine how it may impact the potential eligibility of a structure(s) or a site for designation as a historical resource. The Standards were developed as a means to evaluate and approve work for federal grants for historic buildings and then for the federal rehabilitation tax credit (see 36 Code of Federal Regulations ("CFR") Section 67.7). Similarly, the Los Angeles Cultural Heritage Ordinance provides that compliance with the Standards is part of the process for review and approval by the Cultural Heritage Commission of proposed alterations to City Monuments (see Los Angeles Administrative Code Section 22.171.14.a.1). Therefore, the Standards are used for regulatory approvals for projects involving designated historical resources but not for resource evaluations.[54] Similarly, CEQA recognizes the value of the Standards by using them to demonstrate that a project may be approved without an EIR. In effect, CEQA has a "safe harbor" by providing either a categorical exemption or a negative declaration for a project involving a historical resource which meets the Standards (see state *CEQA Guidelines* Section 15331 and 15064.5(b)(3)).

Based on the above considerations, the factors listed in the *L.A. CEQA Thresholds Guide* have been reviewed and refined for this analysis. As such, the Project would have a significant impact on historical resources, if:

HIST-1 The Project would demolish, destroy, relocate, or alter a historical resource such that eligibility for listing on a register of historical resources would be lost (i.e., no longer eligible for listing as a historical resource); or

HIST-2 The Project would reduce the integrity or significance of important resources on the Project Site or in the vicinity.

53 L.A. CEQA Thresholds Guide, Section D.3. Historical Resources, City of Los Angeles, 2006, p. D.3-1 (http://environmentla.org/programs/Thresholds/D-Cultural%20Resources.pdf, accessed 6/04/2013)

54 Century Plaza Hotel EIR, Appendix IV.D-3, Historic Thresholds Letter, from Michael J. Logrande, Director of Planning and Ken Bernstein, Manager, Office of Historic Resources, City of Los Angeles, to Bruce Lackow, President, Matrix Environmental, Los Angeles, California, December 15, 2010.

B. Analysis of Project Impacts

Because of its historical status, the Bungalow Court and Garage is considered a historical resource for purposes of CEQA, in accordance with Sections 15064.5. Therefore, the Project was analyzed for its potential for direct and indirect impacts to historical resources, including the locally designated Project Site, as well as the previously identified individual historical resources within a quarter-mile radius. Furthermore, Project alternatives and cumulative impacts were also analyzed as part of overall Project impacts analysis.

1. Project Description

Project plans dated July 2, 2015, designed by Modative, would remove existing improvements on the Project Site, subdivide the parcel into eight lots, and develop on each lot a three-story single-family residence, two covered parking spaces, and private patio/yard areas. The lots and residences would be arranged in a similar configuration to the existing improvements, into two parallel rows separated by an east-west central driveway that would be accessed via Edinburgh Avenue. Five units would be located on the north side of the central driveway and three units would be located on the south side of the central driveway (**Figure 35**). The Project's sixteen (16) covered parking spaces would be accessed via the central driveway. Full Project plans are included in Appendix B.

SOURCE: *Modative, 2015*

Figure 35
Proposed project site plan

The Project's design concept is courtyard housing, with design elements that have been incorporated to maintain compatibility with the surrounding residential neighborhood and immediate adjacent residential area (**Figure 36**). The design incorporates elements to provide a smaller-scale, more intimate design along the Project's northern and western façade that is compatible with the existing residential land uses along Waring and Edinburgh Avenues. Building materials proposed include siding, and smooth and patterned stucco of distinct yet compatible color schemes. The two residences along Edinburgh Avenue would also feature differing configurations of building materials, accent colors, and windows.

The three-story residences would be consistent with the maximum height of 30 feet above grade. The two southern residences would be setback five feet from the property line and the third floor would be set back a total ten feet. Furthermore, the Project has been designed in accordance with the Small Lot Design Guidelines that are applicable to the Project under the Small Lot Subdivision Ordinance in effect at the time the vesting tentative map for the Project was deemed complete (May 20, 2016).

SOURCE: *Modative, 2017*

Figure 36
Proposed project rendering

2. Analysis of Potential Impacts

a. Direct Impacts

The Project would demolish the Bungalow Court and Garage, a LAHCM, and a historical resource under CEQA. Because the demolition of a historical resource constitutes a substantial adverse change to the resource such that its eligibility for listing would be lost, this impact is considered significant. To reduce potential impacts to historical resources, it is recommended that Photographic Recordation (Mitigation Measure MM-HIST-1) be prepared, which would include

digital photographs of the Bungalow Court and Garage's existing appearance and character-defining features. Following implementation of MM-HIST-1, mitigation is also proposed to pursue relocation of the Bungalow Court and Garage (Mitigation Measure MM-HIST-2), in accordance with the Standards for Rehabilitation. While relocation to a suitable site pursuant to Mitigation Measure MM-HIST-2 would reduce impacts and retain the eligibility of the historical resource, it is unclear whether an interested party and suitable site would be found. **Therefore, due to the uncertainty associated with relocation of the Bungalow Court and Garage, it is conservatively concluded that demolition could occur and that the impact of the Project on the historical resource would be significant and unavoidable.**

b. Indirect Impacts

Indirect impacts were analyzed to determine if the Project would result in a substantial material change to the integrity and significance of historical resources or their contributing setting within the Project vicinity. Within a quarter-mile of the Project Site, ESA identified twenty-one (21) historic-age properties, five (5) of which are recorded historical resources, and sixteen (16) potential historical resources. These findings were presented in **Table 3** of Section IV.A.1.

Within a quarter-mile vicinity of the Project Site there are five (5) recorded historical resources. There is one LAHCM (also listed on the National Register), El Greco Apartment located at 817 N. Hayworth Avenue, within 230 feet of the Project Site. However, this resource would have no view of the proposed Project due to the intervening built environment of taller buildings to the south and west. The Project would not destroy historic materials, features, or spatial relationships that characterize El Greco Apartment within the Project vicinity.

Of the additional twenty (20) recorded and potential historical resources in proximity to the Project Site, three (3) would have no view, thirteen (13) would have indirect views, and four (4) would have a direct view of the Project Site. Of these, three potentially eligible historical resources are located directly adjacent to the Project Site: 744 N. Edinburgh Avenue; 751 N. Hayworth Avenue; and 745 N. Hayworth Avenue. The Project would not destroy historic materials, features, or spatial relationships that characterize these adjacent properties. Furthermore, removal of the Bungalow Court and Garage would have a minimal impact on the surrounding setting, which has already been eroded by later infill development in a variety of architectural styles. Furthermore, the Project would be differentiated and compatible with the surrounding setting in scale and proportion, materials, features, size and massing. After Project completion the eligibility of the potential and recorded historical resources adjacent to the Project Site and in the vicinity would remain unaffected. Thus, while the Project would remove the Bungalow Court and Garage, the Project would not destroy any historic materials, features, or spatial relationships that characterize neighboring potential and recorded historical resources or their immediate surroundings. Furthermore, construction of the Project would have a minimal impact on the surrounding setting, which has already been eroded by later infill development in a variety of architectural styles. **The Project would not materially or visually impair the eligibility of any recorded historical resources in the Project vicinity; therefore, pursuant to CEQA, the Project would not cause any indirect impacts to historical resources.**

c. Cumulative Impacts

Cumulative impacts to historical resources would occur if the impacts of the Project and related projects when taken as a whole, would substantially diminish the number of historical resources within the same or similar context or property type. Impacts to historical resources, if any, tend to be site specific, however cumulative impacts can occur if the Project and related Projects would together adversely affect historical resources on the Project Site or in the vicinity or contribute to adverse changes within the same historic district, or involve historical resources that are examples of the same style or property type as those within the Project Site. To support the analysis of the cumulative impacts for the Project, ESA assembled a list of 180 properties matching the Bungalow Court Property Type in the Hollywood Redevelopment Area, Hollywood CPA, and current threatened properties in Los Angeles County was compiled from SurveyLA, National Register, California Register, and LAHCM designations. This list is available in **Appendix F.** Additionally, ESA reviewed ten (10) related projects within a mile of the Project Site.

The list of the Bungalow Court Property Type in Hollywood and Los Angeles provides an essential overview of the property type and styles found in the Hollywood CPA and Hollywood Redevelopment Area, along with locally, State, and nationally designated properties in Los Angeles County. Of the 180 resources compiled, over 110 are of the Spanish Colonial Revival style. Furthermore, five (5) are listed on the National Register, nine (9) are locally designated. Of these only two (2) are considered threatened by development. The two (2) threatened resources are as follows:

- Maycrest Bungalows, 4215-4212 Maycrest Avenue, El Serrano, Los Angeles. Built in 1925 in the Tudor Revival style with elements of Spanish Colonial Revival architecture. Purchased by Caltrans in the 1960s for the 710 freeway extension. Condemned in 1994 after the Northridge Earthquake, the four duplexes fell into abandonment and disrepair. SurveyLA identified them eligible at the national, state, and local levels and assigned CHR status codes 3CS and 5S3.[55]

- Wurfl Court Bungalow, 1450-1456 North Echo Park Avenue, Los Angeles. Bungalow Court built in 1922 in the Spanish Colonial Revival style. Recently declared a Los Angeles Historic-Cultural Monument (No. 5000). Threatened by demolition for the construction of 12 new three-story small lot single-family homes.[56]

Of the two (2) resources identified above, the Wurfl Court Bungalow is located in the Echo Park neighborhood and is in the Spanish Colonial Revival Style, the same style as the Bungalow Court on the Project Site. This style is the most prominent style of Bungalow Courts in the Hollywood Community Plan and Hollywood Redevelopment area, with the style comprising over half of the identified historic-age resources identified in Appendix F. The Maycrest Bungalows is Tudor Revival in style with elements of Spanish Colonial Revival architecture. Following the implementation of the Project and the possible redevelopment of the Wurfl Court Bungalow and the Maycrest Bungalows, the Spanish Colonial Revival style would remain as a dominant style of

[55] Los Angeles Conservancy, "Maycrest Bungalows," accessed July 17, 2017, https://www.laconservancy.org/locations/maycrest-bungalows; and "Northeast Los Angeles Historic Districts, Planning Districts, and Multiple Property Resources," SurveyLA, February 6, 2017.

[56] Elijah Childand, "Echo Park Bungalow court named a LA Landmark," *Curbed Los* Angeles, May 16, 2017, https://la.curbed.com/2017/5/16/15650258/la-bungalow-court-echo-park-landmark.

Bungalow Court Property Type within the Hollywood and greater Los Angeles area. Furthermore, with the implementation of the Project, and the redevelopment of the Maycrest Bungalows in El Serrano and the Wurfl Court Bungalow in Echo Park, potential cumulative impacts would not be cumulatively considerable to the Bungalow Court Property Type.

Ten (10) other related projects were identified within a mile of the proposed Project Site, however none of these projects affect historic multi-family housing, the Bungalow Court Property Types, or historic residences. All of the related projects will only affect commercial and institutional buildings along Sunset Boulevard, Third Street, North La Cienega Boulevard, Beverly Boulevard, and Fairfax Avenue. Following implementation of the Project, eligible historical resources and potentially eligible historical resources within the Project vicinity would retain their eligibility for historic designation and the Project's contribution to cumulative impacts would not be cumulatively considerable. Accordingly, the cumulative impact of the Project on surrounding historical resources would be less than significant.

3. Project Alternatives

a. Analysis of Alternatives

A feasibility study was completed by Page & Turnbull, Inc. in July 2017 (Feasibility Study) for the Bungalow Court and Garage (the Feasibility Study is provided in **Appendix I**). All of the Project alternatives presented below would include lifting and raising the four bungalows to replace their current foundations, the failure of which has affected the integrity of the Bungalows and the Bungalow Court's original and character-defining features. As documented below, all of the experts agree that the likelihood of the character-defining features and original materials surviving lifting or moving is non-existent because of the Bungalow Court and Garage's poor existing structural condition; therefore, preservation recommendations are discussed below and outlined in Chapter 6.

Page & Turnbull, Inc. visually observed the following conditions at the Project Site: "soil is expansive, which has resulted in significant bulging at the cripple walls; floors are generally uneven and in some instances, there is a gap between the floor and the exterior walls that is possibly due to uneven settlement, and the sill plate is not continuous at the foundation; the concrete footings appear to be of poor quality and several shims at the posts have failed."[57] Furthermore, they concurred with structural assessments by John Labib & Associates, Structural Engineers November 2015 report[58] that the bungalow foundations appears to be inadequate and would require complete replacement instead of repair.[59] The structural assessment also advised that "salvaging these structures would not be structurally or economically feasible and that they should be rebuilt to ensure code compliance and life safety."[60] In 2016, Nabih Yousseff Associates, Structural Engineers reviewed John Labib & Associates' structural evaluation and also agreed with their

[57] Page & Turnbull, Inc., "Edinburgh Bungalow Court: Final Feasibility Study Report," July 26, 2017, 8.
[58] David Funk, S.E., "750-756 N. Edinburgh Structural Evaluation –Los Angeles," November 4, 2015.
[59] Page & Turnbull, Inc., "Edinburgh Bungalow Court: Final Feasibility Study Report," July 27, 2017, 8.
[60] David Funk, S.E., "750-756 N. Edinburgh Structural Evaluation –Los Angeles," November 4, 2015, 3.

findings.[61] Other structural and geotechnical assessments have been completed at the Project Site, which included a structural assessment by David Cocke, S.E. from Structural Focus, their findings concurred with the previous studies.[62] Michael Goldberg, an experienced foundation contractor hired by community members of the neighborhood, completed an assessment February 8, 2016 and concluded that "it is my opinion, based on many years' experience that these buildings have been allowed to deteriorate to a point where they would not survive even removal, much less the replacement."[63] Prior to the Goldberg, Labib & Associates assessments, Feffer Geological Consulting completed a geotechnical investigation on April 27, 2015. They found that "The existing buildings are failing and it is our opinion they are not only uninhabitable, but also dangerous, and should be red-tagged. They have simply outlived their lifespan. They are poorly built structures that have significant deferred maintenance and cannot be rebuilt."[64] Furthermore, they stated "there is no meaningful repair methodology that responsibly be performed for these dilapidated structures and I suggest they be demolished." [65]

The Feasibility Study included an analysis of four Project alternatives (Option 1A, Option 1B, Option 2A, and Option 2B), and a cost estimate for each alternative. Options 1A and 1B would retain the exterior of the Bungalow Court intact, and Options 2A and 2B would introduce additions and alterations to the Bungalow Court. Page & Turnbull, Inc. concluded that Options 1A and 1B would most likely meet the Secretary of the Interior's Standards for Rehabilitation (Standards), however Options 2A and 2B may not meet the Standards.[66] Presented below is a summary of each feasibility option, Standards review summary, and a table summarizing impacts to character-defining features. In **Table 6** below are the unit and square-footage per each feasibility option options for each of the four feasibility options.

TABLE 6
UNIT AND SQUARE-FOOTAGE PER EACH FEASIBILITY OPTION

	Option 1A	Option 1B	Option 2A	Option 2B
Number of Units	8	4	4	6
Square Feet per Unit	508 sq. ft.	1,246 sq. ft.	1,715 sq. ft.	2 @ 1,246 sq. ft. 2 @ 1,523 sq. ft. 2 @ 946 sq. ft.

The Feasibility Study noted that the following features had been demolished prior to the Applicant purchasing the property in 2015:

- Rear (east) stucco arch

[61] Nabih Youssef, S.E., "750-756 North Edinburgh," February 16, 2016

[62] David Cocke, "Edinburgh Bungalows SF Project #16044)," March 1, 2016.

[63] Michael Goldberg, "750-756 ½ Edinburgh Avenue Inspection Report," February 8, 2016.

[64] Joshua R. Feffer, "Review of Building Conditions: 750-756 N Edinburgh Avenue, Los Angeles, CA 90046," February 5, 2016, 1

[65] Joshua R. Feffer, "Review of Building Conditions: 750-756 N Edinburgh Avenue, Los Angeles, CA 90046," February 5, 2016, 2.

[66] Page & Turnbull, Inc., "Edinburgh Bungalow Court: Final Feasibility Study Report," July 26, 2017, 1-2.

- Fireplaces; *the LAHCM nomination indicates 'fireplaces' as a character-defining feature but there are no fireplaces, only tile surrounds*
- Living room millwork/fireplace surround in northeast unit (754)
- Several original windows have been replaced with metal windows on all units
- Vinyl Composition Tile (VCT) tile flooring in all kitchens
- New ceramic flooring in several bathrooms (all except 756 ½)

The Feasibility Study also took into consideration that additional alterations may also include: the addition of concrete landings and stairs with metal railings, new plumbing fixtures in bathrooms, kitchen cabinetry, and garage doors. The Feasibility Study also assumed that under each of the feasibility options the Bungalows would be raised, newly engineered soil would replace the poor, expansive soils, and a new foundations/cripple walls would be constructed to replace the inadequate foundations and bulging cripple walls at the Project Site.[67]

Description of Feasibility Options

Presented below is a discussion of necessary repair work and upgrades, followed by description of the four preservation options from the Feasibility Study. The preservation options range from a "stabilization" option to rehabilitation options that would retain some primary features while altering and introducing new building additions and features. As mentioned above, Options 1A and 1B should meet the Standards, and Options 2A and 2B may not meet the Standards. All options include the following repairs as contained in Attachment 2 of the Feasibility Study:[68]

Site

Concrete walkways, pads (non-original), and planters would most likely be damaged by the repair work and require select replacement. Much of the vegetation which includes mature trees and shrubs would be removed during the repairs and would require replacement.

Structural Upgrades

The Bungalows and Garage are wood-framed with concrete footings and foundations. The Project Site has extensive cracking in the soil, which has resulted in structural problems in all of the buildings, which sequentially negatively affects the original and character-defining features. Work would include lifting all four Bungalows and Garage (if structurally possible),[69] demolishing concrete footings, foundation walls, and cripple walls. A lifting and bracing plan would need to be created to reduce impacts to the Bungalow Court and Garage. Following the demolition of the foundations/footings and cripple walls, expansive soils would be excavated and replaced with new compacted soil. New concrete foundations/footings and cripple walls would be built, and the Bungalows and Garage would be lowered and placed upon their new foundations/footings and cripple walls.

[67] Page & Turnbull, Inc., "Edinburgh Bungalow Court: Final Feasibility Study Report," July 26, 2017, 5-6.

[68] Page & Turnbull, Inc., "Edinburgh Bungalow Court: Final Feasibility Study Report," July 26, 2017, Attachment 2.

[69] As mentioned above, several structural and geotechnical assessments have taken place, and structural and soils engineers agree that lifting the bungalows would cause extensive damage to the Bungalow Court and recommend that they be demolished.

The Feasibility Study notes that thirty percent of the exterior walls would need repairs. These repairs would include removing exterior stucco and installing new plywood shear panels on wood studs, replacement of any out-of-plum wall and floor framing members, installation of new stucco to match existing texture, finish, and paint. However, due to the need to lift all four units of the Bungalow Court, work would may be more extensive and would require more repairs and structural upgrades. As stated above, this work would include installation of new plywood shear walls that would require removing the stucco exteriors, constructing the new shear walls and then restuccoing; or removing the interior lathe-and-plaster, constructing the shear walls and either replastering or replacing the interior wall surface with drywall. This work would increase the depth of the walls, therefore, the wood trim surrounding the windows and doors would be affected and would need to be removed and replaced in-kind. These actions could materially impair character-defining features, resulting in the potential loss of original historic fabric.

Abatement and Fumigation

The Feasibility Study cited a previous hazardous materials report from 2015 indicated the presence of lead and asbestos. Full abatement is typically required when lifting and relocating buildings. This would result in damage to character-defining features due to the invasive nature lead and asbestos removal and to the lifting and relocation of the buildings.

Exterior Repairs

Exterior wall repairs would include repairing cracks and replacement of missing features like the plaster rosettes. Furthermore, any non-compatible materials would be removed and any damage caused would be repaired. The nine-lite casement windows and other original windows would be maintained if possible, and restored. If an original window is in poor condition, it would be removed and replaced in-kind. Non-original windows would be removed and replaced with windows that would match the original windows. Window and door trim would be repaired or replaced as needed. The roof has not been maintained and would require replacement. Any damaged missing clay tiles from the parapet or awnings would be replaced with custom clay tiles. Original doors would remain and new metal screen doors would be installed.

Replacement Materials Quantitative Summary:[70]

- Roof: 100%
- Concrete foundations and cripple wall replacements 100%
- Exterior wall replacement for installation of shear walls/patching stucco: 30%
- Red clay tile: 15%
- Exterior doors: 25%
- Exterior windows: 15%
- Exterior wood trim: 10%
- Hardscape and landscape: 50%

[70] Lindsey Miller, AIA., "Page & Turnbull Memorandum: Feasibility Study Summary," July 26, 2017, 2.

- Exterior rear arch would be reconstructed: 100%
- Garage building slab and foundations: 100%
- Garage building exterior walls and interior demising walls: 50%
- Garage building doors: 100%
- Garage building roof: 100%
- Garage Red clay tile: 15%

Interior Repairs

Interior repairs would vary with each feasibility option based on the design and layout options, but would generally include the following repairs. All existing wood floors would remain, but be reconditioned. If there are areas in the flooring that are in poor condition they would be replaced with new tongue-and-groove wood floors. Any non-original VCT flooring or missing flooring would be replaced and match the original floors. Interior plaster walls and ceilings with cracks or holes would be filled and painted. Approximately 60% new gypsum board walls and ceilings would be needed. Any wood baseboards damaged would be replaced to match the existing. Original interior doors would remain, new paneled doors swinging or pocket doors would be installed where required. To meet Title 24 energy requirements, new fluorescent fixtures would be installed. All bungalows originally had built-in cabinets, drawers, mantel, and fire box clad with custom tiles. The Feasibility Study noted that the millwork is generally in good condition, and would only be replaced on an as-needed basis. New gas fireplaces would be installed. The kitchen's non-original materials (cabinetry, countertops, backsplashes, and flooring) would be replaced. Furthermore, new appliances would be installed. Bathroom fixtures do appear to be older, but not original and would be replaced. New water-resistant subfloor and one-inch hex tile would be installed in the bathroom to match the existing tile. Period-appropriate plumbing fixtures would be installed including but not limited to lavatories, bathtubs, toilets, mirror, and accessories.

Replacement Materials Quantitative Summary:[71]

- Interior plaster for installation of new electrical/insulation/new shear panels: 60%
- Wood Flooring: 20%
- Living room millwork: 30%
- Kitchen millwork: 30%
- Ceramic Tile Flooring: 90%
- Plumbing fixtures: 100%
- Door Hardware: 50%
- Interior trim: 15%
- Custom wood windows (to replace metal): 15%

[71] Lindsey Miller, AIA., "Page & Turnbull Memorandum: Feasibility Study Summary," July 26, 2017, 3.

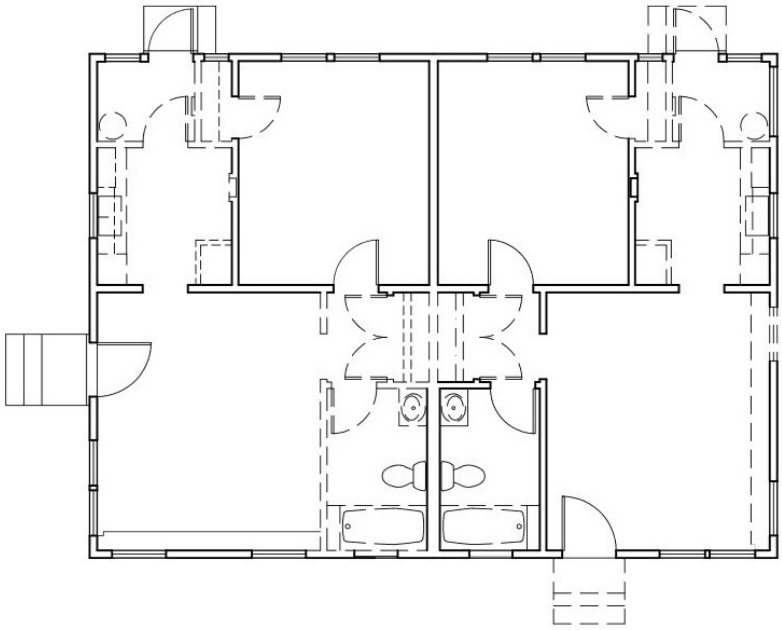
- Interior light fixtures: 100%

a. Option 1A

Option 1A Description

Preservation Option 1A would maintain and rehabilitate the existing structures. This option would comprise eight units and maintain the existing building layout, including the Bungalows and Garage. This would include lifting the buildings and repairing their foundations; repairing any exterior walls with damage; updating and the kitchen and bathrooms; minor rehabilitation of the interior features; reconnecting the east courtyard arch; new windows and doors; and repairing the Garage. In addition, this option would also include removing built-ins in bedrooms, and retaining built-in hearth where possible. The adjacent Garage would be structurally upgraded but would not meet LAMC requirements for size and number of parking spaces.

- Lift buildings (if possible), repair foundations/install plywood shear walls.
- Repair exterior walls.
- New kitchen millwork and appliances
- New bathroom fixtures and finishes
- Minor rehabilitation of interior features; interior stays mostly intact
- Reconstruct missing east courtyard arch
- Installing new windows and doors
- Garage would receive structural, patch and repair work
- No new parking, assumes parking structure/Garage remains and is structurally upgraded and cosmetically repaired



SOURCE: *Page & Turnbull, Inc., 2017*

Figure 37
Option 1A

Option 1A Standards Review Summary

The Feasibility Study's preliminary analysis concluded that Option 1A would most likely meet the Standards. This option seeks to minimize the removal of historic material, to the extent possible on the Bungalow Court. It also seeks to preserve a majority of the character-defining features; those features that are deteriorated beyond repair would be replaced in-kind or with compatible materials. Table 7 summarizes those character-defining features that would be retained, repaired, or replaced in-kind or with compatible materials. As observed during multiple site visits, many of the historic features are deteriorated beyond repair. If historic features need to be replaced, the new feature will match the old design, color, texture, and materials where possible. This option would keep a majority of the Bungalow Court's original layout, design, character-defining features, and would only do minimal, but required rehabilitation to make the units habitable to current living standards. However, as mentioned above, structural engineer and geotechnical assessments found that the eroding soil is impacting the overall materials and character-defining features of the Bungalow Court and that new foundations are needed. Furthermore, raising the Bungalows to repair the foundation issues under this option could materially impair those materials and features. This work would require substantial reconstruction and rehabilitation due to the invasive nature of replacing the expansive soil and constructing new foundations. This preservation effort would include lifting the buildings to replace the existing expansive soil, and construction of new footings, foundations and cripple walls. A lifting and bracing plan would need to be created to reduce impacts to the Bungalow Court so that structural damage from lifting would be avoided. Retrofitting work and new mechanical, electrical, and plumbing would also need to be carried out in conformance with the Standards so that additional damage to the buildings would not occur during rehabilitation. If the Bungalow Court can be lifted, new plywood shear walls would be install, however this would require removing the stucco exteriors, constructing the new shear walls and then restuccoing; or

removing the interior lathe-and-plaster, constructing the shear walls and either replastering or replacing the interior wall surface with drywall. This work would increase the depth of the walls, therefore, the woodwork surrounding the windows and doors would be affected and would need to be removed and replaced in-kind. In addition, new mechanical, electrical, and plumbing can cause additional damage to the buildings. These actions could materially impair character-defining features, resulting in the potential loss of historic fabric. This option would follow the Standards, however this option would require substantial reconstruction and rehabilitation, and could result in a potentially significant impact to the historical resource. Therefore, ESA recommends preservation recommendations to reduce the potential adverse impacts. These preservation recommendations would include implementation of a Historic Structures Report, Standards Plan Review, Construction Monitoring, and a Lifting and Bracing Plan. These preservation recommendations are outlined in Chapter 6 and would ensure that the historical resource is not materially impaired and that the significance of the Bungalow Court and Garage as a LAHCM is retained. Similar to the Project, this Alternative would not have any indirect impacts to recorded and potential historical resources in the Project vicinity.

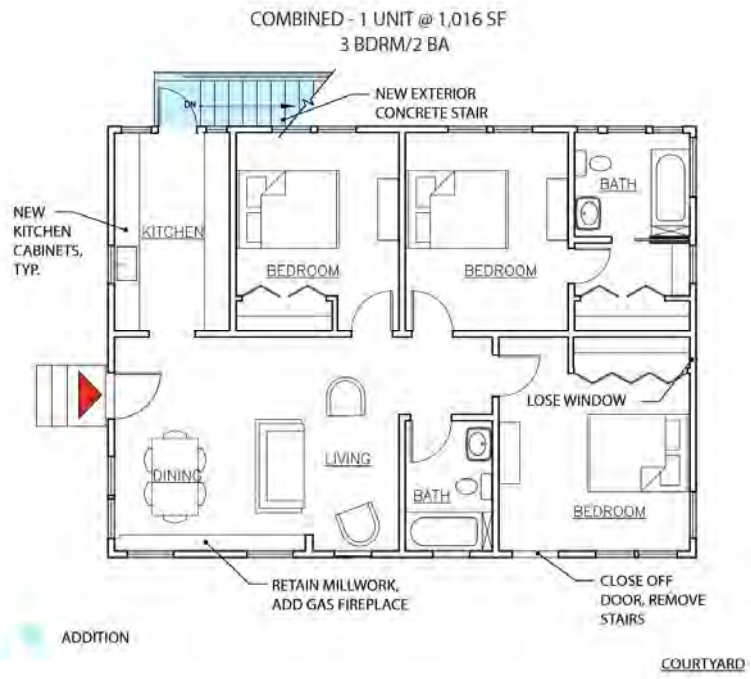
b. Option 1B

Option 1B Description

Option 1B, is very similar to Option 1A, and would retain the existing one-story Bungalows and combine the two units in each building to create one unit (total of four units with three bedrooms and two bathrooms, new small basement, and exterior stairs). Work would include: moderate rehabilitation of interior features; retaining millwork around fireplace and adding gas fireplaces; closing off secondary entrance door and removing entrance stairs; and creating exterior stairs and a new 230 square-foot concrete basement. New plywood shear walls would be installed and the buildings would be lifted to facilitate excavation of expansive soil, repairs of the foundations and construction of the basement. The adjacent Garage would be structurally upgraded but would not meet LAMC requirements for size and number of parking spaces.

- Combine units in each building, lift buildings (if possible), repair foundations/install plywood shear walls.
- Add small basement with exterior stair.
- Repair exterior walls.
- New kitchen millwork and appliances
- New bathroom fixtures and finishes
- Moderate rehabilitation of interior features.
- Install new windows and doors where applicable
- Garage would receive structural, patch and repair work
- Reconstruct missing east courtyard arch

- No new parking, assumes parking structure/Garage remains and is structurally upgraded and cosmetically repaired



SOURCE: *Page & Turnbull, Inc., 2017*

Figure 38
Option 1B

Option 1B Standards Review Summary

The Feasibility Study's preliminary analysis concluded that Option 1B would most likely meet the Secretary of the Interior's Standards. This option would seek to remove some historic material on the Bungalow Court, including closing off the two front Bungalow Court's interior (secondary) entrances and removing the concrete stoops and stairs. Furthermore, it also proposes creating a basement with new exterior stairs. Other alterations would include changes to the interior layout and removal of some built-in features and millwork. However, Option 1B also seeks to preserve a majority of the character-defining features; those features that are deteriorated beyond repair would be replaced in-kind or with compatible materials, similar to Option 1A.

Table 7 summarizes those character-defining features that would be retained, repaired, or would be replaced in-kind or with compatible materials. As observed during multiple site visits, many of the historic features are deteriorated beyond repair. If historic features need to be replaced, the new feature would match the old design, color, texture, and materials where possible. This option would keep a majority of the Bungalow Courts' original design, character-defining features, and would do required rehabilitation to make the units habitable and improve interior features. Any new additions, such as the basement stairs would not destroy historic materials, features, or features. Furthermore, these additions or alterations would be differentiated from the old and would be compatible with the historic materials, features, size, scale and proportions, and massing. However,

as mentioned in the above section, structural engineer and geotechnical assessments believe that the eroding soil is impacting the overall materials and character-defining features of the Bungalow Court and that new foundations are needed. Furthermore, raising the Bungalow Court to fix the foundation issues in this option could materially impair those materials and features. If raising the structures is actually feasible, this option would meet the Standards however this option would require substantial repair work similar to that mentioned above in Option 1A, and could result in a potentially significant impact to the historical resource. Therefore, ESA recommends preservation recommendations to reduce the potential adverse impacts. These preservation recommendations would include a Historic Structures Report, Standards Plan Review, Construction Monitoring, and a Lifting and Bracing Plan. These preservation recommendations are outlined in Chapter 6 below and would ensure that the historical resource is not materially impaired and that the significance of the Bungalow Court and Garage as a LAHCM is retained. Similar to the Project, this Alternative would not have any indirect impacts to recorded and potential historical resources in the Project vicinity.

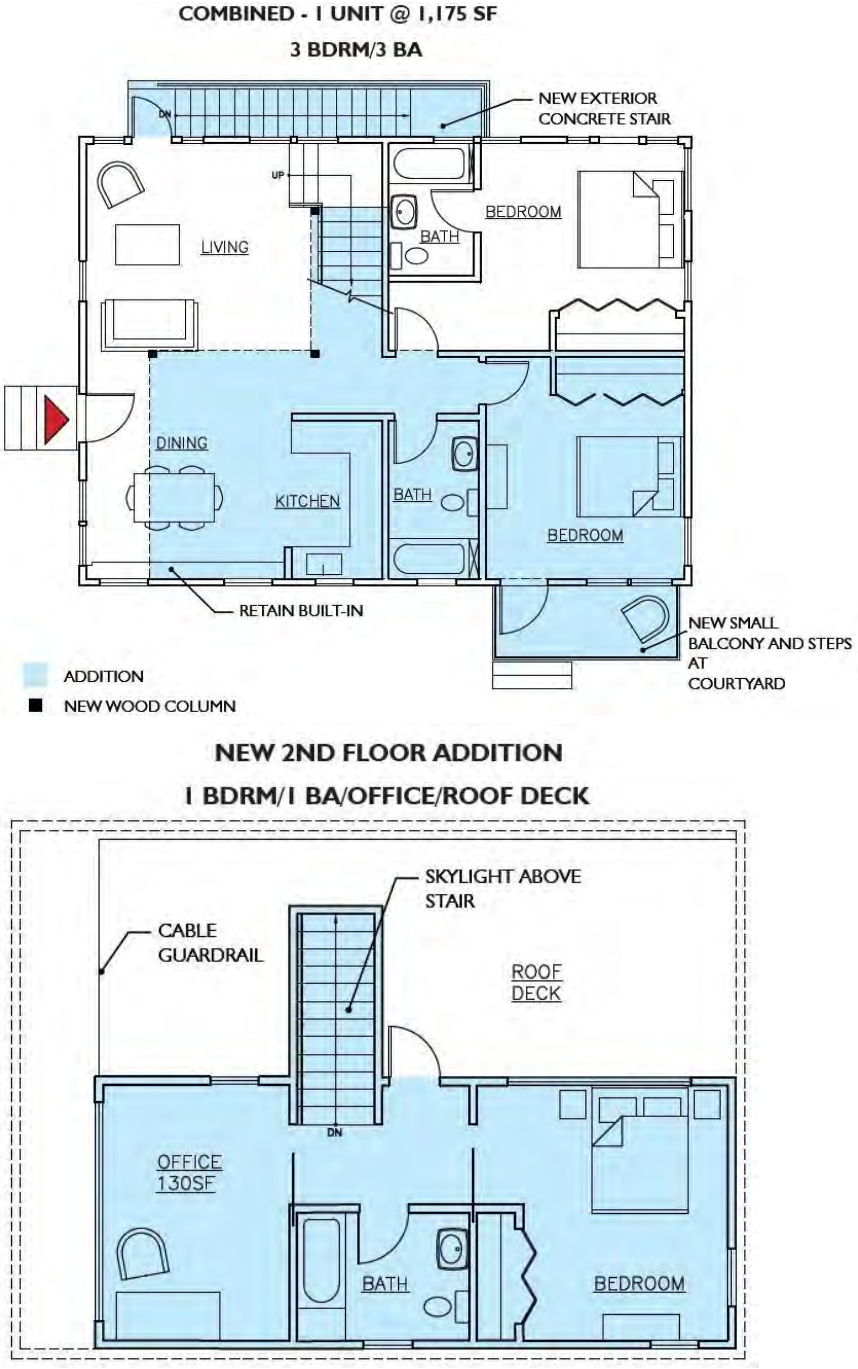
c. Option 2A

Option 2A Description

Preservation Option 2A would rehabilitate the Bungalows and Garage, combining the existing two units in each Bungalow into one unit, and constructing a new second-floor addition on the roof of each existing one-story Bungalow, for a total of four two-story residential units. Option 2A is similar to Option 1B, except each combined unit would have new exterior stairs, and a new small balcony at the courtyard. Each unit would include three bedrooms, three bathrooms, a central interior stair leading to a new 470 square foot second floor, a new 350 square foot roof deck. The new second floor addition would increase the existing building height of nine feet to a height of 22 feet. The buildings would be lifted to facilitate repairs/replacement of the foundations and installation of new plywood shear walls. New mechanical, electrical, and plumbing systems would be installed, and damaged original materials would be repaired or replaced. The adjacent Garage would be structurally upgraded and repaired but remain at its current size. As with all of the preservation options, Option 2A would require excavation of the expansive soil to approximately 4 feet below grade and replacement with new, engineered soil beneath the Bungalows and the Garage.

- Combine units in each building, lift buildings (if possible), repair foundations/install plywood shear walls
- New roof framing and built-up roofing; add 470 square foot addition to roof
- New roof deck
- Moderate rehabilitation of exterior walls.
- Moderate rehabilitation of interior features.
- Reconstruct missing east courtyard arch
- New windows and doors installed

- No new parking, assumes parking structure/Garage remains and is structurally upgraded and cosmetically repaired



SOURCE: *Page & Turnbull, Inc., 2017*

Figure 39
Option 2A, overview of floor plan

SOURCE: *Page & Turnbull, Inc., 2017*

Figure 40
Option 2A, views from Waring and Edinburgh

Option 2A Standards Review Summary

The Feasibility Study's preliminary analysis concluded that Option 2A may not meet the Standards. This option would remove some historic material on the Bungalow Courts, including some of the character-defining features. Table 7 summarizes those character-defining features that would be retained or replaced under each option. Option 2A would not meet all of the Standards due the removal of historic material and the second-floor addition to each of the bungalows, thus changing the site configuration, massing, and layout of the one-story bungalows. Option 2A would include the same constraints of lifting the Bungalows and replacing the expansive soil and foundations, therefore a Lifting and Bracing Plan is recommended. Although Option 2A would preserve important facades and the courtyard, and the Bungalows would remain visually prominent, Option 2A would not fully conform to the Standards (2,3,5,9,10) due to additions, alterations, and loss of historic materials and features. The second-story additions to the four units would change the massing, size, and scale, thus changing the spatial relationships that characterize the property. Furthermore, these new additions may not be reversible, compromising the Bungalow Court's essential form and integrity that constitutes the LAHCM designation. In addition, this option would not meet the CEQA Thresholds because it would construct additions and alter the historical resource in such a manner that it may no longer retain integrity to be eligible as a LAHCM. As such, this option would not retain the significance of the historical resource as a LAHCM. Accordingly, although the Bungalows would not be removed and would remain predominant, impacts to historical resources would be reduced under this option as compared to the Project which requires demolition of the buildings. Thus, impacts would be considered significant and unavoidable under this option but less than those under the Project. Preservation recommendations would include implementation of a Historic Structures Report, Standards Plan Review, Construction Monitoring and Lifting and Bracing Plan. After completion of this option with

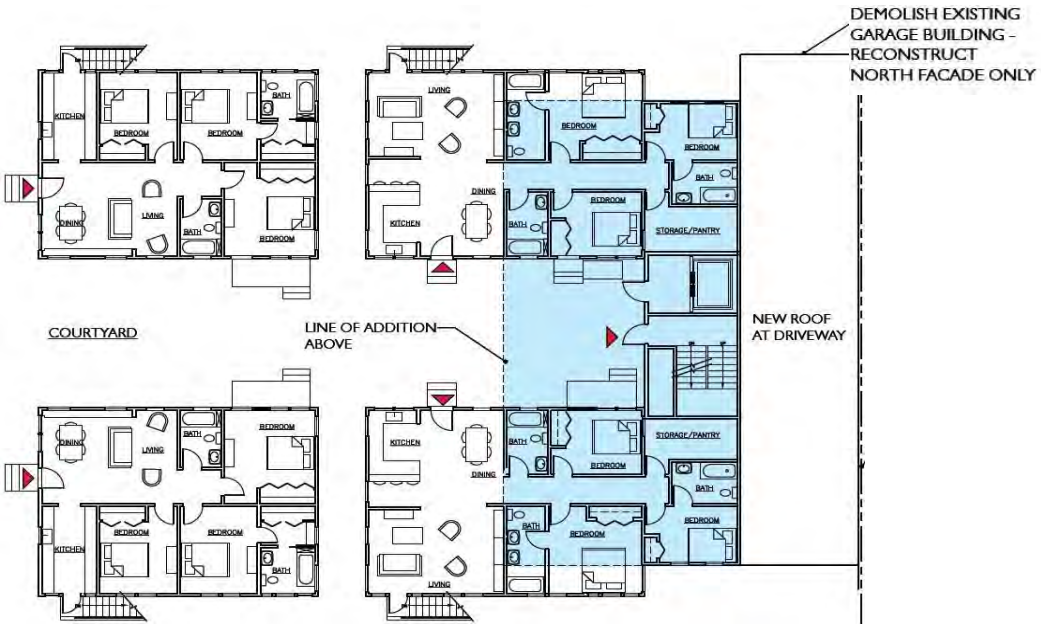
preservation recommendations incorporated, the Project Site would retain all four bungalows comprising the Bungalow Court, but would not maintain the eligibility of the property as a LAHCM. The impact on historical resources would remain significant and unavoidable because this option would not meet the Standards due to alterations and additions, and thus may not retain the significance of the historical resource as a LAHCM. Since the option would alter but would not demolish a historical resource, mitigation measures would not be required because the Bungalow Court would be retained on site. Similar to the Project, this Alternative would not have any indirect impacts to recorded and potential historical resources in the Project vicinity.

d. Option 2B

Option 2B Description

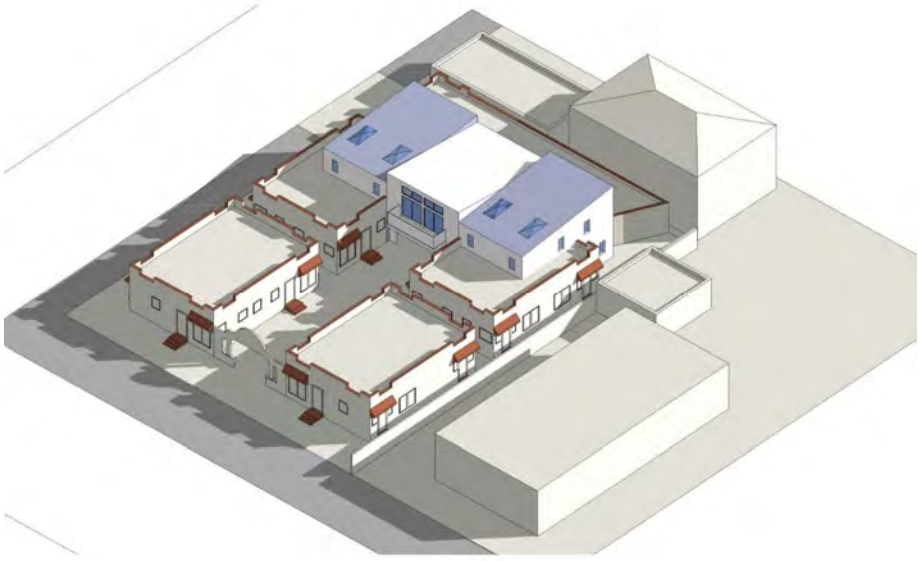
Option 2B would rehabilitate the Bungalows and construct a new partial addition to the Project Site and underground parking. Option 2B would combine two units in each of the Bungalows to create four ground-floor units, and would also add two new second-floor units to create a total of six units. The two existing ground-floor units to the rear or east would be expanded by 330 square feet. The two new second-floor units, provided as additions over the existing two rear units, would contain 920 square feet each. Access to the second-floor units would be by stairs and an elevator. Each unit would contain three bedrooms and three bathrooms. The new second-floor units would increase the existing building height by nine feet to 22 feet and would enclose the courtyard with an addition of stairs and elevator between the two rear units. Option 2B also includes the demolition of the existing Garage, and creation of an underground parking garage. To accommodate construction of the new parking structure, the Bungalows would need to be temporarily relocated off site.

- Lift buildings (if possible), and relocate to an off-site storage location for duration of parking garage construction
- Underground Parking: New 9,800 square foot, concrete parking garage with new concrete ramp.
- Demolish existing Garage building and reconstruct north façade – add new garage door at north façade.
- Add new exterior walls and roof over driveway.
- Move buildings back to site; repair foundations/install plywood shear walls; combine units in each building
- New windows and doors
- Moderate rehabilitation of exterior walls.
- Moderate rehabilitation of interior features.



SOURCE: *Page & Turnbull, Inc., 2017*

Figure 41
Option 2B, overview of floor plan



SOURCE: *Page & Turnbull, Inc., 2017*

Figure 42
Option 2B, overview of rear addition

SOURCE: *Page & Turnbull, Inc., 2017*

Figure 43
Option 2B, views from Edinburgh and Waring

Option 2B Standards Review Summary

The Feasibility Study's preliminary analysis concluded that Option 2B may not meet the Standards. As mentioned in the above alternatives (Option 1A, 1B and 2A), this would include the same constraints of lifting the Bungalow Courts and replacing the expansive soil and foundation, with the additional relocation of the Bungalows during construction, construction of underground parking, and demolition of the Garage under Option 2B. This option would preserve some character-defining features, facades, and the two important street facing historic buildings, which would remain predominant (750-750 ½ and 756-756 ½ North Edinburgh Avenue). However, Option 2B would not fully conform to the Standards (2, 3, 5, 9, 10) due to additions, alterations, and removal of some character-defining features and original material. An addition would be added to the two rear buildings (754-754 ½ and 752 and 752 ½ North Edinburgh Avenue), and would also include two new second floor units. The second floor addition would connect the two rear units thereby enclosing the character-defining courtyard. These additions would affect the massing, size, scale, and site plan, thus changing the spatial relationships that characterize the property as a designated LAHCM. Furthermore, these new additions may not be reversible, compromising the Bungalow Court's essential form and integrity. As such, this option would not retain the significance of the historical resource as a LAHCM, due to loss of integrity. However, Option 2B includes partial preservation with retention of two of the historic buildings and alterations to the other two buildings and therefore the material changes to the Bungalow Court would be less than the Project which would require demolition of all buildings. Once the buildings are replaced on the Project Site they would be retrofitted with new plywood shear walls, and new mechanical systems would be installed. Damaged materials and features would be repaired or replaced in kind in conformance with the Standards. Preservation recommendations would include implementation of

a Historic Structures Report, Standards Plan Review, Construction Monitoring, and Lifting and Bracing and Relocation Plan. Nonetheless, due to alterations and loss of integrity and historic significance and demolition of the Garage, this option would result in a significant impact to the historical resource. Although impacts to the Bungalow Court would be reduced under this option in comparison with the Project, as with the Project, the impacts would still be considered significant and unavoidable. Mitigation Measure MM-HIST-1: Photograph Recordation would be required to reduce impacts from demolition of the Garage and temporary relocation of the Bungalows. However, similar to the Project, even with incorporation of the recommended preservation recommendations and mitigation measure, the impacts would still be considered significant and unavoidable pursuant to CEQA. Similar to the Project, this Alternative would not have any indirect impacts to recorded and potential historical resources in the Project vicinity.

Provided below in **Table 7** is a summary of the impacts to character-defining features as proposed by each of the four feasibility options.

TABLE 7
FEASIBILITY STUDY IMPACTS TO CHARACTER-DEFINING FEATURES

	1A	1B	2A	2B
Site and Courtyard				
Site configuration and massing, including the orientation and layout of the one-story bungalows and rear garages	X	X		
Concrete pathways and areas provided for plantings	*	*	*	*
Garage building, with stucco walls, flat roof with stepped parapet with clay tile coping, and original barn-style wood doors	X*	X*	X*	
Residences- Exterior				
Rectangular plan of each bungalow	X	X	X	
Stepped parapet roof and clay tile coping	X	X	X	X
Arched hoods and bracketed pent roofs over entrances	X	X	X	X
Exterior sand-finish stucco walls	X*	X*	X*	X*
Connecting wing walls with arched gateway North Edinburgh Avenue façade, connecting the two bungalows	X*	X*	X*	X*
Concrete entrance stoops	*	*	*	*
Glazed doors with marginal nine-light muntin patterns	X*	X*	X*	X*
Paired and single wood (marginal, nine-lite, casement, and double-hung) windows throughout	X*	X*	X*	X*
Blind arches and inset medallions above windows	*	*	*	*
Clay-tiled parapet vents	X	X*	X*	X*
Residences-Interior				
Separation of interior spaces to form individual rooms and the progression of spaces from the interior courtyard entrance to back, secondary entrances	X		X	
Main apartment entrances opening onto courtyard	X	X	X	X
Hardwood floors throughout	X*	X*	X*	X*
Hexagonal tile and subway tile finished in kitchens and bathrooms	*	*	*	*
Wood built-ins throughout	X	X*	X*	

	1A	1B	2A	2B
Wood glass-front cabinetry in living rooms and kitchens	*	*	*	*
Placement of fireplaces in apartments living rooms; glazed tile surrounds and decorative reliefs on fireplaces	X	X	X	X
Crown moldings in living rooms and bedrooms	X	X*	*	*
Single-panel interior doors	X*	X*	X*	X*

X = Retain original feature
X* = Retain original feature, replace in-kind/compatible with style if necessary
* = Replace with compatible style

4. Recommended Mitigation Measures

CEQA requires the Lead Agency to examine and impose feasible mitigation measures or feasible project alternatives that would avoid or minimize any impacts or potential impacts to historical resources. According to CEQA, mitigation includes:

- Avoiding the impact altogether by not taking a certain action or parts of an action;
- Minimizing impacts by limiting the degree or magnitude of the action and its implementation;
- Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment;
- Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;
- Compensating for the impact by replacing or providing substitute resources or environments (CEQA Guidelines Section 15370)

When important historical resources are involved, avoidance or preservation in place is the preferable course of action. The following mitigation measures is recommended for the Project: Photographic Recordation (Mitigation Measure MM-HIST-1), which would record the existing conditions and character-defining features of the Bungalow Court and Garage. Following implementation of MM-HIST-1, Mitigation Measure MM-HIST-2 would be undertaken, which involves Relocation and Rehabilitation of the Bungalows and Garage.

> **Mitigation Measure 1 (MM1): Photographic Recordation.** Prior to issuance by the City of Los Angeles of a demolition permit, photographic recordation shall be completed for the Bungalow Court and Garage and associated landscape. This recordation will include digital photographs of the existing conditions and character-defining features of the Bungalow Court and Garage. Photographs will be taken with a six megapixel or greater digital SLR camera. The pictures will be taken in Tag Image File format or RAW format images. Photographs should be six megapixels or greater (2000 x 3000-pixel image). A photograph log will be completed and will include: photograph label, photograph date, photographer's name, subject matter, and camera angle. Oncecompleted archivally sound (TIFF) digital copies shall be distributed to the Los AngelesPublic Library and the South Central Coastal Information Center.
>
> **Mitigation Measure 2 (MM2): Relocation and Rehabilitation.** Following recordation pursuant to Mitigation Measure 1, efforts shall be made to relocate the structures of the Bungalow Court and Garage, ideally within an area of Hollywood associated with similar single-family or multi-family residential development. Implementation of this measure

shall be satisfied in part by advertisement of the Bungalow Court and Garage's availability in historic preservation websites such as HistoricForSale, Historic Properties, Old Houses, and Preservation Directory and a local newspaper such as the Los Angeles Times for a period of not less than sixty (60) days by the Applicant. Any such relocation efforts shall be undertaken in accordance with a Relocation and Rehabilitation Plan to be prepared by the party taking possession of the structures to be removed. The Relocation and Rehabilitation Plan shall be developed in conjunction with a qualified architectural historian, historic architect, or historic preservation professional who satisfies the Secretary of the Interior's Professional Qualifications Standards for History, Architectural History, or Architecture, pursuant to 36 CFR 61. The Relocation and Rehabilitation Plan shall follow the relocation methodology recommended by the National Park Service, which are outlined in the booklet entitled "Moving Historic Buildings," by John Obed Curtis (1979). The Relocation and Rehabilitation Plan shall be reviewed and approved by the City of Los Angeles Office of Historic Resources prior to its implementation. Upon relocation of the Bungalow Court and Garage to the new site, any maintenance, repair, stabilization, rehabilitation, preservation, conservation, or reconstruction work performed in conjunction with the relocation of the Bungalow Court and Garage shall be undertaken in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Properties*. A plaque describing the date of the move and the original location shall be placed in a visible location near the Bungalow Court. Any subsequent alterations of the Bungalow Court and Garage requiring a building permit would be subject to the standards and principles outlined in the City's Historic Preservation Ordinance. If after 60 days, it is evident that no party is interested in removing and relocating the Bungalow Court and Garage then demolition of the Bungalow Court and Garage shall be undertaken.

Level of Significance after Mitigation

Although relocation to a suitable site pursuant to Mitigation Measures MM1 and MM2 would reduce impacts to historical resources to a less than significant level, it is speculative to assume that an interested party and suitable site will be found. Therefore, it is conservatively concluded that impacts would remain significant and unavoidable due to the demolition of the locally-designated historical resource (Bungalow Court and Garage).

5. Preservation Recommendations

If one the four Feasibility Study options are undertaken preservation recommendations are recommended due to the invasive nature of the Feasibility Options, as summarized above in Chapter 3. A Preservation Plan would be prepared which would include the following: Historic Structures Report, Standards Plan Review, Construction Monitoring, and Lifting and Bracing Plan. This would help protect and preserve character-defining features, materials and finishes.

Preservation Recommendation (PR1): Historic Structures Report (HSR). A HSR will be undertaken by a qualified preservation consultant meeting the Secretary of the Interior's Profession Qualification Standards for Historic Architect, or Architectural Historian and include the following information: Introduction with project summary, summary of historical significance, scope and methodology; development history with historical background, construction and use history, physical description (site, interior,

exterior) with floor plans, and character-defining elevations, spaces, and features; existing conditions and material conservation recommendations; and bibliography.

Preservation Recommendation (PR2): Standards Plan Review. A Standards Plan Review will be completed by a qualified historic preservation consultant meeting the Secretary of the Interior's Profession Qualification Standards for Historic Architect, or Architectural Historian. The Standards will be used to guide the Project in maintaining, repairing, and replacing materials, as well as designing new additions or making alterations to the Bungalow Court and Garage. The preservation consultant will review the proposed Project, make suggestions on preservation elements that can be integrated in accordance with the Standards. Furthermore, they will also review and comment on treatments for rehabilitation and reconstruction of the historical resource.

Preservation Recommendation (PR3): Construction Monitoring. Once the Project begins, a qualified historic preservation consultant meeting the Secretary of the Interior's Profession Qualification Standards for Historic Architect, or Architectural Historian will train crew in recognizing historic materials/fabric and character-defining features, and give them directions on how to care for such historical resources. The preservation consultant will periodically monitor construction for consistency with the Standards. The applicant will be responsible for the implementation of the training.

Preservation Recommendation (PR4): Lifting and Bracing Plan and Temporary Relocation Plan. Prior to construction, the applicant will commission a lifting and bracing plan from a qualified structural engineer and experienced house mover. The Lifting and Bracing Plan shall be developed so that historic materials/fabric and character-defining features are protected from damage during the lifting and lowering process. The Lifting and Bracing Plan shall be reviewed by a qualified historic preservation consultant meeting the Secretary of the Interior's Profession Qualification Standards for Historic Architect, or Architectural Historian. Similarly, for temporary relocation, Temporary Relocation Plan shall be prepared and incorporated in the plan to protect the fragile historic materials/fabric and character defining features from damage. As required, the preservation consultant shall provide recommendations on repair and treatment of materials/features that may be unavoidably damaged by lifting the buildings.

Level of Significance after Preservation Recommendations.

Under the Feasibility Study, Option 1A and Option 1B, with implementation of preservation recommendations would not materially impair the significance of the Bungalow Court and Garage, which would retain its LAHCM designation. Accordingly, potential impacts to historical resources would be less than significant under these options. However, Option 2A and Option 2B would retain some primary character-defining features of the Bungalow Court but would alter the Bungalow Court and construct additions and would not fully conform to the Standards; thus Option 2A and 2B would not retain the significance of the historic resource as a LAHCM, even with the preservation recommendations incorporated. Accordingly, impacts to historical resources would remain significant and unavoidable under Option 2A and Option 2B.

C. Conclusion

The Bungalow Court at 750 N. Edinburgh Avenue is a LAHCM and therefore a historical resource under CEQA. Because the demolition of a historical resource constitutes an irreversible material change to the resource, this impact is considered significant. Mitigation Measure 1 would reduce impacts to the Bungalow Court, however, the impact would remain significant and unavoidable due to the removal of the historical resource and all associated character-defining features that account for its eligibility as a locally-designated historical resource.

The Project does not materially impair the integrity or significance of other historical resources in the Project vicinity, as the setting of potentially eligible resources has already been eroded by later 1960s infill development in the area. Therefore, impacts to the historical resources in the Project vicinity are considered less than significant under CEQA.

The Feasibility Study found that two of the preservation alternatives (Options 1A and 1B) would meet the Standards. Nonetheless, preservation of the Bungalow Court and Garage under Option 1A and Option 1B would require substantial reconstruction and rehabilitation due to the invasive nature of replacing the expansive soil and foundation. This preservation effort would include lifting the buildings to replace the existing expansive soil and foundation, and a lifting and bracing plan would need to be created to reduce impacts to the Bungalow Court. Retrofitting work and new mechanical, electrical, and plumbing would also need to be carried out in conformance with the Standards so that additional damage to the buildings would not occur during rehabilitation. If the Bungalow Court can be lifted, new plywood shear walls would be install, however this would require removing the stucco exteriors, constructing the new shear walls and then restuccoing; or removing the interior lathe-and-plaster, constructing the shear walls and either replastering or replacing the interior wall surface with drywall. This work would increase the depth of the walls, therefore, the woodwork surrounding the windows and doors would be affected and would need to be removed and replaced in-kind. In addition, new mechanical, electrical, and plumbing can cause additional damage to the buildings. These actions could materially impair character-defining features, resulting in the potential loss of historic fabric beyond preservation or rehabilitation.

These alternatives would result in a potentially significant impact due to the invasive nature of the Feasibility Options, and as such Preservation Recommendations are recommended to reduce these impacts. These recommendations include a HSR, Standards Plan Review, and Construction Monitoring. After project completion with the preservation recommendations, Option 1A and Option 1B would not materially impair the significance of the Bungalow Court and Garage, and the Bungalow Court would retain its LAHCM designation, and potential impacts to the historical resource would be less than significant.

However, Option 2A and Option 2B would retain the primary character-defining features of the Bungalow Court but would not fully conform to the Standards due to loss of some historic fabric, alterations, and additions, thus they would not retain the significance of the historical resource as a LAHCM, even with preservation recommendations incorporated, and potential impacts to the historical resource would remain significant and unavoidable under Option 2A and Option 2B.

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APPENDIX A

Los Angeles Historic-Cultural Monument Nomination and Designation

EDINBURGH BUNGALOW COURT

750 – 756 ½ N. Edinburgh
CHC-2015-3386-HCM
ENV-2015-3387-CE

Agenda packet includes

1. Final Staff Recommendation Report
2. Categorical Exemption
3. Director's Initation of Nomination
4. Nomination
5. Information Submitted by Property Owner
6. Letters in Support of Designation

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

Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2015-3386-HCM
ENV-2015-3387-CE

HEARING DATE:	November 19, 2015	Location: 750 – 756 ½ N. Edinburgh Avenue
TIME:	10:00 AM	Council District: 5
PLACE:	City Hall, Room 1010 200 N. Spring Street Los Angeles, CA 90012	Community Plan Area: Hollywood Area Planning Commission: Central Neighborhood Council: Mid City West Legal Description: TR 4891, Lot 101and 102

PROJECT: Historic-Cultural Monument Application for the EDINBURGH BUNGALOW COURT

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S): BLDG Edinburgh, LLC
c/o Guy Penini
755 N. Laurel Avenue
Los Angeles, CA 90046

APPLICANT: City of Los Angeles Department of City Planning
200 N. Spring Street, Room 559
Los Angeles, CA 90012

PREPARER: Katie E. Horak and Jennifer Trotoux
Architectural Resources Group, Inc.
8 Mills Place, #300
Pasadena, CA 91105

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Declare the subject property** a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.

2. **Adopt** the staff report and findings.

MICHAEL J. LOGRANDE
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, City Planning Associate
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

- The Edinburgh Bungalow Court "reflects the broad cultural, political, economic, or social history of the nation, State or community" for its association with the rapid development of Hollywood and its surrounding areas in the early 1920s.

- The Edinburgh Bungalow Court "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction" as an example of the bungalow court multi-family housing type in Hollywood.

CRITERIA

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

SUMMARY

The subject property is a 1923 Spanish Colonial Revival bungalow court located on a corner double lot at Edinburgh Avenue and Waring Avenue in the Beverly Grove section of Los Angeles. The property is made up of four one-story residential buildings and one garage building that form a U-shaped plan. Each building contains two, one-bedroom apartments. A shared central courtyard runs through the middle of the property providing circulation access as well as open space. Six of the units face the courtyard and two of the units face Edinburgh Avenue. Each unit has an individual porch entrance with concrete stoop and arched hoods or pent roofs. Secondary entrances are located at the rear of the units from the kitchen.

Each bungalow has a flat roof bounded by a stepped parapet with clay tile coping. The facade along Edinburgh Avenue features a connecting wing wall that creates an arched gateway to the interior courtyard and connects the street-facing bungalows. The wing wall features a wide central archway flanked by narrow, arched openings. The primary bungalow façades are asymmetrical, with the entrances located off-center. Fenestration consists of mostly original wood frame casement and double-hung sash windows. The main windows on the front façade and courtyards are paired, large, marginal nine-light windows of threequarter length. They are located next to the glazed main entry doors, which also have marginal ninelight muntin patterns. Smaller windows are single light double-hung windows. Windows and doors have broad wood casing with a raised wood molding at the outer edge.

Character-defining features of the complex include:

- U-shaped configuration and one-story massing
- Main apartment entrances opening onto courtyard
- Concrete pathways and planting areas

- Garage building, with stucco walls, flat roof with stepped parapet with clay tile coping, and original barn-style wood doors
- Rectangular plan of each bungalow
- Stepped parapet roof and clay tile coping
- Arched hoods and bracketed pent roofs over entrances
- Exterior sand-finish stucco walls
- Connecting wing wall with arched gateway façade, connecting the two front bungalows
- Concrete entrance stoops
- Glazed doors with marginal nine-light muntin patterns

The Edinburgh Bungalow Court retains a number of original interior features including hexagonal and subway tile finishes in the kitchen and bathroom, fireplaces with glazed tile work surrounds, original refrigeration/ice box units, and wood built-ins. Some of the units have experienced alterations over time to the kitchens, bathrooms, and some windows have been replaced. Many of the wooden carriage doors remain on the rear garage building. This building was designed with practicality in mind. Instead of a series of 90 degree, head on stalls, the garage was designed with car stalls at an angle to allow for easier entry and exit from each garage.

DISCUSSION

The Edinburgh Bungalow Court successfully meets two of the Historic-Cultural Monument criteria. The property "reflects the broad cultural, political, economic, or social history of the nation, State, or community" for its association with the rapid expansion of Hollywood and its surrounding areas in the early teens and 1920s. With the boom of the film industry came new jobs and an influx of people employed to support all aspects of film production. Between 1910 and 1920 the population in Hollywood grew from 5,000 to 36,000. The increase in population lead to an increased need for housing and the bungalow court became a popular alternative to single-family houses. As such, bungalow courts were once prevalent throughout Hollywood and are associated with its early expansion. A remaining example of early Hollywood development, the Edinburgh Bungalow Court, built in 1923, represents the rapid growth of Hollywood in the early part of the twentieth century and reflects the economic changes occurring in the community at the time.

The property "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction" as an example of bungalow court multi-family housing in Hollywood. Bungalow court apartments are one of four multi-family housing types that became popular during California's population boom after World War I. Bungalow courts are distinguished by their U-shaped plan of one-story detached bungalows with a central courtyard. Most units are entered through private porches or stoops from the courtyard and implement similar features of single-family dwellings but on a more modest scale.

The Edinburgh Bungalow Court is a good example of bungalow court housing. The Edinburgh Bungalow Court includes the following character-defining elements of the housing type: a U-shaped plan; detached bungalows; private entrances; central open space; garages at rear; interior features characteristic of single-family house; arched entrance; and rectangular interior floor plans. The footprint of the subject property has remained the same since 1923 and retains integrity in its site plan, orientation, and interior configurations. Minor cosmetic changes to the property include alterations to windows, kitchens, and bathrooms. Despite these alterations, the

overall plan is unchanged and the subject property continues to reflect its bungalow court building type.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 "*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*"

State of California CEQA Guidelines Article 19, Section 15331, Class 31 "*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.*"

The designation of the Edinburgh Bungalow Court as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior's Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2015-3387-CE was prepared on November 2, 2015.

BACKGROUND

On September 11, 2015 the Director of Planning initiated consideration of the subject property as a proposed Historic-Cultural Monument. On October 22, a subcommittee of the Commission consisting of Commissioners Kennard and Milofsky toured the property, accompanied by a staff member from the Office of Historic Resources.

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY	COUNCIL DISTRICT
City of Los Angeles Department of City Planning	5

PROJECT TITLE	LOG REFERENCE
Edinburgh Bungalow Court	ENV-2015-3387-CE CHC-2015-3386-HCM

PROJECT LOCATION
750 – 756 ½ N. Edinburgh

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
Designation of the Edinburgh Bungalow Court as a Historic-Cultural Monument.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

CONTACT PERSON	AREA CODE	TELEPHONE NUMBER	EXT.
Shannon Ryan	213	978-1192	

EXEMPT STATUS: (Check One)

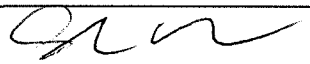
		STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
	MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
	DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
	EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
×	CATEGORICAL EXEMPTION	Sec. 15300 *et seq.*	Art. III, Sec. 1

Class **8 & 31** Category _____ (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.

JUSTIFICATION FOR PROJECT EXEMPTION: Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's consists of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of the Edinburgh Bungalow Court as a Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE	TITLE	DATE
	C.M Planning Assistant	11/2/15

FEE:	RECEIPT NO.	REC'D. BY	DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record

IF FILED BY THE APPLICANT:

NAME (PRINTED) _____ SIGNATURE _____

DATE _____

DEPARTMENT OF CITY PLANNING

OFFICE OF HISTORIC RESOURCES
200 N. SPRING STREET, ROOM 559
LOS ANGELES, CA 90012-4801
C
CULTURAL HERITAGE COMMISSION

RICHARD BARRON
PRESIDENT

GAIL M. KENNARD
VICE PRESIDENT

JEREMY IRVINE
BARRY A. MILOFSKY
ELISSA SCRAFANO
C
FELY C. PINGOL
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1294

INFORMATION
preservation.lacity.org

CITY OF LOS ANGELES
CALIFORNIA

ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE
DIRECTOR
(213) 978-1271

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

VACANT
DEPUTY DIRECTOR
(213) 978-1272

FAX: (213) 978-1275

INFORMATION
cityplanning.lacity.org

September 11, 2015

Bldg. Edinburgh LLC
Guy Penini
755 N. Laurel Ave.
Los Angeles, CA 90046

Re: 750-756 N. Edinburgh Dr.

Per Los Angeles Administrative Code Section 22.171.10 (a), I, as Director of Planning, hereby initiate consideration of the above referenced property as a proposed Historic-Cultural Monument worthy of preservation. The property appears to be an excellent example of a bungalow court in the Hollywood area, and appears worthy of further consideration for Monument status by the Cultural Heritage Commission and the City Council.

Attached is a copy of Section 22.171 through Section 22.171.18 of the Los Angeles Administrative Code so that you may be apprised of the procedures followed by the Cultural Heritage Commission in considering and declaring properties as Historic-Cultural Monuments. Please note that Section 22.171.12 provides for a temporary stay of demolition permits when the matter is under consideration by the City for designation as an historical or cultural monument and that no site, building or structure on the property shall be demolished, substantially altered or removed, regardless of whether a permit exists, pending final determination of potential Monument status. Also, the owner of any site, building or structure under consideration is required to notify this Commission in writing whenever application is made for a permit to demolish, substantially alter or remove such site, building or structure.

A subcommittee of the Cultural Heritage Commission will conduct an inspection tour of the above-referenced property in the coming weeks. Please contact Lambert Giessinger at (213) 978-1183 to further discuss the specifics of the inspection tour and the designation process. After the inspection tour, the matter will be placed on the agenda of a regular meeting for final review by the Commission and, if declared, will be heard by the City Council's Planning and Land Use Management Committee, which will make a recommendation to the City Council to confirm or deny the Commission's action.

for MICHAEL J. LOGRANDE
Director of Planning

Attachment: Cultural Heritage Ordinance

cc: Councilmember Paul Koretz, Fifth District
Department of Building and Safety
GIS

ARTICLE 1
CULTURAL HERITAGE COMMISSION

Section	
22.171	Purpose of the Commission.
22.171.1	Composition of the Commission and Term of Office.
22.171.2	Members' Compensation.
22.171.3	Organization of the Commission.
22.171.4	Appointment and Duties of the Commission Secretary.
22.171.5	Quorum and Actions of the Commission.
22.171.6	Duties of the Commission.
22.171.7	Definition of Monument.
22.171.8	Inspection and Investigation.
22.171.9	List of Monuments.
22.171.10	Procedures for Designation of Monuments.
22.171.11	Preservation of Monuments.
22.171.12	Temporary Stay of Demolition, Substantial Alteration or Removal Pending Determination to Designate a Monument.
22.171.13	Notice of Designation and Subsequent Actions.
22.171.14	Commission Review.
22.171.15	Time for Objection by the Commission.
22.171.16	No Right to Acquire Property.
22.171.17	Rules and Regulations of the Commission.
22.171.18	Cooperation with the Commission.

Sec. 22.171. Purpose of the Commission.

The Cultural Heritage Commission (Commission) shall perform those functions relating to historic and cultural preservation of sites, buildings, or structures that embody the heritage, history, and culture of the City.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.1. Composition of the Commission and Term of Office.

(a) **Qualifications.** The Commission shall be composed of five members who are qualified electors of the City of Los Angeles. Each Commissioner shall be appointed, and may be removed in accordance with Charter Section 502. The Commissioners shall have a demonstrated interest, competence or knowledge of historic preservation. To the extent feasible and legally permissible, at least two of the Commissioners should be professionals who meet the qualifications for various disciplines outlined by the U.S. Secretary of the Interior, Code of Federal Regulations, 36 CFR Part 61. These disciplines include history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that these professionals are available in the community.

(b) **Term.** The term of office for each Commissioner shall begin with the first day of July and shall be a term of five years. An appointment to fill a vacancy on the Commission shall be for the period of the unexpired term.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.2. Members' Compensation.

The members of the Commission shall be paid $25.00 per meeting for each Commission meeting attended, but not to exceed $125.00 in any one calendar month.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.3. Organization of the Commission.

During the last meeting of July of each year, the Commission shall elect a President and Vice President, which officers shall hold office for one year and until their successors are elected, unless their membership on the Commission expires sooner. The Commission may at any meeting fill any vacancy for any unexpired term occurring in the office of President or Vice President.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.4. Appointment and Duties of Commission Secretary.

The Director of Planning (Director) of the Department of City Planning (Department), or his or her designee, shall assign an employee of the Department, other than the Director, to be the Secretary of the Commission and assign duties to the employee, which shall be in addition to the duties regularly prescribed for that employee.

The Secretary shall attend Commission meetings and keep a record of the proceedings and transactions of the Commission, specifying the names of the Commissioners in attendance at each meeting and the ayes and noes upon all roll calls. The Secretary shall post and publish all orders, resolutions and notices, which the Commission shall order to be posted and published, and shall perform any other duties imposed by this chapter, or by order of the Commission.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.5. Quorum and Actions of the Commission.

A majority of the members of the Commission must be present at any meeting to constitute a quorum.

The powers conferred upon the Commission shall be exercised by resolution or motion and adopted by a majority vote of its members and recorded in the minutes with the ayes and noes. The action shall be attested to by the signature of the Secretary of the Commission.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.6. Duties of the Commission.

In addition to the duties set forth in this article, the Commission shall perform those duties imposed on it by Los Angeles Municipal Code Section 12.20.3 relating to Historic Preservation Overlay Zones.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.7. Definition of Monument.

For purposes of this article, a Historic-Cultural Monument (Monument) is any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles, including historic structures or sites in which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified; or which is identified with historic personages or with important events in the main currents of national, State or local history; or which embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction; or a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.8. Inspection and Investigation.

The Commission, a sub-committee, or the staff of the Department acting on behalf of the Commission shall inspect and investigate any site, building or structure, including but not limited to, touring, or reviewing photographic or videographic records of the site, building or structure, in the City of Los Angeles, which it has reason to believe is or will in the future be a Historic-Cultural Monument. Inspection and investigation shall also include soliciting opinions and information from the office of the Council District in which the site, building or structure is located and from any department or bureau of the City whose operations may be affected by designating the site, building or structure a Monument.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.9. List of Monuments.

The Department shall compile and maintain a current list of all sites, buildings and

structures, which have been designated as Historic-Cultural Monuments (List of Monuments or List).

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.10. Procedures for Designation of Monuments.

A site, building or structure may be designated as a Monument in accordance with the procedures set forth in this section.

(a) **Initiation.** The City Council, the Commission, or the Director, may initiate consideration of a proposed designation of a site, building or structure as a Monument. Any initiation by the Council or the Commission shall be by majority vote. The Council or the Commission shall forward the proposed designation to the Director for a report and recommendation.

(b) **Application.** Any interested individual may apply for a proposed designation of a Monument. The applicant shall complete the application for the proposed designation on a form provided by the Department, include all information required, pay the required fee, if any, and file the application with the Department.

(c) **Action on the Initiation or Application.**

1. **Authority.** The Commission may recommend approval or disapproval in whole or in part of an application or initiation of a proposed designation. Unless otherwise specified, the recommendation shall be made to the Council for its action pursuant to the procedures set forth in this section. No designation of a site, building or structure as a Monument shall be effective unless the designation has been adopted by the Council.

2. **Procedure for Council-Initiated Designations.** Upon receipt of any proposed designation initiated by the Council, the Commission shall, pursuant to Section 22.171.8 of this article, inspect and investigate the proposed Council-initiated designation. The Director shall thereafter prepare a report and recommendation on the proposed designation. After receipt of the Director's report and recommendation, the Commission shall hold a public hearing regarding the proposed designation and determine whether the site, building or structure conforms with the definition of a

Monument set forth in Section 22.171.7 of this article. After the Commission submits a report and recommendation, the Council may consider the matter. If the Commission recommends approval of a Council-initiated designation, the Council may adopt the designation by a majority vote. If the Commission recommends disapproval of a Council-initiated designation, the Council may adopt the proposed designation by a two-thirds vote. The Council shall act within the time specified in Subsection (f) of this section.

3. **Procedure for Commission- or Director-Initiated Designations.** After initiation of a proposed designation by the Commission or the Director, the Commission shall, pursuant to Section 22.171.8 of this article, inspect and investigate the proposed designation. The Director shall thereafter prepare a report and recommendation on the proposed designation. After receipt of the Director's recommendation, the Commission shall hold a public hearing regarding the proposed designation and determine whether the site, building or structure conforms with the definition of a Monument set forth in Section 22.171.7 of this article. If the Commission recommends approval of a Commission- or Director-initiated designation, the Commission shall submit a report and recommendation to the Council. The Council may consider the matter and may approve the recommendation by a majority vote. If the Commission disapproves the proposed designation, the Commission's decision is final.

4. **Procedure for Applications for Designations.** Once a complete application is received, as determined by the Director, the Commission shall determine at a public meeting whether the proposed designation merits further consideration. If the Commission determines to take the proposed designation under consideration, it shall conduct an inspection and investigation pursuant to Section 22.171.8 of this article. The Director shall thereafter prepare a report and recommendation on the proposed designation. After receipt of the Director's report and recommendation and conducting its inspection and investigation, the Commission shall hold a public hearing regarding the proposed designation and determine whether the site, building or structure conforms with the definition of a Monument as set forth in Section 22.171.7 of this article. If the Commission recommends approval of an application for a proposed designation, the Commission shall submit a report and recommendation to the Council. The Council may consider the matter and may adopt the designation by a majority vote. If the Commission disapproves the proposed designation, the decision is final.

(d) **Notice.** Notice shall be given as set forth below.

For the purpose of this article, the owner of the site, building or structure shall be deemed

to be the person appearing as the owner of the property on the last Equalized Assessment roll of the County of Los Angeles and appearing as the owner of the property on the records of the City Clerk. If the records of the City Clerk and the County Assessor indicate the ownership in different persons, those persons appearing on each of those lists shall be notified.

1. **Initiation of a Proposed Designation by the Council, Commission or Director.** The owner of record of a property and the owner's representative, if any, shall be notified forthwith in writing of: any determination by the Council, Commission or Director to initiate a proposed designation; and the Temporary Stay pursuant to Section 22.171.12 of this article. The Notice shall be sent via Certified Mail, Return Receipt Requested.

2. **Commission Action to Take Under Consideration Proposed Designation by Application.** The owner of record of a property and the owner's representative, if any, shall be notified forthwith in writing of: the Commission's decision after the Commission determines to take a proposed designation under consideration; and the Temporary Stay pursuant to Section 22.171.12 of this article. The Notice shall be sent via Certified Mail, Return Receipt Requested.

3. **Commission Action on Proposed Designation by Initiation or Application.** The time, place and purpose of the public hearing on the proposed designation shall be given by mailing written notice at least ten days prior to the date of the hearing, to the applicant, if any, and to the owner of record of a property or the owner's representative, if different from the applicant or if the designation was proposed by initiation. Notice to the record owner or the owner's representative shall be sent via Certified Mail, Return Receipt Requested.

4. **Council Action on Proposed Designation by Initiation or Application.** The time, place and purpose of the public hearing on the proposed designation shall be given by mailing written notice at least ten days prior to the date of the hearing, to the applicant, if any, and to the owner of record of a property or the owner's representative, if different from the applicant or if the designation was proposed by initiation. Notice to the record owner or the owner's representative shall be sent via Certified Mail, Return Receipt Requested.

(e) **Time for the Cultural Heritage Commission to Act.**

1. **Action on Application.** The Commission shall determine at a public meeting held within 30 days of the filing of a complete, verified application, as

determined by the Director, whether to take a proposed designation of a Monument under consideration. This time limit to take a proposed designation under consideration may be extended by mutual consent of the applicant and the Commission. After providing all notice required under this article, the Commission shall hold a public hearing on the proposed designation. The Commission shall, pursuant to Section 22.171.10 of this article, make a report and recommendation on the application within 75 days of the meeting where the proposed designation was taken under consideration. If the Commission fails to act on an application within the time allowed by this section, the Commission shall be deemed to have denied the application.

2. **Action on Initiation.** If the proposed designation of a Monument was proposed by initiation rather than application, the Commission shall, after providing all notice required under this article, hold a public hearing on the proposed designation. The Commission shall, pursuant to Subsection (c) of this section, make a report and recommendation on the application within 75 days of the date of the receipt of the proposed initiation. If the Commission fails to act on the initiation within the time allowed by this section, the Commission shall be deemed to have recommended denial of the proposed designation.

(f) **Time for Council to Act.** The Council may approve or disapprove in whole or in part an application or initiation for a proposed designation of a Monument. The Council shall act within 90 days of the public hearing held before the Commission on the proposed designation. The 90 day time limit to act by the Council may be extended by the Council for good cause for a maximum of 15 days. If the Council does not act on the application or initiation within this 105-day total time limit, the application or initiation to designate a Monument shall be deemed to have been denied. The Council may override a Commission recommendation of denial of a Council-initiated designation by a minimum of ten votes.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.11. Preservation of Monuments.

The Commission shall take all steps necessary to preserve Monuments not in conflict with the public health, safety and general welfare, powers and duties of the City of Los Angeles, or its several boards, officers or departments. These steps may include assistance in the creation of civic citizens' committees; assistance in the establishment of a private fund for the acquisition or restoration of designated Monuments; and recommendation that a Monument be acquired by a

governmental agency where private acquisition is not feasible.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.12. Temporary Stay of Demolition, Substantial Alteration or Removal Pending Determination to Designate a Monument.

Upon initiation by the Council, the Commission or the Director of a proposed designation of a Monument, or upon the Commission's determination that an application for a proposed designation merits further consideration, no permit for the demolition, substantial alteration or removal of that site, building, or structure shall be issued, and the site, building or structure, regardless of whether a permit exists or does not exist, shall not be demolished, substantially altered or removed, pending final determination by the Council that the proposed site, building or structure shall be designated as a Monument. The Commission shall notify the Department of Building and Safety in writing not to issue any permits for the demolition, alteration or removal of a building or structure. The owner of the site, building or structure shall notify the Commission, in writing, whenever application is made for a permit to demolish, substantially alter, or remove any site, building or structure proposed to be designated as a Monument.

The Council shall act on the proposed designation within the time limits contained in Section 22.171.10(f) of this article. If, after the expiration of the final period of time to act, the Council has not taken an action on the application or initiation to designate a Monument, then the demolition, alteration or removal of the site, building or structure may proceed.

EXCEPTION: If the Commission determines that the site, building or structure proposed to be designated does not meet the definition for Monument set forth in Section 22.171.7 of this article, then the temporary prohibition on the issuance of a permit to demolish, substantially alter or remove the site, building or structure and the temporary prohibition on demolition, substantial alteration or removal of the site, building or structure shall terminate, except when the designation of a site, building or structure as a Monument was proposed by Council-initiation.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.13. Notice of Designation and Subsequent Actions.

The Commission shall notify the appropriate Department and Board, if any, and the owner of each site, building, or structure in writing that his or her site, building or structure has been designated a Monument, and shall give the owner as defined in Section 22.171.10(d) of this article, written notice of any further action, which it takes with respect to the Monument. Notice shall be mailed to the address shown on the Assessment Roll or the City Clerk's records, as applicable, as soon as practicable after the property is designated or the Commission takes any further action regarding the site, building or structure. The designation shall be recorded with the County Recorder.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.14. Commission Review.

No permit for the demolition, substantial alteration or relocation of any Monument shall be issued, and no Monument shall be demolished, substantially altered or relocated without first referring the matter to the Commission, except where the Superintendent of Building or the City Engineer determines that demolition, relocation or substantial alteration of any Monument is immediately necessary in the interest of the public health, safety or general welfare.

(a) **Standards for Issuance of a Permit for Substantial Alteration.** The Commission shall base a determination on the approval of a permit for the substantial alteration of a Monument on each of the following:

1. The substantial alteration, including additional buildings on a site containing multiple buildings with a unified use, complies with the Standards for Rehabilitation approved by the United States Secretary of the Interior; and

2. Whether the substantial alteration protects and preserves the historic and architectural qualities and the physical characteristics that make the site, building, or structure a designated Monument; and

3. Compliance with the California Environmental Quality Act, Public Resources Code Section 21000 et seq.

(b) **Standards for Issuance of a Permit for the Demolition or Relocation of a Site, Building or Structure Designated a Monument.** The Commission shall base its determination

on the approval of a permit for the demolition or removal of any Monument on the following:

1. A report regarding the structural soundness of the building or structure and its suitability for continued use, renovation, restoration or rehabilitation from a licensed engineer or architect who meets the Secretary of the Interior's Profession Qualification Standards as established by the Code of Federal Regulations, 36 CFR Part 61. This report shall be based on the Secretary of the Interior's Standards for Architectural and Engineering Documentation with Guidelines; and

2. Compliance with the California Environmental Quality Act, Public Resources Code Section 21000 et seq.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.15. Time for Objection By the Commission.

Where any matters subject to Section 22.171.14 of this article are referred to the Commission by its staff, the Commission shall have 30 days from the date of the referral to object to the proposed demolition, substantial alteration or relocation. If no objection is filed with the appropriate Department or Board within 30 days, all objections shall be deemed to have been waived. If the Commission objects to the proposed demolition, substantial alteration or relocation, it shall file its objection with the appropriate Department or Board.

Any objection by the Commission shall be set for a public hearing. The objection and the fact that the matter will be scheduled for a public hearing by the Commission shall be noted by Commission staff on the clearance worksheet utilized by the appropriate Department or Board for the issuance of the permit. The filing of an objection shall suspend the issuance of any permit for the demolition, substantial alteration, or relocation of the Monument (Stay) for a period of not less than 30 nor more than 180 days, during which time the Commission shall take all steps within the scope of its powers and duties as it determines are necessary for the preservation of the Monument to be demolished, altered or relocated.

At the end of the first 30 days of the Stay, staff of the Department shall report any progress regarding preservation of the Monument to the Commission, which may, upon review of the progress report, withdraw and cancel its objection to the proposed demolition, substantial alteration or relocation. If the Commission determines, upon the basis of the progress report to withdraw and cancel its objection, it shall promptly notify the appropriate Department or Board

concerned of its action. Upon receipt of notification of withdrawal of the objection, the permit may be issued and the Monument may be demolished, altered or relocated. If the Commission does not withdraw and cancel its objection, the Stay shall remain in effect.

If the Commission, or the staff of the Department acting on the Commission's behalf, finds at the end of the first 100 days of the Stay that the preservation of the Monument cannot be fully accomplished with the 180-day Stay period, and the Commission determines that preservation can be satisfactorily completed within an additional period not to exceed an additional 180-day Stay, the Commission may recommend to the City Council that the Stay be extended to accomplish the preservation. No request for an extension shall be made after the expiration of the original 180-day Stay.

The Commission's recommendation for an extension of the Stay shall set forth the reasons for the extension and the progress to date of the steps taken to preserve the Monument. If it appears that preservation may be completed within the time extension requested, the City Council may approve the request for extension of the Stay not to exceed an additional 180 days for the purpose of completing preservation of the Monument.

No request for an extension of the Stay shall be granted where the Council determines, after consulting with the appropriate Department or Board, that granting an extension is not in the best interest of the public health, safety or general welfare.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.16. No Right to Acquire Property.

The Commission shall have no power or right to acquire any property for or on behalf of itself or the City, nor shall it acquire or hold any money for itself or on behalf of the City.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.17. Rules and Regulations of the Commission.

The Commission may adopt rules and regulations necessary to carry out the purpose and intent of this article.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.18. Cooperation with the Commission.

All boards, commissions, departments and officers of the City shall cooperate with the Commission in carrying out the spirit and intent of this article.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Edinburgh Bungalow Court			Current address	
Other Associated Names: Monte Vista Court Apartments				
Street Address: 750 - 756 1/2 N Edinburgh Avenue		Zip: 90046	Council District: 5	
Range of Addresses on Property: 750, 750 1/2, 752, 752 1/2, 754, 754 1/2, 756, 756 1/2		Community Name: Hollywood		
Assessor Parcel Number: 5527013016	Tract: TR 4891	Block: none	Lot: 101 &102	
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: 1923 ● Factual ○ Estimated	Threatened? Private Development
Architect/Designer: J.C. Blinn	Contractor: none listed
Original Use: rental housing	Present Use: vacant
Is the Proposed Monument on its Original Site? ● Yes ○ No (explain in section 7) ○ Unknown (explain in section 7)	

3. STYLE & MATERIALS

Architectural Style: Select from menu or type style directly into box	Stories: 1	Plan Shape: U-shaped

FEATURE	*PRIMARY*	*SECONDARY*
CONSTRUCTION	Type: Wood	Type: Select
CLADDING	Material: Stucco, textured	Material: Select
ROOF	Type: Flat	Type: Select
	Material: Clay tile, rounded	Material: Select
WINDOWS	Type: Casement	Type:
	Material: Wood	Material: Select
ENTRY	Style: Off-center	Style:
DOOR	Type: Paneled, glazed	Type: Select

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.	
	some windows replaced (no permit)
	crescent-shaped opening in the arch of the connecting wing wall (no permit)
	modification to courtyard hardscape (no permit)

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): Survey LA - Draft Hollywood Survey
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):	
✓	Reflects the broad cultural, economic, or social history of the nation, state, or community
	Is identified with historic personages or with important events in the main currents of national, state, or local history
✓	Embodies the distinguising characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction
	A notable work of a master builder, designer, or architect whose individual genius influenced his or her age

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

7. WRITTEN STATEMENTS

This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attech 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: City of Los Angeles Department of City Planning	Company:	
Street Address: 200 N. Spring Street Rm. 559	City: Los Angeles	State: CA
Zip: 90012	Phone Number: 213-978-1192	Email: shannon.ryan@lacity.org

Property Owner Is the owner in support of the nomination? Yes No Unknown

Name: Guy Penini	Company: BLDG Edinburgh, LLC	
Street Address: 755 N. Laurel Ave	City: Los Angeles	State: CA
Zip: 90046	Phone Number:	Email:

Nomination Preparer/Applicant's Representative

Name: Katie Horak and Jennifer Trotoux	Company: Architectural Resources Group	
Street Address: 8 Mills Place Ste. 300	City: Pasadena	State: CA
Zip: 91105	Phone Number: 626-583-1401 x103	Email: k.horak@arg-la.com; jennifert@arg-la.com

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

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
2. ✓ Written Statements A and B
3. ✓ Bibliography
4. ✓ Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digitial copy of the main photo to: planning.ohr@lacity.org)
5. ✓ Copies of Primary/Secondary Documentation
6. ✓ Copies of Building Permits for Major Alterations (include first construction permits)
7. ✓ Additional, Contemporary Photos
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.	
✓	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.
✓	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.
✓	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

KATIE E. HORAK 9/29/15 [signature]

Name: Date: Signature:

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

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

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

EDINBURGH BUNGALOW COURT

HISTORIC-CULTURAL MONUMENT NOMINATION CONTINUATION SHEET

A. Description of Site

Site

The property at 750-756 1/2 N. Edinburgh Avenue contains an eight-unit bungalow court. The bungalow court, which spans two parcels, comprises the following addresses: 750, 750½, 752, 752½, 754, 754½, 756, and 756½ Edinburgh Avenue. It is located in the Beverly Grove neighborhood of Los Angeles at the southeast corner of N. Edinburgh Avenue and Waring Avenue. The property is surrounded primarily by one- and two-story multi-family residences.

The orientation and layout of the site is characteristic of a bungalow court. Four identical two-unit, single-story buildings surround a central courtyard, which is sited on an axis running from west to east, perpendicular to N. Edinburgh Ave. This central axis terminates at a garage, which extends the length of the property's eastern edge.

The bungalows are set back slightly from the N. Edinburgh property line. The site features lawn, shrubs, and mature trees in the courtyard. A wood fence secures the street frontage of the southwest bungalow to create an enclosed yard. The secondary street elevation faces Waring Ave. and has a narrower set back than the Edinburgh frontage. The set back at Waring Ave. contains lawn and some foundation plantings.

Exterior – Courtyard

The courtyard is entered from N. Edinburgh Ave. by a concrete path. The path continues east beneath a connecting wing wall that forms an arched gateway to the interior courtyard between the two westernmost bungalows. As the path enters the central courtyard space, it is flanked by patches planted with grass. As it reaches the porches of the front (westernmost) bungalows, it connects to a concrete patio that encompasses the width of the courtyard. A secondary axis runs north to south through the center of the property, and is reserved for vegetation. The courtyard space is punctuated by several mature trees and shrubs of a variety of species, as well as a grouping of trees near the rear of the property, between the rear bungalows. The eastern edge of the courtyard is bordered by brick planters, separating the space from the rear garage alley. The eight-car garage has wood frame construction finished with stucco and a flat roof with a stepped parapet with clay barrel tile coping.

Exterior - Bungalows

The four, single-story bungalows were built in 1923 in a simplified, vernacular mode of the period based on the Spanish Colonial Revival style. They are rectangular in plan and are arranged symmetrically around the courtyard, with two on either side. The bungalows are wood frame construction and clad in stucco with clay tile roofs. Each bungalow contains two units, each with its own entry porch. Each unit also has a secondary entrance at the rear off the kitchen. All doors have concrete stoops with non-original metal railings.

Each bungalow has a flat roof bounded by a stepped parapet with clay tile coping. The facade along N. Edinburgh Ave. features a connecting wing wall that creates an arched gateway to the interior courtyard

and connects the street-facing bungalows. The wing wall features a wide central archway flanked by narrow, arched openings. The primary bungalow façades are asymmetrical, with the entrances located off-center. The four courtyard façades have four bays each. On the front bungalows, three of these bays are windows, and one contains an entrance porch. On the rear bungalows, two bays are windows and two are entrance porches. This is repeated on the northern, Waring Ave. façades, with minor variations. The individual entrances consist of multi-light, wood doors and wood frame screens on raised, concrete porches. Those fronting N. Edinburgh Ave. and the courtyard feature arched hoods. Those along Waring Ave sit under a bracketed pent roof clad with tile. This same feature overhangs the paired windows flanking the courtyard and N. Edinburgh entrances.

Fenestration consists of mostly original wood frame casement and double-hung sash windows. The main windows on the front façade and courtyards are paired, large, marginal nine-light windows of three-quarter length. They are located next to the glazed main entry doors, which also have marginal nine-light muntin patterns. Smaller windows are single light double-hung windows. The back/kitchen doors of the units are flanked with such windows. Some of these throughout have been replaced with vertically or horizontally sliding metal frame windows. Several windows are covered with non-original security bars. Windows and doors have broad wood casing with a raised wood molding at the outer edge.

Decorative features include recessed blind arches with small inset medallions above several front windows. Vents in the parapets feature a cluster of three barrel tiles.

Residences – Interiors

The interiors of the bungalows feature wood floors, plaster walls, wood moldings, and wood built-ins. Each unit has a combined living room and dining room, a kitchen, a separate bedroom and a bathroom. Living rooms open into the central courtyard, and feature built-in desks and bookshelves, glass-front cabinets (with a marginal nine-light muntin pattern echoing that of the windows and doors), and decorative, non-functioning fireplaces. Fireplace surrounds are glazed tile, now painted, and feature larger tiles with decorative reliefs. Living rooms and bedrooms feature crown moldings. Several of the kitchens retain original hexagonal tile countertops and subway tile backsplash, as well as cabinetry and hardware. At least one bathroom in the four bungalows retains the original hexagonal tile floors and cabinetry.

Alterations

The Edinburgh Bungalow Courts appear to be largely unaltered from their original construction. No alteration permits or historic photos were found for the property; current photos indicate that alterations are primarily minor and cosmetic. They include infill of what was likely a crescent-shaped opening in the arch of the connecting wing wall and modification to hardscape of the courtyard. Several of the smaller double-hung windows on the northern, Waring Ave. façades, and the interior courtyard-facing façades have been replaced with horizontally sliding metal frame windows. At least one casement window opening facing the courtyard has been altered and replaced with a smaller window with a metal frame.

Character-Defining Features

Site and Courtyard

- Site configuration and massing, including the orientation and layout of the one-story bungalows and rear garages
- Concrete pathways and areas provided for plantings
- Garage building, with stucco walls, flat roof with stepped parapet with clay tile coping, and original barn-style wood doors

Residences – exterior

- Rectangular plan of each bungalow
- Stepped parapet roof and clay tile coping
- Arched hoods and bracketed pent roofs over entrances
- Exterior sand-finish stucco walls
- Connecting wing wall with arched gateway N. Edinburgh Ave. façade, connecting the two front bungalows
- Concrete entrance stoops
- Glazed doors with marginal nine-light muntin patterns
- Paired and single wood (marginal, nine-light, casement and double-hung) windows throughout
- Blind arches and inset medallions above windows
- Clay-tiled parapet vents

Residences – Interior

- Separation of interior spaces to form individual rooms and the progression of spaces from the interior courtyard entrance to back, secondary entrances
- Main apartment entrances opening onto courtyard
- Hardwood floors throughout
- Hexagonal tile and subway tile finishes in kitchens and bathrooms
- Wood built-ins throughout
- Wood and glass-front cabinetry in living rooms and kitchens
- Placement of fireplaces in apartment livings rooms; glazed tile surrounds and decorative reliefs on fireplaces
- Crown moldings in living rooms and bedrooms
- Single-panel interior doors

B. Statement of Significance

Summary

Edinburgh Bungalow Court meets the following criterion for designation as a Los Angeles Historic-Cultural Monument:

> *It reflects the broad cultural, political, economic, or social history of the nation, State or community.*
>
> *It embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction.*

Built in 1923, Edinburgh Bungalow Court is significant for its association with the rapid development of Hollywood and its surrounding areas in the early 1920s. The subject property also embodies defining characteristics of the bungalow court, a multi-family housing typology prevalent in and around Hollywood in the early decades of the twentieth century, and one that is rapidly diminishing. Single family amenities such as those offered by Edinburgh Bungalow Court would help to attract residents to outlying neighborhoods. Located in Beverly Grove, the court is representative of Hollywood's rapid development and the effect that it would have on the surrounding landscape.

Historical Background

The Bungalow Court Typology

Los Angeles experienced relatively slow growth until the late 19th century. By the 1920s, the population of Los Angeles more than doubled and the need for higher density housing resulted in innovative multi-family property types that would assimilate into the low-density environment that predominantly characterized the city. During the decade of 1920 to 1930, more than two million people moved to California, the majority of which came to Southern California. To satiate the need for housing and capitalize on their investments, developers began to integrate low-scale, multi-family dwellings in the vast subdivisions that radiated from the city center.

The bungalow court is one of four low-scale housing types that resulted from this housing movement, including duplexes, fourplexes and courtyard apartments. It emerged in Pasadena in the 1910s and was the first multi-family property type to integrate common garden or courtyard space into the site plan. The property type consists of multiple detached bungalows situated in a U-Shaped site plan; rather than facing the street, entrances face inward toward a common courtyard or driveway. The bungalow court brought the Craftsman bungalow, a distinctly Southern Californian dwelling that proliferated in the 1910s and 20s, to the middle class without compromising the privacy, comfort and openness of its single-family counterpart. Although early bungalow courts were often constructed by builders rather than architects and intended for residents of modest means, their evolution represented a major shift from preceding idioms of American dwelling types. Bungalow courts were the first multi-family prototype to focus more on space than object, providing residents with the advantages of parks and shared spaces for communal interaction within a densely urban setting.[1]

[1] Architectural Resources Group, *Garden Apartments of Los Angeles -- Historic Context Statement* (Los Angeles: Los Angeles Conservancy, 2013), 9-10.

Perhaps most significantly, Edinburgh Bungalow Court incorporates the comforts and conveniences of a single family dwelling on a modest and manageable scale. Many of its interior features were considered hallmarks of a single family home and were designed to fit neatly into the compact apartments. The design also maximized light and air, and fostered social interaction within the shared garden space.

Edinburgh Bungalow Court also embodies other trends associated with the typology. For example, garages line the rear of the property, integrating the car without disrupting the picturesque setting.[2] It is designed in a simplified Spanish Colonial Revival style, which was most prominently used for bungalow courts in the mid-1920s.[3] It was also built by a contractor, Jesse C. Blinn, rather than an architect, consistent with the provenance of similar courts throughout this part of Los Angeles. The modest construction reflects the needs of the time – inexpensive, compact housing that could be easily maintained, especially in a rapidly expanding neighborhood near Hollywood.

Hollywood and West Hollywood Development

The area known today as Beverly Grove was originally part of a town called Sherman, located just west of Hollywood, and bounded by Sunset Boulevard on the north, La Brea Avenue on the east, Beverly Boulevard on the south, and Doheny Drive on the west.[4] Parts of Sherman would eventually develop into West Hollywood, incorporated in 1984, though the Edinburgh Bungalow Courts are located just south of that new city boundary. The neighborhoods of Hollywood and West Hollywood, together, most effectively illustrate the effects of Los Angeles' prospering film industry on the local landscape.

Like much of Los Angeles, Hollywood remained a small, agricultural community until the turn of the twentieth century, characterized by citrus orchards and vegetable fields.[5] Sherman was essentially a company town, housing a railyard and worker housing.[6] The year 1903 saw Hollywood officially incorporated and the sub-division of the Hollywood Ocean View Tract.[7] Commercial development subsequently sprung up along Hollywood Boulevard (then Prospect Boulevard), and continued to accelerate simultaneously with population growth. Meanwhile, dairy farmer Arthur Gilmore struck oil in a northwest section of Rancho La Brea on the western edge of Sherman; success from his venture A.F. Gilmore Oil Company led to development just south of West Hollywood's current boundaries.[8]

By the 1920s, Hollywood Boulevard was evolving into a main commercial thoroughfare. The most prolific period of development occurred between 1924 and 1929; during this time high-rise buildings were constructed and movie palace construction relocated to Hollywood from downtown to supplement the prospering film industry. Los Angeles offered much to the film industry, including pleasant, predictable weather and adaptable landscapes. The first film studio in Hollywood opened at the corner of Sunset Boulevard and Gower Street in 1911, and other studios quickly followed. Movies were filmed in Sherman as early as 1916, and studios such as the Jesse D. Hampton Studios, the Charlie

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[2] Stephanos Polyzoides, Roger Sherwood, and James Tice, *Courtyard Housing in Los Angeles; A Typological Analysis* (New York: Princeton Architectural Press, 1992), 32.
[3] Ibid, 19.
[4] Ryan Gierach, *Images of America: West Hollywood* (Charleston: Arcadia Publishing, 2003), 29.
[5] Edwin O. Palmer, *History of Hollywood* (Vol.1) (Hollywood: Arthur Cawston, 1937), 84.
[6] Gierach, *Images of America*, 29.
[7] National Register of Historic Places, Whitley Court, Los Angeles, Los Angeles County, California, National Register #04000732, nomination prepared by Christie McAvoy and Jennifer Trotoux.
[8] Gierach, *Images of America*, 31.

Chaplin Studios, and the Pickford Fairbanks Studios all settled in the Hollywood and Sherman neighborhoods.[9] Many studios established themselves as far south as Melrose Avenue, approximately one and a half miles south of Hollywood Boulevard.[10] The industry contributed greatly to population growth; Hollywood saw an increase in population of 5,000 to 36,000 between 1910 and 1920.[11] The extension of leading motion picture studio development into residential neighborhoods both in Hollywood and Sherman (renamed West Hollywood in 1925) increased the need for housing in these areas.[12] The bungalow court became a popular housing alternative to the single-family dwelling, and flourished in these neighborhoods from 1909 until the 1920s.[13]

Bungalow Courts in and around Hollywood

Edinburgh Bungalow Court is a surviving, intact example of a tradition of bungalow court construction in and near Hollywood. It is further removed from the more urbanized areas of Hollywood, but close enough that residents could conveniently commute to its center. 1920s Sanborn maps show that when the court was constructed, the neighborhood was not yet fully developed. The single-family characteristics the court offered likely helped to attract residents to the newly developing neighborhoods of the community.

Bungalow courts and their residents are often associated with the Hollywood film industry, due to their convenient locations and cheap rents. Census records and city directories reveal that, while some tenants of the court held film-related jobs, most were middle-class workers involved in a variety of commercial and industrial occupations. It is unclear if some of these jobs held direct relation to the film industry, although it was not uncommon for industrial or light industrial districts to support the film industry.[14] One such area was the swath of land bounded by Poinsettia Place, Willoughby Avenue, and Fountain Avenue, which housed movie studios, plating factories, and mechanics.[15] Nevertheless, the types of support jobs held by Edinburgh Bungalow Court tenants were likely an indirect result of the film industry and accelerated population growth. The fact that residents of modest means lived in the bungalows reflects the need for and the success of the bungalow court housing type.

Edinburgh Bungalow Court's first owner is listed as Owse "Jack" Kotler, who sold it to Raymond L. and Alexander Rogers in 1925. The longest-running owner was Aline I. Benedict, who held the title from 1933 to 1959. The court, known as Monte Vista Court Apartments between 1929 and 1932 (if not longer), exchanged hands several times between 1959, when the property was sold to Margaret B. Tabor, and 2014. Evidence from Census records and city directories show that, although the complex experienced high turnover in tenants, the units were almost always occupied between 1925 and 1969.

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[9] Ibid, 33-34.
[10] Photoplay Research Society, *Opportunities in the Motion Picture Industry, and How to Qualify for Positions in its Many Branches* (Los Angeles: Photoplay Research Society, 1922), 115-117.
[11] Gierach, *Images of America*, 39.
[12] Nathan Masters, "How the Town of Sherman Became the City of West Hollywood," *KCET,* December 1, 2011, accessed September 23, 2015, http://www.kcet.org/updaily/socal_focus/history/la-as-subject/west-hollywood-at-27-how-the-town-of-sherman-became-weho.html. Sherman residents began seeking a new name for their town in 1925. This was the town's way of becoming more associated and easily identified with Hollywood and the bustling film industry.
[13] National Register of Historic Places, Whitley Court.
[14] Gierach, *Images of America*, 33.
[15] Ibid.

While tenants changed, the type of tenant did not. The property has continuously been used as rental housing until 2015, when its residents were evicted and a demolition permit, currently pending, was issued.[16]

Previous studies show how prevalent bungalow courts once were in Hollywood, and how quickly they have disappeared. One study examining the Hollywood Boulevard commercial strip between La Brea Avenue and Vine Street reported that, per Sanborn maps, there were originally twenty four bungalow courts within two blocks both north and south of the boulevard. At the time of the report (2004), only ten remained, many of which had been altered.[17] Another study found that at least 100 bungalow courts existed around 1955 in an area bounded by Franklin Avenue, Normandie Avenue, Sunset Boulevard and La Brea Avenue. A windshield survey conducted in 2008 found that at least three-quarters of those bungalow courts had been either demolished or severely altered.[18] In Los Angeles, several bungalow courts have been designated as Historic Cultural Monuments in recognition of the importance and the increasing rarity of this building type.

In the 1920s, Hollywood developed so quickly that adjacent areas were forced to adapt to an influx of residents. The single-family dwelling quickly lost out to multi-family housing, with the bungalow court emerging as the most practical alternative for a more intense land use. The builders of Edinburgh Bungalow Court understood that they were competing against the more expensive alternatives of the single family house and the more constraining option of apartment living. Incorporating elements beyond what one would find in the basic apartment complex, Edinburgh Bungalow Court offered tenants privacy, social interaction, and affordability. The landscaped setting, fanciful arched entrance to the court, private entrances, and shared space for outdoor living that this court features made it desirable, as did the special interior features that went beyond what a comparable apartment could offer. The wood built-ins, tiled fireplaces, and large windows opening to the courtyard, still intact in this court today, gave small-space living the possibility of aesthetic pleasure and an opportunity for the appreciation of the climate of Los Angeles. Edinburgh Bungalow Court is an excellent example of how this modest housing type, when well-executed, gave up-and-coming Angelenos the feeling of intimacy and home within a rapidly developing landscape.

Period of Significance

The period of significance for the Edinburgh Bungalow Court is defined as 1923, reflecting the construction of the court during a peak time of growth and development in and around Hollywood, and the subsequent need for conveniently-located, affordable housing.

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[16] Lovell Estell III, "Historic Affordable Bungalows Saved from Wrecking Ball," Capital & Main, September 16, 2015, accessed September 22, 2015, http://capitalandmain.com/latest-news/issues/labor-and-economy/historic-affordable-bungalows-saved-from-wrecking-ball-0916/.

[17] National Register of Historic Places, Whitley Court.

[18] National Register of Historic Places, Bungalow Court at 1544 N. Serrano Avenue, Los Angeles, Los Angeles County, California, National Register #10000761, nomination prepared by Kari Fowler.

Bibliography

Architectural Resources Group. *Garden Apartments of Los Angeles -- Historic Context Statement*. Los Angeles: Los Angeles Conservancy, 2013.

Estell III, Lovell. "Historic Affordable Bungalows Saved from Wrecking Ball," *Capital & Main*, September 16, 2015. Accessed September 22, 2015. http://capitalandmain.com/latest-news/issues/labor-and-economy/historic-affordable-bungalows-saved-from-wrecking-ball-0916/.

Gierach, Ryan. *Images of America: West Hollywood.* Charleston: Arcadia Publishing, 2003.

Masters, Nathan. "How the Town of Sherman Became the City of West Hollywood." *KCET,* December 1, 2011. Accessed September 23, 2015. http://www.kcet.org/updaily/socal_focus/history/la-as-subject/west-hollywood-at-27-how-the-town-of-sherman-became-weho.html.

National Register of Historic Places. *Bungalow Court at 1544 N. Serrano Avenue*. Los Angeles, Los Angeles County, California. National Register #10000761.Nomination prepared by Kari Fowler.

National Register of Historic Places. *Whitley Court.* Los Angeles, Los Angeles County, California. National Register #04000732. Nomination prepared by Christie McAvoy and Jennifer Trotoux.

Palmer, Edwin O. *History of Hollywood* (Vol.1). Hollywood: Arthur Cawston, 1937.

Photoplay Research Society. *Opportunities in the Motion Picture Industry, and How to Qualify for Positions in its Many Branches.* Los Angeles: Photoplay Research Society, 1922.

Polyzoides, Stephanos and Roger Sherwood and James Tice. *Courtyard Housing in Los Angeles; A Typological Analysis*. New York: Princeton Architectural Press, 1992.

City of Los Angeles
Department of City Planning

9/28/2015
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
756 N EDINBURGH AVE
754 N EDINBURGH AVE
756 1/2 N EDINBURGH AVE
754 1/2 N EDINBURGH AVE

ZIP CODES
90046

RECENT ACTIVITY
CHC-2015-3386-HCM
ENV-2015-3387-CE

CASE NUMBERS
CPC-1986-831-GPC
CPC-18473-ZC
ORD-183497
ORD-164709
ORD-161687
TT-39859
VTT-73442-SL
ENV-2015-1246-EAF

Address/Legal Information	
PIN Number	141B177 291
Lot/Parcel Area (Calculated)	5,949.4 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID B6
Assessor Parcel No. (APN)	5527013016
Tract	TR 4891
Map Reference	M B 52-57
Block	None
Lot	101
Arb (Lot Cut Reference)	None
Map Sheet	141B177
Jurisdictional Information	
Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Mid City West
Council District	CD 5 - Paul Koretz
Census Tract #	1944.01
LADBS District Office	Los Angeles Metro
Planning and Zoning Information	
Special Notes	HISTORIC MONUMENT UNDER CONSIDERATION
Zoning	RD1.5-1XL
Zoning Information (ZI)	ZI-2443 Neighborhood Conservation ICO - Lower Council Dist. 5
	ZI-1022
General Plan Land Use	Low Medium II Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No

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

500 Ft Park Zone	Active: Fairfax Senior Citizen Center
Assessor Information	
Assessor Parcel No. (APN)	5527013016
Ownership (Assessor)	
Owner1	BLDG EDINBURGH LLC
Address	755 N LAUREL AVE LOS ANGELES CA 90046
Ownership (City Clerk)	
Owner	BLDG EDINBURGH LLC PENINI, GUY
Address	755 N LAUREL AVE LOS ANGELES CA 90046
APN Area (Co. Public Works)*	0.288 (ac)
Use Code	0500 - 5 or more units (4 stories or less)
Assessed Land Val.	$2,040,000
Assessed Improvement Val.	$612,000
Last Owner Change	01/07/15
Last Sale Amount	$9
Tax Rate Area	67
Deed Ref No. (City Clerk)	946829 770615 731154 650933 606114-6 1809099
Building 1	
Year Built	1923
Building Class	D55
Number of Units	2
Number of Bedrooms	2
Number of Bathrooms	2
Building Square Footage	1,064.0 (sq ft)
Building 2	
Year Built	1923
Building Class	D55
Number of Units	2
Number of Bedrooms	2
Number of Bathrooms	2
Building Square Footage	1,064.0 (sq ft)
Building 3	
Year Built	1923
Building Class	D55
Number of Units	2
Number of Bedrooms	2
Number of Bathrooms	2
Building Square Footage	1,064.0 (sq ft)
Building 4	
Year Built	1923
Building Class	D55
Number of Units	2
Number of Bedrooms	2
Number of Bathrooms	2
Building 5	No data for building 5
Additional Information	
Airport Hazard	None
Coastal Zone	None

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Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.66179328586155
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Promise Zone	No
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	None
Targeted Neighborhood Initiative	None
Public Safety	
Police Information	
Bureau	West
Division / Station	Wilshire
Reporting District	701
Fire Information	
Division	3
Batallion	5
District / Fire Station	41
Red Flag Restricted Parking	No

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CASE SUMMARIES

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

Case Number:	CPC-1986-831-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN REVISION/GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND HEIGHT DISTRICT CHANGES
Case Number:	CPC-18473-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	Data Not Available
Case Number:	TT-39859
Required Action(s):	Data Not Available
Project Descriptions(s):	REQUEST APPROVAL OF A 10-UNIT CONDOMINIUM.
Case Number:	VTT-73442-SL
Required Action(s):	SL-SMALL LOT SUBDIVISION
Project Descriptions(s):	PURSUANT TO SECTION 17.00, A VTT MAP FOR THE DEVELOPMENT OF A 8 LOT SMALL LOT SUBDIVISION A RD1.5 ZONED LOT.
Case Number:	ENV-2015-1246-EAF
Required Action(s):	EAF-ENVIRONMENTAL ASSESSMENT
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

ORD-183497

ORD-164709

ORD-161687

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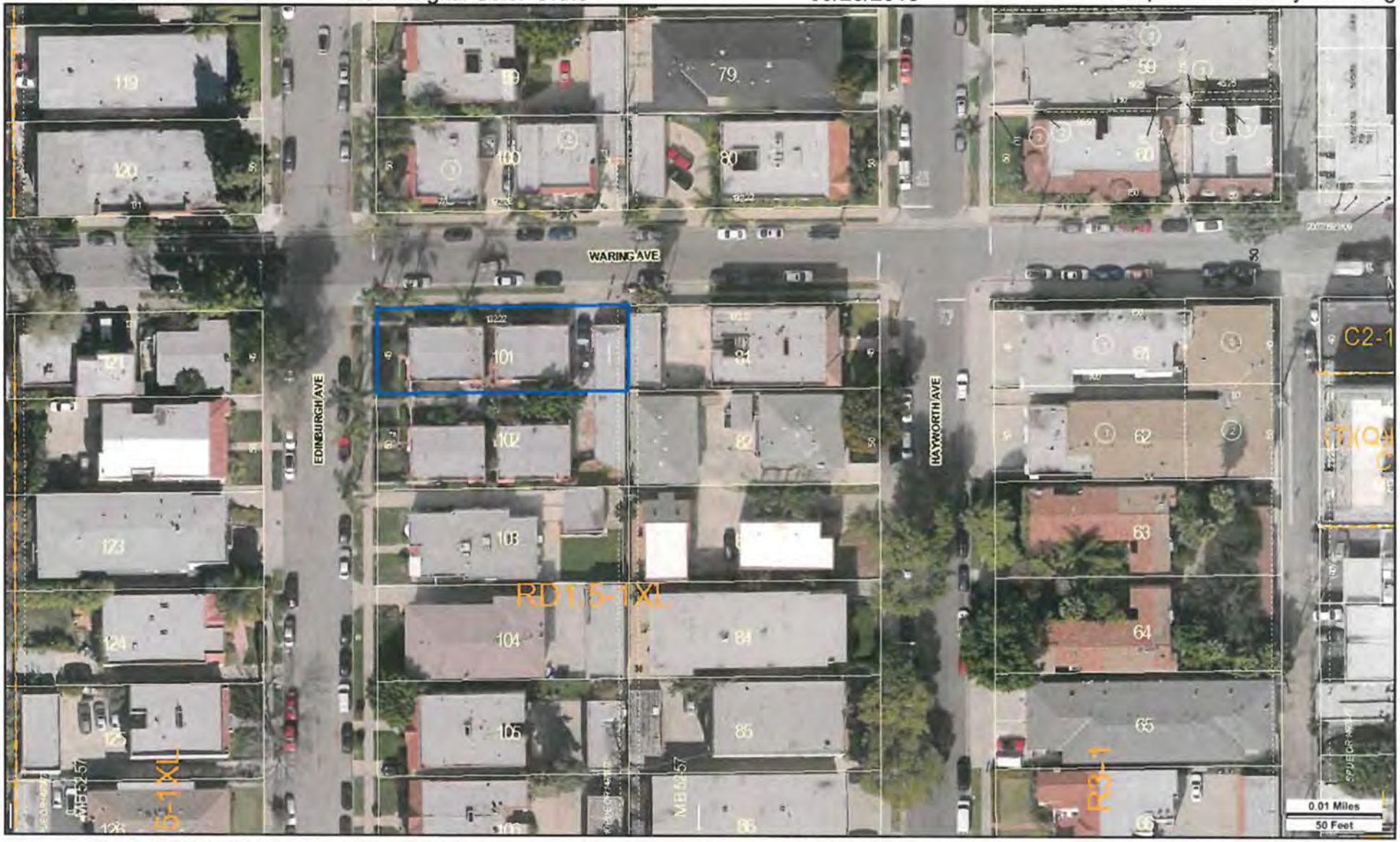
ZIMAS INTRANET

2011 Digital Color-Ortho

09/28/2015

City of Los Angeles
Department of City Planning



Address: 756 N EDINBURGH AVE
APN: 5527013016
PIN #: 141B177 291

Tract: TR 4891
Block: None
Lot: 101
Arb: None

Zoning: RD1.5-1XL
General Plan: Low Medium II Residential

Streets Copyright (c) Thomas Brothers Maps, Inc.

City of Los Angeles
Department of City Planning

9/28/2015
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
752 N EDINBURGH AVE
750 N EDINBURGH AVE

ZIP CODES
90046

RECENT ACTIVITY
ENV-2015-3387-CE
CHC-2015-3386-HCM

CASE NUMBERS
CPC-1986-831-GPC
CPC-18473-ZC
ORD-183497
ORD-164709
ORD-161687
TT-39859
VTT-73442-SL
ENV-2015-1246-EAF

Address/Legal Information	
PIN Number	141B177 309
Lot/Parcel Area (Calculated)	6,610.3 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID B6
Assessor Parcel No. (APN)	5527013016
Tract	TR 4891
Map Reference	M B 52-57
Block	None
Lot	102
Arb (Lot Cut Reference)	None
Map Sheet	141B177
Jurisdictional Information	
Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Mid City West
Council District	CD 5 - Paul Koretz
Census Tract #	1944.01
LADBS District Office	Los Angeles Metro
Planning and Zoning Information	
Special Notes	HISTORIC MONUMENT UNDER CONSIDERATION
Zoning	RD1.5-1XL
Zoning Information (ZI)	ZI-2443 Neighborhood Conservation ICO - Lower Council Dist. 5 ZI-1022
General Plan Land Use	Low Medium II Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No

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

500 Ft Park Zone	Active: Fairfax Senior Citizen Center
Assessor Information	
Assessor Parcel No. (APN)	5527013016
Ownership (Assessor)	
Owner1	BLDG EDINBURGH LLC
Address	755 N LAUREL AVE LOS ANGELES CA 90046
Ownership (City Clerk)	
Owner	BLDG EDINBURGH LLC PENINI, GUY
Address	755 N LAUREL AVE LOS ANGELES CA 90046
APN Area (Co. Public Works)*	0.288 (ac)
Use Code	0500 - 5 or more units (4 stories or less)
Assessed Land Val.	$2,040,000
Assessed Improvement Val.	$612,000
Last Owner Change	01/07/15
Last Sale Amount	$9
Tax Rate Area	67
Deed Ref No. (City Clerk)	946829 770615 731154 650933 606114-6 1809099
Building 1	
Year Built	1923
Building Class	D55
Number of Units	2
Number of Bedrooms	2
Number of Bathrooms	2
Building Square Footage	1,064.0 (sq ft)
Building 2	
Year Built	1923
Building Class	D55
Number of Units	2
Number of Bedrooms	2
Number of Bathrooms	2
Building Square Footage	1,064.0 (sq ft)
Building 3	
Year Built	1923
Building Class	D55
Number of Units	2
Number of Bedrooms	2
Number of Bathrooms	2
Building Square Footage	1,064.0 (sq ft)
Building 4	
Year Built	1923
Building Class	D55
Number of Units	2
Number of Bedrooms	2
Number of Bathrooms	2
Building 5	No data for building 5
Additional Information	
Airport Hazard	None
Coastal Zone	None

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

Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.67513107574558
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Promise Zone	No
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	None
Targeted Neighborhood Initiative	None
Public Safety	
Police Information	
Bureau	West
Division / Station	Wilshire
Reporting District	701
Fire Information	
Division	3
Batallion	5
District / Fire Station	41
Red Flag Restricted Parking	No

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

CASE SUMMARIES

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

Case Number:	CPC-1986-831-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN REVISION/GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND HEIGHT DISTRICT CHANGES
Case Number:	CPC-18473-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	Data Not Available
Case Number:	TT-39859
Required Action(s):	Data Not Available
Project Descriptions(s):	REQUEST APPROVAL OF A 10-UNIT CONDOMINIUM.
Case Number:	VTT-73442-SL
Required Action(s):	SL-SMALL LOT SUBDIVISION
Project Descriptions(s):	PURSUANT TO SECTION 17.00, A VTT MAP FOR THE DEVELOPMENT OF A 8 LOT SMALL LOT SUBDIVISION A RD1.5 ZONED LOT.
Case Number:	ENV-2015-1246-EAF
Required Action(s):	EAF-ENVIRONMENTAL ASSESSMENT
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

ORD-183497

ORD-164709

ORD-161687

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ZIMAS INTRANET

Generalized Zoning

09/28/2015

City of Los Angeles
Department of City Planning

Address: 752 N EDINBURGH AVE
APN: 5527013016
PIN #: 141B177 309

Tract: TR 4891
Block: None
Lot: 102
Arb: None

Zoning: RD1.5-1XL
General Plan: Low Medium II Residential

N
W
E
S

Streets Copyright (c) Thomas Brothers Maps, Inc.

Los Angeles Cal. Vol. 10
2035
WILLOUGHBY
2011
AV.
Los Angeles County
Los Angeles City
20240
2024
AV. (EDINBURGH)
AV.
AV.
2036
2034
WARING
AV.
N. SOCIETY
N. HAYWORTH
N. FAIRFAX
20334
20335
MELROSE
AV.
2057
Scale of Feet

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 2

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2 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

Lot No. 1 & 2 Block ... (Description of Property)

District No. 32 M. B. Page 2 F. B. Page ...

TAKE TO ROOM No. 405 SOUTH ANNEX

ENGINEER PLEASE VERIFY

No. 750 Society Ave (Location of Job) corner Boring & Soto

S.E.C. Boring

O.K. City Clerk ... Deputy

O.K. City Engineer ... Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Pr Garages No. of Rooms 8 No. of Families ...
2. Owner's name Owen W Potter Phone Boyle 2257
3. Owner's address 230 S Soto St
4. Architect's name J C Blaine Phone 822530
5. Contractor's name ... Phone ...
6. Contractor's address ...
7. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) $ 1,000.00
8. Is there any existing (old) building on lot? No How used? ...
9. Size of proposed building 14 x 20 Height to highest point 10 feet
10. Number of Stories in height 1 Character of ground Adobe
11. Material of foundation Metal Lath Size of footings 4" concrete floor Size of wall 12" to 1' Depth below ground ...
12. Material of chimneys ... Number of inlets to flue ... Interior size of flues ... x ...
13. Give sizes of following materials: REDWOOD MUDSILLS 3 x 4 Girders Slab
    EXTERIOR studs 2 x 3 INTERIOR BEARING studs ... x ... Interior Non-Bearing studs ... x ... Ceiling joists ... x ... Roof rafters 2 x 6 FIRST FLOOR JOISTS Slab
    Second floor joists ... x ... Specify material of roof 3 Ply gravel & mopped
14. 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) Jacks Kotler (Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Space here when permit is issued
20201	Plan Examiner	5/14/23 Clerk	ISSUED MAY 16 1928

3.00

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

REMARKS

I hereby agree to locate and erect this building or structure and every portion thereof, except unenclosed porches, back a distance from the front property line equal to the set-back line of the nearest building now erected on any lot in this block in Zone "A" or "B" on the same side of the street.

.....

Owner.

All Applications must be filled out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

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. 406 SOUTH ANNEX

ENGINEER PLEASE VERIFY

Lot No. 101 & 102 Block

(Description of Property)

District No. 512 M. B. Page 2 F. B. Page

No. 200 Location of Job: cor. Warings Society Street

Buck Warings & Macleod

(USE INK OR INDELIBLE PENCIL)

O.K. City Engineer

By

1. Purpose of Building Dwelling No. of Rooms 6 No. of Families 2
2. Owner's name Owen Kotler Phone Boyle 257
3. Owner's address 230 S. Soto St.
4. Architect's name J. C. Blinn Phone 822-530
5. Contractor's name Phone
6. Contractor's address
7. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) $ 3,275.00
8. Is there any existing (old) building on lot? No How used?
9. Size of proposed building 28 x 38 Height to highest point 13 Feet
10. Number of Stories in height 1 Character of ground adobe
11. Material of foundation Concrete Size of footings 12" Size of wall 6" Depth below ground 6"
12. Material of chimneys Number of inlets to flue 1 Interior size of flues
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 3 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 4 x 4 Specify material of roof 3 Ply Mop Gravel
14. 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) Jack Kotler
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp and other matters
22206	Plan Examiner	Clerk	RECEIVED MAY 16 1923 ISSUED L.A. Bldg. Dept.

Julius

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

REMARKS

I hereby agree to locate and erect this building or structure and every portion thereof, except unenclosed porches, back a distance from the front property line equal to the set-back line of the nearest building now erected on any lot in this block in Zone "A" or "B" on the same side of the street.

.....

Owner.

All Applications must be filled out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2 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:

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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

Lot No. 101 Tract 1603 Block ..... (Description of Property)

Tract 1603

District No. 3 M. B. Page 2 F. B. Page .....

TAKE TO ROOM No. 405 SOUTH ANNEX

ENGINEER PLEASE VERIFY

No. 754-54 Soto Ave (Location of Job) Street

corner Society & Wyoming Ave.

(USE INK OR INDELIBLE PENCIL)

O. K. City Clerk Deputy

O. K. City Engineer Deputy

1. Purpose of Building Dwelling No. of Rooms 6 No. of Families 2
2. Owner's name Jack Kotler Phone Bayle 257
3. Owner's address 730 S. Soto St.
4. Architect's name J. C. Blevin Phone 822-530
5. Contractor's name ..... Phone .....
6. Contractor's address .....
7. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} $ 3,200.00
8. Is there any existing (old) building on lot? No How used? ✓
9. Size of proposed building 28 x 38 Height to highest point 13 feet
10. Number of Stories in height 1 Character of ground adobe
11. Material of foundation concrete Size of footings 12 in Size of wall 6 in Depth Below ground 6 in
12. Material of chimneys ✓ Number of inlets to flue ✓ Interior size of flues ✓ x ✓
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4
    EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 3 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 ✓ x ✓ Specify material of roof 3 Ply Mop Gravel
14. 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) Jack Kotler (Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is ISSUED
22202	Plan Examiner	Clerk	ISSUED MAY 15 1923

O Julius

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

REMARKS

I hereby agree to locate and erect this building or structure and every portion thereof, except unenclosed porches, back a distance from the front property line equal to the set-back line of the nearest building now erected on any lot in this block in Zone "A" or "B" on the same side of the street.

.....

Owner.

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 8

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

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:

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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

Lot No. 161 to 162 Block ..... (Description of Property)

Tr. D. 7891

O.K. City Clerk — By — Deputy

District No. 42 M. B. Page 2 F. B. Page .....

TAKE TO ROOM No. 405 SOUTH ANNEX

ENGINEER PLEASE VERIFY

No. 756 Society Ave. Street (Location of Job)

Corner Society & Waring ave.

O.K. City Engineer — By — Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Dwelling No. of Rooms 6 No. of Families 2
2. Owner's name Louse Kotler Phone Boyle 257
3. Owner's address 230 S. Soto St.
4. Architect's name J. C. Blinn Phone 822-530
5. Contractor's name ..... Phone .....
6. Contractor's address .....
7. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) $ 3,275.00
8. Is there any existing (old) building on lot? no How used? — —
9. Size of proposed building 28 x 38 Height to highest point 13 feet
10. Number of Stories in height 1 Character of ground adobe
11. Material of foundation concrete Size of footings 12 in. Size of wall 6 in. Depth below ground 6 in.
12. Material of chimneys — Number of inlets to flue — Interior size of flues — x —
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 3 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 — x — Specify material of roof 3 Ply mop Gravel
14. 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) Jacks Kotler
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued
22203	Plan Examiner	Clerk	ISSUED MAY 16 1923 L.A.Bldg.Dept.

C. Julius

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

REMARKS

I hereby agree to locate and erect this building or structure and every portion thereof, except unenclosed porches, back a distance from the front property line equal to the set-back line of the nearest building now erected on any lot in this block in Zone "A" or "B" on the same side of the street.

.....

Owner.

All Applications must be filled out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2 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:

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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

Lot No. 11 & 12 Block ——
(Description of Property)

District No. 34 M. B. Page 2 F. B. Page

O. K. City Clerk By Deputy

TAKE TO ROOM No. 405 SOUTH ANNEX

ENGINEER PLEASE VERIFY

No. 756-56 Location of Job) Sawtelle Ave. Street

Near Mississippi Ave.

O.K. City Engineer By Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Dwelling No. of Rooms 6 No. of Families 2
2. Owner's name Louis Kotler Phone Boyle 257
3. Owner's address 230 S. Soto St.
4. Architect's name J. C. Blain Phone 822-530
5. Contractor's name Phone
6. Contractor's address
7. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) $ 3,750.00
8. Is there any existing (old) building on lot? No. How used?
9. Size of proposed building 28 x 38 Height to highest point 13 feet
10. Number of Stories in height 1 Character of ground adobe
11. Material of foundation concrete Size of footings 12 in Size of wall 6 in Depth below ground 6 in
12. Material of chimneys — Number of inlets to flue — Interior size of flues — x —
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 3 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 — x — Specify material of roof 3 Ply Mop Gravel
14. 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) Louis Kotler
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued.
2204	Plan Examiner	Clerk	ISSUED MAY 16 1925 Bldg. Dept.

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

REMARKS

I hereby agree to locate and erect this building or structure and every portion thereof, except unenclosed porches, back a distance from the front property line equal to the set-back line of the nearest building now erected on any lot in this block in Zone "A" or "B" on the same side of the street.

.....

Owner.

SIXTY-SECOND PLACE—West from Hooper 1 blk S of Sixty-second
Hooper 800
Vermont av 1000
Not open to Western av
Western av 1800
Manhattan pl 1840
St. Andrews pl 1900
Gramercy pl 2000
Wilton pl 2100

SIXTY-THIRD—East, East from Main 1 blk S of 62d
Main 100
Wall (ends) 200
San Pedro 300
South Park av 400
Not open to Hooper av
Hooper av 1300
Compton av
Not open to Converse av
Converse av
Holmes av
Wilmington

SIXTY - THIRD — West, West from Main 1 blk S of 62d
Main 100
Moneta av 200
Figueroa 300
Hoover 400
Not open to Vermont av
Vermont av 1000
Hudiong av 1200
Raymond av 1300
Normandie av 1400
Halldale av 1500
Denker av 1600
Harvard blvd 1700
Western av 1800
Not open to Wilton pl
Wilton pl 2050
Cimarron 2100
Hoss av 2150
Van Ness av 2200
Not open to 8th av
Rimini av 2100
Hauser av 2150
Arlington av 2200
Not open to Budlong av
Budlong av 1200
Raymond av 1300
Normandie av 1400
Halldale av 1500
Denker av 1600
Harvard blvd 1700
Western av 1800

SIXTY - FOURTH — East, East from Main 1 blk S of 63d
Main 100
San Pedro 200
South Park av 300
Not open to Hooper av
Hooper av 1200
Compton av
Not open to Long Beach av
Long Beach av 1700
Holmes av
Wilmington av 1900

SIXTY-FOURTH — West, West from ½ blk E of Moneta av 1 blk S of 63d
Moneta av 500
Figueroa 500
Not open to Hoover
Hoover 800
Not open to Vermont av
Vermont av 1000
Not open to Western av
Western av 1800
Manhattan pl 1840
St. Andrews pl 1880
Gramercy pl 2000
Wilton pl 2100
Not open to 8th av
Fifth av 2700
Sixth av 2800
Seventh av 2900
Eighth av 3000
Madden av 3100
Not open to West blvd
West blvd 3600
Long 3700
Rimini blvd 3750
Western av 3800
Kenilton 3900
Eileen 3950
Alvira av 4000

SIXTY-FIFTH—East, East from Main 1 blk S of 64th
Main 100
San Pedro 300
South Park av 400
Not open to Long Beach av
Long Beach av 1700
Holmes av 1800
Wilmington

SIXTY-FIFTH—West, West from Moneta av 1 blk S of 63d
Moneta av 300
Figueroa 500
Denver av 600
Estrella av 650
Honsalio av 700
Hoover 800
Menlo av 900
Vermont av 1000
Budlong av 1200
Raymond av 1300
Normandie av 1400
Halldale av 1500
Denker av 1600
Harvard blvd 1700
Western av 1800

SIXTY-FIFTH PLACE—West from 655½ S Vermont av
Vermont av 1000
Kansas av 1100
Budlong av 1200
Raymond av 1300
Normandie av 1400
Halldale av 1500
Denker av 1600
Harvard blvd 1700
Western av 1800

SIXTY-SIXTH—East, East from Main 1 blk S of 65th
Main 100
San Pedro 300
South Park av 400

SIXTY - SIXTH — West, West from Main 1 blk S of 65th
Main 100
Moneta pl 300
Figueroa 500
Denver av 600
Estrella av 650
Honsalio av 700
Hoover 800
Menlo av 900
Vermont av 1000
Budlong av 1200
Raymond av 1300
Normandie av 1400
Halldale av 1500
Denker av 1600
Harvard blvd 1700
Western av 1800

SIXTY-SEVENTH — East, East from Main 1 blk S of 66th
Main 100
San Pedro 300
South Park av 400
Not open to Hooper av
Hooper av 1200
Parmelee (begins)
Compton av
Not open to Long Beach av
Long Beach av 1700
Holmes av 1800
Wilmington av

SIXTY-SEVENTH— West, West from Moneta av 1 blk S of 66th
Moneta av 300
Figueroa
Budlong av 1200
Raymond av 1300
Normandie av 1400
Halldale av 1500
Denker av 1600
Harvard blvd 1700
Western av 1800
Office (re-begins) 150
Grand av (re-begins) 100
Flower (re-begins) 150
Figueroa 200
Denver av (re-begins) 600
Estrella av (re-begins) 650
Honsalio av (re-begins) 700
Hoover 800
Menlo av (re-begins) 900
Vermont av 1000
Kansas av (re-begins) 1100
Budlong av (ends) 1200
Raymond av (re-begins) 1300
Normandie av 1400
Halldale av (begins)
Denker av 1500
Western av 1600
Manhattan pl (ends) 1650
St. Andrews pl (ends) 1700
Gramercy pl (ends) 1800
Wilton pl (ends) 1900
Cimarron (ends) 2000
Van Ness av (ends) 2100
Second av (ends) 2400
Third av (ends) 2500
Fourth av (ends) 2600
Fifth av (ends) 2700
Sixth av (ends) 2800
Seventh av (ends) 2900
Madden av 2950
Eighth av (ends) 3000
Ninth av (ends) 3050
Tenth av (ends) 3100
Eleventh av (ends) 3150
Angeles Mesa dr 3400
Victoria av (ends) 3450
Brynmawr av 3500
Baseley (ends) 3550
Wood blvd 3600
Dunne av 3700

SIXTY - EIGHTH — West, West from Moneta av 1 blk S of 67th
Moneta av 300
Figueroa 500
Denver av 600
Estrella av 650
Honsalio av 700
Hoover 800
Menlo av 900
Vermont av 1000
Kansas av (begins) 1100
Budlong av 1200
Raymond av (begins) 1300
Normandie av 1400
Halldale av 1500
Denker av 1600
Harvard blvd 1700
Western av 1800

SIXTY-NINTH — East, East from Main 1 blk S of 68th
Main 100
San Pedro 200
South Park av 300
Not open to Hooper av
Hooper av 1200
Parmelee
Compton av
Maken av
Miramonte av
Converse
Long Beach av 1700
Holmes av 1800
Wilmington av

SIXTY-NINTH — West, West from Moneta av 1 blk S of 68th
Moneta av 300
Figueroa 500
Denver av 600
Estrella av 650
Honsalio av 700
Hoover 800
Not open to Menlo av
Menlo av 900
Vermont av 1000
Kansas av 1100
Budlong av 1200
Raymond av 1300
Normandie av 1400
Halldale av 1500
Denker av 1600
Harvard blvd 1700
Western av 1800

GLAUSON AV—East, East from S Main 1 blk S of 58th
Main 100
Wountaun av (re-begins) 150
Wall (re-begins) 200
Los Angeles (ends) 250
San Pedro 300
Crocker (re-begins) 350
Towne av 400
Mettler (begins) 450
South Park av 500
McKinley av (ends) 1000
Central av 1100
Naomi av (ends) 1150
Hooper av 1200
Aaron av 1250
Compton av 1300
Florence (ends) 1350
Morgan av (ends) 1400
Long Beach av 1450
Randolph (ends) 1740
Duarte (ends) 1750
Holmes av (ends) 1800
Baldwin (ends) 1850
S P R R tracks
Alameda

GLAUSON AV—West, West from Main 1 blk S of 58th
Main 100
Jackson (begins) 150
Brentwood (begins) 200
Moneta av 300
Olive (re-begins) 350
Grand av (re-begins) 400
Flower (re-begins) 450
Figueroa 500
Denver av (re-begins) 600
Estrella av (re-begins) 650
Honsalio av (re-begins) 700
Hoover 800
Menlo av (re-begins) 900
Vermont av 1000
Kansas av (re-begins) 1100
Budlong av (ends) 1200
Raymond av (re-begins) 1300
Normandie av 1400
Halldale av (begins)
Denker av 1500
Western av 1600
Manhattan pl (ends) 1650
St. Andrews pl (ends) 1700
Ruthelen (ends) 1750
Gramercy pl (ends) 1800
Wilton pl (ends) 1900
Cimarron (ends) 2000
Van Ness av (ends) 2100
Second av (ends) 2400
Third av (ends) 2500
Fourth av (ends) 2600
Fifth av (ends) 2700
Sixth av (ends) 2800
Seventh av (ends) 2900
Madden av 2950
Eighth av (ends) 3000
Ninth av (ends) 3050
Tenth av (ends) 3100
Eleventh av (ends) 3150
Angeles Mesa dr 3400
Victoria av (ends) 3450
Brynmawr av 3500
Baseley (ends) 3550
Wood blvd 3600
Dunne av 3700

Rimini blvd 3800
Kenilton av 3900
Arlee av 4000
Verdun av 4100
Alsace av 4150
Rosemont av 4200
Buchler av 4300

SLOAT—North from Brooklyn av 1 blk E of Evergreen av
Brooklyn av 100
East Side blvd 400
Folsom 500
Upper blvd 600
Malabar 700

SMILAX—West from Hoover 3 blks N of 1st

SMILEY DRIVE—West from 35th av 3 blks S of Adams

SMITH—South from Avenue 33 1 blk E of Pasadena av

SMITH—(County) North from Whitsett av 3 blks E of Indiana

SNELLING AV—(San Fernando Valley) From San Fernando rd to Kalsmia 1 blk N of Peoria av

SNOWDEN VILLA—East from Workman bet Alhambra and Narva

SOCIETY AV—(Fairfax) From 16 to Kenwood av 1 blk W of Hayworth av

SOCRATES WALK—West from Venice dr to Attilla dr 2 blks N of Effie

SOLANO AV—West from N Broadway 1 blk S of Cesnews
N Broadway 100
Yale 200
Jarvis 300
Knoll 400
Park Row

SOMERS AV—(Occidental) North from 3920 Fifion
Fifion 4000

SOMERSET—(Bairdstown) East from Stockbridge av 1 blk S of Navarro av

SOMERSET DRIVE—(Palms) South from 4475 W Adams
Adams 4000
Twenty-eighth 4050
Twenty-ninth 4100
Thirtieth 4200
Jefferson 4250

SOTELLO—West from N Main bet Ann and Schiellin
N Main 100
Basin 150
Naud 200
N Spring

SOTO—North, North from 1st bet Bread and Mathews
First 100
Michigan av 150
Brooklyn av 200
Cincinnati (begins) 250
Folsom 300
Boulder (begins) 350
Sheridan (ends) 400
Malabar (begins) 450
City View av (begins) 500
Houston (begins) 550
Fairmont (begins) 600
Harlow (begins) 650
Wabash av (begins) 700
Pomeroy av (begins) 750
Marengo 800
Harrison av 850
Griffin av 900
Chelsea (begins) 950
Verde (begins) 1000
Zonal av (begins) 1050
Lancaster av (begins) 1100
Norfolk
St Charles (begins) 1200
Alcazar (begins) 1250
Medford (begins) 1300
Alhambra av

SOTO—South, South from 1st bet Bread and Mathews
First 100
Second 200
Third 300
Fourth 400
Ilex (ends) 450
Terrace Heights av (ends) 500
Rodgers av (ends) 550
Stephenson av 600
Seventh 650
Atlantic 700
Garnet 750
Opal (ends) 800
Hollenbeck av 850
Ninth 900
Alpine 950
Lagoi (begins)
L A River
Vernon av

SOUTH PARK AV—South from junction of San Pedro and Jefferson
San Pedro and Jefferson 3100
Thirty-fifth 3500
Thirty-fifth pl (begins) 3550
Thirty-sixth (re-begins) 3600
Austin (begins) 3650
Santa Barbara av 3700
Thirty-seventh 3750
Thirty-eighth 3800
Thirty-ninth 3900
Fortieth (re-begins) 4000
Forty-first 4050
Forty-second 4100
Forty-third 4150
Vernon av 4200
Forty-fifth (re-begins) 4300
Forty-sixth 4350
Forty-seventh 4400
Forty-eighth 4450
Forty-ninth 4500
Fiftieth (re-begins) 5000
Fifty-first 5050
Fifty-second 5100
Fifty-second pl (begins) 5150
Fifty-third 5200
Fifty-fourth 5250
Fifty-fifth (ends) 5300
Fifty-sixth (ends) 5350
Fifty-seventh (ends) 5400
Fifty-eighth (ends) 5450
Fifty-ninth (ends) 5500
Sixtieth (ends) 5550
Sixty-first (ends) 5600
Sixty-second (ends) 5650
Sixty-third (ends) 5700
Sixty-fourth (ends) 5750
Sixty-fifth (ends) 5800
Sixty-sixth (ends) 5850
Sixty-seventh (ends) 5900
Sixty-eighth (ends) 5950
Florence av 6000
Seventy-third (ends) 6050
Seventy-fourth (ends) 6100
Seventy-fifth (ends) 6150
Seventy-sixth (ends) 6200
Seventy-sixth pl 6250
Seventy-seventh 6300
Seventy-eighth 6350
Seventy-ninth (ends) 6400
Eightieth (ends) 6450
Eighty-first (ends) 6500
Eighty-second (ends) 6550
Eighty-third (ends) 6600
Eighty-fourth (ends) 6650
Eighty-fourth pl (ends) 6700
Eighty-fifth (ends) 6750
Eighty-sixth (ends) 6800
Manchester av 6850
Slauson av 6900

SOUTHERLAND AV—Wilmington) North from Anaheim 6 blk E of S P R R

SOUTHERN PACIFIC DRIVE — (Wilmington) East from Sampson 2 blks N of Anaheim

SOUTHWEST BLVD — East from Vermont av N of 114th

SOUTHWEST DRIVE — (Hyde Park) South from 4700 Van Ness av
Van Ness av 2200
First av 2300
Second av 2400
Third av 2500
Fourth Ave 2600
Fifth av 2700
Sixth av 2800
Seventh av 2900
Madden av 3000
Eighth av 3100

SPARLAND AV—(West gate) West from Santa Monica city limits N of Malibu rd

SPARTON—(San Fernando Valley) From Wentworth av to Trumbels av 1 blk N of Paxton av

SPAULDING AV — North North from 7700 Beverly blvd
Beverly blvd 300
Hallsmead av 400
Rosewood av 500
Clinton 600
Melrose av 700
Waring av 800
Willoughby av 900
Hamalne 1000
Santa Monica blvd 1100
Norton av 1150
Lexington av 1200
Hampton 1250

SPENCE—South from E 6th 1 blk E of Lorena

SPREADING OAK DRIVE (Hollywood) East from Park Oak dr 1 blk N of Hill Oak dr

SPRING — North, North from 1st 1 blk W of Main
First 100
Court 125
Market 200
Temple 300
Main (re-begins) 400
Spring, North, re-begins at Sunset blvd
Sunset blvd 600
Bellevue av 625
Ord 700
Alpine 800
College 900
Alameda 950
Redesdale 1000
Elmyra 1050
Ann 1100
Cecelia 1150
Manager 1200
Reiner 1250
Wilhardt 1300
N Broadway 1350

SPRING—South, south from 1st 1 blk W of Main
First 150
Second 200
Third 300
Fourth 400
Fifth 500
Sixth 600
Seventh 700
Eighth 800
Ninth 900
Tenth 1000
Eleventh 1100
Twelfth 1200
Pico 1300
Fourteenth 1400
Not open to 16th
Eighteenth 1800
Washington 1900
Twentieth 2000
Twenty-first 2100
Twenty-third 2300
Twenty-fourth 2400
Twenty-fifth 2500
Adams 2600
Twenty-seventh 2700
Twenty-eighth 2800
Twenty-ninth 2900
Not open to 31st
Thirty-first 3100
Thirty-second 3200
Thirty-third 3300
Jefferson 3400
Thirty-fifth (ends) 3500
Not open to Vernon av
Vernon av 4400
Forty-fifth 4500
Not open to Florence av
Florence av 7300
Seventy-third 7400
Seventy-fourth 7450
Seventy-fifth 7500
Seventy-sixth 7600
Seventy-sixth pl 7650
Seventy-seventh 7700
Seventy-eighth 7800
Seventy-ninth 7900
Eightieth 8000
Eighty-first 8100
Eighty-second 8200
Eighty-third 8300
Eighty-fourth 8400
Eighty-fourth pl 8450
Eighty-fifth 8500
Manchester av 8600

STANLEY AV—North N from 7650 Beverly blvd
Beverly blvd 300
Hallsmead av 400
Rosewood av 500
Clinton 600
Melrose av 700
Waring av 800
Willoughby av 900
Santa Monica blvd 1000
Norton av 1150
Escalita av 1200
Hampton av 1250
Fountain av 1300
DeLongpre av 1400
Sunset blvd 1500
Hawthorn 1600
Hollywood blvd 1700

Montebello Lumber Co., Montebello. Capital stock, $25,000; subscribed, $500. Directors: J. W. Estill, Tucson, Ariz. and Geo. L. Francis, Jr., Montebello. Attorney: R. W. Clapp, 923 W. P. Story Bldg.

Pennsylvania Oil Co., Los Angeles. Capital stock, $10,000. Directors: J. E. and C. V. Laws and Geo. A. Boden, of Los Angeles.

Ocean View Oil Co., Los Angeles. Capital stock, $1,000,000; subscribed, $15. Directors: F. H. Ballinger, F. H. Herman, W. G. Cline, Edmond Ducommun, Thos. F. Fitzgerald, John Hokom and J. H. Ott, of Los Angeles. Attorney: Geo. W. Bush, 431 Van Nuys Bldg.

Southland Home Water Co., Los Angeles. Capital stock, $24,000; subscribed, $450. Directors: O. E. Wyatt and Ryall Cartmell, Los Angeles and J. C. Blinn, Alhambra. Attorney: Chas. E. Hobart, 509 Wilcox Bldg.

Certificate of incorporation of Johnson Cowdin & Co., Inc.; textile mfg. business. J. C. Cowdin, 120 Broadway, N. Y., secy.

Certificate of incorporation of Grant E. Hamilton film corp. C. B. Outten, secy.

San Gabriel Oil Co., Los Angeles. Capital stock, $50,000; subscribed, $3. Directors: A. M. Brown, R. H. O'Brien and E. O. Leake, all of Los Angeles.

East Long Beach Oil Co., Inc., Long Beach. Capital stock, $1,000,000; subscribed, $7. Directors: Julia M. Baldwin, Grace N. and Louise S. Ratherson, W. Le Roy Thomas, C. A. Wilts, J. F. Collins and Mae M. Baldwin, all of Long Beach. Attorneys: Swaffield & Swaffield, 529 First Nat. Bank Bldg., Long Beach.

California Mutual Life Benefit Assn., Riverside. No capital stock. Directors: W. H. Ellis, J. E. Harris, E. L. Williams, Geo. A. Fortus and O. A. Mills, all of Riverside.

San Dimas Nurseries, San Dimas. Capital stock, $10,000; subscribed, $300. Directors: R. M. Teague, Minnie E. Teague and W. R. Wood, San Dimas. Attorney: E. H. Sanford, Claremont, Calif.

Laverne Water Assn., La Verne. Capital stock, $250,000; subscribed, $700. Directors: W. A. Fox, Pomona; S. Ratekin, J. A. Larimer, D. O. Arbuthnot, R. L. Davis and B. C. Stratton, La Verne; and John Weber, Los Angeles. Attorney: E. H. Sanford, Claremont.

Desert Products Co., Los Angeles. Capital stock, $500,000; subscribed, $2500. Directors: Geo. H. Gillens, J. S. Urdang, T. J. O'Keefe, B. De Young, H. H. Holdaway, Wm. Wernstein, of Los Angeles and B. M. Moore, Downey. Attorney: W. S. Baird, 412 Pay Bldg.

Certificate of increase of number of directors of California Smelting & Refining Co. from 3 to 5. Geo. Beebe, secy.

Western Garment Co., Los Angeles. Capital stock, $10,000; subscribed, $170. Directors: Abraham Ehert, Paul Kalmer and W. F. Adams, all of Los Angeles. Attorney: W. F. Adams, Title Ins. Bldg.

California Housing Corp., Los Angeles. Capital stock, $100,000; subscribed, $50. Directors: J. W. Brill, O. A. Monson, D. L. Edmonds, E. Whitney and D. Worden, Los Angeles. Attorney: D. L. Edmonds, 714 Van Nuys Bldg.

Harper Estate, Los Angeles. Capital stock, $25,000; subscribed, $3. Directors: Reginald and Esme H. Warde and W. S. Allen, of Los Angeles.

Fictitious Firm Names

Lackyard & O'Hare, 2052 Folsom St.; painting. Members: John J. O'Hare and C. D. Lackyard, 2052 Folsom St.

Boston Construction Co., 2315 Sunset Blvd. Members: M. A. Burke, same.

West Vernon Market, 800 W. Vernon Ave. Member: E. P. Hess, 701 W. Vernon Ave.

Verongnette Bakery, 804 W. Vernon Ave. Members: Harry D. & Orr, 810 W. 46th.

Hoover Furniture & Hardware Co., 4402 S. Hoover. Members: Geo. L. and Chas. A. Krueger, 884 W. Vernon Ave.

Simpson's Fruit & Vegetable Market, 546 Mission Rd. Members: Florence V. Simpson, same.

O. J. Crow Electric Co., 642 N. Western. Member: Otto J. Crow, 1233 N. Hobart Blvd.

Industrial Engineering Co., 915 New Pantages Bldg. Members: L. M. Scofield, 743 N. Alexandria; G. R. Hogge, 1200 El Sereno St., and W. E. Roberts, 743 Shatto St.

Pacific Builders Supply Co., 915 New Pantages Bldg. Members: L. M. Scofield, 743 N. Alexandria Ave.

Luthy Battery & Electric Service Co. Members: Egbert P. Harman and H. R. Yeager, 1654 Hudson Ave.

Superior Cash Meat Market, 4278 S. Hoover. Members: Gus Goodfield, 712 W. 42rd.

Hungalow Paint & Wall Paper Co., 1906 S. Main St. Members: Bailey H. Custer, 1744 Orange Dr., Los Angeles; F. L. Ellis, 2715 2nd St., Ocean Park.

Speed Plumbing & Heating Co., 1225 E. 4th., Long Beach. Member: F. E. O'Neill, same.

Economy Pattern & Mfg. Co., Los Angeles. Member: H. G. Funk, 129 W. 79th.

Leonore Construction Co., 333 Douglas Bldg. Member: James C. Adkins, 1226 S. Olive.

Barton Engineering Co., 715 N. Main. Member: A. A. Barton, 639 N. Howard, Glendale.

Crown City Roofing & Painting Co., 853 Wright Ave., Pasadena. Member: Fred P. Clyde, 853 Wright Ave. and John T. Phelps, 367 S. Wilson Ave.

H. Wigel & Co., 516 Douglas St.; painting and wall paper. Members: Harry Wigel, 516 Douglas St. and Geo. Roedel, 525 Douglas St.

Tompson Mfg. Co., 2188 E. 4th. Member: W.

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Main 2183. 540 MAPLE AVENUE. F6464.

1925 Directory

Roland Cabot, district manager at LA Examiner – 750 Edinburgh

Ralph Good, artist – 752 ½ Edinburgh

Richard Papier, paymaster? – 750 ½ Edinburgh

1926 Directory

Chas A. Boyer, engineer? – 754 ½ Edinburgh

Roland M. Cable, routemn? – 750 Edinburgh

Mrs. Batilda Goodacre, bkpr?, and Mrs R.W., clk? – 752 ½ Edinburgh

1929 Directory

Savery F. and Marian Coneybear, president of Altman Gallers Inc. – 756 ½ N. Edinburgh

Harold A. and Marie Dundas, meat center – 756 N. Edinburgh

Doris M. Haworth, clerk? – 756 Edinburgh

Elmer I. and Eliz Knox, clerk? – 752 ½ N. Edinburgh

Harold D. and Bessie Mitchell, salesman for Frigidaire Corp. – 752 N. Edinburgh

Monte Vista Court – 750 N. Edinburgh

William B. and Vera Nailor, yardman? – 750 ½ N. Edinburgh

Ada and William W. Plankinton, clerk and gardener – 750 N. Edinburgh

Mrs. Frances E. Skinner, saleslady for auto accessories (1930s census) – 750 N. Edinburgh

Mrs. Mary M. Van Winkle Kellogg – 754 N. Edinburgh

1930s Census

Andrew J. Francis and Lulu Francis – 754 N. Edinburgh

Andrew Francis – rug cleaner

Andrew Francis – office clerk in advertising; moved to 7292 Willoughby by 1940 (1940 Census)

Anne (?) Currie – 750 N. Edinburgh

Divorced; no job

Robert H. Williams and Gwenn Williams – 756 N. Edinburgh

Robert Williams – printer

Emily C. Poulist (?) w/ daughter Violet – 756 ½ N. Edinburgh

Widow; no job

Harold and Bessie Mitchell – 752 N. Edinburgh

Harold – refrigerator salesman

Bessie – matron at private school

Roger and Florence Keogh – 754 ½ N. Edinburgh

Roger – real estate sales

1932 Directory

Andrew J. Francis and Lulu Francis – 754 N. Edinburgh

Amos Jones, chauffer? – 756 ½ N. Edinburgh

Andw Petit – 750 ½ N. Edinburgh

Monte Vista Court Apts. – 750 N. Edinburgh

1938 Directory

Ann G. Beach (wid Ferdinand) and Marion Beach, sten? – 754 ½ N. Edinburgh

Marion Beach – lived at 480 N. Las Palmas in 1930s census; occupation is stenographer in the motion picture industry (1930s Census)

Edward Gaines – 752 ½ N. Edinburgh

Louis D. and Louise Gant, employed at W.R. Woodard Co. – 752 N. Edinburgh Ave

Edward Henry or Hense? – 750 ½ N. Edinburgh

Hansel (Louise) Main – 750 ½ N. Edinburgh

Hansel Main – lived at different address in 1930s census; occupation listed as electrician (1940s Census)

Russel C. Johnson – 756 N. Edinburgh

Robert Ross or Rosser – 754 N. Edinburgh

Mrs. Harriet A. Sleddon – 756 ½ N. Edinburgh

Jack L. Witherspoon – 750 N. Edinburgh

1940s Census

Kenyon and Edith Morrow – 750 ½ N. Edinburgh

Kenyon – spring water route distribution

John and Alice McCamant/Cament – 752 N. Edinburgh

John – contractor

Alice – stenographer for Kodak

Glenn and Mildred Taylor – 752 ½ N. Edinburgh

Glenn – butcher

Mildred – secretary at a sports stadium

Roland and ? Young – 754 N. Edinburgh

Roland – manager at meat market

Thomas W. and Florence Manning – 754 ½ N. Edinburgh

Thomas – travelling something

1942 Directory

Herbert W. Hughes – 756 N. Edinburgh

Kenyon and Edith Morrow, salesman – 750 ½ N. Edinburgh

Chris and Amy Schoin, carpenter – 752 N. Edinburgh

Dorothy L. Swigart – 756 ½ N. Edinburgh

Glen and Mildred Taylor, meat counter – 752 ½ N. Edinburgh

1956 Street Address Directory

Joe Russell – 750 ½ N. Edinburgh

M.C. Schoin – 752 N. Edinburgh

Ella De Vellier – 754 N. Edinburgh

Mrs. Homer Hill – 754 ½ N. Edinburgh

Mrs. Mae Buchan – 756 N. Edinburgh

Mabel Hoffman – 756 ½ N. Edinburgh

1960 Street Address Directory

M.C. Schoin – 752 N. Edinburgh

Ella De Vellier

Mrs. Hill Homer/Homer Hill – 754 ½ N. Edinburgh

Mabel Hoffman – 756 ½ N. Edinburgh

1969 Street Address Directory

G.C. Kolp – 752 ½ N. Edinburgh

H. Hill – 754 ½ N. Edinburgh

Form 15-6

DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS

FIFTEENTH CENSUS OF THE UNITED STATES: 1930

POPULATION SCHEDULE

State California — Incorporated place Los Angeles City — Enumeration District No. 9-125 — Sheet No. 5 B

County Los Angeles — Ward of city — Block No. 63 — Supervisor's District No. 10

Township or other division of county Assembly District "57" — Unincorporated place — Institution — Enumerated by me on April 10, 1930. Ferris B. Simpson, Enumerator

PLACE OF ABODE	NAME	RELATION	HOME DATA	PERSONAL DESCRIPTION	EDUCATION	PLACE OF BIRTH	MOTHER TONGUE (OR NATIVE LANGUAGE) OF FOREIGN BORN	CITIZENSHIP, ETC.	OCCUPATION AND INDUSTRY	EMPLOYMENT	VETERANS	
Street, avenue, road, etc. / House number (in order of visitation) / Number of dwelling house in order of visitation / Number of family in order of visitation	Name of each person whose place of abode on April 1, 1930, was in this family. Enter surname first, then the given name and middle initial, if any. Include every person living on April 1, 1930. Omit children born since April 1, 1930	Relationship of this person to the head of the family	Home owned or rented / Value of home, if owned, or monthly rental, if rented / Radio set / Does this family have a radio set?	Sex / Color or race / Age at last birthday / Marital condition: Married, Widowed, Divorced / Age at first marriage	Attended school or college any time since September 1, 1929 / Whether able to read and write	Place of birth of each person enumerated and of his or her parents. If born in the United States, give State or Territory. If of foreign birth, give country in which birthplace is now situated. (See Instructions.) Distinguish Canada-French from Canada-English, and Irish Free State from Northern Ireland	Language spoken in home before coming to the United States	Year of naturalization / Naturalized / Whether able to speak English	Occupation: Trade, profession, or particular kind of work, as weaver, bookkeeper, teacher, farmer, etc.	Industry: Industry, business, or establishment in which employed, as grain mill, department store, public school, etc.	Class of worker	Whether out of work on April 1, 1930 (Census day)	Whether a veteran of U. S. military or naval forces
						PERSON / FATHER / MOTHER						
1	2	3	4	5	6	7	8	9	10	11	12	13
51	Warne, Joseph	Son		M W 22 S		New York / Austria / New York				Newspaper	Press Assn	Wage
52	Spellmann, Adolph M	Lodger		M W 48 M 37		Hungary / Hungary / Hungary	Hungarian	Yes		Telephone	Telephone	Wage
53	Spl	Servant		S W 24 S		Mexico / Mexico / Mexico	Spanish	Yes Na		Private Family		Wage
54	720 312 3rd Street, Jeanette M	Head		F W 2		[illegible]				Superintendent	Telephone	Wage
55	Ida S	Wife		F W 32 M 19		Indiana / Texas / Texas				None		
56	Marjorie	Son		M W 8 S		California / Texas / California						
57	720 312 3rd Laughmans, Herman	Head	1	M W 32 M 24		Iowa / Iowa / Iowa				Attorney	Practicing	Wage
58	Catherine	Wife		F W 42 M 25		Ohio / Switzerland / Ohio				None		
59	Joyce	Daughter				Iowa / / Iowa						
60	720 314 3rd Hopkins, Charles J	Head		M W 35 M 14		Illinois / Illinois / Illinois				Salesman	Sporting Goods	Wage
61	Alberta L	Wife		F W 29 M 2		Indiana / Germany / New York				None		
62	732 3rd Charleston, Walter	Head	1	M W 45		[illegible]				[illegible]		
63	Ida M	Wife		F W 41 M 2		[illegible]						
64	720½ 316 3rd Moses, Ernest A	Head		M W 39		[illegible]				Musician	Orchestra	
65	Isabel S	Wife		F W 40		Iowa / Iowa / Illinois				None		
66	Marguerite	Daughter		S W 19		California / California / Georgia				None		
67	Beard, Carrie	Mother-in-law		F W 67 Wd		Canada-English / [illegible] / Scotland	English	Yes		Retired	Apartments	
68	720 316 3rd Imbrogno, Francis	Head				[illegible]						
69	Mary E	Wife		F W 32 M 12		Pennsylvania / Pennsylvania / Ohio				None		
70	Thomas	Son		M W 9 S		Washington / Washington / Pennsylvania				None		
71	724 316 3rd Wright, Thomas	Head		M W 57 M 24		Texas / Texas / Texas				Painting	Home	
72	Nellie	Wife		F W 52 M 21		Texas / United States / New York				None		
73	Thomas	Daughter		S W 12		[illegible]				None		
74	Marjorie	Daughter		S W 9 S		California / Texas / Texas				None		
75	17th 318 3rd Griffee, Francis T	Head		M W 33 M 11		Illinois / Illinois / Illinois				Musician	Entertainment	
76	Nellie	Wife		F W 27 M 10		Texas / Texas / Texas				None		
77	Thomas	Daughter		S W 6 S		California / Illinois / Texas						
78	720½ 320 3rd Harris, Hugo	Head	1	M W 38 S		Germany / Germany / Germany	German	Yes		Salesman	Radio	
79	720 320 3rd Williams, Robert	Head	1	M W 39 M 23		California / California / Texas				Waiter	Catering	
80	Malcom	Wife		F W 21 M 1		[illegible]				None		
81	720 322 3rd Francis, Maurice	Head		M W 47 M 22		[illegible]				Musician	Orchestra	
82	Julia	Wife		F W 39 S 23		[illegible]				None		
83	Clyde	Son		M W 14 S		[illegible]						
84	Thomas	Son		M W 11 S		Kansas / Kansas / Kansas				None		
85	Gene	Daughter		F W 9 S		[illegible]				None		
86	720 322 3rd Robert Emily	Head	1	M W 37 M 16	R	Illinois / Illinois / Illinois				None		
87	Robert	Daughter		F W 22 S		Illinois / Illinois / Illinois				Typist	Insurance	
88	720 324 3rd Mitchell, Claude	Head	1	M W 32 M 21		Ohio / Ohio / Pennsylvania				Musician	Entertainment	
89	Susan	Wife		F W 31 M 21		Texas / Virginia / Pennsylvania				None		
90	720 326 3rd Brooks, Otto	Head		M W 35		Wisconsin / Wisconsin / Wisconsin				Clerk	Bank	
91	Florence	Wife		F W 31		New Jersey / Virginia / New Jersey				None		
92	720 326 3rd Brown, John	Head	1	M W 33 M 22		New York / Virginia / Virginia				Salesman	Electric Corp	
93	Alice	Wife		F W 31 M 22		Connecticut / Hungary / Hungary				None		
94	Marjorie	Daughter		F W 5 S		Ohio / New York / Connecticut				None		
95	Frances K	Daughter		F W 4 S		Ohio / New York / Connecticut				None		
96												
97												
98	Here ends the Enumeration for Block 63											
99												
100												

ABBREVIATIONS TO BE USED IF COLUMNS INDICATED:

Col. 3—Home owned: Own (or Owned) / Home rented: Rent (or Rented)

Col. 4—Farm owned: Own (or Owned) / Farm rented: Rent (or Rented)

Col. 5—Radio set: Yes / No

Col. 6—Home owned: Value of home (if owned) / Home rented: Monthly rental (if rented)

Col. 7—Sex: Male: M / Female: F

Col. 8—Color or race: White: W / Negro: Negro / Indian: Ind. / Chinese: Ch. / Japanese: Jap. / All other: Specify race

Col. 9—Age at last birthday: Months for children under 1 year of age

Col. 10—Marital condition: Single: S / Married: M / Widowed: Wd / Divorced: Div.

Col. 11—Age at first marriage

Col. 12—Attended school or college any time since September 1, 1929: Yes / No

Col. 13—Whether able to read and write: Yes / No

Col. 14—Place of birth: Specify State or Territory (except that persons born in China, Japan or Mexico should be specified as such) / Foreign country (or colony, dependency, province, or other political subdivision thereof) in which birthplace is now situated

Col. 15—Mother tongue (or native language) of foreign born: Specify language

Col. 16—Year of naturalization

Col. 17—Naturalized: Yes / No

Col. 18—Whether able to speak English: Yes / No

Col. 19—Occupation: Trade, profession, or particular kind of work, as weaver, bookkeeper, teacher, farmer, etc.

Col. 20—Industry: Industry, business, or establishment in which employed, as grain mill, department store, public school, etc.

Col. 21—Class of worker: Wage worker / Salary worker / Employer / Own account / Unpaid family worker

Col. 22—Whether out of work on April 1, 1930 (Census day): Yes / No

Col. 23—Whether a veteran of U. S. military or naval forces: Yes / No

Col. 24—If yes, specify war or expedition: Civil War / Spanish War / World War

ENTRIES ARE REQUIRED IN THE SEVERAL COLUMNS AS FOLLOWS:

Cols. 1, 2, 3, and 4—For each dwelling house, and for each family therein, in order of visitation

Cols. 5 and 6—For owners of homes and renters of homes

Col. 7—For every person living on April 1, 1930

Col. 8—For every person living on April 1, 1930

Cols. 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24—For all persons 10 years of age and over

Cols. 9, 10, and 11—For persons of foreign birth

Col. 12—For persons 5 years of age and over

Cols. 13, 14, 15, 16, 17, and 18—For persons 10 years of age and over

Col. 19—For all persons 10 years of age and over gainfully employed

Cols. 20, 21, 22, and 23—For all persons 10 years of age and over

Col. 24—For all persons 10 years of age and over

State California — Incorporated place Los Angeles City — Ward of city — Unincorporated place — E.D. No. 16 — E.D. No. L.A. 189 — Sheet No. 8 A

County Los Angeles — Township or other division of county — Block Nos. 44-46 — Institution — Enumerated by me on April 1940

DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS

SIXTEENTH CENSUS OF THE UNITED STATES: 1940

POPULATION SCHEDULE — 1239 — Enumerator

Line No.	Location: Street, avenue, road, etc.	Location: House number (in cities and towns)	Household Data: Number of dwelling house in order of visitation	Household Data: Number of home in order of visitation	Household Data: Number of persons in household	Household Data: Relationship of this person to the head of the household	Name: Name of each person whose usual place of residence on April 1, 1940, was in this household.	Relation: Relationship of this person to the head of the household	Personal Description: Sex	Personal Description: Color or race	Personal Description: Age at last birthday	Personal Description: Single, married, widowed, or divorced	Education: Attended school or college at any time since March 1, 1940	Education: Highest grade of school completed	Education: Grade (Lowest, 1, Highest, 8)	Place of Birth: Name of State, Territory, or foreign country	Citizenship of the foreign born	Residence, April 1, 1935: City, town, or village (Enter "Same place" if same as now)	Residence, April 1, 1935: County	Residence, April 1, 1935: State or Territory or foreign country	Residence, April 1, 1935: Is this house on a farm?	Residence, April 1, 1935: Is this house owned or rented?	Persons 14 Years Old and Over—Employment Status: Was this person at work for pay or profit during the week ending March 23, 1940?	Persons 14 Years Old and Over—Employment Status: If not at work, was this person seeking work?	Persons 14 Years Old and Over—Employment Status: Number of hours this person worked during week ending March 23, 1940	Persons 14 Years Old and Over—Employment Status: If not at work, was this person assigned to work on public emergency work, such as WPA or NYA?	Occupation, Industry, and Class of Worker: Occupation	Occupation, Industry, and Class of Worker: Industry	Occupation, Industry, and Class of Worker: Class of worker	Occupation, Industry, and Class of Worker: Other (Unemployed)	Number of weeks worked in 1939	Amount of wage or salary received in 1939	Did this person work at any time in 1939?	Line No.
1							Harriet	wife	F	W	24	M	No	C1		New Jersey		Same place																		1
2							Janice	Daughter	F	W	2	S	No	0		California		—																		2
3		746	111	R	30	No	Cooper, Theodore	Head	M	W	33	M	No	8		New York		Same place						Yes	—	—	—	—		44		Rental Man	Laundry	PW	52	1800	No	3
4							Freda	wife	F	W	30	M	No	8 Yr		New York		Same place						No	No	No	No	H	5								4
5							Jean	Son	M	W	6	S	Yes	0		New York		Same place																		5
6		748	112	R	30	No	Mercer, Kenyon	Head	M	W	45	M	No	Col		Illinois		Same place						Yes	—	—	—	—		44		Route Distributor	Spring Waters	PW	48	2080	No	6
7							Edith	wife	F	W	4	M	No	H Yr		Illinois		Same place						No	No	No	No	H	5								7
8		750	113	R	30	No	McCormant, John D.	Head	M	W	34	M	No	H4		Texas		Same place						Yes	—	—	—	—		40		Contractor	Buildings	OA	156	4680	Yes	8
9							Alice	Wife	F	W	27	M	No	H4		Iowa		Same place						Yes	—	—	—	—		40		Stenographer	Retail Coal Yard	PW	52	1200	No	9
10		752	114	R	30	No	Taylor, Glenn	Head	M	W	36	M	No	H4		Colorado		Long Beach		California	No	4411		Yes	—	—	—	—		48		Meat Cutter	Retail Meat Market	PW	52	1800	No	10
11							Mildred	wife	F	W	29	M	No	Ch		Arizona		Redondo		California	No	9941		Yes	—	—	—	—		38		Secretary	Sports Stadium	PW	52	1200	No	11
12		754	115	R	30	No	Young, Roland	Head	M	W	33	M	No	H4		Vermont		Pomona		California	No	9815		Yes	—	—	—	—		48		Manager	Retail Meat Market	PW	52	1976	No	12
13							Rose	Wife	F	W	43	M	No	H4		Santa Barbara		Ramona	Lake	San Bernardino	No	6891		No	No	No	No	N	5								13
14		756	116	R	30	No	Manning, Thomas W.	Head	M	W	28	M	No	C1		Ohio		Cleveland		Ohio	No	4157		Yes	—	—	—	—		40		Traveling Auditor	Tire + Rubber Mfg	PW	0	—	No	14
15							Thomas	Wife	F	W	40	M	No	H4		Ohio		Cleveland		Ohio	No	4157		No	No	No	No	N	5								15
16							NEAR ENDS BLOCK																															16
17		721	111	R	25	No	Hutchison, Arthur	Head	M	W	27	M	No	8		New York		Oswego		New York	No	5615		Yes	—	—	—	—		36		Claims Auditor	Automobile Mfg	PW	48	1050	No	17
18							Mary	wife	F	W	21	M	No	H Yr		New York		New York		New York	No	5615		No	No	No	No	H	5								18
19							Mildred	Daughter	F	W	14	S	Yes	8		New York		Oswego		New York	No	5615		Ne	Ne	No	No	S	10								19
20							Marlene	Daughter	F	W	7	S	Yes	2		New York		Oswego		New York	No	5615														20
21							Edward	Son	M	W	6	S	Yes	1		New York		Oswego		New York	No	5615														21
22							Ronald	Son	M	W	4	S	No	0		New York		Ø				—														22
23		737	117	R	10	No	Snyder, Hoyle W.	Head	M	W	46	S	No	H4		Iowa		Same home						Yes	—	—	—	—		40		Contractor	Buildings	OA	0	—	Yes	23
24		741	118	R	5	No	Hohenstein, Christopher	Head	M	W	34	S	No	H 9		Texas		St Boria		Iowa	No	6514		Yes	—	—	—	—		40		Spray Painter	Houses Auto	PW	240	812	No	24
25							Bayley, Richard	Lodger	M	W	33	S	No	H4		Kansas		Caldwell		Kansas	No	7041		Yes	—	—	—	—		40		Rivet Driver	Houses Auto	PW	156	624	No	25
26		737 C.	119	R	5	No	Hoskings, William	Head	M	W	28	S	No	C 8		Austria		Paris		France	No	110		Yes	—	—	—	—		60		House Wrecker	Private Home	PW	0	—	No	26
27		7905	115	R	40	No	Goldberg, Rose	Head	F	W	44	S	No	6		Poland		Same place			No			Yes	—	—	—	—		40		Tailor's Helper	Tailoring Shop	OA	260	624	No	27
28							Esther, Minnie	Sister	F	W	49	Wd	No	6		Poland		Same place			No			Yes	—	—	—	—		40		Tailor's Helper	Tailoring Shop	OA	240	—	No	28
29		710	116	R	40	No	Lawrence, George	Head	M	W	30	M	No	C8		Germany		New York		New York	No	4557		Yes	—	—	—	—		36		Musician	Orchestra	PW	120	1300	No	29
30							Norma	wife	F	W	27	M	No	H4		New York		New York		New York	No	4557		No	No	No	No	H	5								30
31		710½	117	R	40	No	Sullivan, Katherine	Head	F	W	39	D	No	H4		California		Same place				XOXO		No	No	No	No	H	5								31
32							Robert	Son	M	W	11	S	Yes	5		California		Same place				XOXO														32
33		712	118	R	40	No	Mrs. Estok, Hyde Jr.	Head	M	W	28	M	No	8		Iowa		Mitchell	Davison	South Dakota	No	6745		Yes	—	—	—	—		40		Salesman	Sewing Machine	PW	208	1000	No	33
34							Irene	wife	F	W	29	M	No	H Yr		South Dakota		Mitchell	Davison	South Dakota	No	6745		No	No	No	No	H	5								34
35							Wm. Arrington	Lodger	M	W	70	S	No	H4		Texas		Mineola	Titus	Texas	No	9764		Yes	—	—	—	—		40		Salesman	Sewing Machine	PW	252	600	No	35
36		714½	119	R	40	No	Cooper, Mary	Head	F	W	30	S	No	Gr		Texas		Same place				XOXO		Yes	—	—	—	—		48		Physical Therapy Technician	Private Hospital	PW	192	936	No	36
37							Lovett, Elaine	Lodger	F	W	24	S	No	Gr		Iowa		Same place				XOXO		Yes	—	—	—	—		36		Graduate Nurse	Private Home	PW	130	156	No	37
38							Martinez, Angela	Lodger	F	W	27	S	No	Gr		California		Same place				XOXO		Yes	—	—	—	—		36		Graduate Nurse	Private Home	PW	156	936	No	38
39		714	120	R	40	No	Vannoy, William	Head	M	W	48	M	No	H3		Texas		Same place				XOXO		No	No	Yes	—	—			33	Paper Hanger	Buildings	PW	242	390	No	39
40							Jean	Wife	F	W	40	M	No	H1		Scotland		Same place				XOXO		Yes	—	—	—	—		40		Laundress	Veterans Hospital	OA	144	1080	No	40

SUPPLEMENTARY QUESTIONS

For Persons Enumerated on Lines 14 and 39.

Line No.	NAME	FOR PERSONS OF ALL AGES: PLACE OF BIRTH OF FATHER	PLACE OF BIRTH OF MOTHER	MOTHER TONGUE (OR PRINCIPAL LANGUAGE)	VETERANS	FOR PERSONS 14 YEARS OLD AND OVER: SOCIAL SECURITY	USUAL OCCUPATION, INDUSTRY, AND CLASS OF WORKER: USUAL OCCUPATION	USUAL INDUSTRY	DID ALL WORKERS WHO ARE OR HAVE BEEN MARRIED:	FOR OFFICE USE ONLY—DO NOT WRITE IN THESE COLUMNS	Line No.
		26	27	28	32	43	45	46	47		
14	Manning, Thomas W.	Ohio		English		Yes	Traveling Auditor	Tire + Rubber	PW		14
39	Lawrence, George	Germany	Germany	German	12	Yes	Musician	Orchestra	PW		39

SYMBOLS AND EXPLANATORY NOTES

26a. VALUE OF HOME, OR OWNED: Where owner's household occupies only a part of a one-family dwelling house or of a two-family house (or owner's household). Enter the value of the whole dwelling for the owner of a two-family house (or owner's household) and the rental value of the remainder.

26b. OTHER DWELLING PLACES: White ___ Negro ___ Indian ___ Chinese ___ Japanese ___ Filipino ___ Hindu ___ Korean ___ Other races, specify and enter in Col. 27.

26c. AGE AT LAST BIRTHDAY: Enter age of children born on or after April 1, 1940, as follows: Born in April 1940 ___ 0/12; May 1940 ___ 0/12; June 1940 ___ 0/12; July 1940 ___ 0/12; August 1940 ___ 0/12; September 1940 ___ 0/12; October 1940 ___ 0/12; November 1940 ___ 0/12; December 1940 ___ 0/12; January 1940 ___ 0/12; February 1940 ___ 0/12; March 1940 ___ 0/12. (Do not include children born on or after April 1, 1940.)

26d. HIGHEST GRADE OF SCHOOL COMPLETED: None ___ Elementary school, 1st to 8th grade ___ 1-2, 3-4, 5-6, 7-8. High school, 1st to 4th year ___ 9-10, 11-12. College, 1st to 4th year ___ 13-14, 15-16. College, 5th or subsequent year ___ 17+.

26e. CITIZENSHIP OF THIS PERSON BORN: Naturalized ___ No. Having first papers ___ Yes. Alien ___ All. Subject, citizen of ___ Yes-Cit.

26f. WAS THIS PERSON AT WORK? Enter "Yes" for persons at work during the week ending March 23, 1940, whether employed by others or in their own business or profession, on a farm or in an office, factory or mine, on full- or part-time schedules. Enter "Yes" for persons who had a job but were temporarily not at work because of vacation, illness, bad weather, industrial dispute, or because they expected to report to work within 30 days. Enter "Yes" for persons on public emergency work, such as WPA or NYA, who had jobs during the week. Enter "No" for persons who did not have jobs and were not at work during the week.

26g. DID THIS PERSON HAVE A JOB? Enter "Yes" for a person (not working) who had a job, business, or profession but who was not at work and was waiting to report to it at a definite time within 30 days. Enter "Yes" for persons on public emergency work, such as WPA or NYA, who had jobs but were not at work during the week. Enter "No" for persons who had no jobs, businesses, or professions.

26h and 27. CLASS OF WORKER: Wage or salary worker in private work ___ PW. Wage or salary worker in Government work ___ GW. Employer ___ E. Own account ___ OA. Unpaid family worker ___ UF.

26i. WAS THIS PERSON A MILITARY VETERAN? Yes, Spanish-American War ___ Sp. Yes, Philippine Insurrection ___ Ph. Yes, World War ___ WW. Yes, Regular Army, Navy, or Marine Corps ___ Reg. Yes, Philippine Scouts ___ Sc. Yes, Boxer Rebellion ___ Box. Yes, Civil War ___ CW. Yes, Indian Wars ___ Ind. Yes, Other wars ___ Oth.

State California — Incorporated place — Ward of city — Unincorporated place West Hollywood

County Los Angeles — Township or other division of county Beverly Hills — Block No. — Institution —

DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS
SIXTEENTH CENSUS OF THE UNITED STATES: 1940

S.D. No. 14 — S.D. No. 19-22 — Sheet No. 18 A

Enumerated by me on May 14 1940

Harriet C. Allen — Enumerator

POPULATION SCHEDULE

Line No.	Location: Street, avenue, road, etc.	Location: House number (or farm or ranch)	Household data: Home owned (O) or rented (R)	Household data: Value of home (owned) or monthly rental (rented)	Household data: Radio set	Household data: Number of persons on this farm	Name (Print)	Relationship	Sex	Color or race	Age at last birthday	Single, married, widowed, divorced	Education: Highest grade completed	Education: Attended school or college	Place of birth	Citizenship	Language	Residence April 1, 1935: In what place did this person live?	Residence April 1, 1935: Same house	Residence April 1, 1935: Same place	Residence April 1, 1935: Farm	Employment: Worked for pay or profit	Employment: Had a job but not at work	Employment: Looking for work	Employment: Last worked	Employment: Number of weeks worked	Employment: Hours worked	Occupation	Industry	Class of worker	Unemployment: Weeks	Unemployment: Hours	Income: Wages or salary	Income: Other sources	Veteran	Social Security
1	1349½	6010	R	60	no		Adams, Jennie T.	Head	F	W	67	Wid	10	C2	Ohio			La Angeles	La Angeles	California																
2							—, Blanche	daughter	F	W	28	S	12	C9	Ohio			La Angeles	La Angeles	California																
3	1349½	6011	R	65	no		Hunton, Florence	Head	F	W	81	Wid	10	H2	Maryland			same house																		
4							Osborn, Anne	companion	F	W	50	S	10	H4	Ohio			La Angeles	La Angeles	California																
5	1349	6011	R	60	no		Hunton, Richard	Head	M	W	56	M	10	H4	Czechoslovakia	Na		La Angeles	La Angeles	California																
6							—, Henry	father	M	W	80	M	10	H4	Czechoslovakia	Pa		—	—	Czechoslovakia																
7							—, Olivia	mother	F	W	62	M	10	H4	Czechoslovakia	Pa		—	—	Czechoslovakia																
8							—, Rudolph	brother	M	W	27	S	10	C5	Czechoslovakia	Pa		—	—	Czechoslovakia																
9	1349½	6011	R	50	no		Ostard, Hannah	Head	F	W	63	Wid	10	H4	Norway	Na		Minneapolis	Hennepin	Minnesota																
10							—, Inez M.	daughter	F	W	27	S	10	C4	Minnesota			Minneapolis	Hennepin	Minnesota																
11	1350	6017	D	18,000	no		Warner, Harry	Head	M	W	61	M	10	C5	Michigan			Los Angeles	Los Angeles	California																
12							—, Arleta	wife	F	W	43	M	10	H4	Canada-English	Na		Los Angeles	Los Angeles	California																
13	1350½	6019	R	40	no		Fear, Mathilda	Head	F	W	70	Wid	10	H4	England	Na		St Louis	St Louis	Missouri																
14							—, Florence	wife	F	W	49	S	10	H4	Missouri			St Louis	St Louis	Missouri																
15	1350½	6019	R	70	no		Leland, Ann	Head	F	W	53	Wid	10	C1	Canada-English	Na		wrong place																		
16	1350½	6020	R	90	no		Snow, Herbert C.	Head	M	W	64	M	10	H4	New York			Helier	Nill	Montana																
17							—, Bessie E	wife	F	W	50	M	10	H4	Connecticut			Los Angeles	Los Angeles	California																
18	1351	6011	7	2500	no		Bennett, Aline	Head	F	W	65	Wid	10	C2	California			same house																		
19	1351½	6012	A	32	no		Shannon, Norman	Head	M	W	32	M	12	C4	California			Los Angeles	Los Angeles	California																
20							—, Rosita	wife	F	W	21	M	10	H4	Indiana			Los Angeles	Los Angeles	California																
21	1351½	6013	R	3	no		Bailey, Hazel J.	Head	F	W	54	M	7	C4	Michigan			Los Angeles	Los Angeles	California																
22	1351½	6014	R	28	no		Kindred, Jay W.	Head	M	W	60	M	12	H2	Michigan			Pittsburgh	Allegheny	Pennsylvania																
23							—, Ruth R	wife	F	W	48	M	12	H4	Ohio			Pittsburgh	Allegheny	Pennsylvania																
24	1352	6015	R	25	no		Blake, H. Earl	Head	M	W	36	M	10	C4	Wyoming			Los Angeles	Los Angeles	California																
25							—, Margaret	wife	F	W	29	M	10	H4	Oklahoma			same place																		
26	1352½	6018	R	43	no		Merrifield, Marian C.	Head	F	W	49	D	10	H4	New York			Appleton	Outagamie	Wisconsin																
27	1352½	6017	R	28	no		Bardi, Aurelio	Head	M	W	34	M	8		Italy	Ni		Los Angeles	Los Angeles	California																
28							—, Lucille	wife	F	W	25	M	10	H4	Washington			Los Angeles	Los Angeles	California																
29	1354	6017	2	25	no		Vaghman, Cecil	Head	M	W	28	M	10	H4	Oklahoma			Tulsa	Tulsa	Oklahoma																
30							—, Wenal	wife	F	W	25	M	10	H4	Arkansas			Tulsa	Tulsa	Oklahoma																
31							—, Toni	daughter	F	W	2	S	10	0	California			—																		
32	1410	6019	R	30	no		Hansard, Kealey	Head	M	W	29	M	10	H4	South Dakota			Aberdeen	Brown	South Dakota																
33							—, LaVerne	wife	F	W	22	M	10	H4	South Dakota			Aberdeen	Brown	South Dakota																
34	1354½	6019	R	30	no		Muldoon, Morley	Head	F	W	37	D	10	H4	Massachusetts			same house																		
35	1354½	6021	R	38	no		Gray, Joseph	Head	M	W	34	M	10	H4	New York			St Petersburg	Nassau	New York																
36							—, Janet	wife	F	W	35	M	10	H2	Minnesota			St Petersburg	Nassau	New York																
37	1414	6020	R	40	no		Ashton, R. Lee	Head	M	W	47	M	10	8	Iowa			Los Angeles	Los Angeles	California																
38							—, Laura	wife	F	W	58	M	10	8	Canada-English	Na		Los Angeles	Los Angeles	California																
39	1354½	6021	R	30	no		Griffon, Florence R.	Head	F	W	00	M	10	8	New York			New York	Manhattan	New York																
40	1351½	6019	R	45	no		Fazzi, Romo	Head	M	W	48	M	10	H4	New York			Los Angeles	Los Angeles	California																

SUPPLEMENTARY QUESTIONS

For Persons Enumerated on Lines 14 and 39

Line No.	Name	Place of birth of father and mother: Father	Place of birth of father and mother: Mother	Mother tongue (or native language)	Veteran	Social Security	Usual occupation	Usual industry	Class of worker	For all women who are or have been married	For office use only—do not write in these columns
14	Fear, Mathilda	Canada-English	England	English							
39	Vaghman, Cecil	Oklahoma	Oklahoma	English			butcher	meat market	P(w)		

STRIKE ARE EXPLANATORY NOTES

545 N Edinburgh Av Weintraub Sabella Babel ... WE 6-7949
546 N Edinburgh Av Cocks Nate ... WE 9-2648
548 N Edinburgh Av Nitt Robert E ... WE 5-7269
549 N Edinburgh Av Bomfiti Sigmund ... WE 9-8040
602 N Edinburgh Av Markiewicz Alex ... OL 3-1537
603 W Edinburgh Av Green Henry ... OL 3-2800
608 N Edinburgh Av Mowry Wayne E ... OL 3-1818
609 N Edinburgh Av Levin Bertha ... OL 3-2666
612 N Edinburgh Av Barryte Minnie ... OL 3-4237
615 N Edinburgh Av Berg Harry ... OL 3-2317
618 N Edinburgh Av Goodman I ... OL 3-0687
619 N Edinburgh Av Goldberger Sam ... OL 3-1728
622 N Edinburgh Av Gitycik W T ... OL 3-6403
623 N Edinburgh Av Mandelbaum Howard ... OL 3-3797
626 N Edinburgh Av Snyder R W ... OL 3-4534
629 N Edinburgh Av Wiseman Herman atty ... OL 3-6629
632 N Edinburgh Av Miller H ... OL 3-1027
632 N Edinburgh Av Miller Ry ... OL 3-4375
637 N Edinburgh Av Aron Lee ... OL 3-5009
638 N Edinburgh Av Bernovitz Eli ... OL 3-3467
642 N Edinburgh Av Smith Dent E ... OL 3-4199
643 N Edinburgh Av Robyn Abe ... OL 3-2326
648 N Edinburgh Av Rosenberg Harry ... OL 3-2893
649 N Edinburgh Av Bachman Nathan S ... OL 3-2741
652 N Edinburgh Av Polde Hyman ... OL 3-3916
653 N Edinburgh Av Wasserman Alfred ... OL 3-2035
658 N Edinburgh Av Bernovitz Eli ... OL 3-4878
659 N Edinburgh Av Marshall Sol H ... OL 3-3669
660 N Edinburgh Av Wilson Arthur ... OL 3-8775
710 N Edinburgh Av Kirschbaum Wm Mrs ... OL 3-0126
713 N Edinburgh Av Weiser Henry ... OL 3-3197
714 N Edinburgh Av Bernstein Paul ... OL 3-2556
714 N Edinburgh Av Bernstein A ... OL 3-2556
714½ N Edinburgh Av Kaye Stella Mrs ... OL 3-5631
715 N Edinburgh Av Hayman Harold ... OL 3-0191
716½ N Edinburgh Av Schwimmer Nattali ... OL 3-6792
717 N Edinburgh Av Berkowitz Marcus ... OL 3-7369
718 N Edinburgh Seltzer Murray ... OL 3-3886
718½ N Edinburgh Av Lissak Michael ... OL 3-2096
720½ N Edinburgh Av Friend Jennie ... OL 3-7906
● 722 N Edinburgh Av
Apt 1 Friedmann Eugene ... OL 3-4565
Apt 3 Lieberman Martin ... OL 3-4965
Apt 4 Brady Milton ... OL 3-6786
722 N Edinburgh Av Ramon Bernard ... OL 3-5930
722 N Edinburgh Av Rosen Oscar ... OL 3-4925
722½ N Edinburgh Av Lehman Barnett ... OL 3-0948
724 N Edinburgh Av Parry Sydney ... OL 3-1046
725 N Edinburgh Av Zucker H ... OL 3-7466
725½ N Edinburgh Av
Apt 1 Pinsker Wm H Mrs ... OL 3-2694
Apt 2 Sack Michael M ... OL 3-1120
726 N Edinburgh Av Krate Annie ... OL 3-7836
726 N Edinburgh Av Krate Sam ... OL 3-7836
726½ N Edinburgh Av Stark B ... OL 3-1762
727 N Edinburgh Av Lowenstein Rachel ... OL 3-8592
● 727½ N Edinburgh Av
Apt 1 Cohn Rose Mrs ... OL 3-0135
727½ N Edinburgh Av Sokolsky Edythe ... OL 3-4963
727½ N Edinburgh Av Weiss Antoni ... OL 3-8004
728 N Edinburgh Moldovan Geza ... OL 3-9649
728½ N Edinburgh Av Horovitz Bernice ... OL 3-5439
729 N Edinburgh Av Coutin Harry ... OL 3-4798
729½ N Edinburgh Av
Apt 1 Klein M ... OL 3-1289
Apt 3 Katzeff Esther Mrs ... OL 3-0604
729½ N Edinburgh Av Jerusalimsky Esther ... OL 3-4068
730 N Edinburgh Av Barkin Abe ... OL 3-3599
730½ N Edinburgh Av Polakoff Max Mrs ... OL 3-2692
731 N Edinburgh Av Cohen Morris ... OL 3-3057
731½ N Edinburgh Av Mandel M Mrs ... OL 3-4319
732½ N Edinburgh Av Bunsell Jennie Mrs ... OL 3-2027
732 N Edinburgh Av Green Nathan ... OL 3-9479
732½ N Edinburgh Av Zionic Louis ... OL 3-0215
735 N Edinburgh Av Rubin Morris ... OL 3-2944
735½ N Edinburgh Av Kaufman Norma N Mrs ... OL 3-3177
736 N Edinburgh Av Estes Bernard ... OL 3-3327
736 N Edinburgh Av Estes Nathan ... OL 3-3527
736½ N Edinburgh Kaufman David M ... OL 3-9447
735 N Edinburgh Waxman Frieda ... OL 3-7995
735½ N Edinburgh Av King Emil A ... OL 3-2010
736 N Edinburgh Av Chodobski Ida ... OL 3-1174
736½ N Edinburgh Av Chodobinski Rosalinda ... OL 3-8106
737 N Edinburgh Av Dreyer D A ... OL 3-3498
737½ N Edinburgh Av Shorr Harry ... OL 3-3027
740 N Edinburgh
Apt 1 Schwartz Regina Mrs ... OL 3-1256
Apt 2 Gaers Olga ... OL 3-3506
Apt 3 Isrin Zelik ... OL 3-4869
Apt 4 Jacobson Belle ... OL 3-4697
Apt 5 Shor Abe ... OL 3-2084
Apt 6 Myers David ... OL 3-1265
741 N Edinburgh Av Krongold Max ... OL 3-0761
743 N Edinburgh Av Kaufman Daniel ... OL 3-3599
744 N Edinburgh Av Lesser Dyonys ... OL 3-0063
745 N Edinburgh Av Rabinowitz Samuel ... OL 3-1656
746 N Edinburgh Av Rosenthal Harry ... OL 3-0219
747 N Edinburgh Av Elenin Lowry ... OL 3-5019
751 N Edinburgh Av
Apt 1 Schechter Wm ... OL 3-2516
Apt 2 Zine Philip J ... OL 3-3031
Apt 4 Donner Wm J ... OL 3-9535
752 N Edinburgh Av Schein M C ... OL 3-3597
754 N Edinburgh Av De Weiler Ella ... OL 3-4779
754½ N Edinburgh Av Hill Homer Mrs ... OL 3-2008
756½ N Edinburgh Av Hoffman Hazel ... OL 3-2604
757 N Edinburgh Av Marshall Lazar ... OL 3-6230
758½ N Edinburgh Av Whitland Laura A ... OL 3-2134
802 N Edinburgh Av Sacks Frank H ... OL 3-9515
804 N Edinburgh Av
Apt 1 Rosenthal Marilyn ... OL 3-1131
Apt 2 Rosenkrantz M ... OL 3-1131
Apt 3 Stone Jennie Mrs ... OL 3-3195
Apt 4 Herman Ernest ... OL 3-3860
807 N Edinburgh Av
Apt 3 Ingber Sol ... OL 3-4134
Apt 4 Kalb Eleanor ... OL 3-7379
Apt 4 Kalb Jos ... OL 3-7379
Apt 5 Sowers Orlando J ... OL 3-6491
Apt 6 Tarzaus John ... OL 3-5409
Apt 7 Snyder David ... OL 3-4105
Apt 7 Snyder Harriet ... OL 3-4105
812 N Edinburgh Av
Apt 1 Shannon Walter L ... OL 3-2184
Apt 2 Lim Florence Achon ... OL 3-3267
Apt 2 Lim Grover C ... OL 3-3267
Apt 3 Silverberg Jacob J Dr ... OL 3-7296
Apt 3 Silverberg Rosalyn ... OL 3-7296
813 N Edinburgh Av Spector Jos ... OL 3-2199
815 N Edinburgh Av Weiner Anna ... OL 3-5679
815 N Edinburgh Av Weiner Dave ... OL 3-5911
816 N Edinburgh Av Perlman Toby ... OL 3-0890
819 N Edinburgh Av Victor Louis ... OL 3-0898
820½ N Edinburgh Av Dr Nemo Alan ... OL 3-5092
● 819 N Edinburgh Av
Apt 1 Kaufman Roberta ... OL 3-5675
Apt 2 Berkowitz Israel Mrs ... OL 3-3694
Apt 3 Lennard Harry Mus ... OL 3-4179
Apt 4 Baker H D ... OL 3-5597
Apt 5 Sirota Yetta ... OL 3-5593
Apt 203 Kain Jack ... OL 3-1486
820 N Edinburgh Alpert Jack ... OL 3-6013
820½ N Edinburgh Av Rutkin Morris ... OL 3-3274
822 N Edinburgh Av Salmore Yette ... OL 3-3525
822½ N Edinburgh Av Damon Dora ... OL 3-2995
823 N Edinburgh Av Bielle Carl ... OL 3-1201
823½ N Edinburgh Av Charlton Molly Mrs ... OL 3-4729
824 N Edinburgh Av Swartz Maurice ... OL 3-2578
825 N Edinburgh Av Siebert Saul ... OL 3-3845
826½ N Edinburgh Av Schreiber Arnold A ... OL 3-4812
826½ N Edinburgh Av Erickson Jane E ... OL 3-7317
829 N Edinburgh Av Neibauer Rose Mrs ... OL 3-5098
829½ N Edinburgh Av Langston Molly Mrs ... OL 3-5361
829½ N Edinburgh Av Nicberg Elliot ... OL 3-0861
830 N Edinburgh Av Marco Sol ... OL 3-3869
831 N Edinburgh Av Levine Rose ... OL 3-4120
831½ N Edinburgh Av Kollman Frances Mrs ... OL 3-9975
832 N Edinburgh Av
Apt 3 Weinstein Anna ... OL 3-0278
Apt 4 Harney Donald M ... OL 3-3897
Apt 5 Becker Nancy L ... OL 3-1604
Apt 5 Lehr Harry ... OL 3-2761
Apt 6 Rotenthal Sam ... OL 3-8857
832 N Lansdrop Av Lewis Chas ... OL 3-5926
● 833 N Edinburgh Av
Apt 1 Miller Eli ... OL 3-0674
Apt 2 Feigl Hanes ... OL 3-6545
Apt 3 Eisenfeld Esther ... OL 3-0733
Apt 4 Kodish Irving ... OL 3-5325
Apt 5 Caplan Seymour M ... OL 3-6275
Apt 6 Gelso Marion ... OL 3-2618
Apt 7 Greenberg Anna ... OL 3-2406
834 N Edinburgh Av Stoppleman Mary ... OL 3-3019
835½ N Edinburgh Av Nixon Ida ... OL 3-0293
839 N Edinburgh Av Klaus Meyer ... OL 3-0671
843 N Edinburgh Av Rosen Victor A ... OL 3-0710
844½ N Edinburgh Av Williams E J ... OL 3-0447
845 N Edinburgh Av
Apt 101 Baumgart Gil Mrs ... OL 3-4598
Apt 101 Weitman Baruch Rev ... OL 3-7609
Apt 102 Kay Sol ... OL 3-5177
Apt 103 Sachs Mary ... OL 3-3667
Apt 106 Brakman Harry H ... OL 3-5795
Apt 202 Bender Edel ... OL 3-6494
Apt 203 Cunningham Mary B ... OL 3-2675
Apt 206 Vanderstar Alex ... OL 3-5539
847 N Edinburgh Av Talbot David ... OL 3-8290
847½ N Edinburgh Av Polewsky Eli ... OL 3-1243
848 N Edinburgh Av Strober Milton ... OL 3-1336
848½ N Edinburgh Av Gaines Irene ... OL 3-5457
849 N Edinburgh Av Davison M Mrs ... OL 3-3576
849½ N Edinburgh Av Feldman Arthur ... OL 3-6685
850 N Edinburgh Av Reisman Stefan ... OL 3-2821
850½ N Edinburgh Geller David ... OL 3-8299
850½ N Edinburgh Geller Lenora Mrs ... OL 3-8299
851 N Edinburgh Av Dorfman Rose ... OL 3-3269
852 N Edinburgh Av Ford Bess ... OL 3-2075
852½ N Edinburgh Av London Barbara ... OL 3-6782
853½ N Edinburgh Av Solnes Jerry A ... OL 3-4623
854 N Edinburgh Av Dulberger Harry ... OL 3-3742
854 N Edinburgh Av Dulberger Laura L ... OL 3-3742
855 N Edinburgh Av Talbot Mary ... OL 3-1238
855 N Edinburgh Av Garr Wm Mrs ... OL 3-2057
857½ N Edinburgh Av Critchfield Lillian ... OL 3-4708
901 N Edinburgh Levin Fred ... OL 6-7363
901 N Edinburgh Av Levin Fred ... OL 6-8444
907 N Edinburgh Av Friedman Louis ... OL 6-7004
911 N Edinburgh Av Bassin Murray ... OL 6-3620
923 N Edinburgh Av Feinberg Irving ... OL 6-5943
927 N Edinburgh Av Dreyer Alfred ... OL 6-2777
933 N Edinburgh Av Blackburn Richard J ... OL 6-5493
937 N Edinburgh Av Schrier Leon M ... OL 6-7942
945 N Edinburgh Av Rosenthal Celine ... OL 6-8065
943 N Edinburgh Av Rosenthal Jacques ... OL 6-8065
963 N Edinburgh Av Rosenthal Jacques ... OL 6-1632
947 N Edinburgh Av Johnson Avery Hall ... OL 6-8180
953 N Edinburgh Stavinsky David T ... OL 6-7727
1000 N Edinburgh Av La Flame A ... OL 6-9822
1000 N Edinburgh Av La Flame Edith ... OL 6-9822
1005 N Edinburgh Av Primm Chas Mrs ... OL 6-7612
1000 N Edinburgh Cooper A L plasterer ... OL 6-7772
1006 N Edinburgh Av Cooper Albert L ... OL 6-8497
1009 N Edinburgh Av Brooks Vida M ... OL 6-8583
1015 N Edinburg Av
Apt 2 Levor Martha ... OL 6-4711
Apt 3 Wiseman Yetti ... OL 6-0323
Apt 4 Wilder Hugh M ... OL 6-5292
Apt 5 Siegel Jos ... OL 6-2284
Apt 6 Madsen Margaret E ... OL 6-2544
Apt 7 Hartman Rose Mrs ... OL 6-7138
Apt 8 Golden Mickey ... OL 6-2237
Apt 10 Mann Joel ... OL 6-5823
● 1020 N Edinburgh Av
Apt 1 Dresley Max ... OL 6-3709
Apt 1 Dresler Emma ... OL 6-3709
Apt 2 Schorr Rosalie M ... OL 6-6892
Apt 3 Rosenthal Leslie ... OL 6-0833
Apt 4 Lerner Allan E ... OL 6-2259
Apt 7 Krucer Bernardo ... OL 6-1087
Apt 8 Gold Abe ... OL 6-5933
1023 N Edinburgh Av
Apt 1 Goldstein Beal ... OL 6-7215
Apt 2 Dresler Rosalie ... OL 6-7783
Apt 3 Rosenthal Leslie ... OL 6-8497
Apt 4 Wick Margaret ... OL 6-4388
Apt 4 Wolpert Sally ... OL 6-4388
Apt 5 Kushner Ben ... OL 6-1547
Apt 8 Traverson Chas E ... OL 6-0633
1026 N Edinburgh Av Crderberg Lillie H ... OL 6-8943
1027 N Edinburgh Av
Apt 1 Drew B ... OL 6-7075
Apt 3 Cohen Sheldon ... OL 5-4979
Apt 4 Winchell Gail ... OL 5-3737
Apt 5 Kahn Eli ... OL 6-5617
Apt 6 Judd R E ... OL 6-5917
Apt 7 Weiner Nathan ... OL 6-8672
Apt 8 Rosenberg Fred ... OL 6-1152
1030 N Edinburgh Av Salem Robt E ... OL 6-8423
1035 N Edinburgh Av
Apt 1 Cohen Jerry ... OL 6-4145
Apt 2 Kravis Larry ... OL 6-6203
Apt 4 Ehrenberg Larry ... OL 6-8492
Apt 5 Gruniker Wm H ... OL 6-3260
Apt 6 Carson Robt ... OL 6-4209
Apt 7 Benjamin Leroy ... OL 6-7865
(Continued on Next Column)

1035 N Edinburgh Av (Continued)
Apt 6 Palmer Sam ... OL 6-3846
Apt 11 Siegel Harold L ... OL 6-7614
Apt 13 Gold Valerie J ... OL 6-3961
Apt 13 Levy Jos ... OL 6-3844
Apt 14 Friedman Lenore ... OL 6-2721
Apt 14 Friedman Richard A ... OL 6-2721
Apt 16 Bibbo Jeane ... OL 6-5944
Apt 16 Silver Herman ... OL 6-5738
Apt 16 Simon Bess ... OL 6-1706
Apt 16 Simon Judy ... OL 6-1706
Apt 17 Newman Claire ... OL 6-3863
Apt 18 Stein Geo ... OL 6-7036
● 1036 N Edinburgh
Apt 1 Fleisher Reuben Mrs ... OL 6-6409
Apt 2 Rankin Louis ... OL 6-6289
Apt 3 Perkins Lori L ... OL 6-5268
Apt 4 Brownsberg Fanni ... OL 6-8896
Apt 5 Wilson Joe ... OL 6-8889
Apt 6 Schreiner Burton D ... OL 6-9011
Apt 9 Berman Annette Mrs ... OL 6-6228
Apt 10 Margolin Dora Mrs ... OL 6-2659
1041 N Edinburgh Av Davidson Reuben ... Old 6-0867
1041 N Edinburgh Av Fabish Jessie Mrs ... Old 6-0867
1041½ N Edinburgh Av Timowski Daniel ... Old 6-7596
● 1043 N Edinburgh
Apt 1 Bronson Robt ... OLd 6-3756
Apt 2 Mann Fred ... OLd 6-2098
Apt 3 Mann Ida ... OLd 6-4133
Apt 4 Shoreline Assn Mrs ... OL 6-6496
Apt 5 Hobson Wm B ... OLd 6-3753
Apt 6 Bachner Hymen ... OLd 6-8673
Apt 8 Turner J ... OLd 6-2369
Apt 10 Fireman Wm V ... OLd 6-4358
1046 N Edinburgh Av Wagenstack Andrew B ... OLd 6-7367
1051 N Edinburgh Av Guard Phil H ... Old 6-8727
1051½ N Edinburgh Av Hill Rose Mrs ... OLd 6-4649

EDINBURGH AVENUE SOUTH

100 S Edinburgh Av Zucker M H ... WE 5-6091
101 S Edinburgh Av Svetlana Leza ... WE 5-4426
101 S Edinburgh Av Weiner Jerry ... WE 5-2405
104 N Edinburgh Av Rogalsky Isidore ... WE 6-2701
105 S Edinburgh Ingber Max Mrs ... WE 6-1033
108 S Edinburgh Av Tredey William H ... WE 6-0563
109 S Edinburgh Av Segal R M ... WE 5-3822
112 S Edinburgh Av Crosby Ralph ... WE 5-8768
112 S Edinburgh Av Kraus Elsa ... WE 5-0708
112 S Edinburgh Av Kraus Sandor ... WE 5-0708
115 S Edinburgh Av Gaublick Louis ... WE 5-7771
118 S Edinburgh Av Lucas A M ... WE 5-5104
119 S Edinburgh Av Beaver S D ... WE 6-5796
122 S Edinburgh Av Richman Lee ... WE 1-6466
123 S Edinburgh Roberts Arthur ... WE 8-9896
129 S Edinburgh Av Feingold Wendell ... WE 5-4014
132 S Edinburgh Av Bass Regina ... WE 5-4474
132 S Edinburgh Av Cohen Lion ... WE 4-2034
138 S Edinburgh Av Kaufner M J ... WE 1-3159
138 S Edinburgh Av Starr Marsha ... WE 6-7425
139 S Edinburgh Madow Harry ... WE 6-8210
142 S Edinburgh Av Robert Martin ... WE 5-4257
143 S Edinburgh Av Wirpe Isaac M Rabbi ... WE 1-4392
148 S Edinburgh Av Ackerman Muriel ... WE 8-8117
148 S Edinburgh Av Ackerman Sharon E ... WE 8-5934
149 S Edinburgh Av Simons Jack W ... WE 6-3978
152 S Edinburgh Copeland Donald ... WE 1-0261
152 S Edinburgh Gabelman Alvin ... WE 1-0261
152 S Edinburgh Ross Donald H ... WE 1-0261
153 S Edinburgh Schanfein Christopher ... WE 1-0261
153 S Edinburgh Av Litvack Lewis ... WE 5-6695
156 S Edinburgh Av Brody Simon ... WE 3-6755
159 S Edinburgh Av Goldberg Alvin ... WE 1-4923
162 S Edinburgh Av Chalnik Mat ... WE 6-0173
168 S Edinburgh Mason Frances ... WE 6-0173
167 S Edinburgh Av B'Nai Reuben Congregation Inc ... WE 1-0018
187 S Edinburgh Av Katz Saml H Rabbi Or B'Nai Reuben Congregation Inc ... WE 4-9435
304 S Edinburgh Av Rosenberg Joe Lamp Fixtures ... OLi 3-4230
304 S Edinburgh Av Rosenberg Joe Lighting Fixtures Wh ... OLi 3-4230
306 S Edinburgh Av Aircraft Co ... OL 3-0819
320 S Edinburgh Av Hartman Becky ... OLi 3-4138
322 S Edinburgh Av Sackley David ... OLi 3-2667
325½ S Edinburgh Av Newman Maxine K ... OLi 3-4155
328½ S Edinburgh Av Jelkowsky Minnie ... OLi 3-4596
395 S Edinburgh Av Rapoport Harriet ... WE 9-8590
395 S Edinburgh Av Rapoport Ida ... WE 6-7749
412 S Edinburgh Av Newman Martin ... WE 1-8529
412 S Edinburgh Av Willen Sadie ... WE 1-6609

EDISON STREET

4560 Edison Arrietta Carl ... CA 5-1741
4560 Edison Arrietta Mary ... CA 5-1741
4578 Edison Carnegie Edw ... CA 5-3489
4610 Edison Robinson Wm T ... CA 2-2662
4611 Edison Sargent Edw L ... CA 1-5069
4621 Edison Garcia Simon M ... CA 5-3335
4814 Edison Gonzalez Ruth E ... CA 2-2675
4815 Edison Carter Jesus ... CA 5-4057
4833 Edison Mata Gumaldo ... CA 1-6413
4836 Edison Reynolds Jas L Mrs ... CA 5-2966

EDISON WALK

3905 Edison Wlk Madrid David H ... CA 2-8759
3916 Edison Wlk Kollin Philip ... CA 2-5729
3916 Edison Wlk Kollin Sandra ... CA 2-5729
3926 Edison Wlk Dick Edith ... CA 2-9251

EDLOFT AVENUE

3210 Edlft Av Torres Jesus ... CA 2-8220
3323 Edlft Av Fuentes Lula ... CA 1-4045
3326 Edlft Av Radke Bertie C ... CA 2-3756
3326 Edlft Av Radke Frank L ... CA 2-3756
3332 Edlft Av Gonzalez Alice ... CA 1-7932
3334 Edlft Av Provencio John ... CA 2-4208
3337 Edlft Av De Sola Robt E ... CA 2-8047

EDNA STREET

5211 Edna Valenzuela Robt ... CA 2-1661
5219 Edna Salisbury Jas R ... CA 2-8859
5225 Edna Lee Robt ... CA 1-4832
5229 Edna Lee Hope C ... CA 1-6294
5229 Edna Lee John ... CA 1-6294
5230 Edna Bradbury Ernest ... CA 5-5823
5234 Edna Rodriguez Alice ... CA 5-5086
5234 Edna Rodriguez Vito ... CA 5-5086
5235 Edna Anderson John A ... CA 5-0754
5236 Edna Schallmo Mary ... CA 2-5989
5239 Edna Young Eugenia ... CA 2-6185
5242 Edna Stevens Ralph J ... CA 2-5751
5245 Edna Gilchrist Wm ... CA 2-3000
5301 Edna McDaniel Robt ... CA 2-0780
5307 Edna Krieger Henry Rev ... CA 2-1508
5310 Edna West Ralph H Jr ... CA 1-2358
5311 Edna Villarreal Carlos P ... CA 2-6910
5315 Edna Estrada Ronifacio G ... CA 1-1801
5316 Edna Starkey Herbert L ... CA 5-2592
5320 Edna Smith A H ... CA 1-8434
5324 Edna Bustamante Jose ... CA 2-8304
5325 Edna Lawrence Marjorie Mrs ... CA 2-5481
5329 Edna Jones Herbert I ... CA 1-4400
5330 Edna Sale P W ... CA 1-3560
5333 Edna Beniaris Lars H ... CA 1-4619
5334 Edna August Eugene R ... CA 2-4619
5338 Edna Flynn Owen F ... CA 2-3613
5339 Edna Campbell J B ... CA 1-3630
5340 Edna Anthony Hallie ... CA 5-7600
5342 Edna Hughes Pete B ... CA 2-4227
5347 Edna Hernandez Alfonso R ... CA 2-1422
5353 Edna Arenivar Hilario ... CA 5-0748
5354 Edna Quarry Jay Jack ... CA 2-6583
5357 Edna Grant Myrtle ... CA 1-2052
5358 Edna Montoya Carlos ... CA 1-2258
5363 Edna Starkey Vivian D ... CA 2-8077
5363½ Edna Sanford Helen E ... CA 2-1827
5363½ Edna Sanford Kathleen ... CA 2-1827
5409 Edna Russell Dan ... CA 5-3068
5411 Edna Wilkins Ella Mrs ... CA 5-6460

EDRIS DRIVE

1211 Edris Dr LA Hood Randall F ... CR 5-1811
1215 Edris Dr LA Brand Paul E ... CR 1-2742
1221 Edris Dr LA Mesnig Agnes Mrs ... CR 5-2784
1221 Edris Dr LA Weitz Carl A ... CR 5-5346
1221 Edris Dr LA Macha Viviane ... CA 1-7635
1230 Edris Dr LA Stegmann Jos ... CA 1-8275
1231 S Edris Dr LA Geist Stanley J ... CA 1-2600
1235 Edris Dr McWhorter Port Dr ... CA 3-3405
1235 Edris Dr LA Shea Raymond J ... CA 5-0384
1241 S Edris Dr LA Kreis Harold F ... CA 1-3222
1241 Edris Dr LA Alford John W Mrs ... CR 5-6414
1242 Edris Dr LA Grow Olive P ... CR 5-6414
1242 Edris Dr LA Wilkins Amy P Mrs ... CR 5-6414
1244 S Edris Dr LA Wilkins Sidney P ... CR 5-9167
1246 Edris Dr LA Warren Harry L ... CR 1-0855
1248 S Edris Dr LA Kling S ... CR 1-6091
1250 Edris Dr LA
Apt 1 McHenry Edythe M ... BR 2-7869
Apt 2 Beaton Irving ... CR 5-6045
Apt 3 Hallett Allen I ... CR 1-8554
Apt 4 Orlob Ernest K ... CA 1-9531
1251 Edris Dr LA
Apt 3 Cunningham Beatrice ... CR 6-3743
Apt 4 Ross Donald R ... CR 1-7309
Apt 5 Leiby Pearl S ... CR 5-3161
Apt 7 Langley Beatrice M ... CR 5-1208
1253 Edris Dr LA Paddock Kathryn W ... CR 6-1992
1255 S Edris Dr LA Fitzgerrotsse Jennie Mrs ... CR 6-3757
1257 Edris Dr
Apt 6 Masten Al ... CR 6-6339
1412 S Edris Dr LA Kravitz Sol B ... CR 6-2863
1414 Edris Dr LA Kaplin Jack ... CA 4-3493
1417 S Edris Dr LA Seerbeer Phil ... CR 6-4600
1422 Edris Dr LA Kaufman Norma Kent Mrs ... CR 5-2618
1422 Edris Dr LA Knight Pearl ... CR 1-1028
1423 Edris Dr LA Panarsky Beh ... CR 6-5696
1424 Edris Dr LA Schwartz Dana ... CR 5-0561
1426 Edris Dr LA Brzylder Therese D ... CR 5-9141
1429 S Edris Dr LA Kaubel Adolph F Mrs ... CR 5-6238
1433 Edris Dr Pine Ben ... CA 1-6446
1434 Edris Dr LA Parry Geo H Mrs ... CR 1-6980
1438 Edris Dr LA Rombeau Earl E ... CR 5-9144
1439 Edris Dr LA Peterson Dennie O ... CR 4-3613
1445 Edris Dr LA Morrison S S ... CR 1-6693
1449 Edris Dr LA Brewer M R ... CA 4-7796
1450 Edris Dr LA Dorsey C E ... CR 1-6446
1454 Edris Dr LA Van Thes F ... CA 4-1106
1455 Edris Dr LA Metzger Mike ... CR 1-3694
1455 S Edris Dr LA Reuters Natalielmre ... CR 5-6238
1459 Edris Dr LA Knoble Robt A ... CA 1-2275
1459 Edris Miss Lewis ... BR 2-3529
1460 S Edris Dr Rogoff Max ... BR 2-4367
1464 Edris Dr LA Eckhardt E S ... CA 1-0446
1469 Edris Dr LA Perlmutt Nat P ... CA 1-4751
1470 Edris Dr LA Fries Richard A ... CR 1-3502
1475 Edris Dr LA Eckles Chas Mrs ... CR 5-1678
1476 Edris Dr LA Shapiro Judith ... CR 6-4871
1481 Edris Dr LA Waxman Rosalind ... CR 5-2708
1484 Edris Dr LA Goodman Norman ... CA 4-2482
1500 S Edris Dr Schecter Albert Dr ... BR 2-7054
1501 Edris Dr LA Zeimer Rose ... CR 4-1436
1507 S Edris Dr LA Howard Jack E ... CR 1-7979
1511 S Edris Dr LA Caplan Wm J ... CR 6-8517
1514 Edris Dr LA Mark Marion S ... CR 1-6302
1516 Edris Dr LA Mark Siegfried F ... CR 1-6302
1517 Edris Dr LA Hansen Michael A ... BR 2-0035
1517 Edris Dr LA Hansen Michael A ... CR 1-4604
1520 Edris Dr LA Hendler Jack A ... CR 4-2598
1520 Edris Dr LA Hendler Joe A ... BR 2-2875
1520 Edris Dr LA Hendler Robt ... CR 4-2598
1523 S Edris Dr LA Saltman Louis D ... CR 6-2909
1524 Edris Dr LA Bernstein Robt ... CR 2-1995
1527 Edris Dr LA Brandwein Dorothy ... CR 6-9985
1530 Edris Dr LA Olsen Edwin E ... CR 6-2506
1535 Edris Dr LA Grimes Frances E ... CR 5-3481
1534 Edris Dr LA Schneider David ... CR 1-7740
1537 Edris Dr LA Binder Irving Mrs ... CR 1-8855
1537 Edris Dr LA Lowe John J ... CR 5-3550
1540 Edris Dr LA Fayer Wm ... CR 1-4655
1543 S Edris Dr LA Cuman Nat ... CR 1-0576
1546 Edris Dr LA Wise Harry ... CR 6-3532
1551 Edris Dr LA Deutsch Leo ... CR 5-7172
1557 Edris Dr LA Barzilay Ira S ... CR 6-2696
1565 Edris Dr LA Draskin Jonas ... CR 5-1095
1565 Edris Dr LA Draskin Nomi ... CR 4-1062
1568 Edris Dr LA Lake Bayard ... CR 6-2518

EDWARD AVENUE

2908 Edward Av Lind Wayne C ... CA 5-2670
2912 Edward Av Farris Elmer T ... CA 2-6903
2917 Edward Av Sigala Otelia ... CL 7-3911
3012 Edward Av Carrera John ... CA 1-8071
3013 Edward Av Rump Carl A ... CL 5-3443
3014 Edward Av Valbuena Francisco ... CA 1-9522
3021 Edward Av McCarthy Jos F ... CL 5-8351
3022 Edward Av Cole Harold L ... CA 1-8364
3102 Edward Av Egui Caesar A ... CA 4-4912
3110 Edward Av La Grafe Pearl A ... CA 5-5869
3114 Edward Av Eckers Howard T ... CA 5-8780
3119 Edward Av Frutos Eleanor ... CL 7-9263
3119 Edward Av Frutos Fernando Jr ... CL 7-9263
3127 Edward Av Lee Howard ... CL 6-2401
3131 Edward Av Ramos Mrs ... CL 6-3904
3201 Edward Av Baumgarn Carrol W ... CL 7-0873
3203 Edward Av Frutos P F ... CL 6-2660
3210 Edward Av Doerman Walter R ... CL 6-1940
3211 Edward Av Gaither Virgil V ... CL 6-7251
3212 Edward Av Hanson Sophie ... CL 4-1339
3223 Edward Av Duke Louis ... CL 7-9463
3224 Edward Av Hendrick Nancy ... CL 5-4180

EFFIE STREET

1029 Effie Palo Verde School Child Care Center ... CA 1-2063
1146 Effie De Leon Francisco ... CA 1-1073
1151½ Effie Vidal Manuel T ... CA 1-4343
1255 Effie Leyva Gerard ... CA 5-0804
1259 Effie Lopez Edith Mrs ... CA 1-3388
1721 Effie Leonard Marshall A ... CA 1-3560
1807 Effie McLain Joe T ... NO 2-4243
1808 Effie Vesteen Sandra ... OU 6-6421
1811 Effie Nieves Myrtle ... NO 4-3640
1812 Effie Villalvazo Elena T ... OU 8-8436
1813 Effie Hobbs Elizabeth ... NO 4-0747
1813 Effie Hobbs Harold Gen ... NO 4-0747
1817 Effie Perrin Ellen ... NO 3-2144
1843 Effie Mashew J D ... NO 3-9735
1637 Effie Hamre M W ... NO 3-3024
1841 Effie Dowling Vincent J ... NO 3-8921
1843 Effie Hansen Ted E ... NO 4-2240
1844 Effie Cherry Tamara ... OU 7-5581
1855 Effie Martin Laura R ... NO 3-2606
1865 Effie Bullard Curtis ... NO 3-7528
1872 Effie Rojas Bernardo P ... OU 8-2960
1874 Effie Fernandez Ralph ... OU 5-1064
1926 Effie Brown Wallace P ... DU 4-4222
1932 Effie Jones Susana Mrs ... OU 4-3542
1946 Effie Schenauer Corrie ... OU 7-5696
1946 Effie Schnitzer John ... NO 3-2606
2114 Effie Plamondon Frank ... OU 4-8220
2114½ Effie Walther Alice ... OU 5-9593
2210 Effie Creager Fairybelle J Mrs ... OU 3-3503
2212 Effie Prell Barbara A ... DU 2-9270
2216 Effie Harris F H ... OU 5-1967
2220 Effie Brindle Beth ... OU 4-0384
2222 Effie Dodson Rosa ... OU 2-5794
2224 Effie Vargo Stephen ... OU 9-0628
2225 Effie Stokich Steve ... NO 5-3309
2231 Effie Labarrere Edna Mae Mrs ... NO 4-2804
2233 Effie Wilson David ... NO 3-0252
2233½ Effie Cruikshank Jessica B ... NO 1-3702
2235 Effie Ides Phillip ... NO 3-4535
2235 Effie Wydenkeller Estelle P ... NO 3-4535
2301 Effie Starkr Jas A ... NO 5-8590
2305 Effie Bigger Wm C ... NO 3-6059
2306 Effie Wood Wm ... OU 3-9230
2309 Effie Fine Earl F ... NO 3-4923
2401 Effie Mobilian Richard N ... NO 4-2311
2414 Effie Walsh Margaret M ... NO 2-6324
2414 Effie Allison Rose Lee ... OU 9-0933
2416 Effie Garza Albert ... OU 5-7955
2416 Effie Garza Albert ... OU 5-7955
2759 Effie Jacobsen David C Rev ... NO 2-2050
2808 Effie Heffernan J F ... NO 1-2465
2818 Effie Youngquist R Cliff ... NO 4-2313
2834 Effie Sawyer S Ward ... NO 5-7789
2843 Effie Sroda Theo M Jr Mrs ... NO 1-6974
2843 Effie Wickham Kathryn ... NO 1-6974
2847 Effie Casanova Elsie F ... NO 3-4751
2847 Effie Prosome E C ... NO 3-4751
2847 Effie Reyskaya J W ... NO 3-4751
2847 Effie Wetton Jas B ... NO 3-4751
2859 Effie Ward Mela R ... NO 4-5493
2861 Effie Rost Lyla ... NO 3-7371
2953 Effie
Apt 4 Roberts Rita La ... NO 3-7371
2961 Effie Neumann Theresa B ... NO 2-3078
3012 Effie Kim Jas ... NO 1-0780
3013 Effie Abels Harry ... NO 4-0905
3020 Effie Smith Eva E ... NO 4-1208
3024 Effie Schelber Mary Ellen ... NO 5-1396
3025 Effie Trendle A ... NO 6-0694
3025 Effie Estes Rosalind Goodrich ... NO 4-8848
3027 Effie Thormond W L ... NO 8-8677
3028 Effie Hamre C E ... NO 4-9088
3310 Effie Franks Jack D ... NO 5-7865
3312 Effie Buchanan Bonnie ... NO 1-3652
3400 Effie Adams Lillian ... NO 1-0907
3402 Effie Kile Arden ... NO 1-3494
3404 Effie Rapport Jay ... NO 5-8344
3408 Effie Bush Chas W ... NO 1-6974
3410 Effie Mathis Lola M ... NO 2-8744
3452 Effie Gandy Judith C ... NO 2-5326
3452 Effie Kekahio Eleanor ... NO 2-5326
3507 Effie Weatherly Lee Mrs ... NO 2-2672
3511 Effie Knight Edw M ... NO 6-0441
3515

EDGEWOOD PL CONT.

3406 APARTMENT CONT.
12n CUNNINGHAM L A 934-2067
15n MILLER F P 933-6876
5442 LOVE H H 935-1655
5618 ZIMRING E 931-5322
5618 ZIMRING G R 936-0908
5622 ZIMRING MIRIAM F 931-9603
5628 COHN L 936-5898
5632 KEAN THOS C MRS 934-2919
5636 SPENCER L P 935-4173
5636 SPENCER L P JR 276-5639
5660 SEIDEL BENJ B 936-5502
5660 SEIDEL G 936-5829
5660 SEIDEL MARGARET 931-8039
5662 APEL PAUL 938-5528
5666 APARTMENT
1n ROBAKOWSKI J L 936-7698
2n REINHARDT H F 931-0728
5666 MC DOLE E L 933-6786
5668 SARLLS GAIL 931-2342
5670 APARTMENT
1n USHER EVELYN W 933-1688
2n GELTZEILER DORA 931-6734
5672 STANLEY J H MRS 931-8484
5674 COHAN A 935-4915
5676 APARTMENT
1n NOEMLEN A 934-2710
PL 2n HAMILTON F G 931-2546
5678 RASNICK H 934-4238
5680 ANDERSON H W 931-7762
5682 1/2 SLOTTON H 931-3086
5684 CLARK N 939-6892
5686 CLARK N 939-6892
5686 OPPSTEIN R 931-9655
5506 CHAPPELLE R 934-3996
5508 GOLDSMITH ISIDORE 936-3321
5510 APARTMENT
1n CHU K C 936-3371
2n HECKELMAN R 936-9677
5512 KLAPPER S 938-0365
5516 APARTMENT
2n FISHER V T 933-4036
5518 DAVIS A F 936-0924
5520 ROBERTS H G 939-5990
5522 APARTMENT
1n GLASSER H E 939-9227
2n JORDAN K M 934-9246
DRUYEN P 931-3926
5532 MORTZ C J 936-9622
5532 KARALIUS VINCAS 933-4625
5550 HEINBERG A 936-1676
5558 REINBERG S 933-5172
5562 APARTMENT
3n THOMAS J 931-2470

EDINBURGH AVE NO

101 9436Nth S AABBI 931-0913
102 LITTNER B 935-5715
102 LITTNER N 938-9562
103 BRON R 936-6728
108 PEPPERMAN LEAH 938-7452
109 HARRIS C J 934-4308
112 LIEBHEIT D 938-0548
113 CRANE M 934-1713
118 LAMBEN A 934-4225
119 KLINSON I 934-6131
122 IZARDWITZ B 939-6781
122 IZAKOWITZ S 935-7049
125 SPIEGELMAN P 933-4952
128 LESNER J 933-5159
128 SPECTNER M 931-5108
129 GROENBERG W 934-0164
132 TANKUS S 932-2850
133 FOX RALPH 936-8535
138 SEGAL C 938-6043
307 ROTA-TWIST GLENPOLA 651-2723
309 LOU LONDON TAILOR 651-3730
311 BUILDING
311* ANGEN DENTAL LAB 651-3443
316 HAUSER OSCAR 935-1402
320 FRIEDMAN W 936-1827
321 MAHLER L M 934-5895
324 WEITZMAN J 934-1250
327 KRAVISH A W 933-5239
330 MITTELMAN M 276-0050
330 MITTELMAN NINA 939-6478
331 GREENBERG H 937-0861
336 SALES WOLF 936-6986
337 BOLO A 933-5452
337 GARENBERG HARRY 938-4906
340 ADLER E R 938-0073
344 KATZEN D 934-4826
347 LIEBERMAN IDA 936-5000
350 BROWER C P 935-1073
351 HERBERT MARGARET 934-0586
351 HERBERT MARGARET 939-8089
356 BRODKIN L 939-9083
357 KIMBALL G L 937-6629
357 VON GERKAN R 935-4067
360 GILBERT A 936-3861
361 SHVARTZMAN REUVEN 933-3103
386 SHRAGER OFC SUPP 933-6531
386 SHRAGER M 931-4761
386 SHRAGER MARVIN P 939-1809
386 SHRAGER SYLVIA 931-7358
387 GUTREMAN MAX 939-1546
409 GULDSTEIN LIBOR 934-5537
411 MULIN A 938-9070
414 URDANG R J 935-3383
415 SCHUCK H L 939-7556
418 GLODOW J R 938-7906
419 KEMPE A 931-0313
424 STEINMAN I 934-6686
425 WATERMAN A 934-8009
428 LEVY D 939-8455
429 SUGARMAN H 938-8229
435 PLATT C 934-8439
438 HOSMAN B 933-4614
444 FOGEL HENRIE 939-5234
448 PARRAS SIDNEY 939-1637
449 RUBIN C 935-2559
454 ZEYDMAN J 931-8826
455 FRIEDMAN M 939-2129
459 MARKUS Z 939-5485
465 BERGER JOSEPH 938-4606
501 BENEDIX P 938-7720
502 GOLDEN A 935-8932
509 ORDEZ C 935-5367
510 YASSINSKY C 933-3764
516 JACOBS T 933-0131
517 BRAUN ALEX 933-7610
517 BRAUN S A 934-9062
522 SPEKTOR S 936-8507
524 KAPLAN A L AABBI 934-7734
529 RAUCH F 934-4319
532 KELLER JOS 931-9963
533 NILSON JULIAN 274-0935
535 HYCKOFF ALVIN 936-5770
536 HACKLER RICHARD 934-7261
541 KATZ R 935-4605
543 WEINTRAUB S RABBI 932-7949
546 COOPS NATE 939-7648

EDINBURGH AVE NO CONT.

548 HILL ROBT I 939-7760
549 BADVITZ SIGMUND 939-8040
601 BOBER HYMEN 651-1058
608 MOUNT N E 653-1810
609 LEIN BERTHA 653-2660
612 ALON H 651-5189
612 ALON T 651-5477
615 GOTTFRIED N S 653-9608
618 FEIMER N 653-0687
619 GOLDBERGER SAM 653-1728
622 GUYSELS H T 653-0603
623 MILLSTEIN L 653-7891
628 BORNNER K H J 652-5919
629 JACOB R H 653-9756
632 MILLER H 653-4375
632 MILLER N 653-4358
636 BERNER MORRIS 653-6835
637 ARON L 653-5009
638 KOREN ADELE 653-3447
642 SMITH D E 653-4199
643 ADRYN H 653-2828
648 ROSENBERG HARRY 653-2893
649 BUCHMAN N S 653-2711
652 FULDE HYMAN 653-6006
653 ST GERMAIN E 653-4169
658 FEIGL HAMES 653-6549
659 MARSHALL S H 653-0806
713 LOWINGER A 653-0991
713 MEISER HENRY 653-3197
714 WAGO J 653-4356
714 1/2 A B PLUMBING CONTR 653-8479
714 1/2 LIEBERMAN MARTIN 653-6985
715 WAFSO EDYTHE 651-2293
716 BERNHOLZ E F 653-2381
716 1/2 BIELOUS MITCHELL 653-2153
718 BARKOWITZ B 653-2613
720 MADNIS A 653-6668
720 1/2 STEINMAN E 651-0913
721 APARTMENT
1n FRIEDMANN EUGENE 653-4585
2n BERKOWITZ S 653-6548
3n KLEIN IMRE 653-4436
4n GOLDEN B 653-3541
5n KOSHNER M 653-8129
6n DAVID H 651-1367
722 EHRLICH I 651-5705
722 1/2 FOBERG L 651-1361
724 MACHEN A 653-3924
724 1/2 MOLDOVAN B 651-1633
725 ZUCKER H 653-1468
725 1/2 APARTMENT
1n PINSKER W H 653-2694
2n GALPERIN J 651-5392
725 3/4 TAR Z DR 653-1706
726 SALEBERG J 653-3672
726 1/2 CHASANOWITZ L 653-5190
727 ZETUMER M 653-0867
727 1/2 APARTMENT
2n HOFFMAN S 651-4978
727 1/2 SCHWARTZ JOEL 651-3558
728 STEINBERG B 653-0892
729 COUTIN H 653-4798
729 1/2 APARTMENT
1n KLEIN A 653-1289
2n KAMAREK ESTHER 653-0604
729 3/4 LEADER M 651-3716
730 BARKIN A 653-3599
730 1/2 POLAKOFF M 653-2282
731 LEVIAN B 651-4367
731 1/2 APARTMENT
1n WEISSKOPF A 651-8452
2n ROSENBLATT C 651-3667
731 3/4 RUSSELL JENNIE 653-2027
732 FORNANSKY N 653-4427
732 1/2 CHARPESS JACK 653-4979
733 RUBIN MORRIS 653-2964
733 1/2 LIST T 651-3627
734 ESTES N 653-3327
734 1/2 REINER D R 653-5867
735 EKERLING R 653-8095
736 CHOLODENKO IDA 653-1179
736 1/2 GREENBERG JACOB 651-2904
737 SAMARUFF N 653-1582
737 1/2 SHORR HARRY 653-3027
740 APARTMENT
1n MESNER T 651-9778
3n KRAUS J 653-0694
4n LANE M 651-3817
5n SHER S 653-0804
MONGOLD MAX 653-0761
743 RUBINOFF L J 653-4589
744 LESSEN H 653-0063
745 BUILDING
1n MODEL A 653-3452
2n SEMEL AARON 653-7079
2n KAYE J 653-6219
3n SCHUMAN I 654-3814
4n LURITSCH I 653-7687
6n PORVIN B R 653-7384
7n COOPER R 653-1835
746 KAPLAN A M 651-4972
751 APARTMENT
1n WEECHER GEORGIA 651-4595
2n NORRIS J S 651-2459
3n GRAD H 653-6692
4n FRIED E 653-4391
751 BEECHER G 651-4595
752 1/2 KOLP G E 653-9601
754 1/2 MILL A 653-2906
759 MOSS B 653-1620
802 RAMIREZ R 653-0876
804 APARTMENT
1n HERNANDEZ J M 653-0888
2n ROSENTWEIG H 653-5151
3n STONE JENNIE 653-3199
4n GAN N M 651-0862
807 APARTMENT
1n ROSENBLATT I 653-1072
2n SNIDER LOUIS 653-0602
3n GERBER N 653-4301
4n KLEIN J S 651-6968
5n SHAPIRO R 653-6758
6n GERECHT C 653-1870
812 APARTMENT
1n HAROLD J 653-9545
2n LINN FLORENCE 653-3267
3n KAVIS A P 653-4367
4n VRESZK L M 653-2364
813 HALEN E 653-4197
815 BUILDING
816 BUILDING
1n RUBENSTEIN F 653-2549
2n HOLLAND D 653-9478
3n LEVY M 653-9929
4n WEICHMAN R 653-6619
5n ALPERSTEIN J S 651-0961
819 APARTMENT
1n JACOBS IRVING 651-2402
2n JACOBS H K 651-2759
3n HELNICK S 653-5960
5n TUCKER J M 653-0504
6n WERNER EUGENE 651-2803
7n SCHWARTZ SEYMOUR 653-8659
8n SCHWARTZ MORTON 651-2865

EDINBURGH AVE NO CONT.

819 APARTMENT CONT.
9n PENCHANSKY S 653-5109
820 ALPERT J 653-6815
822 SALMORE YETTA 653-3525
823 1/2 OKMAN DORA 653-7995
823 GAUBER H S 653-8779
823 1/2 COLE H B 653-8949
824 FRIEDMAN H 651-1212
825 FREEMAN H 653-7597
828 BUILDING
PL 2n BASLOW A 651-0049
3n HOBSCHMAN A 653-2844
4n KLEIN H 653-2296
6n SCHLACHTMAN D 653-0578
7n GLASSMAN P 653-1349
829 APARTMENT 651-2715
829 1/2 SOLOMON S S 653-6765
829 1/2 BOWERSOCK R D 653-9515
831 LEVINE ROSE 653-4120
832 APARTMENT
1n SCHATZ J 651-5278
2n GOODMAN P 653-1625
3n WEIDMAN J D 653-2194
4n SAMUELS E 651-5077
5n HAGAR M 653-3292
6n BARZELY E 651-5162
8n LEBOWITZ A 653-3078
833 APARTMENT
1n AUGUST M 651-0433
4n GOTTLEIB S S 651-0052
7n ESQUENAZI J 653-6532
8n BENAK A 653-0193
834 STARK M 651-0652
836 BUILDING
10n FRIMAN R 653-6877
BARRAPOURY REGINA 653-8762
838 1/2 PETHEY J 651-5637
839 BUILDING
1n NACHES S 651-2559
2n DIENTER B 653-2191
3n PAUL J 651-3095
4n PREISBERG E 653-9438
5n GALLEGOS B 651-5486
7n FIELDS P 653-0695
8n KLEIMAN M 651-5692
840 JOSEPH R I 651-5319
842 LEVY E 653-7633
843 BUILDING
1n HOFFMAN J 653-3544
2n STRONG H 653-1947
3n KING B G 653-5121
5n SHAPIRA D 653-6997
6n GAINSLEY F 651-1558
8n GOTTLIEB J 653-8258
844 JONES J 653-0457
846 APARTMENT
101n LOMBIN M 653-9889
103n SACHS MARY 653-3667
104n LANE H 653-3618
201n GARTH S 651-5435
202n KRAMER K 653-3239
203n CHARITON M 653-0421
204n JEREMIASON E 651-0329
206n WEISMAN N 653-4571
847 TAITEL D 653-8290
847 1/2 NERZIG S 653-2348
848 STROBER M 653-1336
848 1/2 GREEN D 653-3570
849 DAVISON M 653-3570
849 1/2 MILLER T 651-4289
850 1/2 JONES V B 653-2755
850 GNUSSMAN S N 653-4382
850 1/2 JONES V B 653-2755
851 DORFMAN ROSE 653-3383
852 ALVAREZ R 653-1165
853 1/2 GALCMUTT N 653-2774
854 LEWIN CHAS 653-5926
859 1/2 HARRIS P 653-0432
857 YELLIN R 651-1535

CONT IN SECT 2

EDINBURGH AVE SO

100 LANDAU I 653-8729
101 SOLOMON B 939-1607
104 ROSALSKY I 936-2701
105 SCHAFFER U 931-0839
108 GOLDBERG W 939-7071
109 BAGAL R M 931-3822
109 DYNAMIC ENGINEERING 936-3030
109 DYNAMIC HUMN ENGNRNG 936-4311
112 KRAUS E 931-8780
119 MOSKOVITZ MANNY 935-5534
118 LUCAS A M 936-0535
119 W ZANELLI R 935-0291
122 ARMENIAN LEE 931-0486
123 ROBERTS A 938-9894
129 FEINGOLD N 934-0014
132 BASS REGINA 276-9180
132 RICHTOL D M 936-6075
133 WALLACH A 934-8886
133 WALLACH K 959-4290
138 BOTAN FRED 936-5102
138 1/4 OZEROW L 936-3662
159 KAUFMAN B 938-0763
162 AURICH M 935-4237
163 VARON ISAAC M RABBI 931-9397
168 ACKERMAN MURIEL 938-4098
169 STRONS J M 936-3478
152 SNYDER RON 931-9689
153 LITVACK L 936-0532
156 AMET ELECT 276-7375
156 BRODY SIMON 933-6753
159 GOLDBERG A 931-9323
162 MADON FRANCES 936-0173
302 ANDERSON J P PLUMBNG 653-1032
306 ALLCRAFT CO 653-0819
320 TAURMAN R 653-7873
320 1/2 BLOOMBERG B 653-2014
320 3/4 JELTKOVSKY MINNIE 653-4596
345 SOLOOM H 935-6062

ELSMERE AVE

1406 WILLIAMS M 936-5338
1406 1/2 BALTZMAN ALEX 939-8527
1408 GALENE T & JR 934-4589
1410 MITCHELL B 935-1978
1411 APARTMENT
1n NEWTON H L 936-6910
AR NIX D 934-9663
7n GARMON E J 933-6960
1412 JOHNSON A 936-6331
1414 ROSEN F L 936-2291
1416 WEISS N L 934-7536
1418 PIGEON D P 936-8330
1419 PUCKETT IVORY SR MRS 934-0912
1419 PUCKETT J JR 939-1726
1423 WALLACE J J 934-5908

ELSMERE AVE CONT.

1426 SANDERS G 936-9683
1426 SANDERS J F 939-6627
1426 ARMSTEAD J B 934-8005
1427 WRIGHT J W 936-5686
1428 GORSKY S 936-0433
1430 BENEZ J 938-9420
1431 LATIMORE B 936-9743
1432 JOHNSON CHAS 936-7309
1436 KISHLANSKY FRANK MRS 931-3926
1438 BENFORD H 935-4635
1439 CASEY U J 936-1408
1442 LOVE G JR 938-6481
1451 GRIMES DOROTHY D 936-0039
1503 ARTERBERRY M D 935-5614
1507 WILLIAMS GLADYS 934-6523
1508 GREEN ELMER L 934-6388
1512 MAYES G E 934-3204
1516 THOMAS HOUSE CLEANG 934-3722
1520 BLASKOWER CHAS 936-4062
1521 CHILDS PAULINE F 939-6706
1524 ADAMS E 936-1497
1530 AARON P 936-4652
1534 GORDON MARY 938-0379
1536 ALEXANDER R S 938-9341
1545 HUTCH E R 936-3656
1546 JOHNSON H H 939-5687
1550 DE LALANE R B 931-8894
1582 ORNER ANNA 934-4061
1555 PORTER D F 934-5269
1558 NEAL M J 934-6239
1562 HUME B 934-3283
1565 DEGUCHI I A 934-2750
1568 ZEBROWSKI H V 931-8793
1569 ZEA L 939-2569
1575 BURKS J 934-1836
1606 JACKSON S 938-9420
1609 ALLEN A 936-9620
1609 ALLEN ROY J 938-7843
1614 WILDER H A 935-7923
1615 MC DONALD NETTIE S 939-0071
1618 PAGE A M 965-8412
1620 CRAIGH C S 939-0258
1625 BECKER F 936-8764
1637 SHEINFELD ANNA 935-1008
1642 NOTKIN I 934-4153
1652 GUNTHER DELLIE A 938-5465
1653 DOUGLAS J A 938-0862
1655 SCHAFFER J E 934-3674
1659 KELLEY J F 936-4871
1701 CLATTERBUCK J 936-9114
1703 MEYER O G 939-3298
1710 CAMBLL C W 939-9591
1715 APARTMENT
2n MERRIMAN S 936-7623
5n MULDROW F 933-0908
8n KLEINMAN L P 936-8893

ENVILLE PL

3500 GORDMAN LEONARD P 939-0915
3501 ROHLF H ERWIN 934-7956
3507 DIAMOND NATHAN 939-1869
3507 DIAMOND N L 935-5023
3508 STRMONDS N E 934-9570
3511 KESKE W O 939-8019
3514 YOUNG MARTIN 934-2509
3517 MC GLOTHEN TRUCKING 936-8323
3526 BABA J T 934-4826
3523 LEAVITT PELT 939-5943
3529 TAJIRI J 934-4664

ERNEST AVE

3620 TATUM BEAUFORD 934-7491
3626 NORRIS ERNEST 938-4839
5627 E-NOTE RECORDS 215-6820
5627 E-NOTE RECORDS 937-9345
5928 BUILDING
5828 TAYLOR E E 933-6824
5830 HILL A 933-2078
5831 BUILDING
1n ADAMS J W 939-3314
2n DRAKE T 935-1628
3n PERRY M 936-1239
6n FEYCHECK C 934-3677
5835 LITTLE OSCAR V 935-6796
5836 EWELL L D 934-4077
5836 EWELL RICHARD 935-4970
5840 HILLS J E 934-7414
5846 DOUGLAS IRENE 934-3842
5847 FAIRNESS C 939-6715
5847 1/2 PATTERSON E 935-4350
5849 1/2 REARS B L 934-0930
5850 SHANNAL A 934-4978
5856 MC DONALD EARL 934-4826
5861 HEATHER L E 936-7824
5900 WONG HERMAN W 939-3280
5906 THORNE A E 939-0960
5910 KAUFMAN F 938-7819
5914 STRONGER G 939-0298
5916 1/2 STONE J 933-2568
6006 GLASSMAN H R 934-9556
6006 IRBY D B 936-7614

EXPOSITION BL

5202 ELLIS O 931-0679
5230 WATANABE DAVE H 936-5954

CONT IN SECT 12

FAIRFAX AVE NO

101 KELBOS-THE SPARE RIB 939-9862
101 KELBOS RESTAURANTS 933-9463
109 MA HARVEYS-COIFFURES 936-3538
109 MA HARVEYS COIFFURES 937-9139
109 1/2 GLANDUR-RUSS 937-8851
111 CHICKEN DELIGHT 931-1011
115 PREE CLINIC 938-9161
115 NUSSBAUM C B 939-2402
119 LA CITY-RECREATN-PARK 933-4658
123 TEMPLE CATERERS 934-5084
139 SULMEYER J 939-5076
143 ROSE H D DR 934-4801
151 BUILDING
1n WILKINSON M 933-5765
4n SONNENSCHEIN S 934-7090
300 CITY NATIONAL BANK 938-3961
303 BUILDING
FL 2n COPEN W A 936-5196
2n HOEN J J 934-8959
307 HARMAN S A DR 931-3013
310 EQUITABLE SVNGS LOAN 937-3166
311 FAIRFAX STATNRY 935-6304
313 EVELYNS HAIR FASHION 937-9635

FAIRFAX AVE NO CONT.

315 EVELYNS HAIR FASHION 933-2720
315 SIMONS KOSHER MT 935-2670
317 PERLMANS CURTAINS 935-1466
319 SYLS FASHIONS 938-7060
321 SIDNEYS SHOE STORE 939-2827
330 ASSTAT CO PHOTOSTATS 931-4393
330 ASSTAT CO-PHOTOSTATS 939-3176
332 JEWISH AMER BOOK 938-9181
332 LITERARY ASSOCIATES 939-8500
334 BESTWAY TRAVEL SERV 937-1504
334 BESTWAY TRAVEL SERV 278-0355
335 DIAMOND BAKERY 938-1534
337 COHEN X LEVINE 936-1787
337 MA GORDONS DELICATSN 937-9560
339 FAIRFAX DRY CLEANERS 936-2524
340 GILLS FABRIC HOUSE INDRY 937-8738
341 FREDDIES BUTTER CHURN 931-2660
342 KLUGMAN WM PAINT CO 937-2877
343 A-O KOSHER MEAT MKT 938-0819
345 BECKER JACOB 934-1412
345 FAIRFAX PRODUCE 936-7768
346 LEADER BARBER SHOP 936-9956
346 LEADER BARBER SHOP 937-8832
346 LEADER BEAUTY SHOP 938-3668
349 S-K DELI-TOWN-DELICTN 935-8744
351 RON PURITY PHRMACIES 937-3350
354 FAMOUS BAKERY 939-8900
355 CUT-PRICE STORE 934-0442
357 RENO DAVID BAKERY 934-7021
357 1/2 ZISOVIC MAA 935-4260
359 BUILDING
7n NAIMAN-ASSEMBLY MBRSH 931-1586
369 BENS AUTO REPAIR 937-8024
369 TEXACO SERV STN OLAS 939-2909
370 ALS NEWSSTAND 935-9525
370 CLARKS PRODUCE 931-2746
370 S-D GROCERY 938-1548
370 S & D MEAT MKT 935-9727
370 SHATSKY BROTHERS-NTS 933-5689
370 ZARETSKY H FISH MKT 936-3458
404 SEYMOURS SERVICE 939-5624
410 MAGEN PLUMBING 933-6723
410 MAGEN PLUMBING 933-6788
412 VILLAGE LAUNDRY 935-8874
414 PERSONALITY BTY LNGE 937-9408
414 PERSONALITY BTY LNGE 936-2964
418 FORDIS KOSHER MEAT 651-3437
415 FORDIS KOSHER MEAT-
POULTRY 653-9328
419 PEOPLES KOSHER MKT 653-6838
416 BALL BTY SUPPLS 933-8304
418 1/2 TEL-AVIV-STRICTLY KOSHER RESTAURANT 937-9330
424 CANTERS DELICATESSEN 651-2030
424 I'M A HOG-YOU BABY 937-9195
424 1/2 FREE PRESS BOOKSTORE 938-2355
428 FAIR SHOE STORES 934-1402
427 GANS BOOK STORE 651-3848
428 HERSKOVITZ J BK STRE 937-9813
429 BI-RITE DRUGS 651-3390
430 HENRYS BARBER SHOP 937-9635
431 FAIRFAX BAKERY 653-9304
432 BUDAPEST HUNGARIAN RESTAURANT 938-6688
432 BUDAPEST HNGRN RSTRN 937-8878
435 KIDDY TOWN 651-2540
436 NORTYS MUSIC CENTER 936-2758
438 IDEAL RADIO-TV 938-3102
439 SYS BOOK-CARD SHP 651-4494
440 HADAR KOSHR MEAT MKT 936-8981
440 HADAR KOSHR MEAT MKT 939-3238
441 SCHWARTZ BAKERY 653-1683
442 FAIRFAX PHARM RSTRN 651-2990
442 1/2 VAN NUFFELEN R DR 938-8097
443 NEW YORK APPETENG ST 653-9328
444 EASTERN FISH MARKET 931-4305
445 SAM-HARRY KOSHR MEAT 651-2474
448 HERKOWITZ S 937-9892
447 SULOMONS MENREW-
ENGLISH BOOK STORE 653-9045
448 MARDELLS TV-APPLNCE 939-8141
449 SINCLAIR PAINT 651-2790
450 SOUTHEST REFLYS BK STR 931-4070
452 FAIRFAX PRINTING CO 935-7557
454 HENRYS OUTLET 936-8700
456 WEISS PLUMBERS 935-7972
457 PENNY PROFIT CLNRS 653-9114
459 BARTONS CANDY 651-3770
466 ENGD PROD SERV STNS 937-8377
464 IKES REPR-SERV STN 937-9518
501 O-N KOSHER MEAT MKT 654-9034
503 GOTTFRIED MSEMNE MART 651-9364
508 KRAMAN H 653-6834
507 JAMES BTY SALON 651-2996
508 BUILDING
202* FINANCIAL SECRETARY 651-2648
202* FINANCIAL SECRETARY 651-1948
202* FINANCIAL SECRETARY 651-1810
205* FINANCIAL SECRETARY 651-2433
205* FINANCIAL SECRETARY 783-8071
215* LESLIE MUSIC ENGRVRS 651-3165
509 1/2 BUILDING
509 1/2 KOFFEE KUP CAFE 651-3878
513 PEA ALS SPECIALTIES 651-2662
515 HOT EGG PARTS 653-1080
517 BEAD GAME 653-3976
517 1/2 RUSICON 651-5243
519 ELAT ISRAELI RESTRT 653-7307
521 HI-FI-ELECTRONICS 653-6606
521 PEDROZA TRAVEL CNTR 651-1911
525 ENGLER CHEMICAL CO 651-2265
526 1/2 BROASTED CHICKEN 653-3324
527 CLAIRS MFG CO 653-0289
529 LA SALLE DISC CANPIES 651-1722
531 PALM TREE CATERERS 653-7820
533 ADOLPH GOLDBARG 653-3860
543 COUNCIL-JEWISH WOMEN 651-2700
604 BUILDING
4n GERTZMAN P 653-1672
4n PUNER I 653-0205
9n BERLIN P 655-6743
12n MELTZER N 653-9829
16n GOODMAN S 651-1945
17n LADEN B T 651-5559
18n KAPLAN C 651-5559
19n KINGSBURSKY B 651-4615
20n SCHNYDER H 651-0079
21n SNODGAL P 653-6180
24n BERCUTT T E 651-0442
24n WALLACE M 651-2433
33n OKONOWSKY C 651-2433
33n NADAK D 651-3490
34n LIPSHUTZ R 653-0589
36n HYMAN A 653-2743
38n SCHOENBURG J 651-9722
603 DUBIN J A 653-0646
603 FINKELSTEIN P 653-2594
603 KING SOLOMON HOME 653-3367
603 KING SOLOMON HOME 653-5571
603 KING SOLOMON HOME 653-8539
603 KING SOLOMON HOME 653-9513
611 SILENT MOVIE THEATER 653-2389
619 BUILDING
108* PICARD H 653-0265
112* BLEEDEN N 653-5928

West elevation of Edinburgh Bungalow Court, view southeast. Image from Google Street View (2015).

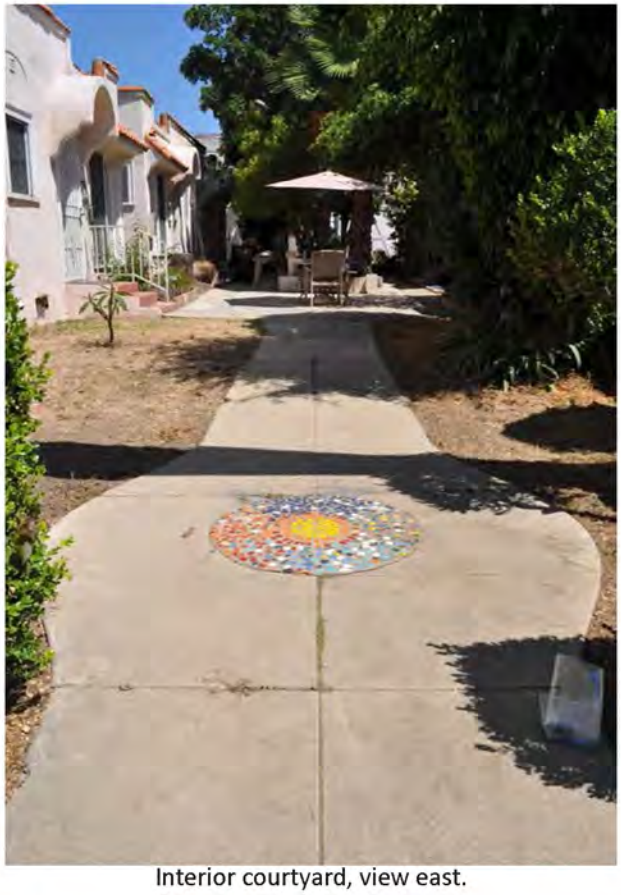
Partial west elevation, view northeast.
All photos courtesy of Heather Fox and property tenants (August 27, 2015)

Connecting wing wall on west elevation, leading into courtyard, view east.

Partial north elevation, view southwest.

(From left to right) Rear eight-car garage, garage alley and east elevation, view south.

Barn-style doors on rear garage, view southeast.



Interior courtyard, view east.

View west from center of courtyard toward the street.

North-south axis through courtyard center, view north.

Rear of courtyard, view west.

Front elevation of northwest bungalow showing facade details, view east.

North elevation of northeast bungalow showing facade details, view southeast.

South elevation of northwest bungalow (facing courtyard) showing facade details, view northeast

Typical living room, view north. All photos are of unit #752, except where noted.

Living room built-ins and fireplace, view west.

Fireplace, view west.

Decorative relief on fireplace surround.

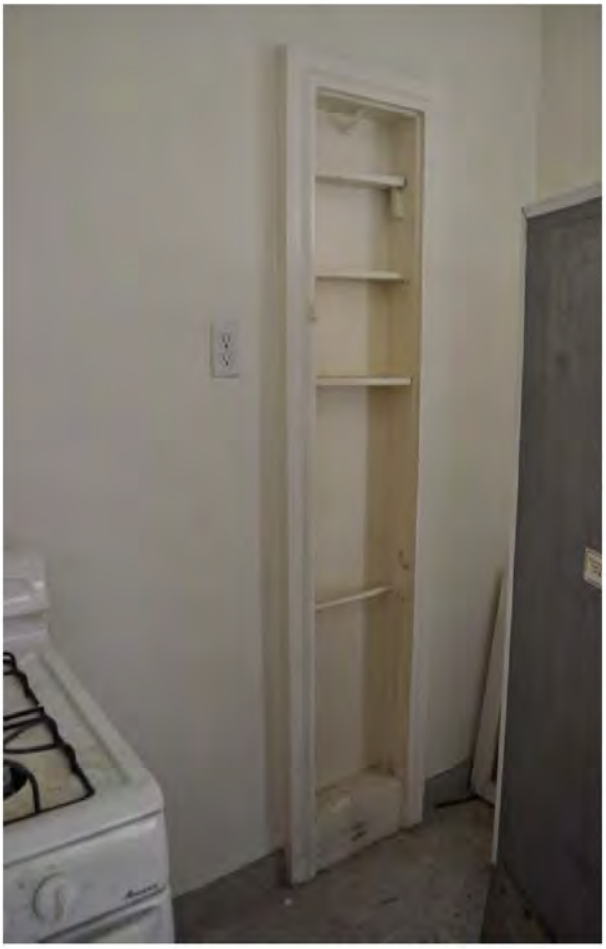
Built-in desk and cabinetry, view west.

Typical kitchen, view south (left); Original cabinetry and hardware, view west (right)

Original tile and cabinetry in unit #752 1/2, view east.

Original tile floors in bathroom of unit #750.

Original cabinetry in bathroom of unit #752 1/2.



Original built-ins and doors.

ARMBRUSTER GOLDSMITH & DELVAC LLP
LAND USE ENTITLEMENTS□LITIGATION □MUNICIPAL ADVOCACY

Dave Rand

12100 WILSHIRE BOULEVARD, SUITE 1600
LOS ANGELES, CA 90025

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Fax: (310) 209-8801

E-MAIL: Dave@AGD-LandUse.com

WEB: www.AGD-LandUse.com

November 11, 2015

VIA E-MAIL

Mr. Richard Barron
President
Cultural Heritage Commission
200 North Spring Street, Room 1010
City Hall
Los Angeles, CA 90012

Re: Proposed Designation of 750 N. Edinburgh Avenue (CHC-2015-3386-HCM); November 19, 2015 Commission Agenda.

Dear President Barron and Honorable Commissioners:

We represent BLDG Edinburgh, LLC, the owner of the property located at 750 North Edinburgh Avenue (the "Site") improved with a Spanish Colonial Revival style bungalow court constructed in 1923 (the "Building"). For reasons summarized below and set forth in the attached technical reports, the owner strongly believes that the Building is not eligible for designation as a Historic-Cultural Monument. The Building is a typical, altered and completely unexceptional bungalow court – most likely constructed from a "kit." Moreover, as detailed in the attached reports, the Building is uninhabitable, structurally unsound and infested with termites. Salvaging the Building would require a complete re-build to ensure life safety – therefore compromising the Building's integrity beyond recognition.

1. The Building Does Not Merit Historic Designation – (Summary of PCR Report, attached as Exhibit A).

- The attached historic analysis prepared by PCR Services Corporation (the "PCR Report") concludes the Building is most likely a generic "kit" building ordered from the Pacific Ready Cut catalog.

- J.C. Blinn, the architect identified on the building permits, is not a significant architect or builder. He was likely a contractor who assisted owners with obtaining permits and developing kit buildings.

- PCR identified seventy four other bungalow courts throughout the region. The majority resemble the Building's Spanish Colonial Revival style – but are more intact. In fact, at least three better examples of this style of bungalow court are still extant within the Building's immediate vicinity.

- The nomination claims the Building is significant because it supposedly represents a response to the growing demand for housing spawned by the Hollywood film industry. However, a detailed review of available City directories indicate only three Building residents were ever employed by the film industry. Thus, the actual occupancy records demonstrate an extremely attenuated connection between the Building and the motion picture industry.

- The cumulative effect of exterior alterations, such as replaced windows and doors, resized window openings, removal of materials and the courtyard arch, poorly patched stucco and infill to the courtyard all undermine the Building's integrity. (See photos attached to Exhibit A).

- Landscape alterations and interior remodeling of bathrooms, kitchens doors, finishes and fireplaces have further degraded the Building's integrity. (See photos attached to Exhibit A).

2. The Building is Structurally Unsound and Must Be Rebuilt– (Summary of John Labib & Associates' Structural Report and Termite Report, attached as Exhibits B and C).

- Due to insufficient compacting of fill during construction, the Building is uninhabitable and is prone to collapse in a future seismic event.

- Existing foundations must be completely replaced, requiring the bungalows to be raised or relocated. The damage resulting from replacing the foundations would necessitate rebuilding a majority of the structures.

- The Structural Report ultimately concludes that salvaging the structures is not structurally feasible.

- The Buildings are infested with termites, wood rot and fungus – further compromising the Building's integrity. (See PCR and Termite Reports).

The Building is a garden variety, poorly constructed and now dilapidated bungalow court. It has no connection to the Hollywood film industry other than perhaps its general location. The Building is not unique or exceptional, but rather a "kit" ordered straight out of a catalog. It not only lacks integrity, but most likely must be rebuilt due to poor construction and impending structural collapse. For these reasons, we respectfully request that the Commission deny the nomination.

Sincerely,

Dave Rand

cc: Ken Bernstein, City Planning
Lambert Giessinger, City Planning
Shannon Ryan, City Planning
Shawn Bayliss, Council District 5

Exhibit A

Memorandum

TO:	Guy Penini, Edinburgh Avenue SLS	**DATE:**	November 9, 2015
CC:	Dave Rand, Armbruster Goldsmith & Delvac LLP		
FROM:	Margarita Jerabek, Director of Historic Resources; Amanda Kainer, Senior Architectural Historian; and Virginia Harness, Assistant Architectural Historian		
RE:	**SUMMARY OF FINDINGS: 750 NORTH EDINBURGH AVENUE, LOS ANGELES, CALIFORNIA**		

PCR Services Corporation (PCR) identified and evaluated potential historical resources located at 750 N. Edinburgh Avenue, Los Angeles, California on assessor parcel number ("APN") 5511-033-016 ("subject property"). The subject property is presently improved with a Spanish Colonial Revival style bungalow court ("Bungalow Court") constructed in 1923. The Bungalow Court is comprised of four bungalows with eight units identified with the addresses of 750, 750 1/2, 752, 752 1/2, 754, 754 1/2, 756, and 756 1/2. This memorandum summarizes the findings of a Historic Resources Assessment that was prepared to assess the existing improvements and landscape on the subject property and neighboring parcels for eligibility as historical resources against federal, state, and local criteria.

The Bungalow Court on the subject property is associated with the historic context and themes of early multi-family residential development in Los Angeles, the Spanish Colonial Revival style, and the bungalow court property type. However, the Bungalow Court is not eligible for individual listing under any of the applicable federal, state or local eligibility criteria. The Bungalow Court is an altered and typical example of its Spanish Colonial Revival style and bungalow court property type most likely constructed from a kit. The subject property is not an exceptional, distinctive, outstanding, or singular example of its type or style either individually or as a contributor to a district.

Additionally, numerous other more intact examples of Spanish Colonial Revival bungalow courts are extant in Hollywood that better represent both the property type and the style, neither of which are rare. PCR identified approximately seventy-four (74) bungalow courts of which the majority of which are Spanish Colonial Revival in style. The Bungalow Court is typical of Spanish Colonial bungalow courts from this period in Hollywood and other, better examples are still extant in this area, including other Spanish Colonial Revival bungalow courts at 715 N. Hayworth Avenue, 710 N. Hayworth Avenue, 5725 Carlton Way, 1141 Gordon Street, and various contributors to the North Serrano Avenue Historic District, which is listed on the National and California Registers. While SurveyLA has indicated that bungalow courts are a rare property type, rarity is not a criterion for designation. A property cannot be eligible under the applicable criteria simply because its property type is rare. The vast majority of the seventy-four (74) bungalow courts PCR identified are articulated in the Spanish Colonial Revival style and some also have Mission style arches spanning the front courtyard entrance.

It appears Craftsman style bungalow courts are by far the rarest, as approximately thirteen (13) of the seventy-four (74) are inspired by the Craftsman style.

Furthermore, the subject Bungalow Court does not retain enough integrity to be inherently valuable for a study of a period style. Alterations to the Bungalow Court include the replacement of windows and doors, resizing of window openings, removal of medallions and clusters of three barrel-vault tiles, alteration of the courtyard, removal of rear courtyard arch, poor patching of stucco, and alteration of interior features have compromised the Bungalow Court's ability to express integrity of design, workmanship, and materials. The condition of the wood materials such as the window frames and sills and structure, including the ceiling joists, floor joists, and cripple walls, have been compromised by the infestation of termites, dry-rot and fungus throughout the Bungalow Court. The damage inflicted to the structure has created severe settlement cracks on all of the elevations. The cumulative impact of these many alterations has significantly degraded the integrity of the Bungalow Court. The subject property retains only partial integrity of design, workmanship, and materials, and therefore does not meet the SurveyLA integrity thresholds for the bungalow court property type.

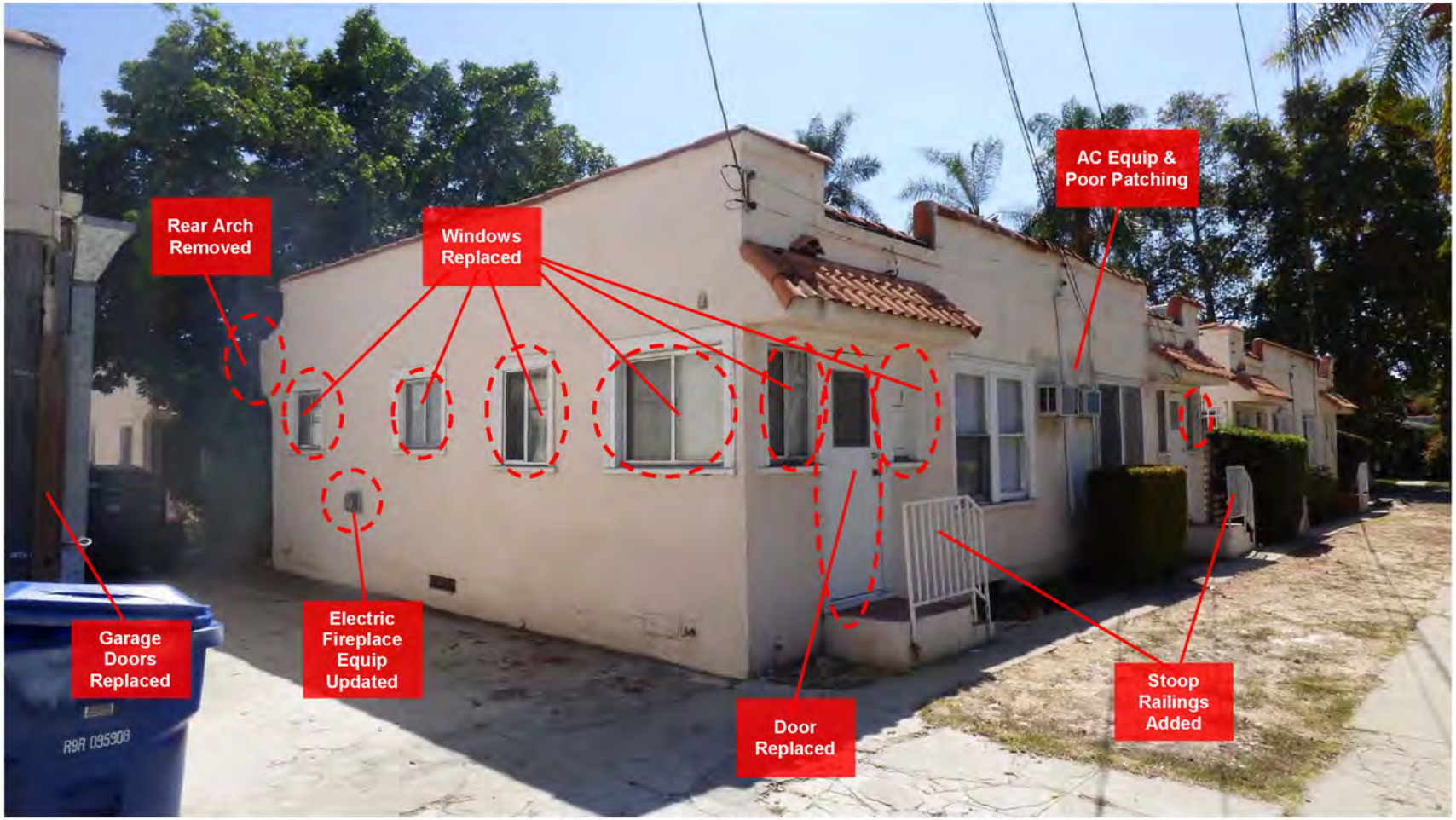
Additionally, the Bungalow Court is not the work of a master architect or builder. J.C. Blinn, listed as the architect on the original building permits, does not appear to have been a significant architect or builder, as virtually no information regarding his career was available. Most likely Blinn was one among numerous Los Angeles contractors who commonly assisted owners and developers by obtaining the permits and building the kit houses.

The subject property is not associated with the productive life of any personages important in local, state, or national history, nor is it the work of a master builder or architect. Furthermore, the subject property is not associated with multi-family housing development as a direct response to the growing motion picture industrial complex during the 1920s. The improvement of the subject lot in 1923 was in response to the rise in demand for housing, and was not a catalyst for the construction of multi-family housing in Hollywood. Of the many occupants of the bungalow court, only three were ever employed in the entertainment industry.

In summary, the Bungalow Court is a typical, common, and altered example of a Spanish Colonial Revival bungalow court in Hollywood. Other, better examples are still extant in the project vicinity and Los Angeles that better represent the building type and style. Additionally, the subject property is not associated with any historic personages, or a master architect or builder. As a result of these investigations, PCR recommends the subject property be assigned a California Historical Resource ("CHR") status code of 6Z, "found ineligible for National Register, California Register or local designation through survey evaluation."

Current Photographs with Notations Showing Alterations

Primary and Side (North) Elevations of Bungalow Court, View Southeast (PCR2015)



East and North Elevations of 754-754 1/2 Edinburgh, View Southwest

Side (South) Elevation of 756 and 756 1/2 Edinburgh Avenue, View Northwest (PCR 2015)

Figure 22. Primary Elevation of 754 1/2 and 754 Edinburgh, View North (PCR 2015)

Primary (North) Elevation of 752 Edinburgh, View Southwest

East and North Elevations of 752-752 1/2 Edinburgh, View Southwest

Side Elevation of 750-750 1/2 N. Edinburgh Avenue, View Northeast (PCR 2015)

Figure 32. Central Courtyard, View East (PCR 2015)

Alterations: Central portion of oval path infilled, addition of square concrete planter, fence added between bungalows 752 and 750

Exhibit B

John Labib + Associates
Structural Engineers

November 4, 2015

Elisa Paster
Glaserweil
10250 Constellation Blvd., 19th Floor
Los Angeles, CA 90067

Subject: 750-756 N. Edinburgh Structural Evaluation – Los Angeles, CA

Dear Ms. Paster,

Per your request, we have performed a structural observation and review of the four (4) duplex bungalow residences located at the above addresses, in Los Angeles, California. Our services included a site visit performed on October 21, 2015 to observe the existing conditions of the exposed structural systems & an evaluation of the existing structural systems of the buildings.

Duplex Descriptions

The subject address is located in a residential community on Edinburgh, at the corner of Waring and Hayworth Avenues. It consists of four (4) essentially identical, mirrored single-story wood framed duplex residences (8 units in total). The buildings were built in the 1920's per conversations with the building owner. There is also a one story detached garage serving the complex.

No drawings were available for our review. Our determination of the existing structural systems was based on our site observations of the exposed building elements without major exploratory demolition or investigations. Some areas of the structure were previously exposed and could be observed.

JLA's scope included evaluating the structural condition on the buildings as well as the feasibility of keeping and rehabilitating these buildings to meet minimum life-safety standards.

Construction

Gravity Construction:

The gravity framing of the units and garage consists of wood roof joists that are supported by wood stud bearing walls and wood beams. The residences and garage have a 1x straight sheathed roof deck. The floor framing consists of straight tongue and groove 1x sheathing supported by 2x floor joists and 4x beams.

Foundation System:

The house foundation systems consist of a post and beam framed crawl space at the ground floor level with straight 1x sheathing. The foundations consist of shallow concrete piers supporting the wood

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interior beams and continuous concrete footings supporting the hybrid masonry/wood stem walls at the perimeter.

The garage foundation system was not visible and appeared to be a concrete slab on grade. It most likely uses a thickened slab at the perimeter to support the bearing walls and posts.

Lateral-Force-Resisting-System:

The lateral-force-resisting systems for the house and garage consist of straight sheathed roof and floor diaphragms that transfer seismic inertial loads to the exterior and interior plaster shear walls.

Observations

- In general the exposed structural elements appeared to be in poor condition.
- There were significant slopes and uneven areas in the floor in all units observed that indicate the foundation has experienced excessive movement.
- There was an abundance of visible cracks, some large, at the perimeter exterior plaster walls and interior plaster walls which indicate the foundation has experienced excessive movement.
- Many of the cripple walls between the first floor framing and the foundation were found to be bulging significantly, signifying foundation rotation and movement.
- The perimeter foundation was bolted in some areas, but has discontinuous sill plates and partial unreinforced masonry shims in others that did not appear to be fully bolted. The seismic load path does not appear to be complete in these areas.
- The wood beams and posts were not positively attached at the crawl space floor and appear to be toe nailed. This is common of older raised wood floor houses. While this is common in many houses of this age, a lack of attachment increases the chances of the house shifting off of foundations during an earthquake.
- The framing at the garage had rot and water damage, most likely due to a roof in disrepair. Also, the roof structure was not properly blocked to the perimeter walls and the front face of the structure has a weak and soft story with only a post and beam system, which is inadequate for seismic resistance.
- The foundations appear to be founded in the shallow fill soil on site. Large cracks in the soil were seen under the residences, signifying wetting and drying, which can lead to the excessive movement seen in the structures. At the time of the construction proper geotechnical review was most likely not required for 1 story units.
- The walkways surrounding the units appear to have shifted over time, evident by uneven walkways, steps, and cracks in the concrete slab on grade. This can most likely be attributed to the site work being founded in the shallow fill soils as well.

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Conclusion

- JLA reviewed the geotechnical report by Feffer dated April 2, 2015. Per the report, expansive fill soil exists between 0 and 4 feet in depth over the site. This is consistent with what was observed and explains the excessive movement the houses have experienced. In order to mitigate and repair the structures, the existing inadequate foundations would need to be replaced. Per the soils report, a compacted fill pad should extend 3feet below footings, which in turn are 2 feet below the grade level. The houses would be required to be fully shored and temporarily raised or relocated to complete this operation. This is an extremely large operation and is most likely not physically feasible with the site constraints.
- The houses have experienced excessive movement due to foundation rotation and swell/settlement of the fill soil. Due to the age of the construction, modern structural clips and connectors were not used, thus the structure appears to be fully bound together by simple nailing, toe nailing, and the damaged plaster walls. The houses and garage are not in a suitable state for occupancy as additional movement, including future seismic movement could cause further damage and partial collapse.
- If it is decided to keep the structures and repair the foundations and damage, it should be noted that the movement experienced have weakened the structures. They would need to be fully braced and connected. They would be lifted in order to excavate and compact a 5ft fill blanket. Any additional movement will most likely increase any damage to the buildings. Once the new foundation is in place, the structures would be bolted and leveled, and the damage would need to be repaired. This would require removal of the plaster and damaged members and essentially a majority rebuild of the structures.
- It is our opinion that salvaging these structures would not be structurally or economically feasible and that they should be rebuilt to ensure code compliance and life safety.

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Limitations

This limited structural review was based on our limited site observations of the exposed structural members. Original as-built drawings were not available for our review. Services were performed by JLA in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. The structural observations and recommendations represent our opinion and are not intended to preempt the responsibility of the original design consultants in any way. No other warranty, expressed or implied, is made.

If you have any questions, please do not hesitate to call us.

Yours truly,

John Labib & Associates

David Funk, S.E.
Principal

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Properties and Garage Structure

Bulging and cracked foundation stem wall

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Significantly Bulging Cripple Wall

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Interior Water Damage and Settlement

Damaged Eave

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Failed Stucco at Corner

Interior Ceiling Damage from Settlement

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Floor Framing in Northwest Unit Exposed with Cracked Shallow Fill Soil

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Failed Foundation Shim and Poor Concrete Quality of Pier

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Hybrid Wood/Masonry Sill Plates Missing Bolting

Heaved and Settled Foundation Pier

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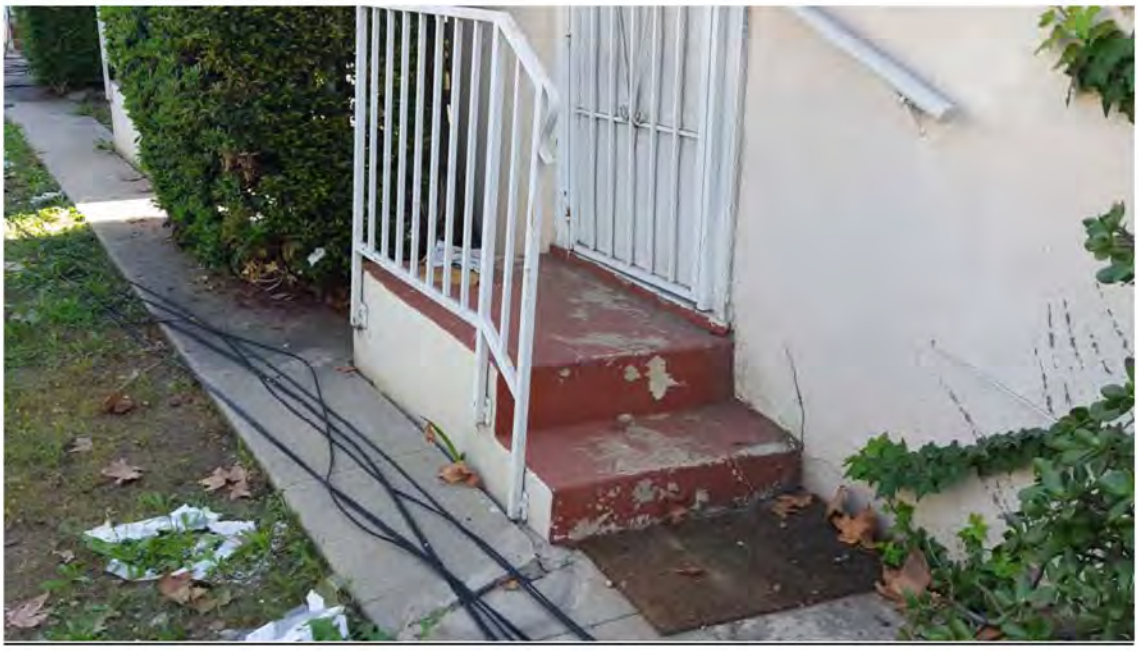

Settled Site Work and Steps

Added Opening in Stucco Wall reducing Seismic Capacity

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Damaged Garage Roof Framing and Wall Straight Sheathing

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Typical Exterior Plaster Cracks

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David Funk, S.E., a graduate from University of Southern California, joined John Labib + Associates Structural Engineers as a partner and principal in 2011. David brings technical excellence, top notch communication and technical skills. His passion for innovative problem solving in existing buildings has led to his involvement in the retrofit and analysis of many existing historic structures. David has completed the seismic retrofits, including many soft-story and non-ductile concrete building throughout Los Angeles. His extensive experience in Type III and V construction as well as non-ductile concrete building retrofit and adaptive reuse conversion led to his involvement with SEAOSC's the Existing Building Committee where he is a key contributing member.

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JLA
John Labib + Associates
Structural Engineers

David Funk, S.E.

Principal

Mr. Funk has been involved in a wide variety of projects including adaptive reuse, seismic retrofit, new commercial, high and low rise residential, and design-build government developments. Mr. Funk is responsible for structural concepts, structural design, coordination, and construction supervision within John Labib + Associates. Mr. Funk has over 13 years of engineering experience, and has completed projects with innovative design concepts including non-linear analysis and historic structure analyses and seismic mitigations. David won a 2008 Excellence in Structural Engineering Award from the Structural Engineers Association of California for the seismic retrofit of the Historic Metro 417 building in downtown Los Angeles.

Education

B.S./ Civil Engineering(Structural Design Emphasis) /University of Southern California

Professional Licenses

Registered Structural Engineer, California, Nebraska, Nevada
Registered Civil Engineer, California (plus 4 other states)

Professional Organizations

Structural Engineers Association of California (SEAOC) - Member S.E. – Southern California Existing Buildings Committee Member
American Society of Civil Engineers – M.ASCE

Relevant Project Experience

- UCLA 924 Westwood Building Evaluation, Los Angeles
- UCLA Campbell Hall Seismic Upgrade Peer Review, Los Angeles
- UCLA Real Estate Seismic Evaluations and Peer Reviews (ongoing reviews 10-20 per year)
- Hollywood Palladium Renovation, Los Angeles, CA *
- Cedars Sinai Spielberg Building Renovation and Retrofit, Beverly Hills *
- 611 W. 6th Street Non-linear Analysis and Evaluation, Los Angeles
- Subway Terminal Lofts (Metro 417) Adaptive Reuse, Los Angeles *
- Bay Model Building Renovation, Sausalito *
- VA San Diego Rooftop Renovations, La Jolla
- Northwest College Renovations, West Covina
- Regimental Battalion HQ Building, Camp Pendleton, CA
- Former Amphibious School Seismic Upgrade, Camp Pendleton, CA *
- DDG1000 Training Facility, Naval Base San Diego, CA
- Alcatraz Island Photovoltaic Panel Renovation for NPS, San Francisco, CA *
- BEQs Renovation and Seismic Upgrade, Camp Pendleton, CA
- Pt Mugu Demo & Consolidate Building 36 Renovation - Design Build w/ RMA Land, Pt. Mugu, CA

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Exhibit C

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building Address:	Date of Inspection	Number of Pages
752-758 Edinburgh Av., Los Angeles, CA 90046	10/22/2015	13

Termite & Pest SOLUTIONS INC.

3045 Archibald Ave. #H101
Ontario, CA 91761
Ph: (909) 816-1456
info@tandpsolutionsinc.com

Report # W11527
Lic. Registration # PR 6683
Escrow #

Ordered by:	Property Owner and/or Party of Interest:	Report Sent to:
Bull Dog Partners Matt Jacobs 755 N. Laurel Av. Los Angeles, CA 90046	Bull Dog Partners Matt Jacobs 755 N. Laurel Av. Los Angeles, CA 90046	Bull Dog Partners Matt Jacobs 755 N. Laurel Av. Los Angeles, CA 90046

COMPLETE REPORT ☐ LIMITED REPORT ☑ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐

General Description:
Single story stucco multi-unit with a flat roof and a detached garage

Inspection Tag Posted: Sub Area

Other Tags Posted:
None

An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites ☑ Drywood Termites ☑ Fungus / Dryrot ☑ Other Findings ☑ Further Inspection ☑

If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for the details on checked items.

The drawing is located on the final page.

This Diagram is not to scale

Inspected by: Juan M Arteaga **State License No.** FR43853 **Signature** _____

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceeding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Ste. 1500, Sacramento, California 95815.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with the services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www. pestboard.ca.gov

SECOND PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 752-758 Edinburgh Av., Los Angeles, CA 90046 10/22/2015 W11527

Date Report #

What is a Wood Destroying Pest and Organism Inspection Report?

The following explains the scope and limitations of a structural pest control inspection and a Wood Destroying Pest & Organism Inspection Report.

A Wood Destroying Pest & Organism Inspection Report contains finding as to the presence or absence of wood destroying insects or organisms in visible and accessible areas on the date of inspection and contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the wood destroying pest & organism inspection report are governed by the structural pest control act and its rules and regulations.

Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to this report. This report does not address any such defects as they are not within the scope of the license of the inspector or the company issuing this report.

The following areas are considered inaccessible for purposes of inspection or are not included in a normal inspection report and therefore are excluded in this report: the interior of hollow walls; spaces between an upstairs floor and the ceiling below or a porch deck and soffit below; stall showers over finished ceilings; such structural segments as areas enclosed by bay windows, buttresses, built in cabinet work, areas under floor covering; any areas requiring the removal of storage, furnishings or appliances; any areas to which there is no access without defacing or removing lumber, masonry or finished workmanship.

Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These include but are not limited to: inaccessible and/or insulated attics or portions thereof, attics with less than 18" clear crawl space, the interior of hollow walls, spaces between a floor or porch deck and the ceiling below, areas where there is no access without defacing or tearing out lumber, masonry or finished work that make inspection impractical, and areas or timbers around eaves that would require use of an extension ladder.

Certain areas may be inaccessbile for inspection due to construction or storage. We recommend further inspection of areas where inspection was impractical. Re: Structural Pest Control Act, Article 6, section 8516 (b), paragraph 1990 (l). Amended effective March 1, 1974. Stall shower, if any, are water tested in compliance with Section 1991 (12) of the Structural Pest Control Act. The absence or presence of leaks through sub-floor, adjacent floors or walls will be reported. This is a report of the condition of the stall shower at the time of inspection only, and should not be confused as a guarantee. Although we make a visual examination, we do not deface or probe into window or door frames, decorative trim, roof members, etc., in search of wood destroying pests or organisms.

"This company will reinspect repairs done by others within four months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each reinspection. The reinspection must be done within ten (10) working days of request. The reinspection is a visual inspection and if inspection of concealed areas is desired, inspection of work in progress will be nessary. Any guarantees must be received from parties performing repairs."

NOTE: We do not inspect or certify plumbing, plumbing fixtures, etc.

NOTE: "The exterior surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contract a roofing contractor who is licensed by the Contractor's State License Board."

"NOTICE: The charge for service that this company subcontracts to another registered company may include the company's charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept T&P Solutions Inc.'s bid or you may contract directly with another registered company licensed to perform the work.
If you choose to contract directly with another registered company, T&P Solutions Inc. will not in any way be responsible for any act or omission in the performance of work that you directly contract with another to perform."

"NOTICE: Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary from company to company. You have a right to seek a second opinion from another company."

This Wood Destroying Pest & Organisms Report DOES NOT INCLUDE MOLD or any mold like conditions. No reference will be made to mold or mold-like conditions. Mold is not a Wood Destroying Organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold like conditions, please contact the appropriate mold professional.

"Local treatment is not intended to be an entire structure treatment method. If infestations or wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated."

Address 752-758 Edinburgh Av., Los Angeles, CA 90046 10/22/2015 W11527

Date Report #

This is a separated report which is defined as Section I/Section II conditions evident on the date of the inspection. Section I contains items where there is visible evidence of active infestation, infection or conditions that have resulted in or from infestation of infection. Section II items are conditions deemed likely to lead to infestation or infection but where no visible evidence of such was found. Further inspection items are defined as recommendations to inspect area(s) which during the original inspection did not allow the inspector access to complete the inspection and cannot be defined as Section I or Section II.

FINDINGS AND RECOMMENDATIONS

NOTE: It is the home owners responsibility to contact proper EPA ceritfied renovator in order to comply with lead-based paint renovation requirments. Termite and Pest Solutions assumes no responsibility for any lead disturbance repairs. All risks of any incident regarding the disturbance of lead shall be put on responsible party of interest of property. Party of interest requesting work to be completed agree to full liability to get this property lead tested and certified.
LEAD TEST FEE: $ N/A

NOTE: A Reinspection will be made if requested after the four (4) months of the orignal report date for an additional fee of $95.00
This Fee Will also be applied to any reinspection done before the four (4) Months.

NOTE: This is a limited inspection report requested by the owner and or party of interest Matt Jacobs, limited to the inspection of the AREAS REFLECTED AND ACCESSIBLE . Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

Substructure: Raised-This is a limited inspection report requested by the owner and or party of interest Matt Jacobs, limited to the inspection of the AREAS REFLECTED AND ACCESSIBLE . Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

1A PRICE: $7,275.00 (Section I)
FINDINGS: Evidence of dry-wood termite infestations at framing as indicated on the diagram.
RECOMMENDATION: Vacate the premises and seal the structure for fumigation with Vikane Gas. Remove or cover accessible evidence of infestation. Fumigation warranteed for 2 years. Fumigation awareness notice must be signed prior to fumigation. See fumigation notice for terms and liabilities.

NOTE: NOTE: In order to perform the fumigation (tenting), the structure must be prepared, and vacated for (3 DAYS) for the purpose of fumigation. The structure will be sealed and fumigated with lethal gas (Vikane). Termite and Pest Solutions needs at least two (2) working days notice in order to schedule fumigation, so proper arrangements are made with the gas company. Please ensure that the gas meters are accessible, dogs are confined and/or removed from the property and that the gate(s) are unlocked. As per the Gas Company: ONLY the owner and or occupant can call to restore service. It is recommended that the appointment for service restoration be done days prior to the fumigation (Please confirm certification date with Termite and Pest Solutions).

Property MUST have electricity and or an electric power source. If the property does not have electricity the fumigation will have to be cancelled and/or re-scheduled (Cancellation Fee may apply)

- Findings and Recommendations continued on next page -

- Findings and Recommendations continued from previous page -

NOTE: Although Termite and Pest Solutions and/or Fumigation Company will exercise utter most care and perform work in a professional manner. We assume no responsibility for damage to Tile Roof, Shingles/Metal roofs, Antenna and/or other roof members, plants/tress/shurbs and/or any type of plants, nor vandalism and/or any break-ins during this process

1B PRICE: Bid Upon Request (Section I)
FINDINGS: Dry-rot wood members found at time of inspection at subfloor due to prior leak as indicated on the diagram.
RECOMMENDATION: Replace, repair, and or remove dry-rot damaged wood members as necessary. Note: Tips of some dry-rotted wood will be cut back 3" - 6" to remove damage. No painting is included in this estimate. If additional adverse conditions are found during repairs, further inspection is recommended and a supplemental report indicating any infection, adverse conditions or repairs will be made. Repairs that are done to roof sheathing, rafters and fascia, may require moving composition and tile roof. T&P Solutions Inc is not responsible for proper placement of said roof.
Warranteed for 1 year
Note: For future prevention we recommend contacting plumber to determine cause and correct if needed. (Others to Correct this/ Contact proper tradesman). We recommend contacting structural engineer to determine the safety of structure.

1C PRICE: Bid Upon Request (Section I)
FINDINGS: Surface fungus condition visible at time of inspection at subfloor due to prior leak as indicated on the diagram.
RECOMMENDATION: Scrape and chemically treat fungus condition. Patch any minor surface damage found during treatment.
Warranteed for 1 year
Note: For future prevention we recommend contacting plumber to determine cause and correct if needed. (Others to Correct this/ Contact proper tradesman)

1D PRICE: Bid Upon Request (Section I)
FINDINGS: Evidence of termite damaged wood members noted at time of inspection at criple as indicated on the diagram.
RECOMMENDATION: Replace, repair, and or remove termite damaged wood members as necessary. Note: Tips of some termite damaged wood will be cut back 3" - 6" to remove damage.If additional adverse conditions are found during repairs, further inspection is recommended and a supplemental report indicating any infection, adverse conditions or repairs will be made. Repairs that are done to roof sheathing, rafters and fascia, may require moving composition and tile roof. T&P Solutions Inc is not responsible for proper placement of said roof. No painting is included in this estimate.
Warranteed for 1 year

1E PRICE: Bid Upon Request (Section II)
FINDINGS: Cellulose debris noted at time of inspection in sub area.
RECOMMENDATION: Clean-out cellulose debris and remove from premises.

1F PRICE: $1,698.00 (Section I)
FINDINGS: Evidence of subterranean termite infestation at framing as indicated on the diagram.
RECOMMENDATION: Pressure "ROD" treat, trench application or low pressure spot spray as necessary. Break accessible sub tubes.
Warranteed for 1 year

- Findings and Recommendations continued on next page -

- Findings and Recommendations continued from previous page -

1G PRICE: Unknown (Section II)
FINDINGS: Partially inaccessible areas noted at due to fleas were not inspected due to limited access and/or neighbors yard and/or heavy brush and/or zero lot line design. These areas are not included in the report or guarantee.
RECOMMENDATION: Owner to make area accessible for further inspection.

Stall Shower: None-This is a limited inspection report requested by the owner and or party of interest Matt Jacobs, limited to the inspection of the AREAS REFLECTED AND ACCESSIBLE . Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

Foundations: Concrete above grade-This is a limited inspection report requested by the owner and or party of interest Matt Jacobs, limited to the inspection of the AREAS REFLECTED AND ACCESSIBLE . Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

Porches - Steps: Concrete-This is a limited inspection report requested by the owner and or party of interest Matt Jacobs, limited to the inspection of the AREAS REFLECTED AND ACCESSIBLE . Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

4A PRICE: See 1A (Section I)
FINDINGS: Evidence of dry-wood termite infestations at door frame as indicated on the diagram.
RECOMMENDATION: Vacate the premises and seal the structure for fumigation with Vikane Gas. Remove or cover accessible evidence of infestation. Fumigation warranteed for 2 years. Fumigation awareness notice must be signed prior to fumigation. See fumigation notice for terms and liabilities.

4B PRICE: Bid Upon Request (Section I)
FINDINGS: Evidence of termite damaged wood members noted at time of inspection at door frame as indicated on the diagram.
RECOMMENDATION: Replace, repair, and or remove termite damaged wood members as necessary. Note: Tips of some termite damaged wood will be cut back 3" - 6" to remove damage.If additional adverse conditions are found during repairs, further inspection is recommended and a supplemental report indicating any infection, adverse conditions or repairs will be made. Repairs that are done to roof sheathing, rafters and fascia, may require moving composition and tile roof. T&P Solutions Inc is not responsible for proper placement of said roof. No painting is included in this estimate.
Warranteed for 1 year

Ventilation: Adequate Above Grade-This is a limited inspection report requested by the owner and or party of interest Matt Jacobs, limited to the inspection of the AREAS REFLECTED AND ACCESSIBLE . Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

Abutments: None-This is a limited inspection report requested by the owner and or party of interest Matt Jacobs, limited to the inspection of the AREAS REFLECTED AND ACCESSIBLE . Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

Attic Spaces: Insulation caused limited inspection-This is a limited inspection report requested by the owner and or party of interest Matt Jacobs, limited to the inspection of the AREAS REFLECTED AND ACCESSIBLE . Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

- Findings and Recommendations continued on next page -

- Findings and Recommendations continued from previous page -

7A PRICE: Unknown (Section I)
FINDINGS: Evidence of termite damaged wood members noted at time of inspection at framing as indicated on the diagram.
RECOMMENDATION: Others to replace damaged wood members and correct cause of any adverse conditions. If additional adverse conditions are found during repairs, further inspection is recommended and a supplemental report indicating any infection, adverse conditions or repairs will be made. We recommend contacting structural engineer to determine the safety of structure.

7B PRICE: See 1A (Section I)
FINDINGS: Evidence of dry-wood termite infestations at framing as indicated on the diagram.
RECOMMENDATION: Vacate the premises and seal the structure for fumigation with Vikane Gas. Remove or cover accessible evidence of infestation. Fumigation warranteed for 2 years. Fumigation awareness notice must be signed prior to fumigation. See fumigation notice for terms and liabilities.

Garages: Detached-This is a limited inspection report requested by the owner and or party of interest Matt Jacobs, limited to the inspection of the AREAS REFLECTED AND ACCESSIBLE . Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

8A PRICE: Bid Upon Request (Section I)
FINDINGS: Evidence of termite damaged wood members noted at time of inspection at framing as indicated on the diagram.
RECOMMENDATION: Replace, repair, and or remove termite damaged wood members as necessary. Note: Tips of some termite damaged wood will be cut back 3" - 6" to remove damage.If additional adverse conditions are found during repairs, further inspection is recommended and a supplemental report indicating any infection, adverse conditions or repairs will be made. Repairs that are done to roof sheathing, rafters and fascia, may require moving composition and tile roof. T&P Solutions Inc is not responsible for proper placement of said roof. No painting is included in this estimate.
Warranteed for 1 year

8B PRICE: See 1A (Section I)
FINDINGS: Evidence of dry-wood termite infestations at framing as indicated on the diagram.
RECOMMENDATION: Vacate the premises and seal the structure for fumigation with Vikane Gas. Remove or cover accessible evidence of infestation. Fumigation warranteed for 2 years. Fumigation awareness notice must be signed prior to fumigation. See fumigation notice for terms and liabilities.

8C PRICE: Bid Upon Request (Section I)
FINDINGS: Evidence of termite damaged wood members noted at time of inspection at door frame as indicated on the diagram.
RECOMMENDATION: Replace, repair, and or remove termite damaged wood members as necessary. Note: Tips of some termite damaged wood will be cut back 3" - 6" to remove damage.If additional adverse conditions are found during repairs, further inspection is recommended and a supplemental report indicating any infection, adverse conditions or repairs will be made. Repairs that are done to roof sheathing, rafters and fascia, may require moving composition and tile roof. T&P Solutions Inc is not responsible for proper placement of said roof. No painting is included in this estimate.
Warranteed for 1 year

- Findings and Recommendations continued on next page -

- Findings and Recommendations continued from previous page -

8D PRICE: Bid Upon Request (Section I)
FINDINGS: Evidence of termite damaged wood members noted at time of inspection at sidings as indicated on the diagram.
RECOMMENDATION: Replace, repair, and or remove termite damaged wood members as necessary. Note: Tips of some termite damaged wood will be cut back 3" - 6" to remove damage.If additional adverse conditions are found during repairs, further inspection is recommended and a supplemental report indicating any infection, adverse conditions or repairs will be made. Repairs that are done to roof sheathing, rafters and fascia, may require moving composition and tile roof. T&P Solutions Inc is not responsible for proper placement of said roof. No painting is included in this estimate.
Warranteed for 1 year

8E PRICE: Bid Upon Request (Section I)
FINDINGS: Dry-rot wood members found at time of inspection at door skin due to adverse conditions as indicated on the diagram.
RECOMMENDATION: Replace, repair, and or remove dry-rot damaged wood members as necessary. Note: Tips of some dry-rotted wood will be cut back 3" - 6" to remove damage. No painting is included in this estimate. If additional adverse conditions are found during repairs, further inspection is recommended and a supplemental report indicating any infection, adverse conditions or repairs will be made. Repairs that are done to roof sheathing, rafters and fascia, may require moving composition and tile roof. T&P Solutions Inc is not responsible for proper placement of said roof.
Warranteed for 1 year
Note: For future prevention we recommend sealing the wood properly. (Others to Correct this/ Contact proper tradesman)

8F PRICE: See 1A (Section I)
FINDINGS: Evidence of dry-wood termite infestations at garage as indicated on the diagram.
RECOMMENDATION: Vacate the premises and seal the structure for fumigation with Vikane Gas. Remove or cover accessible evidence of infestation. Fumigation warranteed for 2 years. Fumigation awareness notice must be signed prior to fumigation. See fumigation notice for terms and liabilities.

8G PRICE: Unknown (Section II)
FINDINGS: Partially inaccessible areas noted at garage were not inspected due to limited access and/or neighbors yard and/or heavy brush and/or zero lot line design. These areas are not included in the report or guarantee.
RECOMMENDATION: Owner to make area accessible for further inspection.

Decks - Patios: None-This is a limited inspection report requested by the owner and or party of interest Matt Jacobs, limited to the inspection of the AREAS REFLECTED AND ACCESSIBLE . Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

Other Interior: Inspected-This is a limited inspection report requested by the owner and or party of interest Matt Jacobs, limited to the inspection of the AREAS REFLECTED AND ACCESSIBLE . Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

- Findings and Recommendations continued on next page -

- Findings and Recommendations continued from previous page -

10A PRICE: See 1A (Section I)
FINDINGS: Evidence of dry-wood termite infestations at framing as indicated on the diagram.
RECOMMENDATION: Vacate the premises and seal the structure for fumigation with Vikane Gas. Remove or cover accessible evidence of infestation. Fumigation warranteed for 2 years. Fumigation awareness notice must be signed prior to fumigation. See fumigation notice for terms and liabilities.

Other Exterior: Inspected-This is a limited inspection report requested by the owner and or party of interest Matt Jacobs, limited to the inspection of the AREAS REFLECTED AND ACCESSIBLE . Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

11A PRICE: See 1A (Section I)
FINDINGS: Evidence of dry-wood termite infestations at window frame as indicated on the diagram.
RECOMMENDATION: Vacate the premises and seal the structure for fumigation with Vikane Gas. Remove or cover accessible evidence of infestation. Fumigation warranteed for 2 years. Fumigation awareness notice must be signed prior to fumigation. See fumigation notice for terms and liabilities.

11B PRICE: Bid Upon Request (Section I)
FINDINGS: Evidence of termite damaged wood members noted at time of inspection at window sill as indicated on the diagram.
RECOMMENDATION: Replace, repair, and or remove termite damaged wood members as necessary. Note: Tips of some termite damaged wood will be cut back 3" - 6" to remove damage.If additional adverse conditions are found during repairs, further inspection is recommended and a supplemental report indicating any infection, adverse conditions or repairs will be made. Repairs that are done to roof sheathing, rafters and fascia, may require moving composition and tile roof. T&P Solutions Inc is not responsible for proper placement of said roof. No painting is included in this estimate.
Warranteed for 1 year

11C PRICE: Bid Upon Request (Section I)
FINDINGS: Dry-rot wood members found at time of inspection at window frame due to adverse conditions as indicated on the diagram.
RECOMMENDATION: Replace, repair, and or remove dry-rot damaged wood members as necessary. Note: Tips of some dry-rotted wood will be cut back 3" - 6" to remove damage. No painting is included in this estimate. If additional adverse conditions are found during repairs, further inspection is recommended and a supplemental report indicating any infection, adverse conditions or repairs will be made. Repairs that are done to roof sheathing, rafters and fascia, may require moving composition and tile roof. T&P Solutions Inc is not responsible for proper placement of said roof.
Warranteed for 1 year
Note: For future prevention we recommend sealing the wood properly. (Others to Correct this/ Contact proper tradesman)

11D PRICE: Bid Upon Request (Section I)
FINDINGS: Evidence of termite damaged wood members noted at time of inspection at window sash as indicated on the diagram.
RECOMMENDATION: Replace, repair, and or remove termite damaged wood members as necessary. Note: Tips of some termite damaged wood will be cut back 3" - 6" to remove damage.If additional adverse conditions are found during repairs, further inspection is recommended and a supplemental report indicating any infection, adverse conditions or repairs will be made. Repairs that are done to roof sheathing, rafters and fascia, may require moving composition and tile roof. T&P Solutions Inc is not responsible for proper placement of said roof. No painting is included in this estimate.
Warranteed for 1 year

- Findings and Recommendations continued on next page -

Address 752-758 Edinburgh Av., Los Angeles, CA 90046 10/22/2015 W11527
Date Report #

- Findings and Recommendations continued from previous page -

11E PRICE: See 1A (Section I)
FINDINGS: Evidence of dry-wood termite infestations at exterior as indicated on the diagram.
RECOMMENDATION: Vacate the premises and seal the structure for fumigation with Vikane Gas. Remove or cover accessible evidence of infestation. Fumigation warranteed for 2 years. Fumigation awareness notice must be signed prior to fumigation. See fumigation notice for terms and liabilities.

11F PRICE: Bid Upon Request (Section I)
FINDINGS: Evidence of termite damaged wood members noted at time of inspection at window frame as indicated on the diagram.
RECOMMENDATION: Replace, repair, and or remove termite damaged wood members as necessary. Note: Tips of some termite damaged wood will be cut back 3" - 6" to remove damage.If additional adverse conditions are found during repairs, further inspection is recommended and a supplemental report indicating any infection, adverse conditions or repairs will be made. Repairs that are done to roof sheathing, rafters and fascia, may require moving composition and tile roof. T&P Solutions Inc is not responsible for proper placement of said roof. No painting is included in this estimate.
Warranteed for 1 year

In accordance with the laws and regulation of the State of California, we are required to provide you with the following information prior to application of pesticides to your property.

"State law requires that you be given the following information: CAUTION--PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Companies are registered and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state finds that, based on existing scientific evidence, there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized."

"If within 24 hours following application you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center (800) 222-1222 and your pest control company immediately."

For further information, contact any of the following:

T&P Solutions Inc.	(909) 816-1456
Poison Control Center	(800) 222-1222
(Health Questions) County Health Dept.	
Orange County	(714) 834-7700
Los Angeles County	(213) 250-8055
San Bernardino County	(800) 782-4264
Riverside County	(951) 358-5000
San Diego County	(858) 505-6700
(Application Info.) County Agriculture Commission	
Orange County	(714) 955-0100
Los Angeles County	(626) 575-5471
San Bernardino County	(909) 387-2105
Riverside County	(951) 955-3045
San Diego County	(858) 694-2739

Structural Pest Control Board (Regulatory Info.) (916) 561-8704
2005 Evergreen Street, Ste. 1500 Sacramento, CA 95815

TENTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 752-758 Edinburgh Av., Los Angeles, CA 90046 10/22/2015 W11527

Date Report #

TERMITE AND FUNGUS CONTROL CHEMICALS

Tim-bor (EPA Reg. No. 1624-39)
Active Ingredients: Disodium Octaborate Tetrahydrate 98%

Dragnet SFR (EPA Reg. No. 279-3062)
Active Ingredients: Permethrein (3-Phenoxyphenyl)methy+-Cis-trans 3-(2,2-dichloroethenyl)-2,2-dimethylcyclopropanecarboxlate

Vikane (EPA Reg. No. 62719-4)
Active Ingredients: Vikane-sulfuryl floride 99.5%, Chloropicrin .5%

NOTICE TO OWNER
Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid.
To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice." Prime contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

NOTE: If the Home Owner fails to pay billing in full, T&P Solutions Inc. will have the right to be paid back for all its costs and expenses to the extent not prohibited by applicable law. Those expenses include, for example (but not limited to), reasonable attorney's fees. If for any reason this account is to be turned over to our collection agency, you will be responsible for all collection fees. Any returned checks (unsufficent funds) will be charged an additional $75.00.
If we have agreed on payment through escrow, please be advised that if the transaction falls out of escrow or is in escrow longer than 90days it MUST BE PAID OUT OF ESCROW. Payment must be recieved BEFORE the 90 day are up for those files in escrow. Preliminary Lien Notices are sent once files have reached 60days. You have 20 days from the day the Prelinary Lien Notices are sent to send a payment. Failure to do so, can and will have a mechanics lien placed on the property.

Address 752-758 Edinburgh Av., Los Angeles, CA 90046 10/22/2015 W11527

Date Report #

Findings and Recommendations estimated by this Company:

Item	Approval	Primary Estimate	Section
1A	☐	$7,275.00	I
1B		Bid Upon Request	I
1C		Bid Upon Request	I
1D		Bid Upon Request	I
1E		Bid Upon Request	II
1F	☐	$1,698.00	I
4A	☐	Included in 1A	I
4B		Bid Upon Request	I
7B	☐	Included in 1A	I
8A		Bid Upon Request	I
8B	☐	Included in 1A	I
8C		Bid Upon Request	I
8D		Bid Upon Request	I
8E		Bid Upon Request	I
8F	☐	Included in 1A	I
10A	☐	Included in 1A	I
11A	☐	Included in 1A	I
11B		Bid Upon Request	I
11C		Bid Upon Request	I
11D		Bid Upon Request	I
11E	☐	Included in 1A	I
11F		Bid Upon Request	I

☐ **Complete all of the items quoted above with Primary Estimate.**

Total Estimate **$8,973.00**

☐ Complete only the above Items checked.

Total $_____

Address 752-758 Edinburgh Av., Los Angeles, CA 90046 10/22/2015 W11527

Date Report #

Findings and Recommendations NOT estimated by this Company:

Owner or Authorized Representative shall contract others for completion of these items.

Items: 1G, 7A, 8G

I have read and understand the terms of the Report referenced above and agree to the terms and conditions set forth.
T&P Solutions Inc. is hereby authorized to complete the Items selected above and it is agreed that payment shall be made as follows:

Payment shall be made as follows: ☐ *With close of Escrow* ☐ *$_____Deposit* ☐ *$_____on Completion*

Escrow Number:_____ Escrow Company:_____ Escrow Officer: _____

Phone ( ) _____ - _____ Fax ( ) _____ - _____ Address: _____

Owner or Authorized Representative: ☐ Owner ☐ Representative's Title:_____

Print Name:_____ X_____ Date_____

Owner or Authorized Representative: ☐ Owner ☐ Representative's Title:_____

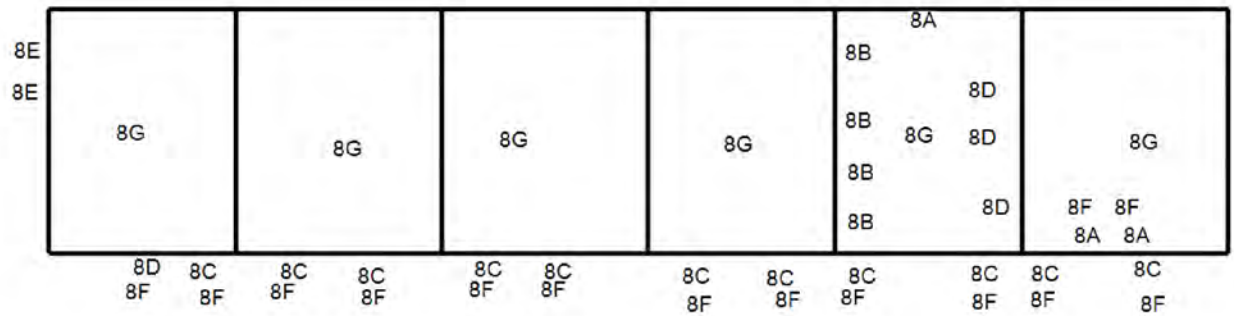
Print Name:_____ X_____ Date_____

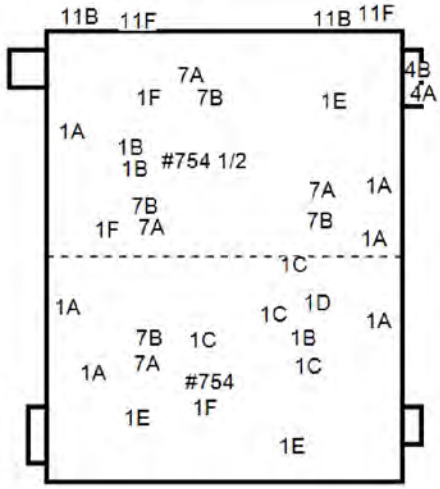
THIRTEENTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

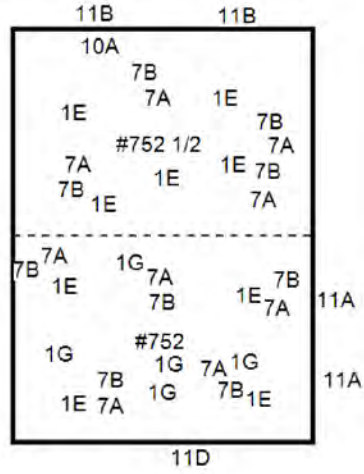
Address 752-758 Edinburgh Av., Los Angeles, CA 90046 10/22/2015 W11527

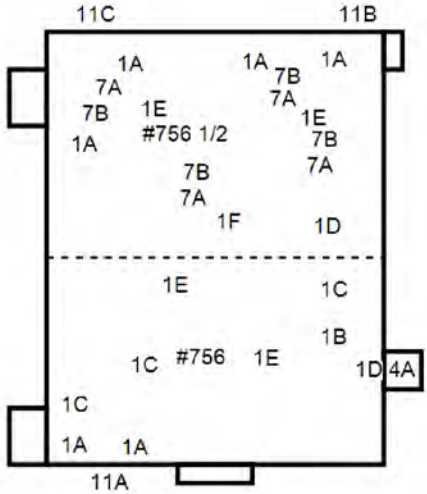
Date Report #

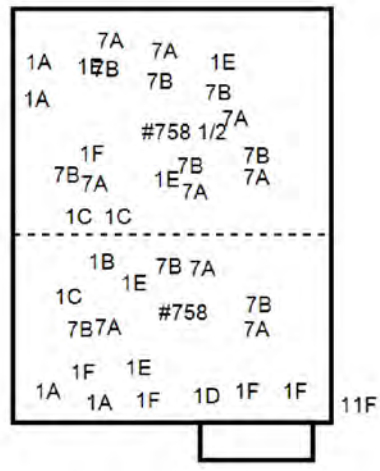
This Diagram is not to scale











LA GEECS

RECEIVED NOV 12 2015
(Env.)
Department of City Planning

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Shain Sylvie <spacestashain@yahoo.com> Thu, Nov 12, 2015 at 3:59 PM
Reply-To: Shain Sylvie <spacestashain@yahoo.com>
To: Shannon Ryan - City of Los Angeles <shannon.ryan@lacity.org>

Dear Shannon,

Please accept this statement on my behalf for the official record to designate the Edinburgh Bungalow Court as a Los Angeles historic cultural monument.

I strongly support this designation for the reasons that it meets the required criteria as defined by the Cultural Heritage Ordinance. Built in 1923, the Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow courtyard architecture and early twentieth century multi-family residential development. SurveyLA tagged this property for its significance in this regard.

The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles. Its unique entryway is reminiscent of mission revival architecture. This rare architectural detail for courtyard bungalows is one that contributes to this property's significance. The bungalow interiors feature original built-ins and cabinetry and tile work in remarkably good condition and further supports the preservation of this property. Edinburgh Bungalow Court's corner lot gives this property's unique architectural details prominence and visibility.

When Edinburgh Bungalow Court was built, Los Angeles was rapidly expanding and there was a need to build affordable apartment homes for those who could not afford single-family homes. Bungalow colonies were the answer to that need. Today, preserving affordability and community continue to be relevant issues for this great city. This further justifies the importance of maintaining these structures, as they are inextricably tied to the cultural context of our historical record. Preserving this property is a way for us Angelenos to record our past and define our future.

Thank you for your consideration in this regard.

Respectfully,
Sylvie Shain

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court - Support

1 message

Billie Lay <billie@thaicdc.org> Thu, Nov 12, 2015 at 12:29 PM
To: Shannon.ryan@lacity.org

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

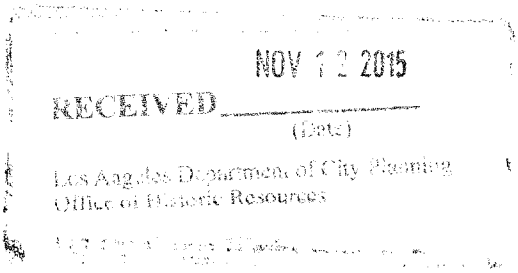
--

Billie Lay

Program Associate

THAI COMMUNITY DEVELOPMENT CENTER
6376 Yucca Street, Suite B,
Los Angeles, CA 90028
C: (818) 975 0466 | O: (323) 468-2555 | F: (323) 461-4488
Thaicdc.org | Facebook

Our mission is to advance the social and economic well-being of low and moderate income Thais and other ethnic communities in the greater Los Angeles area.



LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

Please Save and Designate Historic Edinburgh Bungalow Court A Historic Cultural Monument

1 message

poonsy6603@aol.com <poonsy6603@aol.com> Thu, Nov 12, 2015 at 12:40 PM
To: shannon.ryan@lacity.org

Subject: Edinburgh Bungalow Court

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve to be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Being a transplanted New Yorker, residing in Hollywood for nearly 34 years, I think I can say that the era that the bungalows were built is probably the era that most who visit want to get a glimpse of. It is what means 'Hollywood' to so many. It is what we and so many others fell in love with on our first visits and what made us settle here, have our careers here and were blessed enough to live and raise our family, in HPOZ.. 1920's.. Whitley Heights.
Los Angeles, the Hollywood of the 20's and 30's is what makes us so unique, interesting and wonderful. Preserving architecture from these eras, that probably will never be seen anywhere else, is crucial to preserving the character and uniqueness that makes our city so attractive to others and what makes us so proud of our city.
Thank you for all your efforts and work saving and preserving our great city's historic architecture, it's great treasures, and historic resources.
Please consider Historic Cultural Designation for Edinburgh Bungalow Court.

Thank you for your consideration.

Sincerely,
Ann Gagen
Hollywood
L.A. 90068

NOV 12 2015

11/10/15

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Rachel Newman <rnewman@thenewwestco.com> Tue, Nov 10, 2015 at 12:29 PM
To: Shannon.ryan@lacity.org
Cc: save750edinburgh@gmail.com

Dear Cultural Heritage Commission,

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

I moved to Los Angeles from New York City and almost left because it was so difficult for me to find any history here that felt rooted and inspiring. It wasn't until moving to this neighborhood, West Hollywood/Fairfax-Melrose, that I felt the soul of Los Angeles. To see these bits of history sold off and destroyed to make way for empty concrete boxes that cost more than anyone outside of the 1% could ever come close to affording, is incredibly disheartening.

Please consider the preservation of the essence of this neighborhood, historical and present day, in mind as you consider the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Thank you for your consideration.

Sincerely,

RACHEL NEWMAN

PARTNER/EXECUTIVE PRODUCER

THE NEW WEST COMPANY, LLC
1050 S. FAIRFAX AVE
LOS ANGELES, CA 90019
T// 917 330 8239
E// RNEWMAN@THENEWWESTCO.COM

WWW.THENEWWESTCO.COM

*CHECK OUT OUR NEW EVENT SPACE - **VENUE 1050** - AVAILABLE FOR RENTALS THROUGH EVENTUP!*

RECEIVED 11/10/15
(Date)
City Department of City Planning

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Nav Chakravarti <chakra@varti.net> Mon, Nov 9, 2015 at 11:02 PM
To: Shannon.ryan@lacity.org

Dear Ms. Ryan,

We are writing this to support the preservation of 750 N. Edinburgh Ave as a historical-cultural monument.

We have lived across from this unique building for 15 years. Our duplex, 741-743 N. Edinburgh like many other buildings in this area was also built in 1923.

Many buildings in this neighborhood and 750 N. Edinburgh Ave in particular, are typical of 1920s architecture. What makes 750 N. Edinburgh Ave unique is its Bungalow Court architecture. Edinburgh Court is unique in its location on a corner lot, with an entryway, original built-ins and cabinets that are typical of the 1920s.

The courtyard style is an great example of early 20th century multi-family residential development. The layout with a common green space likely sought to create a communal feeling amongst its residents.

It was an era when affordable housing was scarce in a growing city. Its likely that many of the early residents were transplants from other parts of the country or the world, perhaps recent migrants or immigrants, attracted to opportunity and the lights of Hollywood.

Ironic isn't it, that almost one hundred years later, that while Hollywood has grown and changed so much, we still have the need for affordable housing? Isn't it important then, that we save the icons of an era when our great city was being built?

We enthusiastically support and appreciate your efforts in preserving this unique building and designating it a historical-cultural monument that stands as an example of the early growth years of our great city and neighborhood.

Thank you for your consideration.

Nav & Jay Chakravarti
741-743 N. Edinburgh Ave
Los Angeles, CA 90046

11/10/15

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Clay Bush <impulsefoto@mac.com> Tue, Nov 10, 2015 at 12:40 AM
To: Shannon.ryan@lacity.org

Ms. Ryan;

As a born in Hollywood and raised in Los Angeles Native, whom spent his very first years of his life in a Hollywood Court styled apartment complex, I enthusiastically support the designation of the cherished Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, the Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout, with access to common green space, is a rare find in modern architecture of Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Situated on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture. As well, within the interior of the apartments, the original built-ins, cabinetry and tile work deserve be protected for their excellent example of early 1900s California residential development design.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Clay Bush

11/10/15

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Leila Momen-Safaii <leilamomen@gmail.com> Tue, Nov 10, 2015 at 8:29 AM
To: Shannon.ryan@lacity.org

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,
Leila Momen-Safaii

11/10/15

Shannon Ryan <shannon.ryan@lacity.org>

750 Edimburgh

1 message

Leonardo Chalupowicz <sustainsl@gmail.com> Tue, Nov 10, 2015 at 8:55 AM
To: shannon.ryan@lacity.org
Cc: Leonardo Chalupowicz <sustainsl@gmail.com>

Please give Historic Cultural Monument status to the bungalows at 750 Edimburgh.

Thank you ,

LEONARDO CHALUPOWICZ
ARCHITECT, LEED AP BD+C
ARCHITECTURE + LANDSCAPE
213-448-6210
www.chalupowicz.com

11/10/15

Shannon Ryan <shannon.ryan@lacity.org>

Historic Preservation Request

1 message

Wendi Chapman <wendilchapman@gmail.com> Mon, Nov 9, 2015 at 4:48 PM
To: shannon.ryan@lacity.org

Dear Shannon Ryan and Cultural Heritage Commissioners,

I'm a former resident of 745 N. Hayworth Ave. My friends and I occupied this apartment for well over ten years ending in 2013. The memories we have from the neighborhood and in that apartment which was also built in the 1920's are priceless. Over those years I spent many hours walking past the Edinburgh bungalows either walking my dog Brandi, moving my car for street cleaning, or merely just taking relaxing walks in the neighborhood.

The bungalows have always needed a little bit of upkeep but the striking bones to the construction and architecture are evident and so pleasing as you round the corner. As both a tenant and a long distance landlord, I can tell you that residents jump at the chance for charm, character, and indoor/outdoor apartment living. After seeing the pictures of the interiors of these bungalows I can tell that they are not only a valuable resource for their exterior architectural value but also for the interior offerings to tenants.

I strongly support keeping this neighborhood in tact and in touch with it's 1920's history by making Edinburgh Bungalow Court into a Historic Cultural Monument. These homes will sustain future tenants in so many important ways besides mere housing. The community, green space, and serenity aspects are becoming harder and harder to find as technology and density take stronger holds in society.

I'm in the process of relocating to Florida but part of me will always belong to Hayworth and the community that is the Fairfax/Melrose neighborhood. It is such a perfect beautiful place. I wouldn't change a thing. I hope you feel the same.

Thank you for your consideration.

Warm Regards,

Wendi Chapman

11/10/15

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Krisy K Gosney <kgosney@sbcglobal.net> Mon, Nov 9, 2015 at 5:09 PM
Reply-To: Krisy K Gosney <kgosney@sbcglobal.net>
To: "Shannon.ryan@lacity.org" <Shannon.ryan@lacity.org>

Re: Edinburgh Bungalow Court

Dear Shannon Ryan, Office of Historic Resources, City of Los Angeles

This email is to convey my support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

According to ARG (Architectural Resources Group), historically, Bungalow Courts represented a popular form of courtyard housing and first emerged in Southern California in the period 1910-1916. This property type was predicated on the arrangement of one-story bungalow forms around a central open space. A service zone was often incorporated into the design, providing automobile access to the rear of the units. This property type sought to imitate the connectedness of interior and exterior spaces that characterized the early twentieth century bungalow. The gardens and porches of the individual bungalow were integrated into the bungalow court property type. Outdoor space was enjoyed from the private realm of the porch as well as being a communal experience in the central court. It became a popular housing type as it was a fairly populist and accessible form of architecture. People with moderate or lower incomes were able to afford these cottage apartments. Through this property type, the notion of "casual California living" became available to all classes of the community. California living was realized through the incorporation of outdoor space and landscape as part of the living space of residents.

The community aspect of the semi-public common space, coupled with the single-family feel of the cottage, differentiated this property type from non-courtyard housing and was responsible for its popularity. Bungalow courts in Los Angeles were built primarily in the 1920s and most of these bungalow courts were designed in the Spanish Colonial Revival style (although a handful of the courts were built in the Minimal Traditional and Tudor styles).

When these bungalows were built, Los Angeles was rapidly expanding. Practically, at that time, affordability and community were important needs for Angelenos just as they are today. But the bungalow courtyard apartment also now helps tell the story of Los Angeles and of Angelenos. And the Edinburgh Bungalow Court is a great example of bungalow court architecture and helps to tell that story.

Thanks for your consideration.

Sincerely,

Krisy Gosney & Kate Eggert
West Hollywood (City of Los Angeles next door neighborhood)
kgosney@sbcglobal.net

11/9/15

Shannon Ryan <shannon.ryan@lacity.org>

Save 750 Edinburgh

1 message

Laura Schwinn <schwinnlaura@gmail.com> Mon, Nov 9, 2015 at 2:48 PM
To: Shannon.ryan@lacity.org

To Whom It May Concern:

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

In conclusion, I currently reside in a bungalow, also upon a corner lot. I call this space "home".

Thank you for your consideration.

Sincerely,
Laura Schwinn

–
Warm Blessings~
Laura Schwinn, PsyD
Clinical Psychologist
www.psycho-logicalwellness.com

11/9/15

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

Save 750 Edinburgh

1 message

Mona Jean <sitessada@hotmail.com> Mon, Nov 9, 2015 at 4:11 PM
To: "Shannon.ryan@lacity.org" <shannon.ryan@lacity.org>

I support the Edinburgh Bungalow Court as a Historic Cultural Monument.

The architecture and the time period (1923;1920's) in which it was built are it's qualifiers for HCM. In the 1920's there was an influx of residents and they were looking for affordable places to live that offered a balanced lifestyle. Nothing has changed. More and more people are coming to LA. The bungalows are not only significant architecturally but offer a community oriented setting with a small house feel; Survey LA pinpointed this property as being potentially historic on a local, state, and national level.

The future is watching

thank you

mona jean Cedar
www.pasdasl.com

11/9/15

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

750 Edinburgh

1 message

wayne marmorstein <waymarr@earthlink.net> Mon, Nov 9, 2015 at 4:03 PM
To: shannon.ryan@lacity.org

Dear Shannon,

I live one block from this fabulous old historic building. Please save it from the wrecking ball! We are loosing too many historic buildings and need to start preserving Los Angeles's history. I support the designation of the Edinburgh Bungalow Court as a historic, cultural monument.

Thank You,
Wayne Marmorstein

11/9/15

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

Edinburg bungalow apartments

1 message

Wadley <wadleyb@gmail.com> Mon, Nov 9, 2015 at 3:37 PM
To: "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>

I live _1__ block from this building. I walk/bike down this street regularly, to get coffee at the corner,
· I love the historic feeling of this neighborhood.
· With the arch and other details, this bungalow court is unique/special. I don't see these features on many others in this neighborhood.
· I feel transported back in time when I walk by these buildings.
· It is a respite from the big city that is all around us.
· I love the courtyard layout and access to common green space as well as the Mediterranean Revival architecture of the building.
The details are beautiful. It is obvious that the person who built this building really cared and was a craftsman; Apartments that feel like a small house.
· During the 1920's when these bungalows were built Los Angeles was rapidly expanding. For the same reasons today, affordability and community, we need the bungalows for citizens of Los Angeles.
Please save this building from being torn down .
Thank you
Wadley

11/9/15

Shannon Ryan <shannon.ryan@lacity.org>

750 Edinburgh

1 message

KEITH B NAKATA <keithnakata@me.com> Mon, Nov 9, 2015 at 3:58 PM
To: shannon.ryan@lacity.org

Dear Cultural Heritage Commission,

I'm writing you today in support of historic designation of the 750 Edinburgh Bungalow Court.

The Edinburgh Bungalow Court is an excellent example of the local style found in Hollywood and in early twentieth century multi-family housing.
Courtyard Bungalows were a progressive concept offering green open space in a multi-family communal living environment that are to this day are considered to be important for a quality lifestyle at an affordable price.

The people who resided here reflect the workers that helped make Hollywood the film capital of the world.

The exterior "wing wall" central archway flanked by the narrow arched openings along with the arched front porch hoods and the tiled roof derails
reflect the Spanish Colonial Revival style.

Although not large in size, †he interior details appear to have remained largely intact with crown moldings, built-in desks, fireplaces with tiled surrounds, bookcases and glass-front cabinets.

Affordability and community remain important needs to the continued prosperity of the citizens of Los Angeles. We must not forget our history and the great
buildings that define our heritage.

Thank you for your consideration.

Keith

Keith Nakata
811 N. Croft Ave.
Los Angeles, CA 90069
keithnakata@mac.com

RECEIVED 11/9/15 (Date) Department of City Planning

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

Edinburg bungalow apartments

1 message

Wadley <wadleyb@gmail.com> Mon, Nov 9, 2015 at 3:37 PM
To: "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>

I live _1__ block from this building. I walk/bike down this street regularly, to get coffee at the corner,
· I love the historic feeling of this neighborhood.
· With the arch and other details, this bungalow court is unique/special. I don't see these features on many others in this neighborhood.
· I feel transported back in time when I walk by these buildings.
· It is a respite from the big city that is all around us.
· I love the courtyard layout and access to common green space as well as the Mediterranean Revival architecture of the building.
The details are beautiful. It is obvious that the person who built this building really cared and was a craftsman; Apartments that feel like a small house.
· During the 1920's when these bungalows were built Los Angeles was rapidly expanding. For the same reasons today, affordability and community, we need the bungalows for citizens of Los Angeles.
Please save this building from being torn down .
Thank you
Wadley

RECEIVED 11/9/15
(Date)
Los Angeles Department of City Planning
Office of Historic Resources

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court HCM

1 message

Mark Thomsen <thomsen1000@gmail.com> Mon, Nov 9, 2015 at 12:57 PM
To: Shannon.ryan@lacity.org

Dear Ms. Ryan,

I have been a general contractor with a Class B license doing custom kitchen and bathroom remodels, custom woodworking and custom cabinetry for 15 years in Los Angeles. During that time I have come to understand the immense value certain pieces of architectural history can have on a community and to those who are fortunate enough to live in and/or raise a family in certain unique spaces. Without a doubt, 750-756 1/2 Edinburgh Ave is such a property.

As large parts of Los Angles are beginning to look more and more indistinguishable from one another, I strongly believe it is important to set aside and save such special properties as this one. These properties tell a story of the history of Los Angeles to those who want to listen. The craftsmanship, design, and uniqueness of this property should be protected and cherished for as long as possible.

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Thank you for your time and consideration,

Mark Thomsen
806 N. Edinburgh Ave. #3

RECEIVED 11/9/15
(Date)
Los Angeles Department of City Planning
Office of Historic Resources

Shannon Ryan <shannon.ryan@lacity.org>

750-756-1/2 N. Edinburgh Ave. – CHC-2015-3386-HCM

1 message

Morgan Ein <morganein77@gmail.com> Mon, Nov 9, 2015 at 12:34 PM
To: Shannon.ryan@lacity.org

To Whom it May Concern,

My name is Morgan Ein and I have long been a resident on the 700 block of Hayworth, which is adjacent to the subject property. I chose this locale to call home due to it being one of the only neighborhoods in the area that hadn't been subject to 'mansionization' and it managed to stay true to its roots in architectural aesthetic.

I have known many residents throughout the years that lived in the subject property. Some old, some young, and many who chose this property because it was affordable. While the previous property owner failed to make upgrades in recent years it should not be forgotten that this building boasts a certain charm and originality that is nearly impossible to find these days. With a minor amount of love and care this property could be brought back to its glory - and nothing would make me happier that to see this building designated as a historical/cultural landmark.

Please do not let developers take this building from our community!

Sincerely,
Morgan Ein
Hayworth Ave.

RECEIVED 11/9/15 (Date) City Department of City Planning

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court -- CHC-2015-3386-HCM

1 message

Heather Fox <hfoxen@gmail.com> Mon, Nov 9, 2015 at 12:47 PM
To: Shannon Ryan - City of Los Angeles <shannon.ryan@lacity.org>

Dear Shannon, Commissioners, and the Office of Historic Resources members,

I have lived next door to the Edinburgh Bungalow Court for almost four years. I often walk past it with my dog and my toddler, always admiring it's unique archway. We would wave at the bungalow tenants as they sat in their open courtyard working or drinking their morning coffee. I never dreamed I would one day be involved in passionately fighting to save it.

After hearing it was being threatened, I attended the Neighborhood Council meeting where they discussed the bungalow court's historic merit. I also attended the Landmark This workshop through L.A. Conservancy and then I read and fell in love with Courtyard Housing in Los Angeles. As a child, I lived in a bungalow court in Pasadena. My appreciation for this type of architecture deepened way beyond my own childhood memories of running round the plum trees and blackberry bushes in our own garden courtyard in Pasadena. We were free to roam, but safe under the watchful eyes of our bungalow neighbors. It takes a village to raise a child and for me the bungalow court was like a village. Protected and private enough but also open to the outside world. This type of living space is not being replicated in modern architecture in Los Angeles. If we lose these quaint and practical homes of the past, we lose one of the most important features that defines this city!

You already know all about Edinburgh Bungalow Court's architectural merits and how it meets not one but TWO of the criteria for designation. But what also makes Edinburgh Bungalow Court so significant is the fact that that the effort to save it has brought the neighborhood together. I have met so many of loving and passionate people who care deeply about the history and well-being of the our surroundings. The stories I have heard from previous tenants and neighbors, whom I now consider my dear friends, have warmed my heart and made me believe more than ever that this building is not only unique because of it's architecture and time period, but it is unique in how it has strengthened the community and brought us closer together. Even though we are wrapped up in our own fast-paced, modern lives, my neighbors and I now take a moment to stop and wave at each other across the street, or pet each others' dogs and even borrow an egg or some milk --probably like it was in 1923, when Edinburgh Bungalow Court was built.

"Whether viewed in space, building, or landscape, courtyard housing provided both concrete and symbolic references to the idea of a shared life motivated by concerns higher than the pursuit of mere survival." - Stefanos Polyzoides

Thank you for all of your careful efforts regarding historic preservation in Los Angeles.

Sincerely,

Heather Fox

RECEIVED 11/9/15
(Date)
City Department of City Planning

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Ianthe Zevos <xyzevos@aol.com> Mon, Nov 9, 2015 at 9:27 AM
To: Shannon.ryan@lacity.org
Cc: save750edinburgh@gmail.com

dear Shannon

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Ianthe Zevos
310-309-0073
xyzevos@aol.com

RECEIVED 11/9/15

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Karen Smalley <karen.smalley@gmail.com> Mon, Nov 9, 2015 at 10:45 AM
To: Shannon.ryan@lacity.org

Dear Ms. Ryan,

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

I have visited the exterior of this complex several times and viewed photos of its remarkable interiors, and wholeheartedly thank the Office of Historic Resources for its role in helping nominate these buildings.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Karen Smalley
124 N. Flores Street
Los Angeles, CA 90048
karen.smalley@gmail.com
310-994-2515

11/9/15

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

jesse monsour <jessemonsour@gmail.com> Mon, Nov 9, 2015 at 10:47 AM
To: Shannon.ryan@lacity.org

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Jesse Monsour

11/9/15

Shannon Ryan <shannon.ryan@lacity.org>

750-756-1/2 Edinburgh Ave. -- CHC-2015-3386-HCM

1 message

Stephanie Barshefski <Stephanie.Barshefski@doj.ca.gov> Mon, Nov 9, 2015 at 10:14 AM
To: "Shannon.ryan@lacity.org" <Shannon.ryan@lacity.org>

M. Ryan:
I enthusiastically support the designation of Edinburgh Bungalow Court as an Historic-Cultural Monument.

When I arrived in Los Angeles in 1972, I lived briefly in a bungalow court in Hollywood. Nowhere since then have I experienced the warmth and neighborly caring so easily created within this unique type of architecture. Every time I drive past the gas station now residing at Mariposa and Sunset I remember my little rundown bungalow and wish it was still there for me to admire.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Stephanie Barshefski

848 E. Sacramento St.

Altadena, CA 91001

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11/9/15

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Benjamin Burdick <benjaminburdick208@gmail.com> Mon, Nov 9, 2015 at 10:01 AM
To: Shannon.ryan@lacity.org

To Whom It May Concern,

As a resident of Los Angeles for nearly twenty years- with fifteen of those years having lived in West Hollywood/Hollywood area- I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and, on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Benjamin Burdick

--
---Benjamin Burdick
http://www.imdb.com/name/nm0120966/

11/9/15

Shannon Ryan <shannon.ryan@lacity.org>

Save 750 Edinburgh/ 750-756-1/2 N Edinburgh Ave - CHC-2015-3386-HCM

1 message

Will Eagle <willeagle@gmail.com> Mon, Nov 9, 2015 at 9:51 AM
Reply-To: willeagle@gmail.com
To: shannon.ryan@lacity.org

Dear Ms. Ryan,

I was given your contact information by my neighbor, Brian Harris, who has been campaigning tirelessly to save the property at 750 Edinburgh from demolition and redevelopment. I understand the deadline is today to send in emails in support.

I'm one street across, about 75 yards from the properties, in a beautiful, similar Spanish style courtyard on two lots. (I'm at 740 N Hayworth Ave.)

Originally I'm from the UK, and I mention that for context; the garden wall at our house was 11th century, my high school was built in 1553 (nope, not Hogwarts, but, similar) - - I think historical preservation of important building structures is crucial. It adds a richness to a neighbourhood that cannot be replaced, and whilst LA's history is young, it's utterly fascinating and worth maintaining for the future.

I moved here in February from Toronto, and have been obsessed with learning about the history of my neighbourhood. The building I live in was built in 1927 - even though I'm renting, I've found a lot of joy in restoring the home to some of its former glory (for example, replacing cheap outdoor light fixtures used by the leasing company with period pieces) I've even run a 'death report' to find out if anyone died in the home. No one did, but, I was perhaps hoping a starlet maybe lived there once :)

Now, I also understand that investors and developers in this area have made purchases with development in mind, and I do support the free market and ability to restore/ renovate/ rebuild etc. New developments can bring freshness and revitalize a neighbourhood, but here is where I would defer to your expertise.

It appears to me that the properties at 750 Edinburgh are very much from a special period in LA/ Hollywood's history, and that there aren't many examples of this courtyard style remaining. I think in the long term the community, and wider LA in general, would benefit from the preservation of unique structures and properties. Whilst some development will take place on other lots, no doubt, I wondered if you would consider the preservation of 750 Edinburgh?

My personal interest is that if 750 Edinburgh cannot be preserved, the spectacular building I live in, 740 N Hayworth, with its period features, cabinetry and tile, will be next on the list to be lost forever.

My sincerest thanks for your time regarding this matter,
Please do let me know if there's anything more I can do to assist you in your considerations, and wishing you all the very best.

Will Eagle
740 N Hayworth Ave.

11/9/15

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Steven Luftman <sluftman@yahoo.com> Mon, Nov 9, 2015 at 11:04 AM
To: Shannon Ryan <Shannon.ryan@lacity.org>

I first laid eyes on the Edinburgh Bungalow Court just over a year ago. It took me back to another era of Los Angeles. I could hear Nathaniel West pounding away on his Underwood. The young starlets that haunted Jim Morrison could have lived here. It is the kind of place in which Philip Marlowe would have spent a night or a week.

Over this past year I found it was the home of artists, musicians, actresses, and school teachers. Ninety plus years after these bungalow courts were built, its tenants still enjoyed the unique beautiful windows and tiles and built-in desks and cabinets, and congregated in its communal courtyard.

These bungalow are a unique part of the history of Los Angeles. They tell a narrative that separates Los Angeles from other great cities–just as brownstones do in Brooklyn and Victorians do in San Francisco.

The Edinburgh Bungalow Court is a vital part of this city, and I support its designation as a Historical Cultural Monument.

Thank you,
Steven Luftman

11/9/15

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Kathleen Klein-Wakefield <wakefieldklein@gmail.com> Mon, Nov 9, 2015 at 11:16 AM
To: Shannon.ryan@lacity.org

Dear Shannon,

I am writing to say that I strongly support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court and is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development.

The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and is an important reminder of our need to preserve our history as a way of preserving our communities.

Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and hand-built cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Kathleen Wakefield

–
Kathleen Klein-Wakefield
(213) 481-1441 t
(213) 247-0611 c
wakefieldklein@gmail.com
kathleenkleinwakefield.com

11/9/15

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Sharon Montrose <sharonmontrose@mac.com> Mon, Nov 9, 2015 at 11:25 AM
To: Shannon.ryan@lacity.org

Dear Cultural Heritage Commission,

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Sharon Montrose

11/9/15

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

Please preserve this building--Edinburgh Bungalow Court

1 message

Bruce Rodgers <brucerodgers@hotmail.com> Mon, Nov 9, 2015 at 11:46 AM
To: Shannon.ryan@lacity.org

Shannon Ryan:

RE: Edinburgh Bungalow Court as a Historic Cultural Monument. West Hollywood and Los Angeless entire historical architecture is being systematically destroyed. Please consider this–AND MANY OTHERS as historically significant to the these cities.

Bruce Rodgers
brucerodgers@hotmail.com
617-365-0622 (cell)

11/9/15

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Rosalie Wayne <roseart747@gmail.com> Mon, Nov 9, 2015 at 1:15 PM
To: Shannon.ryan@lacity.org

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument. Too much of historical LA has been lost to random redevelopment. The design of this court is very special.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Rosalie Wayne

11/9/15

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Susan Slome <susanslome@gmail.com> Mon, Nov 9, 2015 at 1:04 PM
To: Shannon.ryan@lacity.org

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

PLEASE — STOP the destruction of our history.

Thank you for your consideration.

Sincerely,

Susan Slome

11/9/15

Shannon Ryan <shannon.ryan@lacity.org>

Letter of Support for Edinburgh Bungalow

1 message

Judy Marks <judy.jrmarks@gmail.com> Mon, Nov 9, 2015 at 2:28 PM
To: Shannon.ryan@lacity.org

Dear Shannon. As a citizen advocate for vernacular architecture in our great city, I urge you to do what is in your power to help preserve the wonderful bungalow court at 750 Edinburgh...As I am sure you are aware this type of housing typology is becoming rarer and rarer. As far as vernacular housing in Los Angeles, nothing is more emblematic of our city-at a particular time in its growth. I was instrumental in helping to designate the Storybook bungalows on Gower Street as a City Historic Cultural Monument and I feel this cause is equally important. Thank you for being open to reading letters from the public, and you have my permission to read this at any meeting or gathering that is appropriate.

Best.

Judy Marks
Concerned Citizen

11/9/15

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

tim dolan <timdolan2014@gmail.com> Mon, Nov 9, 2015 at 1:38 PM
To: Shannon.ryan@lacity.org

Hi Shannon.

Since 1982 I've lived in this neighborhood. A big part of why I love it here so much is due to the preservation of the historic architecture.

I too enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Tim Dolan

11/9/15

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

SPENCER STARR <spencerstarr@mac.com> Mon, Nov 9, 2015 at 1:43 PM
To: Shannon.ryan@lacity.org

Dear Cultural Heritage Commission,

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Spencer Starr
1231 Masselin Ave.
Los Angeles, CA 90019

Petition to Save Edinburgh Bungalow Court

11/9/15

The undersigned supports the designation of 750-756-1/2 N. Edinburgh Ave. as a Historic-Cultural Monument.

Edinburgh Bungalow Court meets the following criterion for designation as a Los Angeles Historic-Cultural Monument:

It reflects the broad cultural, political, economic, or social history of the nation, State or community.

It embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction.

Built in 1923, Edinburgh Bungalow Court is significant for its association with the rapid development of Hollywood and its surrounding areas in the early 1920s. The subject property also embodies defining characteristics of the bungalow court, a multi-family housing typology prevalent in and around Hollywood in the early decades of the twentieth century, and one that is rapidly diminishing.

Sign _____ Name Dean Bilchik email deanbilchik@gmail.com

phone 310 701 2377 Address 745 N Haywarth Ave LA, CA 90046

Sign _____ Name Natalie Shilo email natty765@gmail.com

phone (917) 575-4718 Address 753 3/4 N Haworth Ave LA 90046

Sign _____ Name Maya Horowitz email mahorowitz@vassar.edu

phone 310-869-4305 Address 438 N Edinburgh Ave Los Angeles 90048

Sign _____ Name Knsti Manning email knstimanning@gmail.com

phone 213-709-2164 Address 2169 Castillian Dr. LA CA 90068

Sign _____ Name THEODORE BEATO email _____

phone 213 380 1477 Address 817 N. HAYWORTH LA CA 90028

Sign _____ Name KONRAD GSTHEIN email KON30@ME.COM

phone 310-272-6308 Address 747 N. HAYWORTH AVE, CA 90046

Sign _____ Name Emily Barbour email emilybarbour@yahoo.com

phone 202-330-3384 Address 450 N. Haworth Ave Los Angeles CA

RECEIVED 11/9/15 (Date)
Los Angeles Department of City Planning
Office of Historic Resources

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

In Support of the Edinburgh Bungalow Court

1 message

Cynthia <cynthiajb7@gmail.com> Wed, Nov 4, 2015 at 9:33 PM
To: Shannon.ryan@lacity.org

Dear Ms. Ryan:

I am writing in support of the designation of the Edinburgh Bungalow Court as an Historic Cultural-Monument. I live just over the City boundary in West Hollywood - a few short blocks from the Edinburgh Bungalow Court and the people who live...or rather used to live there...were my neighbors.

These bungalows, built in 1923 represent the foundation of the unique, low slung, quirky architectural styles that have defined Los Angeles since its inception. Because of the extraordinarily cynical use of California's Density Bonus laws coupled with SB1818 and SB226 and stoked by one of the most devastating pieces of legislation to ever be passed in this State - the Ellis Act - and finally bolstered by California's refusal to enforce compliance with the California Environmental Quality Act (CEQA); we are witnessing the creation of a new underclass as we destroy the housing of so many residents of this area. By demolishing so many units of housing that are affordable to retirees, to the workforce, to the middle class, to young families, to artists, we are forming the leading edge of a wave of homelessness that we have not seen in California since the 1980's. OK, you may say this is a little over the top, a little too dramatic...but in fact, it is not. In Fact, even the Governor of California has finally come to his senses and realized that SB1818 and SB226 are NOT doing what they were meant to, but rather they are causing societal divides that are destroying integration, eliminating the middle class and forming a caste system in California ... rich and poor. And that is the reason that AB2222 was passed and implemented last January.

And how many development applications do you suppose were approved on a rush basis just prior to December 31, 2014? How strongly has the Los Angeles City Council supported the developers in their inexorable destruction of quiet residential side streets. Developers with no connection to or feeling for these neighborhoods they are destroying and the people they are displacing. Must the Edinburgh Bungalow Court be next? It does not have to be...it should not be.

The Edinburgh Bungalows must survive. They deserve to survive as our history deserves to survive. For what are with without some sense of history? AB2222 is an attempt by the State to correct the mistakes of SB1818 and SB226...PLEASE, pay attention.

PLEASE support the designation of Edinburgh Bungalow Court as an Historic -Cultural Monument.

Thank you.

Cynthia J. Blatt

United Neighbors for Responsible Development (UNReD)

A West Hollywood Citizens Coalition

e-mail: cynthiajb7@gmail.com

STAND UP – SHOW UP – SPEAK UP!!

11/9/15
(Date)
(Dept. Department of City Planning)

Shannon Ryan <shannon.ryan@lacity.org>

750-756-1/2 N. Edinburgh Ave. – CHC-2015-3386-HCM

1 message

Kristi Manning <kristimanning@gmail.com> Thu, Nov 5, 2015 at 11:31 AM
To: Shannon.ryan@lacity.org

November 5, 2015

Shannon Ryan
Office of Historic Resources
200 N. Spring Street, Room 559
L.A., CA 90012

Dear Shannon and to whom it may concern,

I'm a long term resident of Los Angeles (over 20 years) and have worked in prop styling and the entertainment/advertising industry for most of that time. I've seen Los Angeles go through many transitions in that time, many neighborhoods gentrify and thrive. One thing that I love about Los Angeles neighborhoods is the variety of architecture especially the 1920's Spanish influenced styles. I am very familiar with the Edinburgh Bungalows having shopped in the Fairfax Melrose area for years. I love their presence on that corner. I love the courtyard and how it brings people together when LA in general tends to separate people with cars and busy lifestyles. I love that those apartments are affordable for people. After seeing the interior pictures online and reading about this property, I do believe it should be made into a Historic Cultural Monument. The architecture is so unique with the arch and craftsmanship. As well, people today are coming to Los Angeles and are looking for complete little houses to live in and for a support system in which to pursue dreams and live balanced lives, just as in the 1920's when this property was built.
I'm grateful for your work in saving the character and historical gems of Los Angeles. I love this city. I don't intend to move any time soon. I would love to continue to see these Edinburgh bungalows for years to come.

I support the designation of Edinburgh Bungalow Court as a historic-cultural monument!

Warm regards,
Kristi Manning

–
KRISTI MANNING

CONSULTANT
DEEDA PRODUCTIONS
www.deedaproductions.com

IMPACT AGENT

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JOIN US IN CATALYZING IMPACT CINEMA WORLDWIDE
follow us on TWITTER + like us on FACEBOOK + hangout with us on G+ + watch us on YOUTUBE

11/9/15

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Leah Gunter <leahmonay@gmail.com> Fri, Nov 6, 2015 at 9:30 AM
To: Shannon.ryan@lacity.org

Dear Cultural Heritage Commission,

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

–
Leah Gunter
Assistant VFX Editor

Motion Picture Editors Guild Member
850 N. Edinburgh Ave
Los Angeles, California 90046
t: 316.644.0273
https://www.editorsguild.com/

11/9/15

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

750-756-1/2 N. Edinburgh Ave. – CHC-2015-3386-HCM

1 message

Barbara Wulff <barbw123@gmail.com> Fri, Nov 6, 2015 at 9:52 AM
To: Shannon.ryan@lacity.org

Hi Shannon,
I wanted to tell you about my experience living in the Edinburgh courtyard.
I moved in to 754 N. Edinburgh in 1997.
I had just separated from my husband and I had to begin a new chapter of my life.
I had my dog with me, I didn't have a great deal of money and I wasn't sure what the future would hold.
Fortunately I found this wonderful place that I could afford and that also offered me a great sense of community.

When friends would visit me they would always ask me "How did you find a place like this in the city?"
"Pure luck" is what I would always answer them.
I spent thirteen magical years living on Edinburgh. My neighbors and I were truly a family.
We shared meals together in the courtyard and shared stories about ours lives.
We were there for each other during the best and the worst of times.
I am beyond grateful for the years I was blessed to have there.
The words of Joni Mitchell resonate with me now more than ever.

"Don't it always seem to go

That you don't know what you've got til its gone

They paved paradise

And put up a parking lot"

Joni Mitchell

I support the designation pf Edinburgh Bungalow Court as a historical cultural monument.

Sincerely,

Barbara Wulff

Barbara Wulff
C: 323-788-9123
W: http://barbinla.com/
FB:http://www.facebook.com/pages/Barbara-Wulff-Casting/221434965790?ref=ts
T:http://twitter.com/BarbinLA

11/9/15

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Clark T Carlton <carltonct@aol.com> Fri, Nov 6, 2015 at 10:50 AM
To: Shannon.ryan@lacity.org

Dear Cultural Heritage Commission,

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

We are quickly losing all of our architectural heritage as well as affordable middle class housing in this area. Those of us who live in the area are sick and tired of living in an eternal construction zone which replaces gracious, beautiful vintage courtyard apartments with oversized and ugly apartment buildings that crowd our streets with cars and take away sunlight and breezes.

Sincerely,

- Clark Carlton

1-800-443-5851
(323) 655-1069

11/9/15

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court - Support for Designation as Historical-Cultural Monument

1 message

Ben Prum <pben170@yahoo.com> Fri, Nov 6, 2015 at 11:10 AM
Reply-To: Ben Prum <pben170@yahoo.com>
To: "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>
Cc: Peter Moore <petermooreuk@gmail.com>, Benjamin Prum <benjamin.prum@gmail.com>

Dear Cultural Heritage Commission,

We strongly support designation of the Edinburgh Bungalow Court, at 750 N. Edinburgh Avenue ("Bungalow"), as a historical-cultural monument.

We are residents at 753 N. Hayworth Avenue, which is located approximately one block away from the Bungalow. Like our neighbors, we were attracted to this neighborhood because it possess architecturally qualities of the early twentieth century, beautifully restored historic buildings, and unique exterior/interior charm and design. We believe that the Bungalow is deeply rooted with these elements and should be preserved.

We learned that the Bungalow was built in 1923. The exterior naturally resembles architecture of California Missions, which were influenced partly by Franciscan missions and inspired by the Spanish Renaissance during the late 18th and early 19th century. Based on our research, Mission style designs were desirable and provided luxury to early pioneers, churches, workshops, and residences. Significantly, the Bungalow captured such desired elements with arched doorways, open large courtyard, unique rectangular pitched roof parapets, asymmetrical facade, stucco exterior, and an oversized entryway. In addition, you will find that the interior has original built-in wood work, detailed cabinetry, and beautiful tile work. The Bungalow is truly rare.

The Bungalow is cherished by us and the neighborhood. We walk pass the Bungalow daily. The Bungalow is situated on a corner lot at the intersection of N. Edinburgh Ave. and Waring Ave., which is easily visible and attractive to neighborhood. The building brings a sense of joy, peace, diversity, and pride in the neighborhood. We fully support its designation as a historical-cultural monument.

Please do not hesitate to contact us if you have any questions at our mobile phone: (619) 309-8510. Thank your for your consideration and attention to this important matter.

Sincerely,

Benjamin Prum and Peter Moore
(619) 309-8510

11/9/15

Shannon Ryan <shannon.ryan@lacity.org>

Save 750 Edinburg

1 message

Wadley <wadleyb@gmail.com> Fri, Nov 6, 2015 at 1:50 PM
To: "Shannon.ryan@lacity.org" <Shannon.ryan@lacity.org>

Dear Cultural Heritage Commission,

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Wadley

Rob Larkin

PO Box 341428, Los Angeles, CA 90034 • (617) 953-6818 • rootsandblues@gmail.com

November 7, 2015

11/9/15
(Date)
City Planning

Los Angeles Cultural Heritage Commission

To Whom It May Concern,

I was heartened to hear that you're considering historic designation for the Edinburgh Bungalow Court, and I'm writing to express my strong support. I lived in the building for five and half years, longer than I've lived in any other neighborhood as an adult, and had every intention of staying.

The building has so much character, especially with the courtyard common space and its beautiful arched entryway. It has been a perfect oasis in a busy neighborhood, enjoyed by residents as well as neighbors.

The developers who bought the building were honorable in every aspect of my moveout, and I certainly respect their intentions. My support of this historic designation is because of my belief that the building is an important asset to the community.

Sincerely,

Rob Larkin

11/7/15

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

Save 750/756/1/2 N. Edinburgh Ave. - CHC 2015 3386 HCM

1 message

Konrad Gstrein <Konrad.Gstrein@fourseasons.com> Sat, Nov 7, 2015 at 10:50 AM
To: shannon.ryan@lacity.org
Cc: save750edinburgh@gmail.com

Dear Ms Ryan,

I moved to Los Angeles about a year ago and it took me several months to find an apartment in a great neighborhood that I now call my home. After moving 7 times in the past 15 years from coast to coast this is the first
time that I feel truly at home. I live just a block away from this property and absolutely love the neighborhood, the family homes/bungalows - every weekend I walk around the area and fall in love with it all over again.

I love the unique and dramatic Spanish mission-style arched entry and the courtyard in the center gives many families to gather, built a community and create a safe & personal environment. I have seen pictures and the original built ins, cabinetry and tile are very special and unique. The bungalows have a character that makes every family fall in love with their home.

I support the designation of Edinburgh Bungalow Court as an historic cultural monument.

Sincerely,

Konrad Gstrein

11/9/15

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Liz Shannon Miller <liz.miller@gmail.com> Sat, Nov 7, 2015 at 11:54 AM
To: "Shannon.ryan@lacity.org" <shannon.ryan@lacity.org>

Dear Cultural Heritage Commission,

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Liz Miller
1020 N. Edinburgh Ave.
West Hollywood, CA 90046

lizshannonmiller.com | twitter/tumblr/facebook: lizlet

11/9/15

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Margo <margobat@gmail.com> Sat, Nov 7, 2015 at 1:21 PM
To: "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>

Dear Cultural Heritage Commission,

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Margo Bat Adam

Sent from my iPad

11/9/15

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

Re: 750 N. Edinburgh

1 message

wayne marmorstein <waymarr@earthlink.net> Sun, Nov 8, 2015 at 1:20 PM
To: Shannon.ryan@lacity.org

On Nov 8, 2015, at 1:19 PM, wayne marmorstein wrote:

Subject: Edinburgh Bungalow Court

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Wayne Marmorstein

11/9/15

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

(no subject)

1 message

Jon Gonda <jon.gonda@gmail.com> Sun, Nov 8, 2015 at 1:40 PM
To: Shannon.ryan@lacity.org

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Jonathan Gonda
812 N Edinburgh (resident for 5 years)
Sent from my iPad

11/9/15

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

In support of 750 Edinburgh

1 message

donatello telesca <donatello.telesca@gmail.com> Sun, Nov 8, 2015 at 2:07 PM
To: Shannon.ryan@lacity.org

Dear Shannon,

This letter is to express my support for the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,
Donatello Telesca

11/9/15

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Philip Lee <sanborn_apt@sbcglobal.net> Sun, Nov 8, 2015 at 2:12 PM
To: Shannon.ryan@lacity.org

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Philip Lee
owner-manager
The Apartments at 1131 Sanborn

sanborn_apt@sbcglobal.net
323-574-5617

2719 Griffith Park Blvd. A
Los Angeles, CA 90027

11/9/15

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

Save 750 Edinburg

1 message

anthonyjjeffers@gmail.com <anthonyjjeffers@gmail.com> Sun, Nov 8, 2015 at 2:20 PM
To: shannon.ryan@lacity.org

Hi,

I live at 744 N Hayworth. Please save the bungalows on Edinburg. The new high rises will further crush the peaceful character and history of the beautiful neighborhood.

Thanks Shannon.

Best,

AJ Jeffers

RECEIVED 11/9/15
(Date)
Los Angeles Department of City Planning
Office of Historic Resources

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

janice bernstein <natrhikr@yahoo.com> Sun, Nov 8, 2015 at 2:47 PM
Reply-To: janice bernstein <natrhikr@yahoo.com>
To: "Shannon.ryan@lacity.org" <Shannon.ryan@lacity.org>

Hi,

I just want to say that I value the beautiful old architecture in Los Angeles and I hate to lose any of the workmanship that is not created any longer.
Please count me in as one who does not want to see Edinburgh Bungalow Court go anywhere.
It is art for everyone to see and enjoy.

Thank you,
Janice Bernstein

RECEIVED 11/9/15
(Date)
Los Angeles Department of City Planning
Office of Historic Resources

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

Save 750 N Edinburgh

1 message

Patty <pattybasil@sbcglobal.net> Sun, Nov 8, 2015 at 3:16 PM
To: "Shannon.ryan@lacity.org" <Shannon.ryan@lacity.org>
Cc: "save750edinburgh@gmail.com" <save750edinburgh@gmail.com>

Hello,
We live at 713 N Edinburgh Ave and fully support 750 N Edinburgh Ave being declared a historical building and monument.
Please consider preserving it.
Best,,
Patty Basil

Sent from my iPhone

RECEIVED 11/9/15
(c)
Los Angeles Department of City Planning
Office of Historic Resources

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court HCM

1 message

viviana pollack <vivietc@icloud.com> Sun, Nov 8, 2015 at 4:11 PM
To: "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>

Dear Ms. Ryan and Commissioners,
I am Viviana Pollack a long term resident in Los Angeles and a cafe owner in Hollywood. I used to live close to this area in West Hollywood and now I live in Hollywood close to my cafe on Cahuenga. These bungalow complexes are very important architecturally and rapidly diminishing and should ALL be saved in my opinion. I go to my chiropractor on 3rd street and pass through this particular area regularly. The Edinburgh Bungalow Court is a stand out. The archway and the beautiful Spanish details on each unit are magnificent and unique to the other bungalows I see. It really sets a beautiful tone of history and community in the fairfax/melrose corridor. I support this property as a Historic-Cultural Monument and truly hope that you do as well.

Kind Regards,

Viviana Pollack

RECEIVED 11/9/15 (Date)
Los Angeles Department of City Planning
Office of Historic Resources

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

VillaBeverlyGrove <villabeverlygrove@gmail.com> Sun, Nov 8, 2015 at 5:45 PM
To: Shannon.ryan@lacity.org

PLEASE save the homes that make our area historically rich and significant. We are being devoured by tasteless boxes that will resonate in the future as the era of bad taste! Do NOT be a part of the decline of what makes this area beautiful!

Sincerely,
Meg Priest

RECEIVED 11/9/15 (Date)
Los Angeles [illegible] City Planning
Office of [illegible] Resources

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

marivic <marivicbarron@yahoo.com> Sun, Nov 8, 2015 at 5:49 PM
Reply-To: marivic <marivicbarron@yahoo.com>
To: "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>

My name Maria Barron. I support the Edinburgh Bungalow Court to be named a Los Angeles Historical Cultural Monument. I have seen this beautiful property and I think it should be respected and represent Los Angeles history. I am a native of the Philippines and have lived in Los Angeles for 5 years. One of the things I love about the city are the beautiful neighborhoods with all of the old character. I work at Children's Hospital in healthcare and in my spare time I enjoy shopping on Melrose and walking through the side streets and seeing all of the different houses. This one is a wonderful group of apartments and I hope people get to enjoy it again. I love the arch and the Spanish style. Thank you for attempting to save it.
Sincerely,
Maria

RECEIVED 11/9/15
(Date)
Los Angeles Department of City Planning
Office of Historic Resources

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

Designate Edinburgh Bungalow Court

1 message

judy <garbog@aol.com> Sun, Nov 8, 2015 at 6:45 PM
To: Shannon.ryan@lacity.org

There are so few interesting and unique architectural structures in Los Angeles. I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument. I lived in Sacramento when it was put to the city council to decide whether to allow The Alhambra Theater to be torn down to erect a Ralph's grocery store. The Alhambra was, and still is in memory only, one of the most classic designs of art deco. It became quite a point of contention in the city and the city council soon realized its mistake. Too late. It's gone.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities.

Let the developers tear down the eyesore kleenex box apartments that were built in the 60s or 70s when no one cared about aesthetics or community. I have pictures of many of them.

Thank you for your consideration.

Sincerely,

Judith Grafe

1314 N. Hayworth Ave.

Apt 203

West Hollywood, California 90046

RECEIVED 11/9/15
(Date)
Los Angeles Department of City Planning
Office of Historic Resources

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

Save 750 Edinburgh

1 message

Yolanda Molina <artmoro@icloud.com> Sun, Nov 8, 2015 at 7:33 PM
To: Shannon.ryan@lacity.org

Dear Ms. Ryan,

I was born and reared in Los Angeles (Echo Park) and never forgot the tearing down of the Atlantic-Richfield building in downtown. Lucky for me, I still remember what a grand building it was, my daughter does not. The Edinburgh Court is truly a representation of the beauty and aura of Los Angeles of yesteryear. The architecture, the charm of the interior living quarters (glass cupboards, wooden floors, classic tile, etc) is truly a treasure of our (Angelinos) heritage. Future generations should be able to see what Los Angeles was like before. This kind of construction will not be replicated.

I plead with you to strongly consider making 750 Edinburgh (The Edinburgh Court) a historical cultural monument . It's a jewel!

Thanking you for your consideration,

Yolanda Molina
366 N. Sycamore Ave
Los Angeles, CA 90036
323-933-0164
artmoro@icloud.com

Sent from my iPad

RECEIVED 11/9/15
(Date)
Los Angeles Department of City Planning
Office of [illegible] Resources

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

drewdrewprod@aol.com <drewdrewprod@aol.com> Sun, Nov 8, 2015 at 8:37 PM
To: Shannon.ryan@lacity.org

To: Shannon.ryan@lacity.org (Bcc: save750edinburgh@gmail.com)
Subject: Edinburgh Bungalow Court

To: whom it may concern regarding the property 750 N. Edinburg Ave., Los Angeles, CA. 90046

I have lived at the property 731 3/4 across the street, 1/2 a block away from 750 Edinburgh ave, Bungalow Court for the past 10 years. When I left Venice in 2005 I targeted this particular block because of its early LA / ole Hollywood character, architectural charm like this property. I wanted to live at 750 but at the time, it was full.

This is a great street, this is a fantastic neighborhood because of its character and LA history. The people live here and this particular unit embodies everything that is important, good and right about LA. 750 N. Edinburgh is really the definitive example of how we should live and be; the open courtyard layout spilling out into a common green space courtyard - a true shared experience. If we start to change what already works, what we will become is uncertain. Please keep this charming LA building as is, please.

Respectfully,

Michael Herbertson
818.472.6271

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(Date)
Los Angeles Department of City Planning
Office of Historic Resources

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

CHC-2015-3386-HCM

1 message

shane.swerdlow@gmail.com <shane.swerdlow@gmail.com> Sun, Nov 8, 2015 at 8:45 PM
To: "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>

Hi Shannon,

I hope you're doing well!

I am writing to express support for designation of the Edinburgh Bungalow Court at 750-756 1/2 North Edinburgh Avenue as a Historic-Cultural Monument (HCM). Built in 1923, the property exemplifies the City's Cultural Heritage Ordinance criteria for designation as one of the only extant, intact examples of the bungalow court property type in the North Beverly Grove/Fairfax District area, with dwelling units arranged in individual bungalows around a common open area. It also has an exceptionally unique design that integrates Mediterranean, Spanish Colonial, and Mission Revival elements, including a large espadaña that spans the west entrance to the courtyard.

The subject property is a phenomenal example of a significant and endangered property type and is worthy of HCM designation.

Thank you,
Shane Swerdlow

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(Date)
Los Angeles Department of City Planning
Office of Historic Resources

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Foster Wilson <fosterwilson1@gmail.com> Sun, Nov 8, 2015 at 9:39 PM
To: Shannon.ryan@lacity.org

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve to be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,
Foster Wilson

–
Foster Wilson
646.283.1569
foster@fosterwilson.com
www.imdb.me/fosterwilson
www.fosterwilson.com

RECEIVED
(Date)
Los Angeles Department of City Planning
Office of Historic Resources

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Emily Barbour <emilybarbour@yahoo.com> Sun, Nov 8, 2015 at 9:11 PM
To: Shannon.ryan@lacity.org

Ms. Ryan,

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Emily

RECEIVED 11/9/15
(Date)
Los Angeles Department of City Planning
Office of Historic Resources

11/6/15

To:
Office of Historic Resources
200 N Spring Street, Rm 559
LA, CA 90012

Re:
750 - 756 N Edinburgh Ave
CHC-2015-3386-HCM

To:
Ken Bernstein, Lambert Geissinger, Shannon Ryan,
and the Cultural Heritage Commission

I'm writing to express my whole-hearted support of the designation of the Edinburgh Bungalow Court as an Historic Cultural Monument. This Courtyard apartment complex is an excellent example of Hollywood bungalow courtyard architecture, with the added bonus of a Spanish flair, culminating in the dramatic Spanish Mission-style entry arch. The interiors still retain many original details such as solid wood built-in cabinetry and beautiful tile work of the craftsman era. This courtyard exemplifies the unique California courtyard lifestyle and early multi-family living, with it's ample outdoor community space and the look and feel of individual homes in a shared environment.

This is exactly the type of property that makes Los Angeles so interesting and diverse. Per Survey LA, it appears to be eligible for the National Register of Historic Places. I urge you to support this nomination of the Edinburgh Bungalow Court..!!

thank you,

Carol Cetrone

Carol Cetrone
Silver Lake

RECEIVED 11/9/15 (Date) Department of City Planning

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

Please Designate Edinburgh Bungalow Court as Los Angeles H-C Monument

1 message

voweho@gmail.com <voweho@gmail.com> Sun, Nov 8, 2015 at 10:03 PM
To: Shannon.ryan@lacity.org

Dear Ms. Ryan:

Designating the distinctive Edinburgh Bungalow Court as a historic-cultural monument will reinforce Los Angeles' commitment to recognizing the importance of the courtyard apartment to Southern California history and living. Now standing vacant after 92 years of providing shelter for hundreds, the complex retains an integrity of feeling and design that are rare these days.

Its fortunate corner placement on Edinburgh at Waring emphasizes the mission revival entryway and the common green courtyard that leads to the various bungalows. I understand that the interiors of the bungalows include original built-ins and tile work also worthy of being protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs which designating the Edinburgh Bungalow Court can help address. I enthusiastically support the designation of Edinburgh Bungalow Court as a Los Angeles historic-cultural monument, and ask that this message be made part of the public record.

Thank you for your consideration.

Sincerely,

Victor Omelczenko
Board Member, West Hollywood Preservation Alliance
Member, Hollywood Heritage, Los Angeles Conservancy, United Neighbors for Responsible Development

RECEIVED 11/9/15 (Date)
Los Angeles Department of City Planning

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Alan Goodson <alangoodson@sbcglobal.net> Sun, Nov 8, 2015 at 11:19 PM
To: Shannon.ryan@lacity.org

Dear Ms. Ryan,

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,
Alan Goodson
804 N. Occidental Blvd.
Los Angeles, CA 90026

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(Date)
Los Angeles Department of City Planning
Office of Historic Resources

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

Save 750 North Edinbutgh

1 message

A. Phillips <allanabbie@gmail.com> Sun, Nov 8, 2015 at 11:21 PM
To: shannon.ryan@lacity.org

To: Shannon.ryan@lacity.org

Subject: Edinburgh Bungalow Court

Dear Cultural Heritage Commission,

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

We have owned the property on 812 N Edinburgh since 1989. Our children have occupied and thoughtfully renovated our property for the last decade. We have all participated in the life of the buildings and the people in them on our street. We have loved the intergenerational diversity and the sense of community fostered by a scale and historic nature of the architecture. These are very special and completely singular streets, that once bulldozed will never recover.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Abbie Rottapel Phillips

RECEIVED: 11/9/15
(date)
Los Angeles Department of City Planning
Office of Historic Resources

Shannon Ryan <shannon.ryan@lacity.org>

Save 750 Edinburgh

1 message

Allan Phillips, MD <allanphillipsmd@gmail.com> Sun, Nov 8, 2015 at 11:22 PM
To: Shannon.ryan@lacity.org, Save750edinburgh@gmail.com

Dear Cultural Heritage Commission,

My name is Dr. Allan Phillips. I have owned the quadraplex at 812 No. Edinburgh Ave. since 1989. I have been personally involved in the management of my property and have striven to maintain the appearance of the building in accordance with the spirit and architectural vernacular of our neighborhood. Thanks to the *"Save 750 Edinburgh Group"* I have become aware that the new owner of 750 No. Edinburgh Ave. is intent on leveling all the structures on the property in order to build a multi-story structure that would fly in the face of the character of this historic garden apartment bungalow court. Accordingly I am in complete agreement with the following expression of support for the designation of Edinburgh Bungalow Court as a historic-cultural monument:

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Allan Phillips, MD

RECEIVED 11/9/15
(Date)
Los Angeles Department of City Planning
Office of Historic Resources

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

Shannon.ryan@lacity.org

1 message

Benjamin Phillips <benlev32@gmail.com> Mon, Nov 9, 2015 at 2:09 AM
To: Shannon.ryan@lacity.org

To the Office of Historic Resources,

My name is Ben Phillips I am a city planner and neighbor to the 750 Edinburgh Ave. site. Aside from my personal experience living in this historic neighborhood, my experience as a planner indicates this proposed development to be textbook slum-lordery perpetrated by generic design. Not only has the developer removed the tenants from these affordable units, but he is intending to construct detached subdivisions which will increase the inaccessibility to this diverse neighborhood. These proposed units will not only be anachronistic to the neighborhood's character and vernacular Los Angeles architecture, but will destroy the courtyard scale. This very specific design reinforces a communal atmosphere that will be destroyed in this scheme never to be recovered.

My parents, the owners of 812 N. Edinburgh. Ave, and I recently met with Mr. Jacobs, the developer, upon his request; he expressed his exasperation with the community-based effort to save the building and he wanted to see if we wanted to buy the property, as we have restored our 1929 similarly Spanish style building. He proposed a sale price $600,000 above what he had purchased it for, while having diminished much the intrinsic value by evicting the tenants under the provisions of the Ellis Act. He articulated that if he was unable to get this price ($3.2 million), and if the neighborhood remained vigilant, he would "put up barbed wire and sit on it for 5 years."

I fear for the intransigence of a singular individual to affect an entire community. As a planner, I know this is not a new story in the history of cities...for better or worse. The history of a place cannot forever define it. However, it should not be rebuilt without that which defines it...the community. I savor the inter-generational and diverse community that the neighborhood scale has created, it has defined the character and still reflects why it is an area still in high demand.

Thank you for your kind consideration,

Ben Phillips

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(Date)
Los Angeles Department of City Planning
Office of

As a current resident of an historical bungalow court that is under threat in Macarthur park, I am writing this letter in support so that this very charming, open and comfortable architectural specimen of a very important residential and cultural movement in Los Angeles' history continues to exist. I know how entering these courtyards make one feel like entering an oasis, a very rare thing in the loud and fast city life, and increasingly so as the city becomes more and more dense. I feel it is important to protect jewels like Edinburgh, so that they stand as examples of hope and charm, an architectural testament to a relaxed, living and breathing affordable approach to housing as the clock moves on and other styles rise and fall. I understand as well that the court appears eligible for California and National Monument status. Please keep this bungalow courtyard. It is for these reasons that I support the designation of Edinburgh Bungalow Court as an Historic cultural monument.

Sincerely

Tiger Munson
Resident
521 Carondelet St Los Angeles, CA 90057

RECEIVED 11/9/15
City Planning
Los Angeles
Office of Historic Resources

Shannon Ryan <shannon.ryan@lacity.org>

750-756-1/2 Edinburgh Ave. --CHC-2015-3386-HCM

1 message

brian harris <jbrianharris@yahoo.com> Mon, Nov 9, 2015 at 3:09 AM
Reply-To: brian harris <jbrianharris@yahoo.com>
To: "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>

Dear Shannon, Commissioners, and the Office of Historic Resources members,

I am very grateful for your work, for this HCM process and for the nomination of this property by the City of Los Angeles. I own my property at 745-747 3/4 N. Hayworth Ave. which backs up to the nominated property on a diagonal. Daily, I look at the back garden adjacent to Bungalow 752 1/2 N. Edinburgh from my deck. I have watched tenants bring in fountains and pavers and nurture their lives and friendships in that space from the bird's eye view of my second floor apartment. I've seen woodworking artists do their creating, gardeners find their serenity and I've even picked lemons from one of the bungalow's trees which hangs over my backdoor neighbor Andrea's driveway.

I must tell you that this place is a very special place. And the more stories I hear and the more neighbors I talk with about it's history, the more special I know it to be.
This past summer, I went down to the city archives to research this property, thinking I would help nominate it for HCM. I found out that the street was originally named Society Ave., that the longest title holder was a woman, that the people found in the city directory were everyday citizens with everyday jobs and that the building was constructed by an everyday builder. So here's a bungalow court starting it's life on Society Ave. collecting a myriad of everyday city dwellers over the years who were drawn to it either from the fact that it was house-like or beautiful or that it offered green space or a chance at community or maybe because the neighborhood is walkable or merely because it was affordable while he/she/they transitioned into the next phase of life. I feel this court has more history to collect and to share. It deserves to be cared for present day as it did when it was built which is evident in the floor-length windows that open to let courtyard breezes in, the decorative tiles that tell stories of their own, the permanent wood desks positioned by the windows, the fireplaces, the built-in refrigerators, and the huge amount of light and cross ventilation.

A large amount of love and connection has occurred recently due to this effort to Save 750 Edinburgh from demolition and into a monument status. I have personally met many neighbors and business owners, including the 12 residents of the HCM El Greco building just around the corner. In my opinion, it is a shining example of what Edinburgh may achieve again if given the opportunity: A beautiful courtyard of shared responsibility, tenants who look after one another in a buddy type system, greetings and conversation promoted by front doors that face one another, and pristine architecture that literally makes you stop in your tracks, pause from the busyness of the day and reflect on the craftsmanship and thoughtful design of another time and feel happiness and calm. Three people I know of were very much enjoying their living situations when Edinburgh was redirected this year. An actress, an artist, and a musician would all take

their units back if given the opportunity. This says so much about the magnetism and appeal and current condition of the Edinburgh Bungalow Court.

As the application states, during the 1920's Los Angeles was a destination draw much like it is experiencing today. The Edinburgh Bungalow Court was built to help accommodate this influx of people who desired single family dwelling amenities but also needed affordability. It fulfilled that need with an architectural type that truly stands the test of time and is absolutely outstanding and unique. Architecture has changed over the years but the needs and desires of people coming to Los Angeles has not changed. We need the Edinburgh Bungalow Court. It is one of the souls of our neighborhood and serves as a beautiful bridge between home, community, nature and inspiration. I love the Edinburgh Bungalow Court and my neighborhood. Thank you for considering their preservation with this Historic Cultural Monument application.

Sincerely,

Brian Harris
747 1/2 N. Hayworth Ave.
Los Angeles, CA 90046

LA GEECS

RECEIVED 11/9/15 (Date)
Los Angeles Department of City P
Office of Historic Resources

Shannon Ryan <shannon.ryan@lacity.org>

Edinburg Bungalows

1 message

Jacobo Hernando <smurfshoe@gmail.com> Mon, Nov 9, 2015 at 7:20 AM
To: Shannon.ryan@lacity.org

As a lifelong Angeleno and resident I beg you to go give Historic status to the Edinburgh Bungalows.

As a lifelong resident of Los Angeles this city breaks my heart every time I step outside and witness the destruction of our golden past. Bungalow such as these are a treasure. It's a shame that this city has virtually zero respect for our cool, older buildings and houses. No other city in the America (despite Detroit) destroys itself like L.A. All that developers care about is new (and money), their new is often throw-away, hideous crap (not always but too often). What they throw up could be in any city in the world, and often look like they belong in the 3-d world. These bungalows are Los Angeles. Sorry for ranting a bit. We also need to preserve the bungalows because they offer a superb standard of living to it's residents, and are quite environmentally friendly in that there's lots of natural lighting and the occupants can have small gardens. Los Angeles ranks bottom of the barrel in open space, and public gardens. This court has a wonderful court yard. It's an absolute shame, Garrett has promised to create new open space... Not to digress but has he done anything at all for creating new green space? This city is getting screwed by Garcetti and developers, Density does not improve peoples lives, quite the opposite. This Bungalow court must be saved. I myself live in a 1921 Bungalow, and it's the best place I ever lived. Please have some respect for our golden past! The new buildings that they throw up have no character, nothing like these 1923 Hollywood Bungalows do. Please save these bungalows because they are Los Angeles.

Thank You, Sincerely Jacob Hempe

1617 Micheltorena St, Los Angeles 90026

LA GEECS
RECEIVED 11/9/15 (Date)
Los Angeles Department of City Planning
Office of Historic Resources

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Amelia Borella <hellaborella@gmail.com> Mon, Nov 9, 2015 at 7:48 AM
To: Shannon.ryan@lacity.org

Dear Shannon,

I support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

I live in a bungalow court in Hollywood that was built in 1921 by Henry L. Wilson. The bungalow courts are a special part of Southern California's history that deserve to be saved. Edinburgh Bungalow Court is another excellent example similar to the one I live in. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city. It is what I gravitated to when I moved here and it would be a shame to see another intimate piece of Los Angeles history vanish.

Thank you for your consideration.

Sincerely,

Amelia Borella

RECEIVED 11/9/15
(Date)
Los Angeles Department of City Planning
Office of Historic Resources

Shannon Ryan <shannon.ryan@lacity.org>

Letter to Shannon Ryan RE: 750 Edinburgh Bungalow Court

1 message

Lynn Struiksma <lynn42@me.com> Mon, Nov 9, 2015 at 8:11 AM
To: Shannon.ryan@lacity.org

Shannon Ryan, Planning Associate
City of Los Angeles Cultural Heritage Commission
200 N Spring St #667,
Los Angeles, CA 90012

Subject: Edinburgh Bungalow Court

Hello Shannon,

I would like to take a quick moment to say how much the bungalow court at 750+ Edinburgh means to me. I live across the street from the bungalows and could hear Rob the guitarist play and just bring life to the neighborhood when he would play. It was a beautiful sound that emanated from the courtyard. I would also hear the kids ride their scooters and small bikes and live and laugh and grow in that courtyard. It is a very missed sound that I didn't realize was so important to the neighborhood. Families who would mingle and live life together and grow up were such beautiful sounds in our neighborhood and it is truly missed.

I've had the chance to live across the from the Edinburgh bungalow court for nearly 10 years and really appreciate the beauty and charm that these bungalows have and love the history that they keep in our neighborhood. I've been lucky enough to see some pictures of the craftsmanship that is built into the units. It is amazing and I'm so glad to see it's still around.

I think I'm very lucky to live across the street from a courtyard that was built in 1923 that brings such community to the neighborhood by allowing families such access to rich history and to grow up in appreciation of it with the beautiful unique arched entryway inviting life into it's court. To see and hear kids running across the beautiful tile was/is a great site and sound.

I support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Thank you for your time and consideration.

Sincerely,

Lynn Struiksma
800 ½ N. Edinburgh Ave,

Los Angeles, CA 90046
323/782-3968

Letter 2 for 750 Edinburgh.docx
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RECEIVED 11/9/15
(Date)
Los Angeles Department of City Planning

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

Save 750 Edinburgh

1 message

Richard Hajjar <richardhajjar@yahoo.com> Mon, Nov 9, 2015 at 8:42 AM
Reply-To: Richard Hajjar <richardhajjar@yahoo.com>
To: "Shannon.ryan@lacity.org" <Shannon.ryan@lacity.org>

Dear Ms. Ryan,

My husband and I are long time land owners as well as landlords in Los Angeles. We are all for new development as well as change. The changes that are occurring all around Los Angeles with these small lot developments are destroying the character of what Los Angeles is. We hope the character of Los Angeles will continue to be in the future.

Please take the time to consider what this beautiful plot of land means to the neighborhood and the impact of this beautiful building being torn down will cause. Most likely there will be some huge mega structure in it's place...and the neighborhood destroyed.

Thank you for your time and I hope that you'll reconsider the destruction of the character of Los Angeles.

Best,

Richard M. Hajjar
1128 Coronado Terrace
Los Angeles, CA 90026
323-791-6441 Cell

RECEIVED 11/4/15
(Date)
City Department of City Planning
Cultural Heritage

SAVE VALLEY VILLAGE

an unincorporated Association

November 2, 2015

TO: Honorable Los Angeles Cultural Heritage Commissioners
CC: Honorable Council Member Paul Koretz
RE: **CHC-2015-3386-HCM | Edinburgh Bungalow Court, Monte Vista Court Apartments**
750 - 756 ½ N Edinburgh Ave.

To the attention of the CULTURAL-HERITAGE COMMISSION,

The Board of local neighborhood community advocacy group saveValleyVillage has approved writing this letter on behalf of all of its members, extending our full support to grant Historical status to the Edinburgh Bungalow Court / Monte Vista Court Apartments.

The Edinburgh Bungalows reflect *the broad cultural, political, economic, or social history of the nation, State or community* as defined in Section 22.171.7 Article 1, of Chapter 9, Department City Of Planning, Administrative Code.

These courtyard bungalows have become a rarity in Los Angeles and represent an important time of development that must be retained. What is an obviously well maintained building continues to serve the community in positive and beneficial ways - deserving of the opportunity to continue doing so.
They serve the greater good of society providing a core sense of history and foundation of this neighborhood. They ignite conversation, they stimulate a desire to learn more about the past, they bring people together and help us connect the dots throughout the decades of an ever-changing city. They provide the stability and reliance citizens need to feel to be grounded.
We personally identify with the unique bungalows that provided residents with the advantages of parks and shared spaces for communal interaction within a densely urban setting. It was these buildings that lined the streets of our city, that are now forever sparse. The Edinburgh Bungalows are the surviving, intact example of tradition.

One of our board members parents grew up across the street from the Edinburgh Bungalows and has shared wonderful memories of the neighborhoods evolution over time, including community participation and the Edinburgh Courts being frequently visited grounds for recreation and after school activities.

On behalf of saveValleyVillage, we support the designation of Edinburgh Bungalow Court as a Historic-Cultural Monument. We graciously request the Commissioners to honor the Edinburgh with HCM status.

Thank you for your consideration on this nomination.

Regards,
Emily Morton
Authorized Representative sVV

SAVE VV

RECEIVED 11/3/15 (Date)
Los Angeles Department of City Planning
Office of Historic Resources

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

Letter of Support for Designation of Edinburgh Bungalow Court as Historic-Cultural Monument.

1 message

Gregg Sutter <gpsutter@me.com> Tue, Nov 3, 2015 at 8:57 AM
To: Shannon.ryan@lacity.org

Dear Shannon:

Attached below the email text of my letter of support for the Edinburgh Bungalow Court is a PDF of same.

Best,

Gregg Sutter

November 3, 2015

Shannon Ryan
Planning Associate

City of Los Angeles Cultural Heritage Commission

200 N Spring St #667,

Los Angeles, CA 90012

Dear Shannon:

I've lived in Los Angeles for 18 years at the same address: 740 Edinburgh Ave. – two door down from 750-756½ Edinburgh Ave . – known as the *Edinburgh Bungalow Court.*

The fact that I have lived at this address for so many years is a testament to the quality, beauty, and charm of this neighborhood. The *Edinburgh Bungalow Court* is a big part of that.

Last June, when I first became aware that the *Edinburgh Bungalow Court* was in danger of demolition, I was dismayed. I didn't truly understand the importance this precious piece of my immediate environment had – to me and the neighborhood – until it was threatened.

As a researcher by trade, my interest was piqued and I began to study bungalow courts in Los Angeles, particularly in the Hollywood and Beverly Grove areas. As you know, the bungalow court was the predominant multi-family residential development in Los Angeles, from 1910 to 1930. As the population soared with the rise of Hollywood, many workers in the motion picture industry lived in bungalow courts.

The style of bungalow courts varied. Many, were designed by prominent area architects, while others were

built by contractors who were inspired by the prime examples around them. Such is the case with the *Edinburgh Bungalow Court*, built in 1923, by contractor Jesse C. Blinn. The Court was constructed in what the LA Conservancy calls the Spanish Colonial Revival Style.

What makes *Edinburgh Bungalow Court* particularly distinctive is its unique arch, connecting the two halves of the Court, serving as a gateway to an inviting courtyard. The cove-like canopies over the entrances, and the castle-like treatments on the flat roof are also noteworthy.

Only a few historical bungalow court candidates are in the Beverly Grove area. Most are in Hollywood, Silverlake or Los Feliz. But of all the bungalow courts I've visited in the city, the *Edinburgh Bungalow Court* stands out as one of the best. With its unique corner lot location, distinctive arch, and commanding street presence, the *Edinburgh Bungalow Court* has undeniable stature and must be preserved.

If we fail to protect gems like the *Edinburgh Bungalow Court*, we chip away at our storied past. The loss will be irreparable.

I support the designation of the *Edinburgh Bungalow Court* as an historic-cultural monument.

Sincerely,

Gregg Sutter

Gregg Sutter to Shannon Ryan - Edinburgh Bungalow Court.pdf
116K

RECEIVED 11/3/15
(Date)
City of Los Angeles Department of City Planning

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

(no subject)

1 message

Dee Ann Newkirk <dnewki@yahoo.com> Mon, Nov 2, 2015 at 9:46 PM
Reply-To: Dee Ann Newkirk <dnewki@yahoo.com>
To: shannon.ryan@lacity.org

Dear Shannon,

I live in a beautiful historic multi-family home one block east from Edinburgh. I moved into this neighborhood many years ago because what I loved about Los Angeles, were the historic neighborhoods that had been preserved over the years, making this transplant from NYC feel "at home" in an era gone by.

And 750 N Edinburgh is no different. Whenever I walk by this beautiful, architecturally-sound Spanish bungalow, I feel so lucky to be living here in this time, in this neighborhood, where the ghosts of the past continue to thrive in the stunning buildings here. And it seems LA Survey agrees as they appointed this building a historical building that should be protected for years to come.

I love 750 N Edinburgh and the way it makes me feel whenever I walk by here in my neighborhood, and I hope that the Office of Historic Resources will take excellent care of our streets, our buildings and our neighborhood by preserving this gorgeous property for it's original intent, realizing this style can never be duplicated if we don't protect this unique architecture of the Spanish Bungalow for our children's and LA's future!

Therefore, I support the designation of Edinburgh Bungalow Court as a historic-cultural monument and I hope you will choose to do so too!

Sincerely,

Dee Ann Newkirk
LA, CA

RECEIVED 11/3/15 (Date)

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

I support the Edinburgh Bungalow Courts designation as an historic-cultural monument.

1 message

edward hunt <edvhunt@earthlink.net> Mon, Nov 2, 2015 at 7:19 PM
To: shannon.ryan@lacity.org

Dear Shannon,

I understand you are the planner on the 750 Edinburgh Bungalow Courts. I support their designation as an historic-cultural monument.

In just 7 more years, they will be 100-years-old. They are an excellent example of a Hollywood Bungalow Court and of early twentieth century multi-family residential development.

This Court complex provided work force housing to the growing early movie studios just a short bike or street car ride away. Today they provide affordable moderate rents and substantial green space, both in short supply in today's Los Angeles.

Please support this designation.

Edward Villareal Hunt, AIA, ASLA

4928 West Melrose Hill, Hollywood, CA 90029

323-646-6287

RECEIVED 11/2/15
(Date)
City Department of City Planning

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court (750-756½ N. Edinburgh Ave. – CHC-2015-3386-HCM)

1 message

Liza Gerberding <lizagerb@me.com> Mon, Nov 2, 2015 at 10:03 AM
To: Shannon.ryan@lacity.org

Re: **750-756½ N. Edinburgh Ave. – CHC-2015-3386-HCM**

Dear Shannon,

I am writing to encourage the Cultural Heritage Commission to designate the Edinburgh Bungalow Court as a historic-cultural monument.

I have lived in the Mlracle Mile area for over 30 years, and I wouldn't live anywhere else. The Edinburgh Bungalow Court, about a mile away from me, is a perfect example of why I moved to my area—old buildings, hard-wood floors, high ceilings, detailed built-ins. This building is a part of Hollywood history, and should be preserved and enjoyed in the future for its unique charms.

In recent months, I have met some of the people who live on Edinburgh and surrounding streets. This building is part of the warp and weft of that community. Leaving it vulnerable to being torn down is akin to erasing the memories of those who lived there—artists, accountants, actors, craftspeople—middle class people who made this city work. This is a neighborhood built for the middle class, for those who could not afford a home on a separate lot but who wanted to feel at home with their neighbors. Each bungalow is a home in and of itself. The units are slightly smaller versions of the apartment I have lived in on Alandele Ave. for 25 years—it is my home.

I have read the HCM application, and agree that Edinburgh Bungalow Court meets the following criteria: 1. It reflects the broad cultural, economic, or social history of the nation, state, or community; 2. It embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction.

Built in 1923, Edinburgh Bungalow Court is significant for its association with the rapid development of Hollywood and its surrounding areas, including Mid City West, in the early 1920s. It embodies distinguishing characteristics of the bungalow court property type, a multi-family residential typology prevalent in and around Hollywood in the early decades of the twentieth century, and one that is rapidly diminishing. In Mid City West, extant examples of this property type, in which dwelling units are arranged in separate, one-story bungalows surrounding a central courtyard, are particularly rare. The bungalow court property type provided renters with an opportunity to live in an environment with amenities comparable to what existed in single-family residential neighborhoods, at a time when Hollywood and its surroundings were experiencing rapid growth and development. The Edinburgh Bungalow Court is further distinguished by its unique Mediterranean Revival design, integrating elements of Spanish Colonial

Thank you for your consideration.

Liza Gerberding
937 Alandele Ave.
Los Angeles, CA 90036

RECEIVED 11/2/15
(Time)
City Department of City Planning
Los Angeles

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

(no subject)

1 message

Now You Know <cgoodridge88@gmail.com> Fri, Oct 30, 2015 at 7:30 PM
To: "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>

Hi Shannon,

I work near this beautiful property, and I believe that it is so important to preserve LA's historic buildings that preserve the cultural beauty of the past, especially this one. The charm of this building is unmatched and adds so much character to the neighborhood.

I support the designation of Edinburgh Bungalow Court as an historic-cultural monument.

Best,
Colin Goodridge

RECEIVED 11/2/15 (Date)
Los Angeles Department of City Planning
Office of Historic Resources

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

750 Edinburgh - CHC -2015-3386-HCM

1 message

Jared Rosenberg <jared.s.rosenberg@gmail.com> Mon, Nov 2, 2015 at 8:09 AM
To: shannon.ryan@lacity.org

Hi Shannon -

I am writing you to show my support for the designation of Edinburgh Bungalow Court as an historic cultural monument. I live at 751 Hayworth, which abuts 750 Edinburgh in the back. Not only do I care about the preservation of the character of the neighborhood I've lived in for almost 5 years, but this specific property is important to me. I view this property from my bedroom and bathroom windows, so every morning it is the first thing I see, and every evening the last. As a writer, I work from home most days - it is the serenity of the neighborhood that allows me to focus and find inspiration, and it is properties like 750 Edinburgh that make the area what it is. It would be a shame to allow such a beautiful, historically significant piece of classic LA architecture to disappear.

Thank you for your help and support in this endeavor.

Best
-Jared Rosenberg

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(Date)
Department of City Planning
City Records

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

750 N. Edinburgh

1 message

amyg93@aol.com <amyg93@aol.com> Sun, Nov 1, 2015 at 9:36 AM
To: shannon.ryan@lacity.org

Hi Shannon,

Please Save 750 N. Edinburgh, I had a building at 714 many years ago. I sold it, It is still there. Several years ago, That's what people did. They bought and sold
property, not demolish.

I use to walk around the neighborhood, and I especially loved to see that quaint, old world courtyard, It brings back such memories. Please don't take away our culture
our history. I can never be replaced. That kind of Workmanship is not being done.any longer.

This building deserves to have a historic designation. People will love to live there
Thanks

Amy Galaudet and Family

Amy Galaudet
Artist, Poet, Activist
www.amygalaudet.com

Take not the most trodden path, make your own path, and leave a trail

"Emerson"

RECEIVED 11/2/15
(Date)
Department of City Planning
Cultural Resources

Shannon Ryan <shannon.ryan@lacity.org>

750-756-1/2 Edinburgh Ave. --CHC-2015-3386-HCM

Ty Geltmaker <echobamboo@tygeltmaker.com> Sat, Oct 31, 2015 at 12:29 AM
To: Shannon.ryan@lacity.org

Dear Shannon Ryan and all to whom this concerns:

Having lived in Los Angeles (Silver Lake/Echo Park) since 1986, moved from NYC, and only since one year ago living in West Hollywood, I have seen the terrible demolition mania happening right now in the midst of homeless crisis. Beautiful homes and bungalow colonies (where one can have the comfort of a small private home with a sense of community) are being bulldozed, Box McMansions built, and most — as we can prove — being converted to Vacation Rentals, emptying out our communities of everyday life.

The situation at 750 Edinburgh is just one example of this erasure of community, sending individual people into homelessness while jettisoning any sense of community to the four winds of profit-driven often out-of-town hedge funds and corporations.

We love our bungalow courtyards (now living in one remaining on our block) for the bungalow, communitarian looking out for each other way of life, as well as the fact that these historic treasures allow for continuation of a daily routine of combined privacy and neighborliness, unique to this architectural building type.

These are historic structures of LA History in their own right, but also living laboratories of daily life giving a healthy dose of human interaction to our metropolis. Tearing these architectural gems down is both a historical and social war on civilization.

Sincerely,

Ty Geltmaker, Ph.D.
8742 Rangely Ave.
West Hollywood, CA 90048

RECEIVED 11/2/15
(Date)
City of Los Angeles Department of City Planning

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

750-756-1/2 Edinburgh Ave. --CHC-2015-3386-HCM

JAMES ROSEN <james@jamesrosendesign.com> Sat, Oct 31, 2015 at 3:02 PM
To: shannon.ryan@lacity.org

Dear Shannon Ryan and all to whom this concerns:

Having lived in Los Angeles (Silver Lake/Echo Park) since 1986, and and now living in West Hollywood in a bungalow complex I am writing in support of the Edinburgh Court receiving designations as an Historic-Cultural Monument. The demolition mania happening right now in the midst of homeless crisis only to build luxury houses or condominiums is both morally wrong and a destruction of the social and urban fabric of our communities.

750 Edinburgh is just one example of many eliminating a sense of community, sending individual people into homelessness in the name of new housing profiteers.

We love our bungalow courtyards (now living in the one remaining on our block) for the communitarian looking out for each other way of life, as well as the fact that these historic treasures allow for continuation of a daily routine of combined privacy and neighborliness, unique to this architectural building type.

These are historic structural types of LA architecture and History in their own right,and should be preserved at all costs.

Sincerely,

James Rosen

James Rosen Design LLC
323.314.4588 C
James@jamesrosendesign.com
http://www.jamesrosendesign.com

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RECEIVED 10-30-15 (Date) Los Angeles Department of City Planning Public Resources

Shannon Ryan <shannon.ryan@lacity.org>

750-760 north Edinburgh Ave

1 message

arlene abelow <arleneabelow1@yahoo.com> Thu, Oct 29, 2015 at 7:51 PM
To: Shannon.ryan@lacity.org

hi Shannon,
I am writing this email to you as a person who loves Los Angeles and its unique architecture.
I have lived on the same block as 750 north Edinburgh for 8-1/2 years now and the reason I choose this street and neighborhood was the charm and diversity of its historic architecture. It is a wonderful, vibrant block to walk around and I do walk everywhere in this neighborhood. Unfortunately in the past few years, things have changed and if we don't take note, the charm and unique styles will give way to big block modern architecture. Our neighborhood represents the glory days of Los Angeles when people moved from all over the country to places like the Edinburgh Bungalow Court to start their dreams. It is a wonderful place and over the time I have seen many enjoy their lives in the courtyard - sharing dinner, playing music; living the golden southern California life. There is nothing that should and can replace this sweet community living. People are drawn to being here because of places like 750 north Edinburgh. I know I have no desire to live anywhere else. It is places like this that hallmark Los Angeles as a special place that still maintains its authenticity and individual spirit.
Thank you and please honor those who love Los Angeles for the wonderful place it is - no changes please!!!!

arlene abelow

RECEIVED 10-30-15 (Date)
Los Angeles Department of City Planning
Office of Historic Resources

Shannon Ryan <shannon.ryan@lacity.org>

750-756-1/2 N. Edinburgh Ave. _CHC_2015-3386-HCM

1 message

Dottie Dillard <mdsenc@aol.com> Thu, Oct 29, 2015 at 1:17 PM
To: shannon.ryan@lacity.org

Dear Ms. Ryan

I live on the same block from this property. I walk my puppy down this street daily in fact many times a day. it is heartbreaking to see this property behind the fence and abandoned. I choose this street because of the character , rthe history and charm if this street.
I support the destination of Edinburgh Bungalow Court as a Historic - Cultural Monument.
Many thanks
Dottie Dillard

RECEIVED 10/27/15
(Date)
Angeles Department of City Planning

LA GEECS

Shannon Ryan <shannon.ryan@lacity.org>

750 Edinburgh Bungalow former resident

Alisha Wainwright <aewainwright@gmail.com> Tue, Oct 27, 2015 at 2:04 PM
To: Shannon.ryan@lacity.org

Hello Shannon Ryan,

My name is Alisha Wainwright and I am a former resident of 750 N Edinburgh Ave. I moved because I received an Ellis Act notification in the mail this past April. When I lived there, I walked my dog Duncan along the neighborhood streets and became friendly with lots of my neighbors and truly grew to love the area.

I was devastated when I was forced to move. Finding 750 Edinburgh, which is such a unique architectural gem, was so difficult as affordable housing is becoming harder to find, especially housing with character. My favorite attributes of my apartment were the beautiful mantel with unique tile motifs and the original paned windows that let in a lot of natural light. My neighbors and I would enjoy coffee in the common courtyard, and it was often an office space for my neighbor Rob. The Bungalow Court has been home to artists and musicians and with its prominent location on the corner of Waring and Edinburgh, it's a symbol of the eclectic community.

I write all this to say I support the designation of Edinburgh Bungalow Court as an historic-cultural monument. It really is a unique place to live and perfect for a young working actress like me. There are thousands of people in my shoes, searching for affordable, unique places to call home— making 750 Edinburgh a historic-cultural monument will allow a few more hard working people like me to really enjoy the spark that makes Mid-City West so special.

Thank you for your time,

Alisha Wainwright
www.thehungryactress.com

LA GEECS

RECEIVED 10/26/15
(Date)
Department of City Planning
City Resources

Shannon Ryan <shannon.ryan@lacity.org>

My Story of life at 754 1/2 N. Edinburgh Ave.

1 message

Gregory Beylerian <contact@gregorybeylerian.com> Mon, Oct 26, 2015 at 4:02 PM
To: Shannon.ryan@lacity.org

To whom it may concern,

My name is Gregory Beylerian and I lived at 754 1/2 N. Edinburgh Ave for about 12 years. I got married and had a child while living there. Although it was a humble one bedroom bungalow, I can not tell you how many times friends and visitors would comment on the "beautiful and charming vibe" of that place. The communal garden aspect that is surrounded by quaint bungalows created a pleasant ambiance with the inclusion of trees and other greenery. Tenants would often commune together in the central courtyard for BBQ's and relaxed socializing.

I have the fondest memories of that space and believe that it not only carries the historical memories of a classic Hollywood era, I heard actors in the 1940's would live here while shooting movies. 750 Edinburgh continues in a tradition of architecture and "lifestyle" which embodies what I believe to be one of Southern California's strongest assets. I am from NYC and was drawn to LA for the romance of living in such a way, unique to LA.

Removing this property not only removes the history and quaint architectural presence, but also removes the valuable and unique "lifestyle" quality.

750 Edinburgh should be restored, not demolished.

Thank You,

Gregory Beylerian

BEYLERIAN

www.gregorybeylerian.com

RECEIVED 10/26/15 (Date)
Los Angeles Department of City Planning
Office of Historic Resources

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

mandy sherman <peeweesherm@aol.com> Fri, Oct 23, 2015 at 2:17 PM
To: Shannon.ryan@lacity.org

Hi Shannon,

I live just a few blocks from this building. I drive down this street regularly and have always appreciated this and the other beautiful made buildings. The Edinburgh Bungalow Court in particular is a great example of that old bungalow court style from the beginning of the 20th century. The courtyard and common green space is something I love about my building and so I can really appreciate it when I see it in others that still remain. This building's archway is really the stand-out that must be preserved! I have seen pictures of the inside of this particular building and the built-ins are really quite unique. They don't make them like they used to! All this said, I support the designation of Edinburgh Bungalow Court as an historic-cultural monument.

Thanks,
Mandy Sherman

Mandy Sherman, CSA
MANDY SHERMAN CASTING
310-720-5750 cell

LA GEECS

RECEIVED 10/22/15
(Date)
Los Angeles Department of City Planning
Office of Historic Resources

Shannon Ryan <shannon.ryan@lacity.org>

750 Edinburgh

IOWELA@aol.com <IOWELA@aol.com> Thu, Oct 22, 2015 at 2:54 PM
To: save750edinburgh@gmail.com
Cc: Shannon.ryan@lacity.org

Hello,
My name is Shawn Esrawi, I live/work Behind this property at 755 N Hayworth Ave.
I walk/bike down this street regularly, to walk my dog, to get coffee
• I chose this neighborhood and/or my building because of the character, history and charm of the 1920's & 30's architecture
• Per Survey LA, it appears eligible for California and National register
• The Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early multi-family living. Bungalow living feels like a house for those who can't afford to buy one
• I love the unique and dramatic Spanish mission-style arched entry
• I love the courtyard in the center and giving people the ease of gathering, playing music, laughing, & enjoying life
• I have been inside one of the apartments/ I have seen pictures and the original built-ins, cabinetry and tile are very special.
• When the bungalows were built in 1923, Los Angeles was rapidly expanding. For the same reasons today, affordability and community, we must hold on to these buildings if we want diversity & connection

"I support the designation of Edinburgh
Bungalow Court as an historic-cultural monument"

Cordially,

Millennium Real Estate Development Inc
Shawn Esrawi
Broker/President
129 N Le Doux Rd
Beverly Hills, CA 90211
(323) 377-7270
iowela@aol.com
CalBre: 01221935

RECEIVED 10/20/15
(Date)
Los Angeles Department of City Planning
Office of Historic Resources

October 18, 2015

To whom it may concern:

I would like to support the designation of Edinburgh Bungalow Court as a historic-cultural monument. I live at 751 N. Hayworth Avenue directly behind the bungalow court. The character of this bungalow court adds greatly to the neighborhood. This charm and this history is the reason why I chose my apartment that I currently live in for the past 5 years. My neighborhood is quiet, peaceful and serene, and I feel comforted by all of the beautiful 1920's buildings around me. I am grateful for your work and the chance for this property to potentially become a monument. I strongly hope that your commission is in agreement with my opinion and experience.

Sincerely,

Jennifer Hollander

LA GEECS
RECEIVED 10/19/15
(Date)
Los Angeles Department of City Planning
Office of Historic Resources

Shannon Ryan <shannon.ryan@lacity.org>

750 Edinburgh ave Bungalows

Ocnarf <everythingfranco@yahoo.com> Sun, Oct 18, 2015 at 11:44 AM
To: "Shannon.ryan@lacity.org" <Shannon.ryan@lacity.org>

Hi Sharon,

I want to take the opportunity to write to you and tell you what the Edinburgh Bungalow Court at 750 Edinburgh ave. means to me an the community I live in. I have lived on 736 n. Edinburgh avenue for over 6 years. During that time I've had visitors from NY, Berlin, Paris and all over the Globe and they all speak about how they love the bungalows that are unique to LA. I have had the pleasure to pass by them several times a day when I walk my dog. The bungalows sit one short block from one of the most famous avenue in the World, MELROSE AVE!!

I have been inside as well and the original built in cabinets, the floor plan, gorgeous courtyard and not to mention the Spanish tiles and stunning arches. When you are there you can feel the how beautiful and "historic" this Mission Revival Style is. The 1920's was when some of the most iconic architecture was built in LA and this one in particular was built to fill the need for affordability back in the 20's and which its needed more than ever now.

The Bungalows are historic in a city that has very little history, it breaks my heart to see the building evacuated and fenced!!!! I don't stand up for much, but I can't stand by and see something so special to our city and our hearts vanish for ever. PLEASE HELP MY NEIGHBORHOOD KEEP THIS GEM!

Please let me know if you have any questions!

Kind regards,
Franco

LA GEECS RECEIVED 10/16/15 (Date)
Los Angeles Department of City Planning
Office of Historic Resources

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

CheRae Adams <cheraeadams@sbcglobal.net> Fri, Oct 16, 2015 at 2:29 PM
Reply-To: CheRae Adams <cheraeadams@sbcglobal.net>
To: "Shannon.ryan@lacity.org" <Shannon.ryan@lacity.org>

Hello. I live near the Edinburgh Bungalow Court and spend some time on the street and in the neighborhood. The bungalows give me a sense of history, peace, and comfort and they are also an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. My neighbors and I love the unique arched entryway reminiscent of the Mission Revival Style and we love the courtyard layout and access to common green space. I have seen pictures and the original built-ins, cabinetry and tile are very special. When the bungalows were built in 1923, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for city. I support the designation of Edinburgh Bungalow Court as an historic-cultural monument.

Thank you!

Che'Rae Adams
Steering Committee Member, Directors Lab, West
Producing Artistic Director, LA Writers Center
Director of Operations and Programming, Capshaw/Spielberg Center for Arts and Educational Justice

Petition to Save Edinburgh Bungalow Court

The undersigned supports the designation of 750-756-1/2 N. Edinburgh Ave. as a Historic-Cultural Monument.

Edinburgh Bungalow Court meets the following criterion for designation as a Los Angeles Historic-Cultural Monument:

It reflects the broad cultural, political, economic, or social history of the nation, State or community.

It embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction.

Built in 1923, Edinburgh Bungalow Court is significant for its association with the rapid development of Hollywood and its surrounding areas in the early 1920s. The subject property also embodies defining characteristics of the bungalow court, a multi-family housing typology prevalent in and around Hollywood in the early decades of the twentieth century, and one that is rapidly diminishing.

Sign Edwina M Felton Name EDWINA M. FELTON email EDW.NAFELTON@ATT.NET
phone (323) 782-0477 Address 817 N. HAYWORTH AVE. #12 L.A, CA 90046

Sign Adrienne Nyggard Name _____ email N/A
phone 323 ~~851 0778~~ 852 4707 Address 817 N Hayworth #11

Sign Julma K Name _____ email None
phone 818-836 1914 Address 817 N. Hayworth Ave #1

Sign Deborah B Clark Name Deborah B. Clark email dbc35@sbcglobal.net
phone 323-951-9153 Address 817 N Hayworth Ave #9 LA CA 90046

Sign Moses Judah Name MOSES JUDAH email _____
phone 323) 607 2982 Address 817 N, HAYWORTH AVE APT 6

Sign Hillary Hall Name HILLARY HALL email hallhm2@email.sc.edu
phone 732-546-2428 Address 646 N. KILKEA DR 90048

Sign Wayne Marmorstein Name WAYNE MARMORSTEIN email WAYMARR@EARTHLINK.NET
phone 323-852-1939 Address 7974 MELROSE AVE LA CA 90046

Petition to Save Edinburgh Bungalow Court

The undersigned supports the designation of 750-756-1/2 N. Edinburgh Ave. as a Historic-Cultural Monument.

Edinburgh Bungalow Court meets the following criterion for designation as a Los Angeles Historic-Cultural Monument:

> *It reflects the broad cultural, political, economic, or social history of the nation, State or community.*
>
> *It embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction.*

Built in 1923, Edinburgh Bungalow Court is significant for its association with the rapid development of Hollywood and its surrounding areas in the early 1920s. The subject property also embodies defining characteristics of the bungalow court, a multi-family housing typology prevalent in and around Hollywood in the early decades of the twentieth century, and one that is rapidly diminishing.

Sign _____ Name Jessica Rojas email jerichelle@gmail
phone 208-284-4193 Address 200 S Catalina, Los Angeles, CA 90004

Sign _____ Name Jose Bonilla email N/A
phone N/A Address 7970 Melrose Ave Los Angeles, CA

Sign _____ Name Shay Champ email shaychamp@gmail
phone 310 623 7213 Address 7961 melrose ave

Sign _____ Name _____ email ANDY@GUISESHOP.COM
phone 310 848 7874 Address _____

Sign _____ Name Alana email alanashlenker@gmail.com
phone 3108719297 Address 833 N Edinburgh Ave PH#7

Sign _____ Name Lilia email lilia.bravejkw@gmail.com
phone 3107900619 Address #3 7961 Melrose Ave

Sign _____ Name Jamie email JamieC0708@gmail.com
phone (917) 232-6216 Address 1021 N Orange Grove Ave

Petition to Save Edinburgh Bungalow Court

The undersigned supports the designation of 750-756-1/2 N. Edinburgh Ave. as a Historic-Cultural Monument.

Edinburgh Bungalow Court meets the following criterion for designation as a Los Angeles Historic-Cultural Monument:

It reflects the broad cultural, political, economic, or social history of the nation, State or community.

It embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction.

Built in 1923, Edinburgh Bungalow Court is significant for its association with the rapid development of Hollywood and its surrounding areas in the early 1920s. The subject property also embodies defining characteristics of the bungalow court, a multi-family housing typology prevalent in and around Hollywood in the early decades of the twentieth century, and one that is rapidly diminishing.

Sign _____ Name AUSTIN MALEDO email AUSTINMALEDO@GMAIL.COM

phone (508) 574-6127 Address 5705 CARLTON WAY LA, CA 90028

Sign _____ Name Lauren Dimosky email adornlafemme@gmail.com

phone (310) 409-3082 Address 10833 Camarillo St #8 LA, CA, 91602

Sign _____ Name Ty Geltmaker email chobanwood@tygeltmaker.com

phone 323-314-4588 Address 8742 Rangely Ave W. Hollywood, CA 90048

Sign _____ Name James Rosen email James@JamesRosenDesign.com

phone 323 314 4588 Address 8742 Rangely Ave West Hollywood, CA

Sign _____ Name Kiel Pollitt email Kiel@InjuiceShop.com

phone 310 902 0313 Address 1350 N. Hooper Ave West Hollywood CA

Sign _____ Name Arlene Abelow email arleneabelow1@yahoo

phone 510 367 3234 Address 725 N Edinburgh Av #1 LA 90069

Sign _____ Name JAY & NAV CHAKRAVARTI email JAY@VARTI.NET

phone 323-788-7667 Address 741 N. EDINBURGH AVE LOS ANGELES, CA 90046

Petition to Save Edinburgh Bungalow Court

The undersigned supports the designation of 750-756-1/2 N. Edinburgh Ave. as a Historic-Cultural Monument.

Edinburgh Bungalow Court meets the following criterion for designation as a Los Angeles Historic-Cultural Monument:

It reflects the broad cultural, political, economic, or social history of the nation, State or community.

It embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction.

Built in 1923, Edinburgh Bungalow Court is significant for its association with the rapid development of Hollywood and its surrounding areas in the early 1920s. The subject property also embodies defining characteristics of the bungalow court, a multi-family housing typology prevalent in and around Hollywood in the early decades of the twentieth century, and one that is rapidly diminishing.

Sign _____ Name Eric Sundal email eric.sundal@gmail.com

phone 323 512 1900 Address 1210 N. Cherokee Ave. #211 LA, CA 90038

Sign _____ Name Trevor Tilley email eagleoakkollective@gmail.com

phone 480 460 0315 Address 1654 Lyman pl, 90027

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Petition to Save Edinburgh Bungalow Court

The undersigned supports the designation of 750-756-1/2 N. Edinburgh Ave. as a Historic-Cultural Monument.

Edinburgh Bungalow Court meets the following criterion for designation as a Los Angeles Historic-Cultural Monument:

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It embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction.

Built in 1923, Edinburgh Bungalow Court is significant for its association with the rapid development of Hollywood and its surrounding areas in the early 1920s. The subject property also embodies defining characteristics of the bungalow court, a multi-family housing typology prevalent in and around Hollywood in the early decades of the twentieth century, and one that is rapidly diminishing.

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Petition to Save Edinburgh Bungalow Court

The undersigned supports the designation of 750-756-1/2 N. Edinburgh Ave. as a Historic-Cultural Monument.

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Petition to Save Edinburgh Bungalow Court

The undersigned supports the designation of 750-756-1/2 N. Edinburgh Ave. as a Historic-Cultural Monument.

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Petition to Save Edinburgh Bungalow Court

The undersigned supports the designation of 750-756-1/2 N. Edinburgh Ave. as a Historic-Cultural Monument.

Edinburgh Bungalow Court meets the following criterion for designation as a Los Angeles Historic-Cultural Monument:

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Petition to Save Edinburgh Bungalow Court

The undersigned supports the designation of 750-756-1/2 N. Edinburgh Ave. as a Historic-Cultural Monument.

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Petition to Save Edinburgh Bungalow Court

The undersigned supports the designation of 750-756-1/2 N. Edinburgh Ave. as a Historic-Cultural Monument.

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Petition to Save Edinburgh Bungalow Court

The undersigned supports the designation of 750-756-1/2 N. Edinburgh Ave. as a Historic-Cultural Monument.

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Petition to Save Edinburgh Bungalow Court

The undersigned supports the designation of 750-756-1/2 N. Edinburgh Ave. as a Historic-Cultural Monument.

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Petition to Save Edinburgh Bungalow Court

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Petition to Save Edinburgh Bungalow Court

The undersigned supports the designation of 750-756-1/2 N. Edinburgh Ave. as a Historic-Cultural Monument.

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Petition to Save Edinburgh Bungalow Court

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Petition to Save Edinburgh Bungalow Court

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Petition to Save Edinburgh Bungalow Court

The undersigned supports the designation of 750-756-1/2 N. Edinburgh Ave. as a Historic-Cultural Monument.

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Petition to Save Edinburgh Bungalow Court

The undersigned supports the designation of 750-756-1/2 N. Edinburgh Ave. as a Historic-Cultural Monument.

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Petition to Save Edinburgh Bungalow Court

The undersigned supports the designation of 750-756-1/2 N. Edinburgh Ave. as a Historic-Cultural Monument.

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Petition to Save Edinburgh Bungalow Court

The undersigned supports the designation of 750-756-1/2 N. Edinburgh Ave. as a Historic-Cultural Monument.

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Petition to Save Edinburgh Bungalow Court

The undersigned supports the designation of 750-756-1/2 N. Edinburgh Ave. as a Historic-Cultural Monument.

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Petition to Save Edinburgh Bungalow Court

The undersigned supports the designation of 750-756-1/2 N. Edinburgh Ave. as a Historic-Cultural Monument.

Edinburgh Bungalow Court meets the following criterion for designation as a Los Angeles Historic-Cultural Monument:

It reflects the broad cultural, political, economic, or social history of the nation, State or community.

It embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction.

Built in 1923, Edinburgh Bungalow Court is significant for its association with the rapid development of Hollywood and its surrounding areas in the early 1920s. The subject property also embodies defining characteristics of the bungalow court, a multi-family housing typology prevalent in and around Hollywood in the early decades of the twentieth century, and one that is rapidly diminishing.

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phone 818 749-3298 Address 6725 Blewett Ave Lake Balboa Ca. 91406

Sign _____ Name V. DUBLIN email _____

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Sign _____ Name German Navarro email Cubanboy82@aol.com

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Petition to Save Edinburgh Bungalow Court

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Petition to Save Edinburgh Bungalow Court

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Petition to Save Edinburgh Bungalow Court

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Sign [signature] Name GMTE email BITTERHOO@GMAIL
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Petition to Save Edinburgh Bungalow Court

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phone 310-497-7706 Address 740 N LAUREL AVE, L.A. 90046

Sign _____ Name Brent Harris email jbrianharris@yahoo.com

phone 323-552-6005 Address 747 1/2 N. HAYWORTH AVE, L.A. 90046

Sign _____ Name _____ email _____

phone _____ Address _____

Sign _____ Name _____ email _____

phone _____ Address _____

APPENDIX B
Project Plans

EDINBURGH AVE SMALL LOT SUBDIVISION

modative

Design
Develop
Build

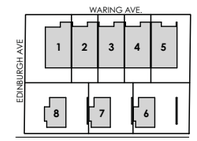
2633 Lincoln Blvd. #610
Santa Monica, CA 90405
P: 310.526.7826
F: 310.526.7681
E: info@modative.com
W: www.modative.com

50% CD SET
NOT FOR CONSTRUCTION

PROJECT NO 14018

EDINBURGH AVE SLS
750 N Edinburgh Ave
Los Angeles, CA 90046
Owner: BLDG Edinburgh LLC

KEY PLAN



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SCALE AS SHOWN
DATE 7/2/15

COVER SHEET

A0.0

SYMBOLS

- SECTION MARKER (99 / A9.9)
- ELEVATION MARKER (99 / A9.9)
- INTERIOR ELEVATION MARKER (1, 2, 3, 4; 99 / A9.9)
- DETAIL MARKER (99 / A9.9)
- NORTH ARROW (NORTH)
- WALL TYPE (3A)
- KEYNOTE (2.29.1)
- WINDOW MARKER (D)
- DOOR MARKER (31)
- SMOKE DETECTOR (SD)
- MECHANICAL VENTILATION
- FIRE EXTINGUISHER (F.E.)
- HOSE BIB (H.B.)
- WATER STUB OUT
- GAS STUB OUT
- FLOOR LEVEL CHANGE

PROJECT DIRECTORY

OWNER:

BLDG Edinburgh LLC
755 N. Laurel Ave
Los Angeles, CA 90046

ARCHITECT:

Modative, Inc.
3221 Hutchison Ave. Suite G
Los Angeles, CA 90034

P: 888.368.2721
E: info@modative.com
W: www.modative.com

SUBDIVISION ENGINEER/ SURVEYOR:

QES Incorporated
14549 Archwood Stree, Suite 308
Van Nuys, CA 91405

P: 818.997.8033
F: 818.442.9767

LANDSCAPE DESIGNER:

Rainville Design Studio
Miriam Rainville

P: 310.378.2650
E: miriam@rainvilledesign.com

STRUCTURAL ENGINEER:

Gouvis Engineering Consulting Group, Inc.
4400 Campus Drive
Newport Beach, CA 92660

P: 949.752.1612
F: 949.752.5321

CIVIL ENGINEER:

Southland Civil Engineering & Survey, LLP
87 N. Raymond Ave, Suite 500
Pasadena, CA 91103

P: 626.486.2555

GEOTECHNICAL ENGINEER:

Feffer Geological Consulting
1990 S. Bundy Drive, Suite 400
Los Angeles, CA 90025

P: 310.207.5048
F: 310.826.0182

PROJECT DATA

ADDRESS:
750-756 N Edinburgh Ave
Los Angeles, CA 90046

APN #:
5527-013-016

ZONE:
RD1.5 - 1XL

SITE AREA:
Gross Area: 19,456.91 Sq. Ft / Net Area: 12,560.28 Sq. Ft

DWELLING UNIT COUNT JUSTIFICATION:
Site Area: 12,560.28 Sq. Ft
Site Zone: RD1.5 - Minimum Area Per Dwelling Unit: 1,500 Sq. Ft
Dwelling Units Allowed: 12,560.28 Sq. Ft / 1,500 Sq. Ft = 8 Units
Dwelling Units Proposed: 8 Units on 8 Individual Parcels

BUILDING CODES:
2013 California Building Code with 2014 Amendments, California Green Building Standards Code, 2013 CMC, CEC, CPC

OCCUPANCY GROUP/ CONSTRUCTION TYPE:
R3/U
Type VB - Non-Rated

FIRE SPRINKLERS:
Fully Sprinklered - NFPA13D Sprinkler System per R313.3 (R313, 12.21A17(d)) The Sprinkler System shall be approved by Plumbing Div. prior to installation.

EXISTING STRUCTURES:
8 one-story multifamily residences, one one-story garage

SCOPE OF WORK:
8-Tract, Single Family Residential, Small Lot Subdivision,
Pursuant to Ordinance No. 176,354.
Each parcel contains one, three-story, single family dwelling.

Gross Areas:
Unit Type A: 1,756 SQ. FT.
Unit Type B: 1,788 SQ. FT.
Unit Type C: 1,748 SQ. FT.
Gross Project Area = 14,088 SQ. FT.

Allowable Building Height: 30'-0"
Maximum Building Height: 30'-0"

REQUIRED PARKING:
2 Partially Covered Parking Spaces per Single Family Dwelling
SFD Units: 8 Units x 2 Spaces = 16 Total Required Parking Spaces

PROPOSED PARKING:
16 Covered Parking Spaces (2 Per SFD Unit)

LEGAL DESCRIPTION:
The land referred to hereon is situated in the city of Los Angeles, County of Los Angeles, state of California and is described as follows:
Lots 101 and 102 of tract No. 4891, in the city of Los Angeles, County of Los Angeles, state of California, as per map recorded in book 52 page(s) 57 of maps, in the office of the county recorder of said county.
This description describes all that property described in the preliminary report identified as North American title company, Preliminary Report No. 130174-24, dated July 28, 2014, amended August 28, 2014.

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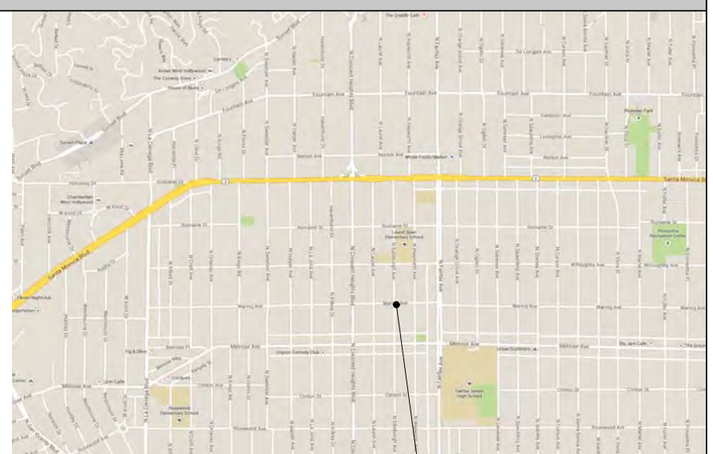
ABBREVIATIONS

_	Angle
@	At
ALUM	Aluminum
AB	Anchor Bolt
BLK(G)	Block(ing)
BD	Board
BLDG	Building
CAB	Cabinet
CB	Catch Basin
CER	Ceramic
CHNL	Channel
CLR	Clear
CL	Center Line
CO	Concrete Opening
CONC	Concrete
CONST	Construction
CONT	Continuous
CONTR	Contractor
cl	Penny Nail
dB	Decibel
DD	Deck Drain
DBL	Double
DET	Detail
DIA	Diameter
DISP	Disposal
DN	Down
DS	Downspout
DWG	Drawing
EA	Each
EL	Elevation
ELECT	Electrical
EQ	Equal
EXT	Exterior
FA	Fire Alarm
FAU	Forced Air Unit
FD	Floor Drain
FHC	Fire Hose Cabinet
FLR(FL)	Floor
FOB	Face of Block
FOS	Face of Stud
FOC	Face of Concrete
FPM	Feet Per Minute
FT	Foot, Feet
FT2	Square Foot (Feet)
FT3	Cubic Feet
FRRG	Furring
GA	Gauge
GALV	Galvanized
GI	Galvanized Iron
GL	Glass
GYP	Gypsum
GYP BD	Gypsum Board
HB	Hose Bib
HC	Hollow Core
HDW	Hard Wood
HDWR	Hardware
HORIZ	Horizontal
HR	Handrail
HW (H)	Hot Water (Heater)
ID	Inside Diameter
IN (")	Inch
INSUL	Insulation
INT	Interior
IRR	Irrigation
KIT	Kitchen
LAV	Lavatory
LB. (#)	Pound
MAX	Maximum
MECH	Mechanical
MED CAB	Medicine Cabinet
MET	Metal
MIN	Minumum
MISC	Miscellaneous
MFR (MNFR)	Manufacturer
NIC	Not In Contact
NO. (#)	Number
NTS	Not To Scale
OC	On Center
OD	Outside Diameter
OTO	Out to Out
OVRL	Overall
PCF	Pounds Per Cubic Feet
PL	Plate, Property Line
PLYWD	Plywood
PSF	Pounds Per Sq. Foot
PDR RM	Powder Room
R (RAD)	Radius
RD	Roof Drain
REC (RECT)	Rectangle/Rectiline
REF	Refrigerator
RM	Room
SC	Solid Core
SEC (SECT)	Section
SHTG	Sheating
SHRG	Shoring
SIM	Similar
S & P	Shelf & Pole
SQ	Square
SS	Service Sink
S.STL	Stainless Steel
STD	Standard
STOR (ST)	Storage
STL	Steel
SW	Switch
SYS (SYST)	System
TB	Towel Bar
T&G	Tongue & Groove
THK	Thick
TPH	Towel Paper Holder
TW	Top of Wall
TYP	Typical
U.O.N.	Unless Otherwise Noted
V	Vent
VERT	Vertical
W/	With
WC	Water Closet
WH	Water Heater
WP	Waterproof
WT	Weight

VICINITY MAP



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Design
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Build

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E: info@modative.com
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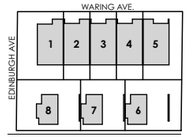
50% CD SET
NOT FOR CONSTRUCTION

PROJECT NO 14018

EDINBURGH AVE SLS
750 N Edinburgh Ave
Los Angeles, CA 90046
Owner: BLDG Edinburgh LLC

KEY PLAN



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SCALE	DATE
AS SHOWN	7/2/15

TITLE SHEET

A0.1

KEYNOTES

1 - GENERAL REQUIREMENTS

1.1.2 LINE OF BUILDING / BALCONY ABOVE
SEE FLOOR PLANS

1.1.4 WASTE CONTAINER AREA
SPACE FOR TRASH & RECYCLE BINS.

2 - OFF-SITE CONSTRUCTION

2.4.1 WATER METER
INSTALLATION AND CLEARANCES PER MANUF. SPECS. VERIFY LOCATION ON PLUMBING SITE PLAN.

3 - ON-SITE CONSTRUCTION

2.29.1 FENCE
MAX HEIGHT 6'-0". PARKING WITHIN 15' OF PROPERTY LINE MUST BE ENCLOSED BY 5'-9" HIGH SOLID WALL. 12.21A6(d), (e), & (f). SEE LANDSCAPE PLANS FOR FENCE DETAIL.

2.29.2 SWING GATE
SEE LANDSCAPE PLANS FOR DETAILS.

2.34.1 PLANTER / PLANTING AREA
SEE LANDSCAPE PLANS FOR DETAILS.

3.2.2 CONCRETE PATIO
FOR SAWCUT PATTERN & DETAILS SEE LANDSCAPE PLANS.

3.2.3 CONCRETE WALKWAY
FOR SAWCUT PATTERN & DETAILS SEE LANDSCAPE PLANS.

3.2.4 CONCRETE DRIVEWAY
FOR SAWCUT PATTERN & DETAILS SEE LANDSCAPE PLANS.

4.1.1 CMU Wall
CONCRETE MASONRY UNIT WALL. PER CITY OF LA STANDARDS. FOR FINISH & DETAILS SEE LANDSCAPE PLANS.

5.13.1 MAIL BOX
INSTALL PER MANUF. SPECS.

15 - MECHANICAL

15.3.13 DOWNSPOUT
INSTALL PER MANUF. SPECS.

BUILDING HEIGHT CALCULATIONS

HEIGHT LIMIT = 30'-0"
PROPOSED HEIGHT = 30'-0"

LOT 1
ESTABLISHED GRADE PLANE = 235.33'
TOP OF STRUCTURE = 265.33'
BUILDING HEIGHT = 30'-0"

LOT 2
ESTABLISHED GRADE PLANE = 236.06'
TOP OF STRUCTURE = 266.06'
BUILDING HEIGHT = 30'-0"

LOT 3
ESTABLISHED GRADE PLANE = 236.06'
TOP OF STRUCTURE = 266.06'
BUILDING HEIGHT = 30'-0"

LOT 4
ESTABLISHED GRADE PLANE = 236.06'
TOP OF STRUCTURE = 266.06'
BUILDING HEIGHT = 30'-0"

LOT 5
ESTABLISHED GRADE PLANE = 236.56'
TOP OF STRUCTURE = 266.56'
BUILDING HEIGHT = 30'-0"

LOT 6
ESTABLISHED GRADE PLANE = 236.83'
TOP OF STRUCTURE = 266.83'
BUILDING HEIGHT = 30'-0"

LOT 7
ESTABLISHED GRADE PLANE = 235.83'
TOP OF STRUCTURE = 265.83'
BUILDING HEIGHT = 30'-0"

LOT 8
ESTABLISHED GRADE PLANE = 235.33'
TOP OF STRUCTURE = 265.33'
BUILDING HEIGHT = 30'-0"

SITE PLAN NOTES

A. **DIMENSIONS -** ALL SITE DIMENSIONS ARE TO PROPERTY LINE, CENTERLINE OF STREET, OR FACE OF CURB UNLESS NOTED OTHERWISE. ALL BUILDING DIMENSIONS ARE TO FACE OF STUD (F.O.S.), FACE OF BLOCK (F.O.B.), OR FACE OF CONCRETE (F.O.C.) UNLESS NOTED OTHERWISE.

B. **TRASH COLLECTION -** ALL UNITS WILL STORE CITY CONTAINERS IN TRASH AREAS AS INDICATED ON THE SITE PLAN. CONTAINERS WILL BE PLACED ON CITY STREETS BY RESIDENTS FOR COLLECTION.

C. **LANDSCAPING -** FOR SITE LANDSCAPING SEE LANDSCAPE PLANS.

D. **PARCEL LAYOUTS -** PROPERTY LINES SHALL BE LAID OUT ACCORDING TO THE PARCEL MAP.

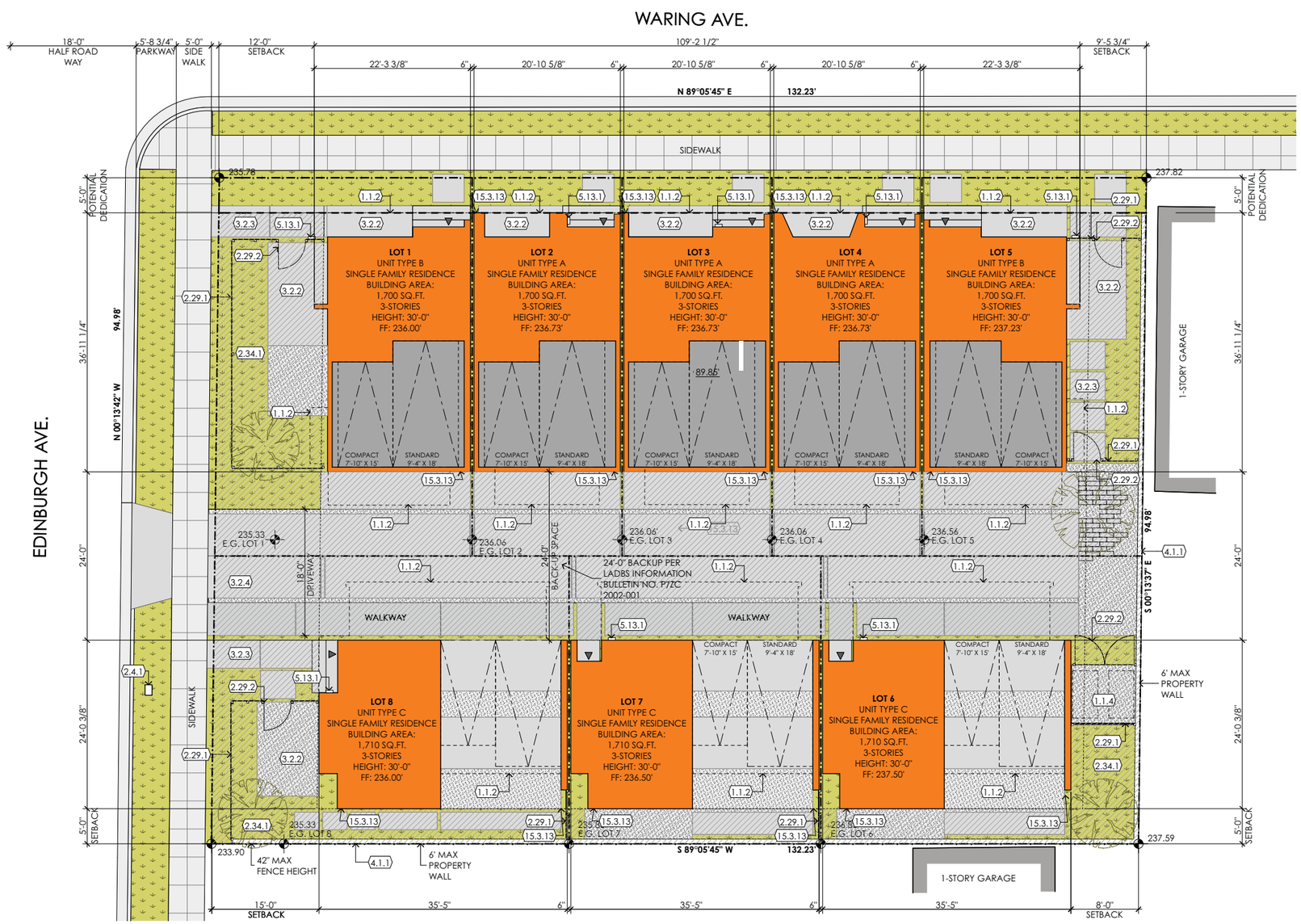
E. **GRADING -** VERIFY ALL ELEVATION CALL OUTS WITH GRADING PLAN, SHEET C2.0.

F. **GATES -** NO GATES @ PROPOSED DRIVEWAYS.

G. **SOILS REPORT -** PER BG21248 PAGES XX & XX, FOLLOW REMOVAL AND RECOMPACTION PER SECTION TITLED "SITE PREPARATION - REMOVALS". REMOVAL AND RECOMPACTION SHALL BE EXCAVATED TO A MINIMUM DEPTH OF XXXX FEET BELOW THE BOTTOM OF ALL FOOTINGS. THE EXCAVATION SHALL EXTEND BEYOND THE EDGE OF THE EXTERIOR FOOTING A MINIMUM OF XXXX FEET OR TO THE DEPTH OF THE FILL BELOW THE FOOTING.

SETBACK SUMMARY

LOT 1		
	(F) FRONT STREET	WARING AVE.
	FRONT YARD	0'-0"
	(S) E. SIDE YARD	0'-0"
	(S) W. SIDE YARD	12'-0"
	(R) REAR YARD	7'-0"
LOT 2		
	(F) FRONT STREET	WARING AVE.
	FRONT YARD	0'-0"
	(S) E. SIDE YARD	0'-0"
	(S) W. SIDE YARD	0'-0"
	(R) REAR YARD	7'-0"
LOT 3		
	(F) FRONT STREET	WARING AVE.
	FRONT YARD	0'-0"
	(S) E. SIDE YARD	0'-0"
	(S) W. SIDE YARD	0'-0"
	(R) REAR YARD	7'-0"
LOT 4		
	(F) FRONT STREET	WARING AVE.
	FRONT YARD	0'-0"
	(S) E. SIDE YARD	0'-0"
	(S) W. SIDE YARD	0'-0"
	(R) REAR YARD	7'-0"
LOT 5		
	(F) FRONT STREET	WARING AVE.
	FRONT YARD	0'-0"
	(S) E. SIDE YARD	8'-0"
	(S) W. SIDE YARD	0'-0"
	(R) REAR YARD	7'-0"
LOT 6		
	(F) FRONT STREET	EDINBURGH AVE.
	FRONT YARD	0'-0"
	(S) N. SIDE YARD	3'-0"
	(S) S. SIDE YARD	5'-0"
	(R) REAR YARD	8'-0"
LOT 7		
	(F) FRONT STREET	EDINBURGH AVE.
	FRONT YARD	0'-0"
	(S) N. SIDE YARD	3'-0"
	(S) S. SIDE YARD	5'-0"
	(R) REAR YARD	0'-0"
LOT 8		
	(F) FRONT STREET	EDINBURGH AVE.
	FRONT YARD	15'-0"
	(S) N. SIDE YARD	3'-0"
	(S) S. SIDE YARD	5'-0"
	(R) REAR YARD	0'-0"



SITE PLAN 1

1/8" = 1'-0"

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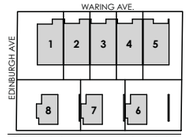
KEY PLAN



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DATE 7/2/15

SITE PLAN

A1.0

WALL LEGEND

- ONE-HOUR FIRE-RESISTANT RATED WALL & SOUND RATED PARTITION (STC-50)
- ONE-HOUR FIRE-RESISTANT RATED WALL
- NON-RATED WALL

FIRE RATING & WALL OPENING NOTES

A. **FIRE-RESISTANCE RATING REQUIREMENTS** - SHALL BE PROVIDED PER TABLE R302.1(2) FOR DWELLINGS AND ACCESSORY BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION R313. (R302.1) WHEN FIRE SEPARATION DISTANCE IS LESS THAN 3 FEET THAN 1-HOUR WALLS ARE REQUIRED. WHEN FIRE SEPARATION DISTANCE IS GREATER THAN OR EQUAL TO 3 FEET THAN UNRATED WALLS ARE PERMITTED. (TABLE R302.1(2))

B. **TWO-FAMILY DWELLINGS** - DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY WALL AND/OR FLOOR ASSEMBLIES HAVING NOT LESS THAN A 1-HOUR FIRE RESISTANCE RATING WHEN TESTED IN ACCORDANCE WITH ASTM E 119 OR UL 263. (R302.2)

B. **MAXIMUM AREA OF WALL OPENINGS** - WHEN FIRE SEPARATION DISTANCE IS 3 FEET OR LESS UNPROTECTED AND PROTECTED EXTERIOR WALL OPENINGS ARE NOT PERMITTED. WHEN FIRE SEPARATION DISTANCE IS GREATER THAN 3 FEET UNLIMITED UNPROTECTED AND PROTECTED EXTERIOR WALL OPENINGS ARE PERMITTED. (TABLE R302.1(2))

C. **SPRINKLERS** - BUILDING IS SPRINKLERED THROUGHOUT

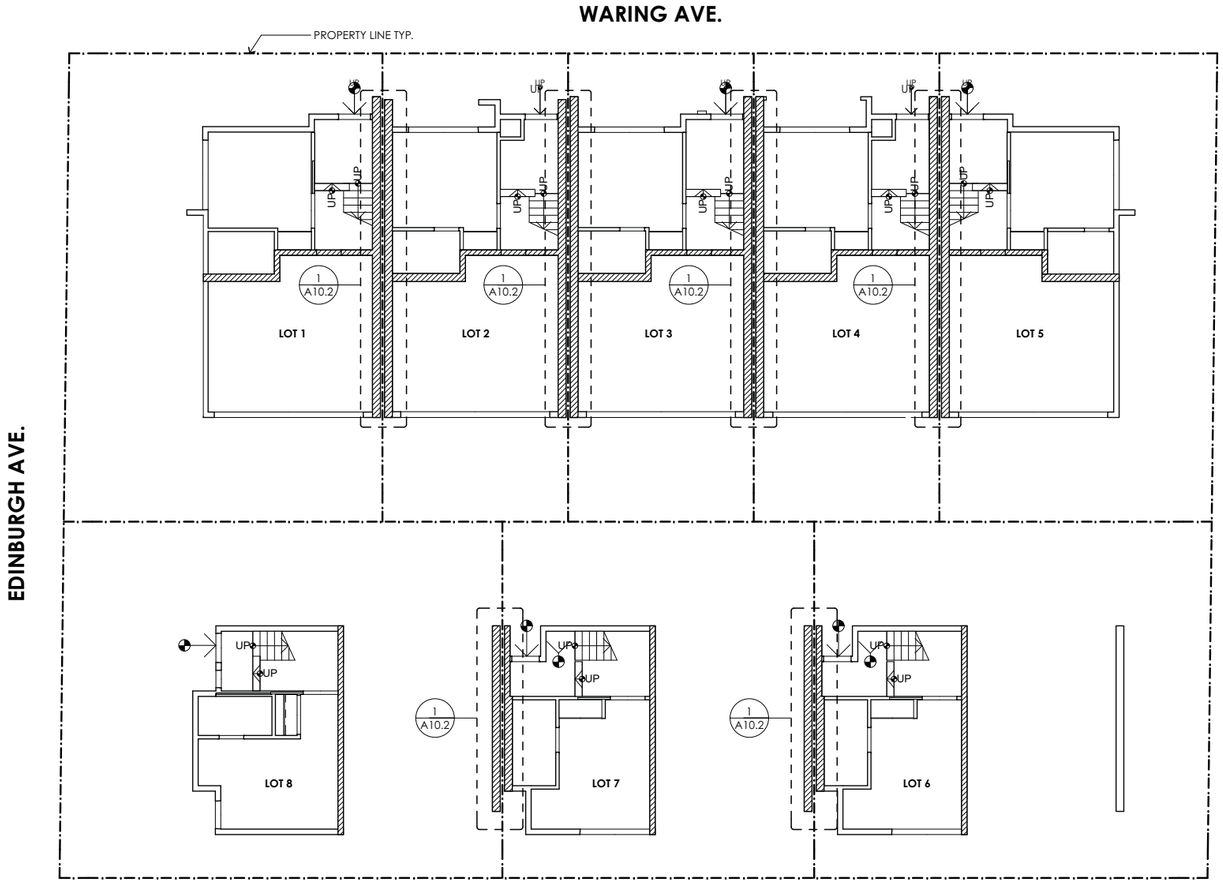
D. **WALL TYPES** - FOR WALL CONSTRUCTION TYPES AND 2007 CBC FIRE RATED ASSEMBLY NUMBERS SEE SHEET A10.0 & FLOOR PLANS FOR CALLOUTS.

E. **THROUGH PENETRATIONS** - OF FIRE-RESISTANCE-RATED WALL OR FLOOR ASSEMBLIES SHALL COMPLY WITH SECTION R302.4.1.1 OR R302.4.1.2. (R302.4.1)

F. **MEMBRANE PENETRATIONS** - SHALL COMPLY WITH SECTION R302.4.1. WHERE WALLS ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SO THAT THE REQUIRED FIRE-RESISTANCE RATING WILL NOT BE REDUCED. (R302.4.2)

G. **DWELLING/GARAGE OPENING/PENETRATION PROTECTION** - OPENINGS AND PENETRATIONS THROUGH THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE IN ACCORDANCE WITH SECTIONS R302.5.1 THROUGH R302.5.3. (R302.5)

H. **DWELLING/GARAGE AND/OR CARPORT FIRE SEPARATION** - THE GARAGE AND/OR CARPORT SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6. OPENING IS GARAGE WALLS SHALL COMPLY WITH SECTION R302.5. THIS PROVISION DOES NOT APPLY TO GARAGE WALL THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL. A SEPARATION IS NOT REQUIRED BETWEEN THE DWELLING UNIT AND A CARPORT, PROVIDED THE CARPORT IS ENTIRELY OPEN ON TWO OR MORE SIDES AND THERE ARE NOT ENCLOSED AREAS ABOVE. (R302.6)



FIRST LEVEL FIRE-RATED WALLS 1

1/8" = 1'-0"

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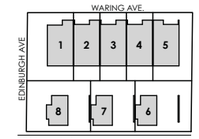

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SCALE	DATE
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FIRE RATED WALLS - FIRST LEVEL

A1.2

WALL LEGEND

- ONE-HOUR FIRE-RESISTANT RATED WALL & SOUND RATED PARTITION (STC-50)
- ONE-HOUR FIRE-RESISTANT RATED WALL
- NON-RATED WALL

FIRE RATING & WALL OPENING NOTES

A. **FIRE-RESISTANCE RATING REQUIREMENTS** - SHALL BE PROVIDED PER TABLE R302.1(2) FOR DWELLINGS AND ACCESSORY BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION R313. (R302.1) WHEN FIRE SEPARATION DISTANCE IS LESS THAN 3 FEET THAN 1-HOUR WALLS ARE REQUIRED. WHEN FIRE SEPARATION DISTANCE IS GREATER THAN OR EQUAL TO 3 FEET THAN UNRATED WALLS ARE PERMITTED. (TABLE R302.1(2))

B. **TWO-FAMILY DWELLINGS** - DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY WALL AND/OR FLOOR ASSEMBLIES HAVING NOT LESS THAN A 1-HOUR FIRE RESISTANCE RATING WHEN TESTED IN ACCORDANCE WITH ASTM E 119 OR UL 263. (R302.2)

B. **MAXIMUM AREA OF WALL OPENINGS** - WHEN FIRE SEPARATION DISTANCE IS 3 FEET OR LESS UNPROTECTED AND PROTECTED EXTERIOR WALL OPENINGS ARE NOT PERMITTED. WHEN FIRE SEPARATION DISTANCE IS GREATER THAN 3 FEET UNLIMITED UNPROTECTED AND PROTECTED EXTERIOR WALL OPENINGS ARE PERMITTED. (TABLE R302.1(2))

C. **SPRINKLERS** - BUILDING IS SPRINKLERED THROUGHOUT

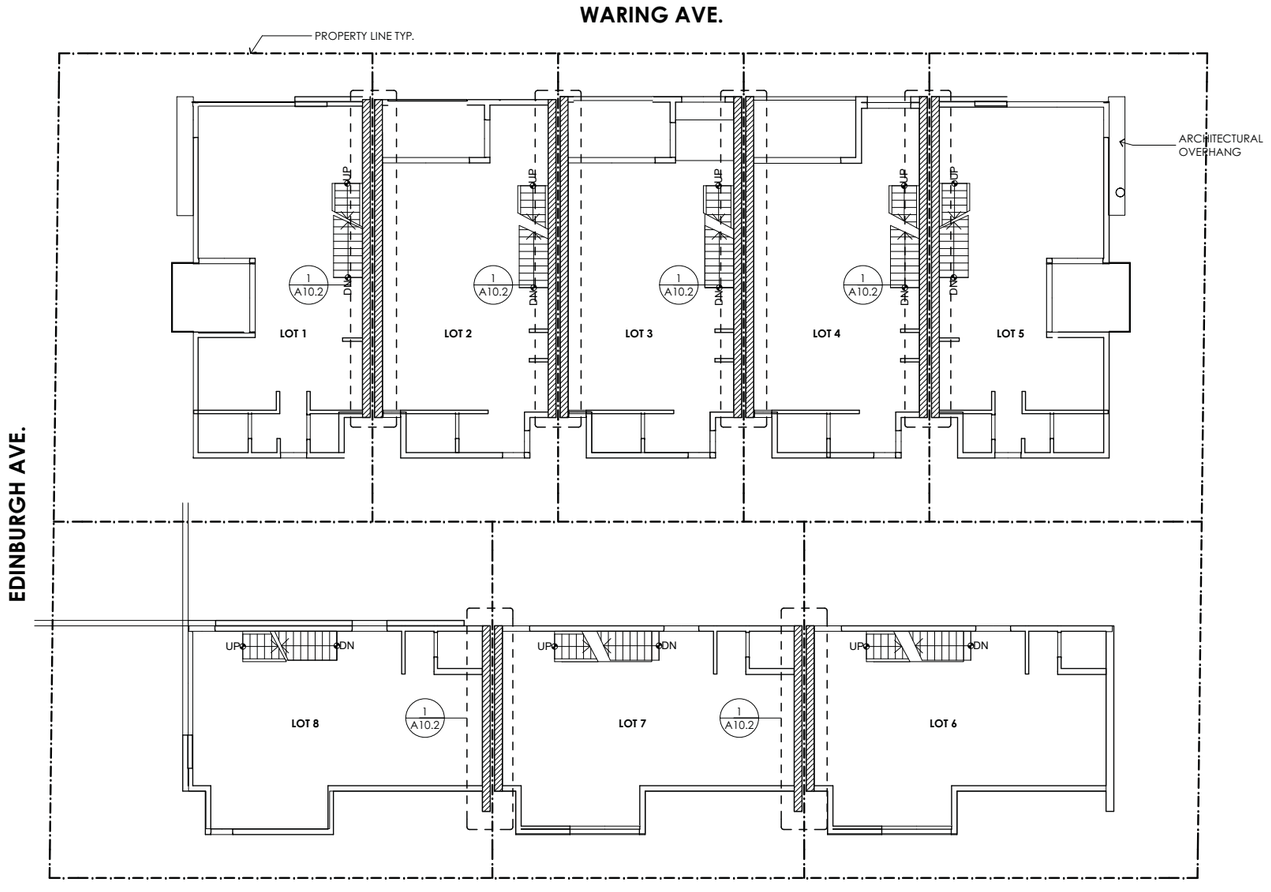
D. **WALL TYPES** - FOR WALL CONSTRUCTION TYPES AND 2007 CBC FIRE RATED ASSEMBLY NUMBERS SEE SHEET A10.0 & FLOOR PLANS FOR CALLOUTS.

E. **THROUGH PENETRATIONS** - OF FIRE-RESISTANCE-RATED WALL OR FLOOR ASSEMBLIES SHALL COMPLY WITH SECTION R302.4.1.1 OR R302.4.1.2. (R302.4.1)

F. **MEMBRANE PENETRATIONS** - SHALL COMPLY WITH SECTION R302.4.1. WHERE WALLS ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SO THAT THE REQUIRED FIRE-RESISTANCE RATING WILL NOT BE REDUCED. (R302.4.2)

G. **DWELLING/GARAGE OPENING/PENETRATION PROTECTION** - OPENINGS AND PENETRATIONS THROUGH THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE IN ACCORDANCE WITH SECTIONS R302.5.1 THROUGH R302.5.3. (R302.5)

H. **DWELLING/GARAGE AND/OR CARPORT FIRE SEPARATION** - THE GARAGE AND/OR CARPORT SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6. OPENING IS GARAGE WALLS SHALL COMPLY WITH SECTION R302.5. THIS PROVISION DOES NOT APPLY TO GARAGE WALL THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL. A SEPARATION IS NOT REQUIRED BETWEEN THE DWELLING UNIT AND A CARPORT, PROVIDED THE CARPORT IS ENTIRELY OPEN ON TWO OR MORE SIDES AND THERE ARE NOT ENCLOSED AREAS ABOVE. (R302.6)



FIRST LEVEL FIRE-RATED WALLS 2

1/8" = 1'-0"

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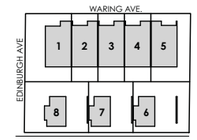

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FIRE RATED WALLS - SECOND LEVEL

A1.3

WALL LEGEND

- ONE-HOUR FIRE-RESISTANT RATED WALL & SOUND RATED PARTITION (STC-50)
- ONE-HOUR FIRE-RESISTANT RATED WALL
- NON-RATED WALL

FIRE RATING & WALL OPENING NOTES

A. **FIRE-RESISTANCE RATING REQUIREMENTS** - SHALL BE PROVIDED PER TABLE R302.1(2) FOR DWELLINGS AND ACCESSORY BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION R313. (R302.1) WHEN FIRE SEPARATION DISTANCE IS LESS THAN 3 FEET THAN 1-HOUR WALLS ARE REQUIRED. WHEN FIRE SEPARATION DISTANCE IS GREATER THAN OR EQUAL TO 3 FEET THAN UNRATED WALLS ARE PERMITTED. (TABLE R302.1(2))

B. **TWO-FAMILY DWELLINGS** - DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY WALL AND/OR FLOOR ASSEMBLIES HAVING NOT LESS THAN A 1-HOUR FIRE RESISTANCE RATING WHEN TESTED IN ACCORDANCE WITH ASTM E 119 OR UL 263. (R302.2)

B. **MAXIMUM AREA OF WALL OPENINGS** - WHEN FIRE SEPARATION DISTANCE IS 3 FEET OR LESS UNPROTECTED AND PROTECTED EXTERIOR WALL OPENINGS ARE NOT PERMITTED. WHEN FIRE SEPARATION DISTANCE IS GREATER THAN 3 FEET UNLIMITED UNPROTECTED AND PROTECTED EXTERIOR WALL OPENINGS ARE PERMITTED. (TABLE R302.1(2))

C. **SPRINKLERS** - BUILDING IS SPRINKLERED THROUGHOUT

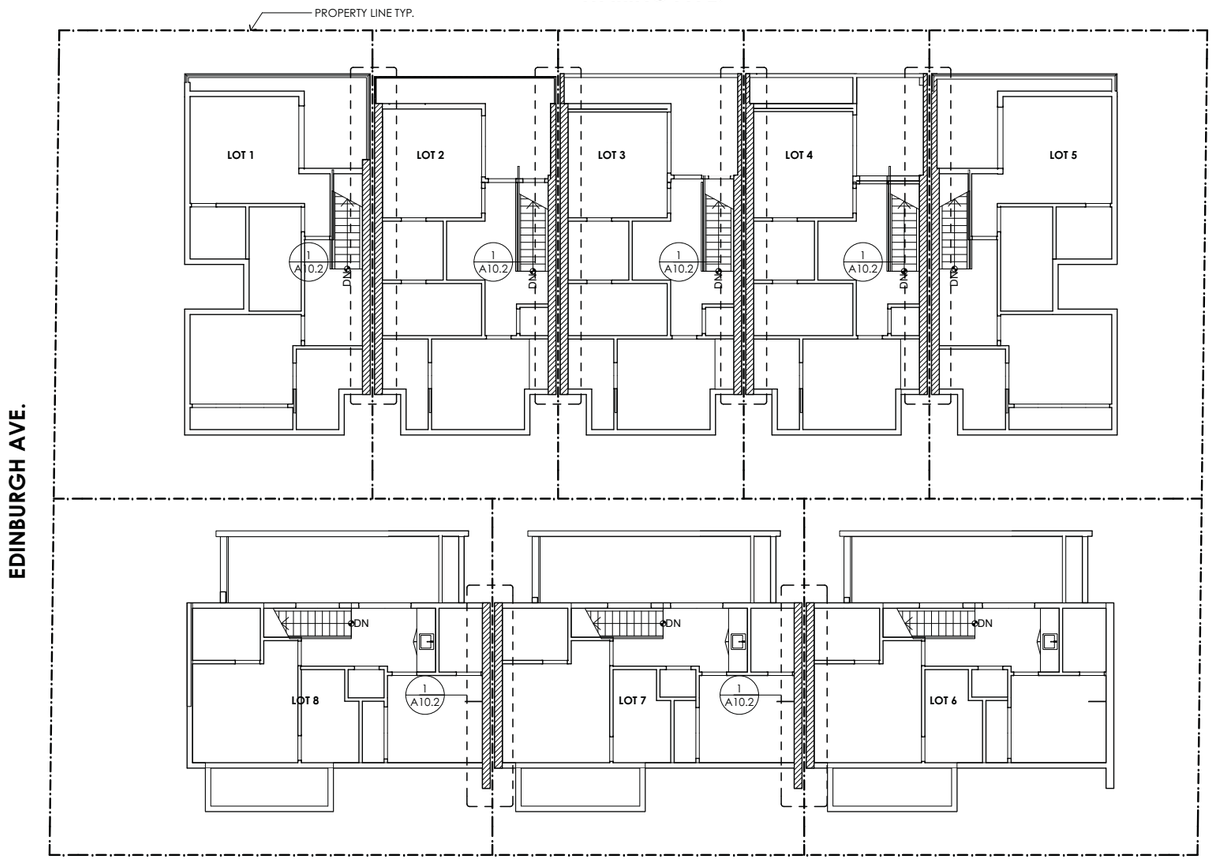
D. **WALL TYPES** - FOR WALL CONSTRUCTION TYPES AND 2007 CBC FIRE RATED ASSEMBLY NUMBERS SEE SHEET A10.0 & FLOOR PLANS FOR CALLOUTS.

E. **THROUGH PENETRATIONS** - OF FIRE-RESISTANCE-RATED WALL OR FLOOR ASSEMBLIES SHALL COMPLY WITH SECTION R302.4.1.1 OR R302.4.1.2. (R302.4.1)

F. **MEMBRANE PENETRATIONS** - SHALL COMPLY WITH SECTION R302.4.1. WHERE WALLS ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SO THAT THE REQUIRED FIRE-RESISTANCE RATING WILL NOT BE REDUCED. (R302.4.2)

G. **DWELLING/GARAGE OPENING/PENETRATION PROTECTION** - OPENINGS AND PENETRATIONS THROUGH THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE IN ACCORDANCE WITH SECTIONS R302.5.1 THROUGH R302.5.3. (R302.5)

H. **DWELLING/GARAGE AND/OR CARPORT FIRE SEPARATION** - THE GARAGE AND/OR CARPORT SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6. OPENING IS GARAGE WALLS SHALL COMPLY WITH SECTION R302.5. THIS PROVISION DOES NOT APPLY TO GARAGE WALL THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL. A SEPARATION IS NOT REQUIRED BETWEEN THE DWELLING UNIT AND A CARPORT, PROVIDED THE CARPORT IS ENTIRELY OPEN ON TWO OR MORE SIDES AND THERE ARE NOT ENCLOSED AREAS ABOVE. (R302.6)



FIRST LEVEL FIRE-RATED WALLS 2

1/8" = 1'-0"

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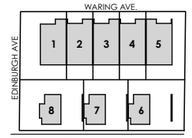

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FIRE RATED WALLS - THIRD LEVEL

A1.4

KEYNOTES

1 - GENERAL REQUIREMENTS
1.1.2 LINE OF BUILDING / BALCONY ABOVE
SEE FLOOR PLANS

6 - WOOD AND PLASTICS
6.11.3 CABINET CLOSET SYSTEM
CONFIRM DESIGN WITH ARCHITECT AND OWNER. INSTALL PER MANUF. SPECS.

15 - MECHANICAL
15.3.1 HOSE BIB
PROVIDE COLD WATER HOSE BIB.

FLOOR PLAN NOTES

A. **DIMENSIONS** - ALL DIMENSIONS & GRIDLINES ARE TO FACE OF STUD (F.O.S.), FACE OF BLOCK (F.O.B.), FACE OF CONCRETE (F.O.C.), OR CENTERLINE OF STEEL UNLESS NOTED OTHERWISE.

B. **WALL TYPES** - 1A — SEE SHEET A10.0

C. **SPRINKLERS** - BUILDING IS SPRINKLERED THROUGHOUT

D. **STRUCTURAL** - FRAMING MEMBERS AND FOUNDATION LAYOUT SHOWN IN FLOOR PLANS ARE FOR REFERENCE ONLY. REFER TO STRUCTURAL FRAMING AND FOUNDATION PLANS FOR ACTUAL FRAMING SIZES, DIRECTIONS, FOUNDATION SIZES AND SPECIFICATIONS.

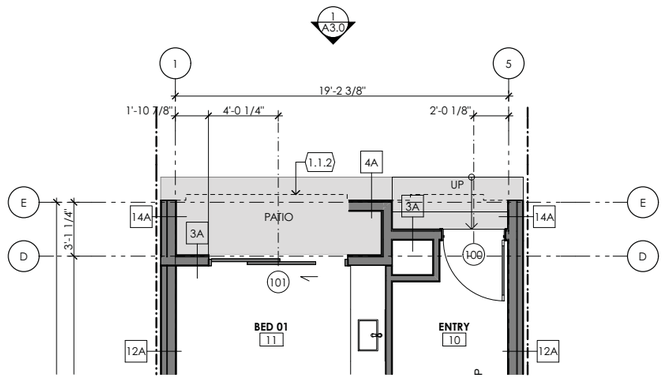
E. **MECHANICAL** - HVAC DUCTS AND EQUIPMENT SHOWN IN FLOOR PLANS ARE FOR REFERENCE ONLY. REFER TO MECHANICAL PLANS FOR ACTUAL DUCT SIZES AND LOCATIONS.

F. **DOORS** - FOR DOOR SCHEDULE SEE SHEET A5.0.

G. **WINDOWS** - FOR WINDOW SCHEDULE SEE SHEET A5.1.

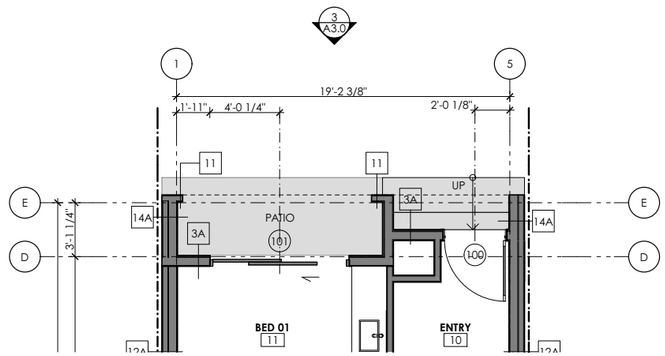
H. **DECK SLOPE** - ALL SLOPING TO DRAINAGE TO SLOPE A MINIMUM 1/4" PER 1'-0".

I. **SMOKE DETECTORS** - FOR LOCATIONS SEE REFLECTED CEILING PLANS.



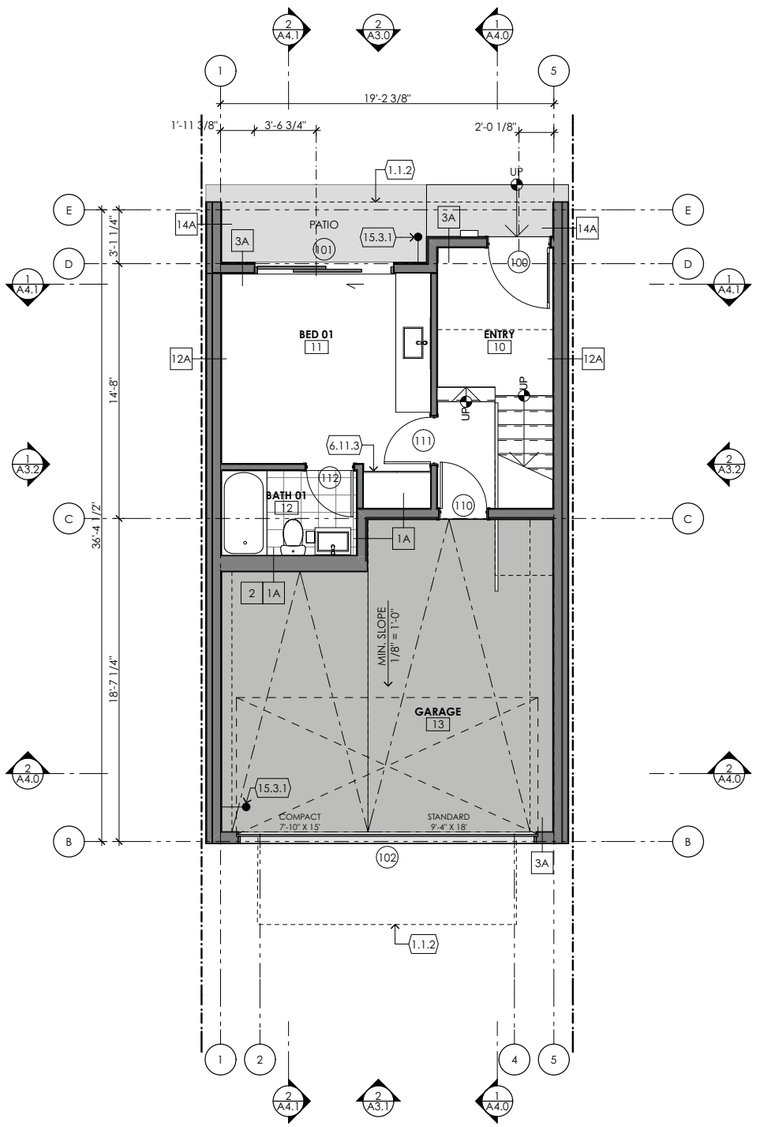
FIRST LEVEL PLAN (LOT 2) 2

1/4" = 1'-0"



FIRST LEVEL PLAN (LOT 4) 3

1/4" = 1'-0"



FIRST LEVEL PLAN (LOT 3) 1

1/4" = 1'-0"

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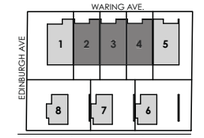

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FIRST LEVEL PLAN -
UNIT TYPE A

A2.1

KEYNOTES

8 - DOORS, WINDOWS & GLAZING
8.9.5 GLASS FLOOR
GLASS TEMPERED FLOOR SYSTEM

15 - MECHANICAL
15.3.1 HOSE BIB
PROVIDE COLD WATER HOSE BIB.
15.3.2 NATURAL GAS STUB-OUT
PROVIDE NATURAL GAS STUB-OUT

FLOOR PLAN NOTES

A. **DIMENSIONS** - ALL DIMENSIONS & GRIDLINES ARE TO FACE OF STUD (F.O.S.), FACE OF BLOCK (F.O.B.), FACE OF CONCRETE (F.O.C.), OR CENTERLINE OF STEEL UNLESS NOTED OTHERWISE.

B. **WALL TYPES** - 1A — SEE SHEET A10.0

C. **SPRINKLERS** - BUILDING IS SPRINKLERED THROUGHOUT

D. **STRUCTURAL** - FRAMING MEMBERS AND FOUNDATION LAYOUT SHOWN IN FLOOR PLANS ARE FOR REFERENCE ONLY. REFER TO STRUCTURAL FRAMING AND FOUNDATION PLANS FOR ACTUAL FRAMING SIZES, DIRECTIONS, FOUNDATION SIZES AND SPECIFICATIONS.

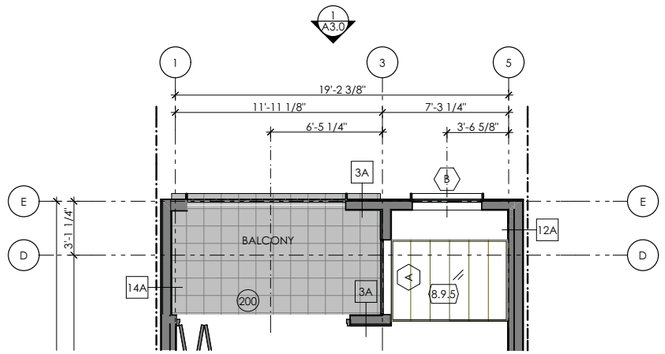
E. **MECHANICAL** - HVAC DUCTS AND EQUIPMENT SHOWN IN FLOOR PLANS ARE FOR REFERENCE ONLY. REFER TO MECHANICAL PLANS FOR ACTUAL DUCT SIZES AND LOCATIONS.

F. **DOORS** - FOR DOOR SCHEDULE SEE SHEET A5.0.

G. **WINDOWS** - FOR WINDOW SCHEDULE SEE SHEET A5.1.

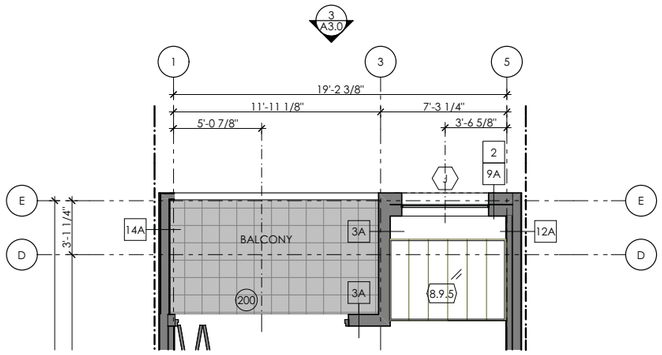
H. **DECK SLOPE** - ALL SLOPING TO DRAINAGE TO SLOPE A MINIMUM 1/4" PER 1'-0".

I. **SMOKE DETECTORS** - FOR LOCATIONS SEE REFLECTED CEILING PLANS.



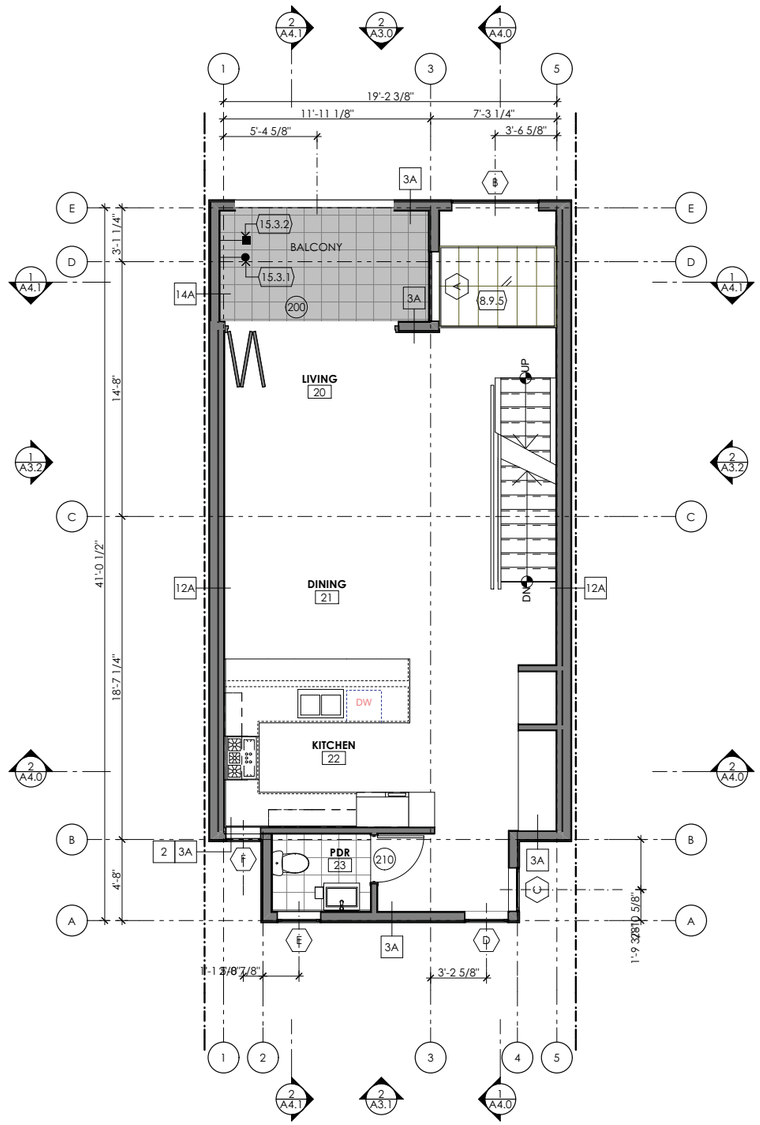
SECOND LEVEL PLAN (LOT 2) 2

1/4" = 1'-0"



SECOND LEVEL PLAN (LOT 4) 3

1/4" = 1'-0"



SECOND LEVEL PLAN (LOT 3) 1

1/4" = 1'-0"

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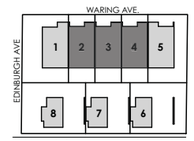
KEY PLAN



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SECOND LEVEL PLAN - UNIT TYPE A

A2.2

15.3.1 HOSE BIB
PROVIDE COLD WATER HOSE BIB.
15.3.2 NATURAL GAS STUB-OUT
PROVIDE NATURAL GAS STUB-OUT

KEYNOTES

6 - WOOD AND PLASTICS
6.11.3 CABINET CLOSET SYSTEM
CONFIRM DESIGN WITH ARCHITECT AND OWNER. INSTALL PER MANUF. SPECS.

8 - DOORS, WINDOWS & GLAZING
8.9.2 SKYLIGHT
VELUX VCM-2234 MANUAL VENTING SKYLIGHT. INSTALL ON MIN. 4" HIGH ON-SITE BUILT CURB PER MANUF. SPECS. ICC REPORT # - LEGACY REPORT NER-216

11 - EQUIPMENT
11.3.2 COMBO WASHER/DRYER
INSTALL PER MANUF. SPECS. PROVIDE HOT AND COLD WATER VALVES AND SMITTY PAN WITH DRAIN. PROVIDE EXHAUST TO OUTSIDE AIR AND LINT TRAP ACCESS. VERIFY VENT LOCATIONS AND RUNS WITH ARCHITECT.

15 - MECHANICAL

FLOOR PLAN NOTES

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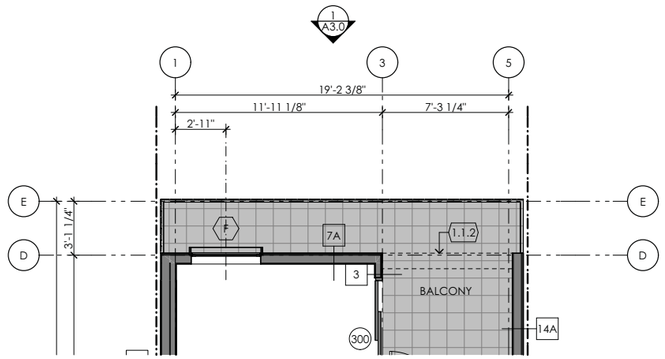
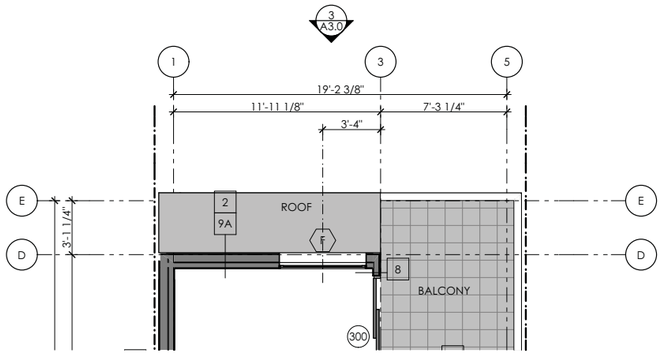


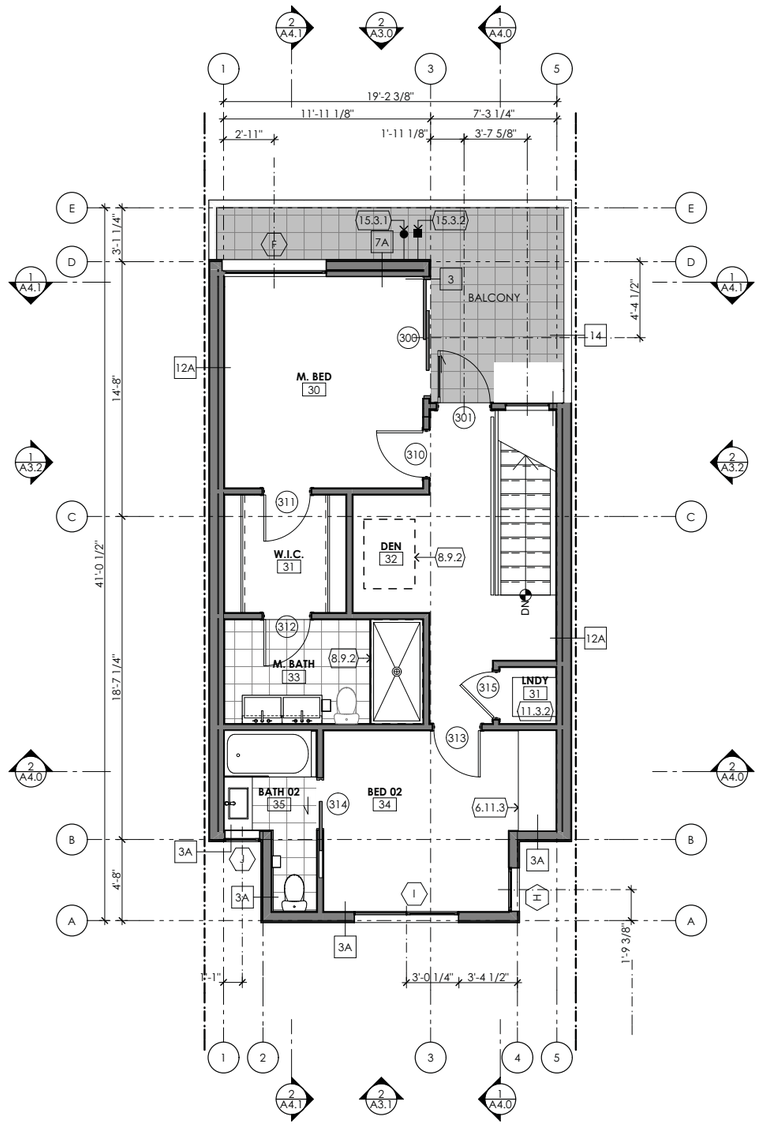
THIRD LEVEL PLAN (LOT 2) 2

1/4" = 1'-0"



THIRD LEVEL PLAN (LOT 4) 3

1/4" = 1'-0"



THIRD LEVEL PLAN (LOT 3) 1

1/4" = 1'-0"

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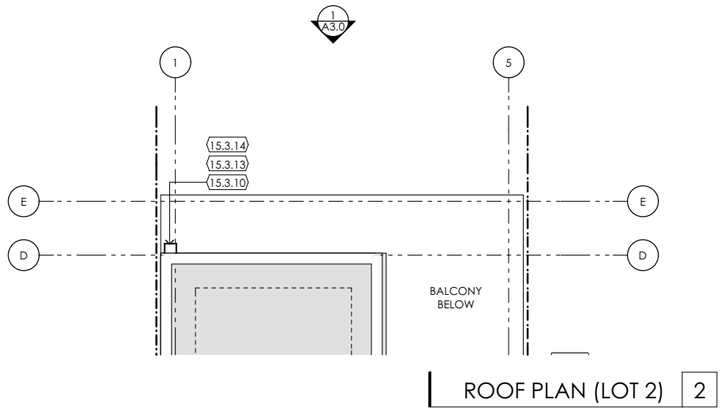
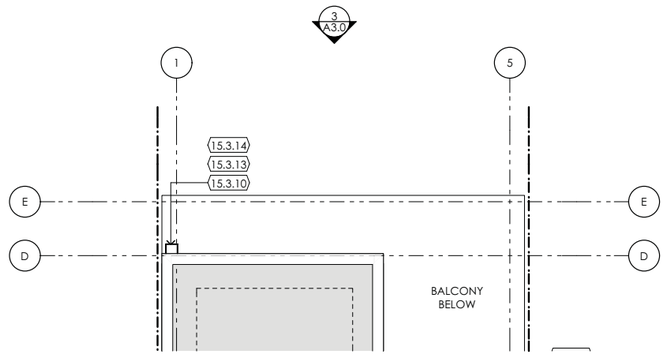
THIRD LEVEL PLAN - UNIT TYPE A

A2.3



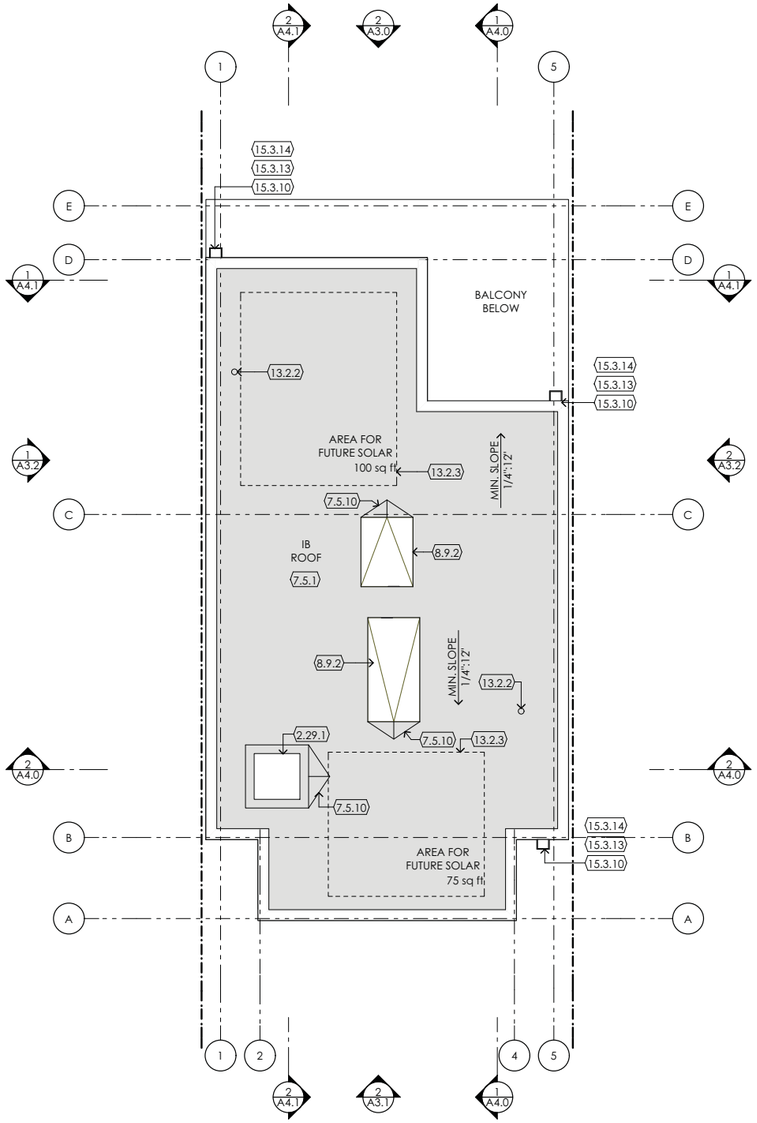
ROOF PLAN (LOT 2) 2

1/4" = 1'-0"



ROOF PLAN (LOT 4) 3

1/4" = 1'-0"



ROOF PLAN (LOT 3) 1

1/4" = 1'-0"

FLOOR PLAN NOTES

A. **DIMENSIONS** - ALL DIMENSIONS & GRIDLINES ARE TO FACE OF STUD (F.O.S.), FACE OF BLOCK (F.O.B.), FACE OF CONCRETE (F.O.C.), OR CENTERLINE OF STEEL UNLESS NOTED OTHERWISE.

B. **WALL TYPES** - 1A — SEE SHEET A10.0

C. **SPRINKLERS** - BUILDING IS SPRINKLERED THROUGHOUT

D. **STRUCTURAL** - FRAMING MEMBERS AND FOUNDATION LAYOUT SHOWN IN FLOOR PLANS ARE FOR REFERENCE ONLY. REFER TO STRUCTURAL FRAMING AND FOUNDATION PLANS FOR ACTUAL FRAMING SIZES, DIRECTIONS, FOUNDATION SIZES AND SPECIFICATIONS.

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F. **DOORS** - FOR DOOR SCHEDULE SEE SHEET A5.0.

G. **WINDOWS** - FOR WINDOW SCHEDULE SEE SHEET A5.1.

H. **DECK SLOPE** - ALL SLOPING TO DRAINAGE TO SLOPE A MINIMUM 1/4" PER 1'-0".

I. **SMOKE DETECTORS** - FOR LOCATIONS SEE REFLECTED CEILING PLANS.

ROOF PLAN NOTES

A. **DIMENSIONS** - ALL DIMENSIONS ARE TO FACE OF STUD (F.O.S.), FACE OF BLOCK (F.O.B.), OR FACE OF CONCRETE (F.O.C.) UNLESS NOTED OTHERWISE.

B. **T.O.P** - THE DATUM POINT FOR T.O.P IS THE FIRST LEVEL FINISHED FLOOR OF THE UNIT.

C. **ROOF SLOPE** - ALL SLOPING TO DRAINAGE TO SLOPE A MINIMUM 1/4" PER 1'-0".

D. **SPRINKLERS** - BUILDING IS SPRINKLERED THROUGHOUT

E. **ROOFING** - ALL ROOFING SHALL BE INSTALLED PER MANUFACTURES SPECS TO CREATE A CLASS A, B, OR C FIRE-RETARDANT ROOF.

F. **DRAINS** - THE ROOF DRAIN AND OVERFLOW DRAIN MUST BE INDEPENDENT LINES TO A YARD BOX OR OTHER POINT OF DISCHARGE.

G. **OVERFLOW DRAINS** - SHALL HAVE SAME SIZE AS PRIMARY ROOF DRAINS AND SHALL BE INSTALLED WITH THE INLET FLOW INE LOCATED A MINIMUM OF 2" SBOVE THE LOW POINT OF THE ROOF.

H. **SIZING OF DRAINAGE SYSTEM** - SIZE THE ROOF DRAINAGE SYSTEM IN ACCORDANCE WITH CHAPTER 11 OF THE 2007 CPC. SYSTEM SHALL BE DESIGNED FOR A MINIMUM RAIN INTENSITY OF 3" PER HOUR.

ROOF DRAINS, LEADERS, AND VERTICAL RAINWATER PIPING SHALL BE A MINIMUM OF 3" IN DIAMETER (2,147 SQUARE FEET)

HORIZONTAL RAINWATER PIPING @ 1/8" PER FOOT SLOPE SHALL BE A MINIMUM OF 3" IN DIAMETER (1,096 SQUARE FEET)

HORIZONTAL RAINWATER GUTTERS @ 1/16" PER FOOT SLOPE SHALL BE A MINIMUM OF 5" IN DIAMETER (834 SQUARE FEET)

I. **ROOF DRAINAGE -** IS NOT PERMITTED TO FLOW OVER PUBLIC PROPERTY.

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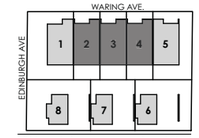

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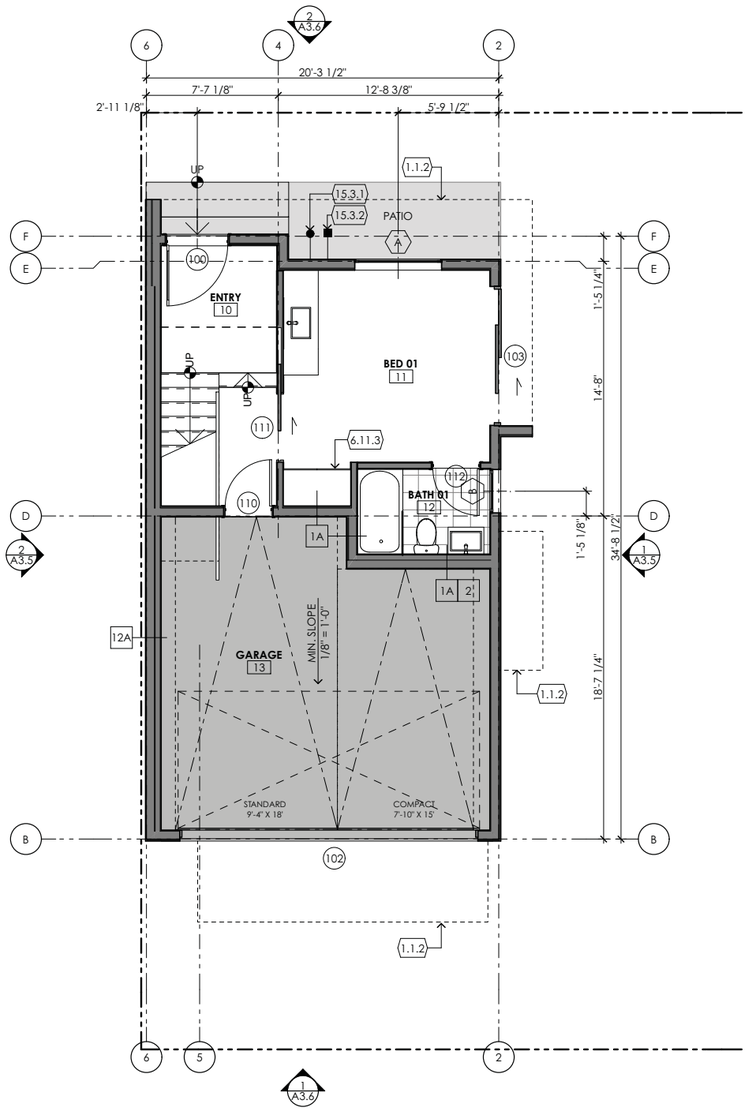
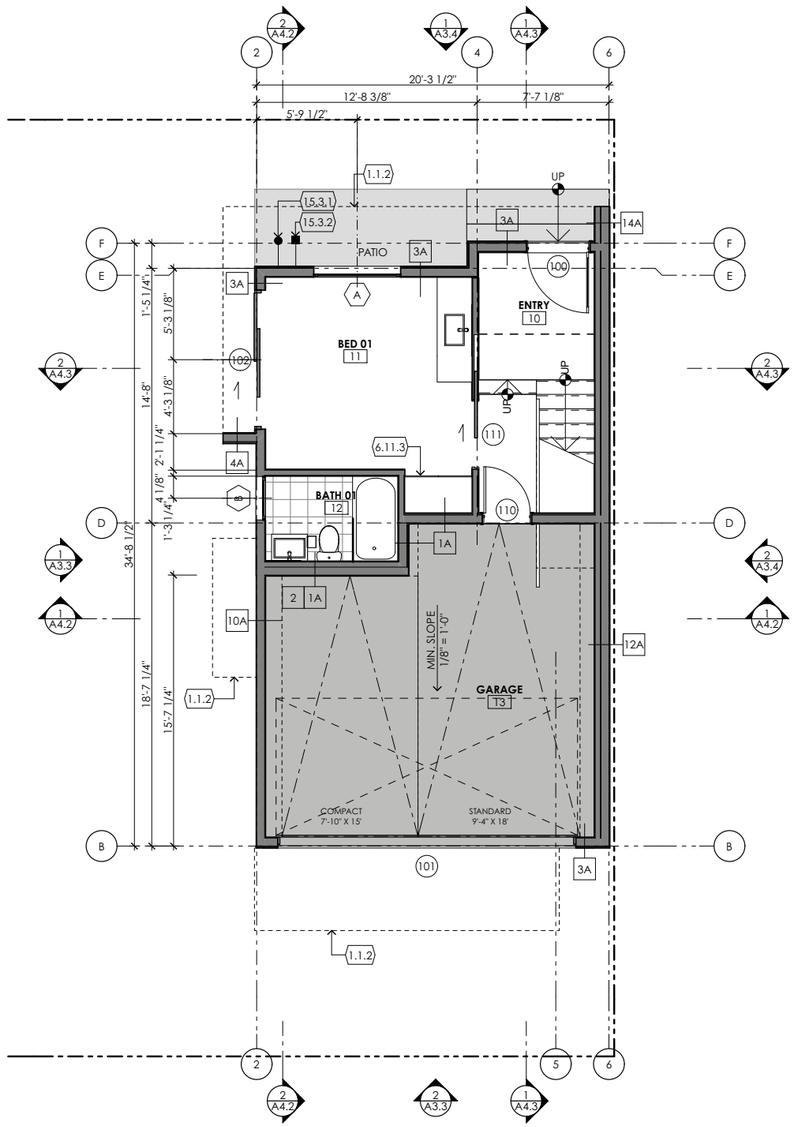
ROOF PLAN - UNIT TYPE A

A2.4



FIRST LEVEL PLAN (LOT 5) 2

1/4" = 1'-0"



FIRST LEVEL PLAN (LOT 1) 1

1/4" = 1'-0"

FLOOR PLAN NOTES

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F. **DOORS** - FOR DOOR SCHEDULE SEE SHEET A5.0.

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H. **DECK SLOPE** - ALL SLOPING TO DRAINAGE TO SLOPE A MINIMUM 1/4" PER 1'-0".

I. **SMOKE DETECTORS** - FOR LOCATIONS SEE REFLECTED CEILING PLANS.

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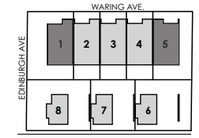

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FIRST LEVEL PLAN -
UNIT TYPE B & B-M

A2.6

FLOOR PLAN NOTES

A. **DIMENSIONS** - ALL DIMENSIONS & GRIDLINES ARE TO FACE OF STUD (F.O.S.), FACE OF BLOCK (F.O.B.), FACE OF CONCRETE (F.O.C.), OR CENTERLINE OF STEEL UNLESS NOTED OTHERWISE.

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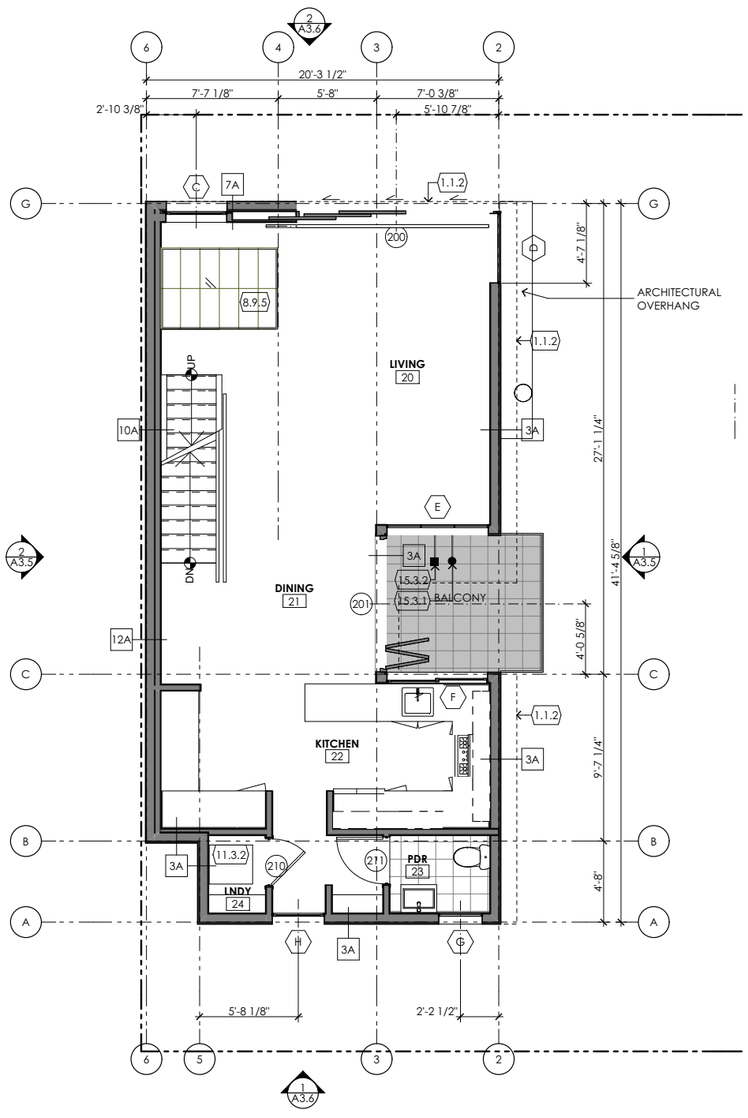
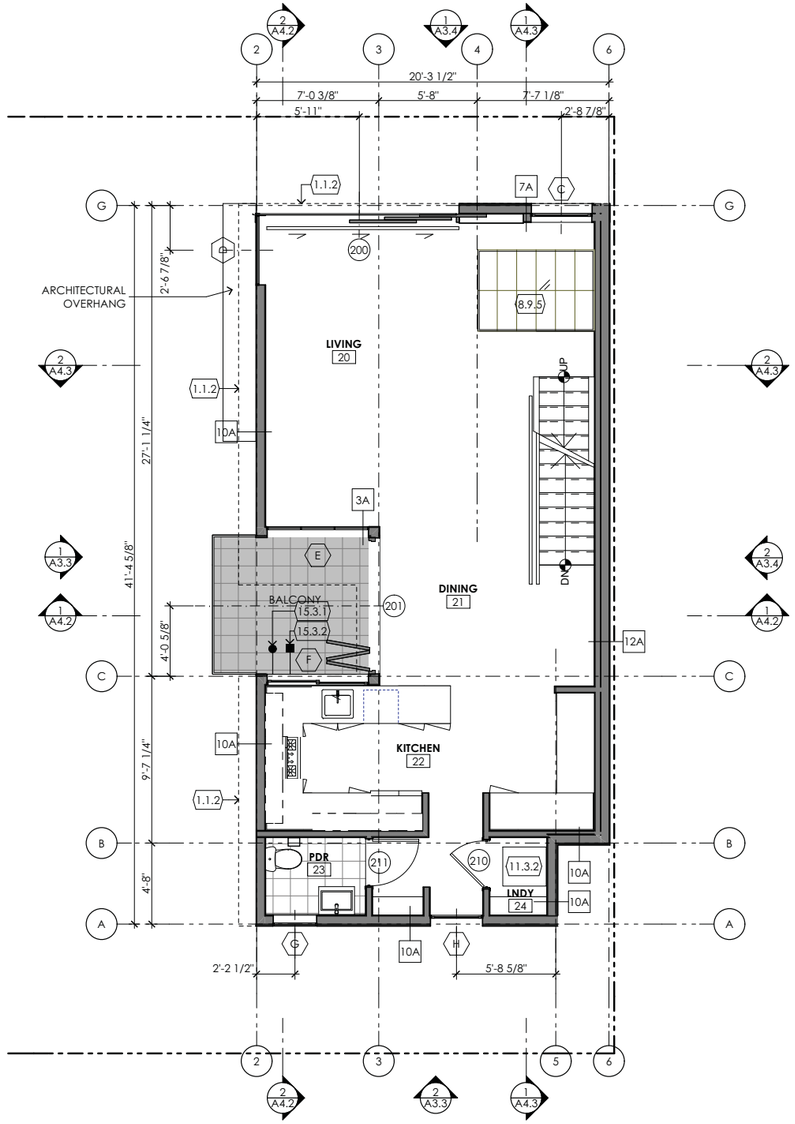


SECOND LEVEL PLAN (LOT 5) 2

1/4" = 1'-0"



SECOND LEVEL PLAN (LOT 1) 1

1/4" = 1'-0"

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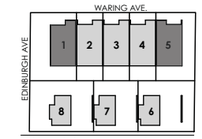

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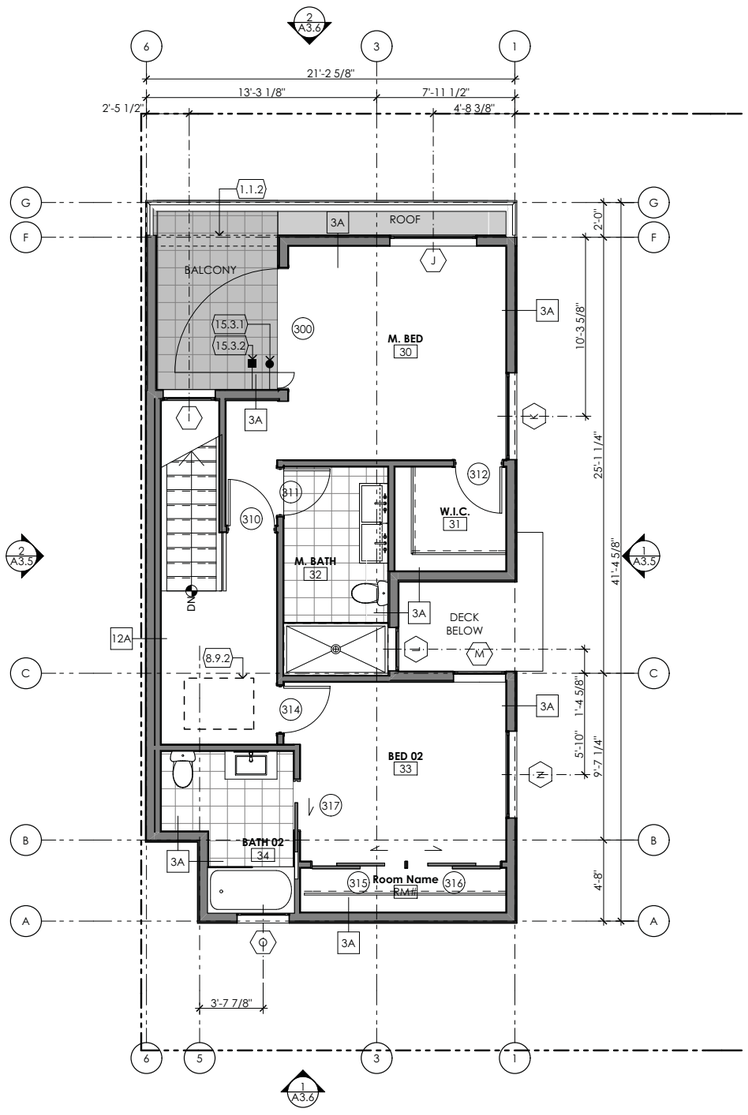
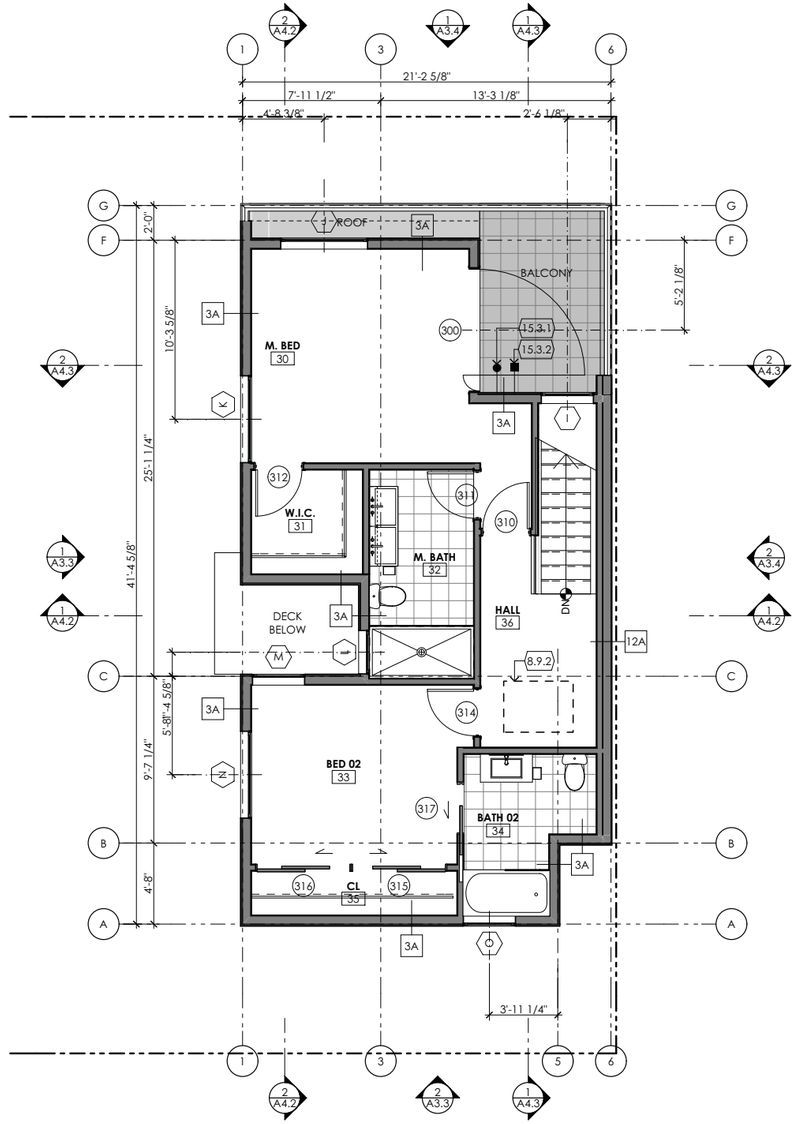
SECOND LEVEL PLAN - UNIT TYPE B & B-M

A2.7



THIRD LEVEL PLAN (LOT 5) 2

1/4" = 1'-0"



THIRD LEVEL PLAN (LOT 1) 1

1/4" = 1'-0"

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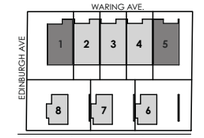

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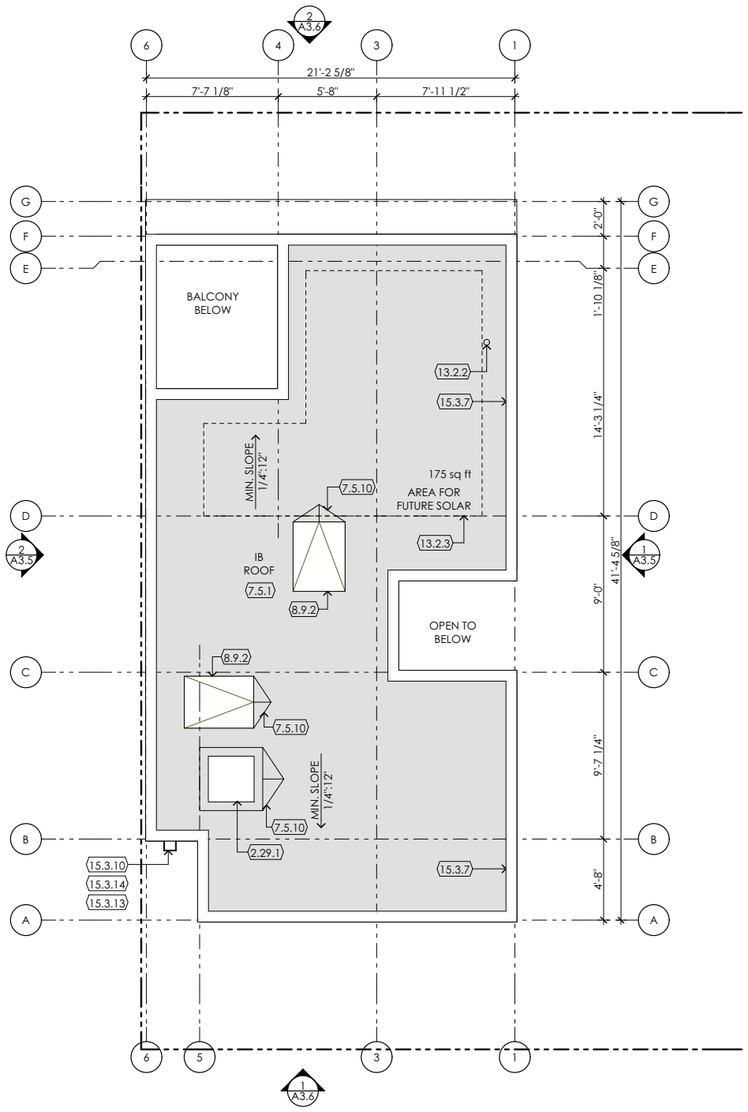
SCALE AS SHOWN
DATE 7/2/15

THIRD LEVEL PLAN -
UNIT TYPE B & B-M

A2.8

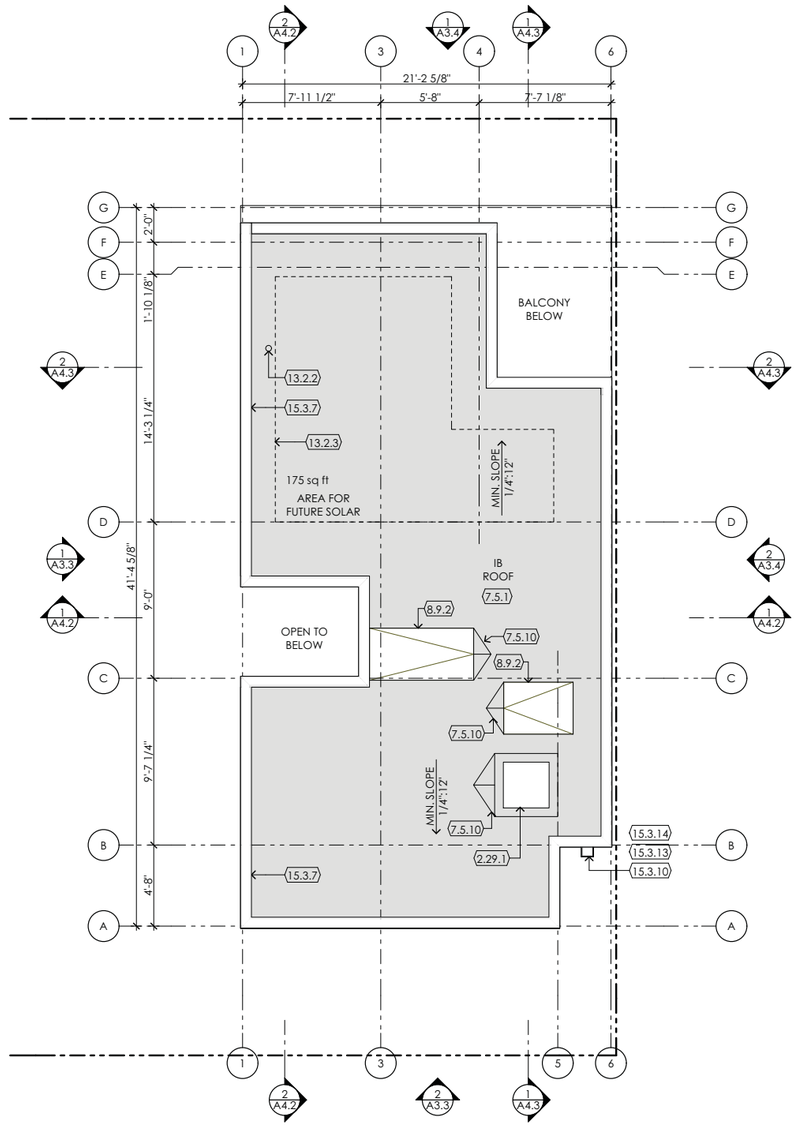
KEYNOTES

2.29.1 FENCE
MAX HEIGHT 6'-0".
PARKING WITHIN 15' OF PROPERTY LINE MUST BE ENCLOSED BY 5'-9" HIGH SOLID WALL.
12.21A6(d), (e), & (f).
SEE LANDSCAPE PLANS FOR FENCE DETAIL.



ROOF PLAN (LOT 5) 2

1/4" = 1'-0"



ROOF PLAN (LOT 1) 1

1/4" = 1'-0"

FLOOR PLAN NOTES

A. **DIMENSIONS** - ALL DIMENSIONS & GRIDLINES ARE TO FACE OF STUD (F.O.S.), FACE OF BLOCK (F.O.B.), FACE OF CONCRETE (F.O.C.), OR CENTERLINE OF STEEL UNLESS NOTED OTHERWISE.

B. **WALL TYPES** - 1A — SEE SHEET A10.0

C. **SPRINKLERS** - BUILDING IS SPRINKLERED THROUGHOUT

D. **STRUCTURAL** - FRAMING MEMBERS AND FOUNDATION LAYOUT SHOWN IN FLOOR PLANS ARE FOR REFERENCE ONLY. REFER TO STRUCTURAL FRAMING AND FOUNDATION PLANS FOR ACTUAL FRAMING SIZES, DIRECTIONS, FOUNDATION SIZES AND SPECIFICATIONS.

E. **MECHANICAL** - HVAC DUCTS AND EQUIPMENT SHOWN IN FLOOR PLANS ARE FOR REFERENCE ONLY. REFER TO MECHANICAL PLANS FOR ACTUAL DUCT SIZES AND LOCATIONS.

F. **DOORS** - FOR DOOR SCHEDULE SEE SHEET A5.0.

G. **WINDOWS** - FOR WINDOW SCHEDULE SEE SHEET A5.1.

H. **DECK SLOPE** - ALL SLOPING TO DRAINAGE TO SLOPE A MINIMUM 1/4" PER 1'-0".

I. **SMOKE DETECTORS** - FOR LOCATIONS SEE REFLECTED CEILING PLANS.

ROOF PLAN NOTES

A. **DIMENSIONS** - ALL DIMENSIONS ARE TO FACE OF STUD (F.O.S.), FACE OF BLOCK (F.O.B.), OR FACE OF CONCRETE (F.O.C.) UNLESS NOTED OTHERWISE.

B. **T.O.P** - THE DATUM POINT FOR T.O.P IS THE FIRST LEVEL FINISHED FLOOR OF THE UNIT.

C. **ROOF SLOPE** - ALL SLOPING TO DRAINAGE TO SLOPE A MINIMUM 1/4" PER 1'-0".

D. **SPRINKLERS** - BUILDING IS SPRINKLERED THROUGHOUT

E. **ROOFING** - ALL ROOFING SHALL BE INSTALLED PER MANUFACTURES SPECS TO CREATE A CLASS A, B, OR C FIRE-RETARDANT ROOF.

F. **DRAINS** - THE ROOF DRAIN AND OVERFLOW DRAIN MUST BE INDEPENDENT LINES TO A YARD BOX OR OTHER POINT OF DISCHARGE.

G. **OVERFLOW DRAINS** - SHALL HAVE SAME SIZE AS PRIMARY ROOF DRAINS AND SHALL BE INSTALLED WITH THE INLET FLOW INE LOCATED A MINIMUM OF 2" SBOVE THE LOW POINT OF THE ROOF.

H. **SIZING OF DRAINAGE SYSTEM** - SIZE THE ROOF DRAINAGE SYSTEM IN ACCORDANCE WITH CHAPTER 11 OF THE 2007 CPC. SYSTEM SHALL BE DESIGNED FOR A MINIMUM RAIN INTENSITY OF 3" PER HOUR.

ROOF DRAINS, LEADERS, AND VERTICAL RAINWATER PIPING SHALL BE A MINIMUM OF 3" IN DIAMETER (2,147 SQUARE FEET)

HORIZONTAL RAINWATER PIPING @ 1/8" PER FOOT SLOPE SHALL BE A MINIMUM OF 3" IN DIAMETER (1,096 SQUARE FEET)

HORIZONTAL RAINWATER GUTTERS @ 1/16" PER FOOT SLOPE SHALL BE A MINIMUM OF 5" IN DIAMETER (834 SQUARE FEET)

I. **ROOF DRAINAGE -** IS NOT PERMITTED TO FLOW OVER PUBLIC PROPERTY.

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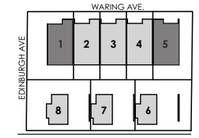

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SCALE	DATE
AS SHOWN	7/2/15

ROOF PLAN - UNIT TYPE B & B-M

A2.9

FLOOR PLAN NOTES

A. **DIMENSIONS** - ALL DIMENSIONS & GRIDLINES ARE TO FACE OF STUD (F.O.S.), FACE OF BLOCK (F.O.B.), FACE OF CONCRETE (F.O.C.), OR CENTERLINE OF STEEL UNLESS NOTED OTHERWISE.

B. **WALL TYPES** - 1A — SEE SHEET A10.0

C. **SPRINKLERS** - BUILDING IS SPRINKLERED THROUGHOUT

D. **STRUCTURAL** - FRAMING MEMBERS AND FOUNDATION LAYOUT SHOWN IN FLOOR PLANS ARE FOR REFERENCE ONLY. REFER TO STRUCTURAL FRAMING AND FOUNDATION PLANS FOR ACTUAL FRAMING SIZES, DIRECTIONS, FOUNDATION SIZES AND SPECIFICATIONS.

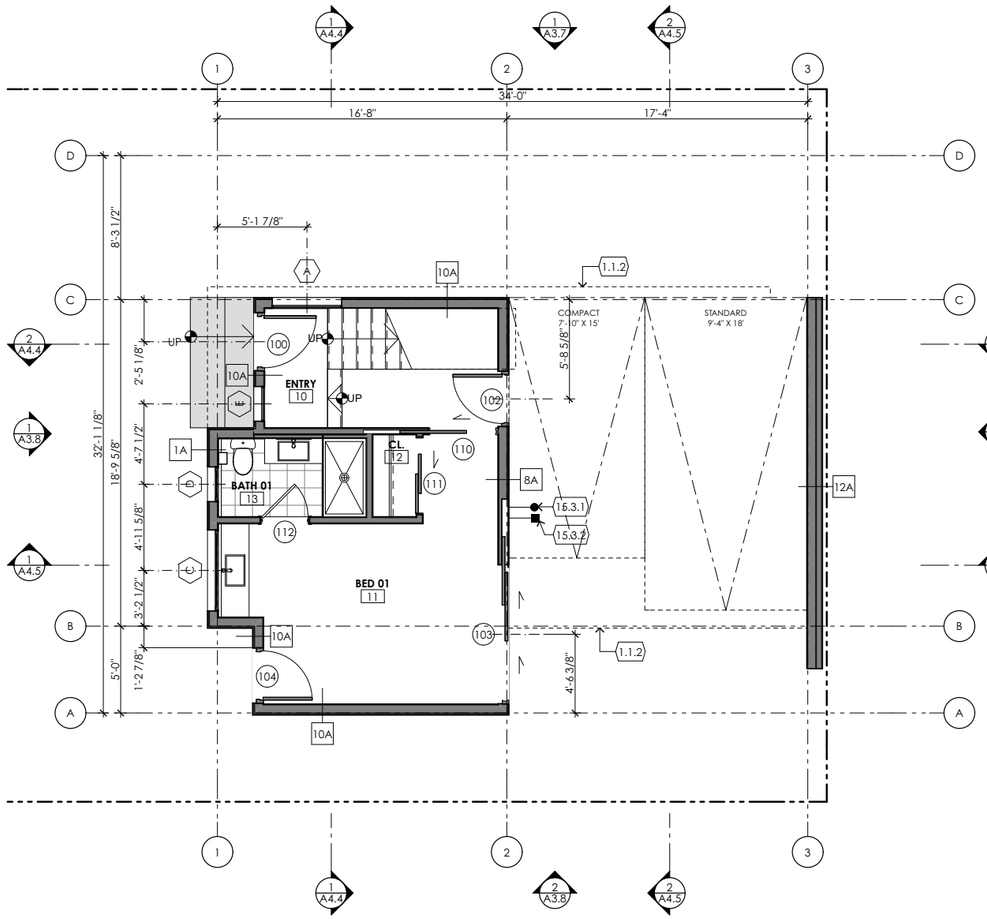
E. **MECHANICAL** - HVAC DUCTS AND EQUIPMENT SHOWN IN FLOOR PLANS ARE FOR REFERENCE ONLY. REFER TO MECHANICAL PLANS FOR ACTUAL DUCT SIZES AND LOCATIONS.

F. **DOORS** - FOR DOOR SCHEDULE SEE SHEET A5.0.

G. **WINDOWS** - FOR WINDOW SCHEDULE SEE SHEET A5.1.

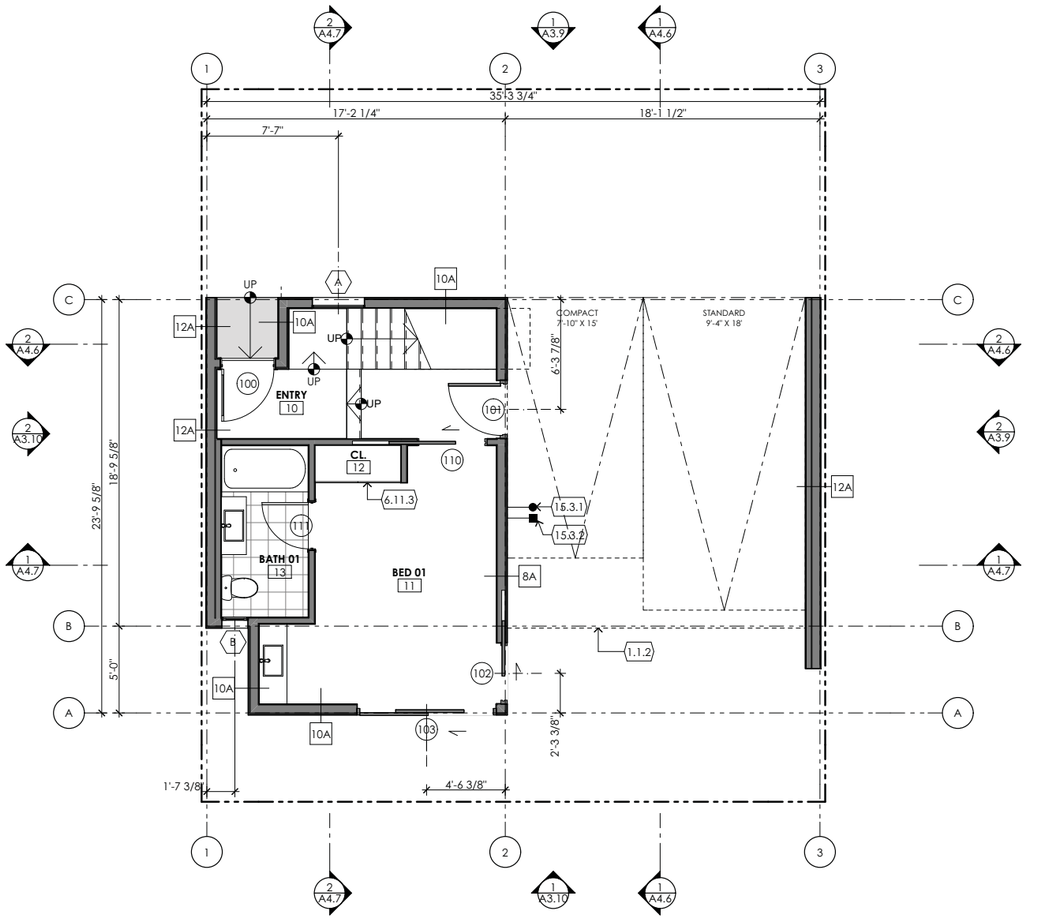
H. **DECK SLOPE** - ALL SLOPING TO DRAINAGE TO SLOPE A MINIMUM 1/4" PER 1'-0".

I. **SMOKE DETECTORS** - FOR LOCATIONS SEE REFLECTED CEILING PLANS.



FIRST LEVEL PLAN (LOT 8) 2

1/4" = 1'-0"



FIRST LEVEL PLAN (LOT 6 & 7) 1

1/4" = 1'-0"

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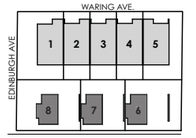

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FIRST LEVEL PLAN -
UNIT TYPE C & C2

A2.11

FLOOR PLAN NOTES

A. **DIMENSIONS** - ALL DIMENSIONS & GRIDLINES ARE TO FACE OF STUD (F.O.S.), FACE OF BLOCK (F.O.B.), FACE OF CONCRETE (F.O.C.), OR CENTERLINE OF STEEL UNLESS NOTED OTHERWISE.

B. **WALL TYPES** - 1A — SEE SHEET A10.0

C. **SPRINKLERS** - BUILDING IS SPRINKLERED THROUGHOUT

D. **STRUCTURAL** - FRAMING MEMBERS AND FOUNDATION LAYOUT SHOWN IN FLOOR PLANS ARE FOR REFERENCE ONLY. REFER TO STRUCTURAL FRAMING AND FOUNDATION PLANS FOR ACTUAL FRAMING SIZES, DIRECTIONS, FOUNDATION SIZES AND SPECIFICATIONS.

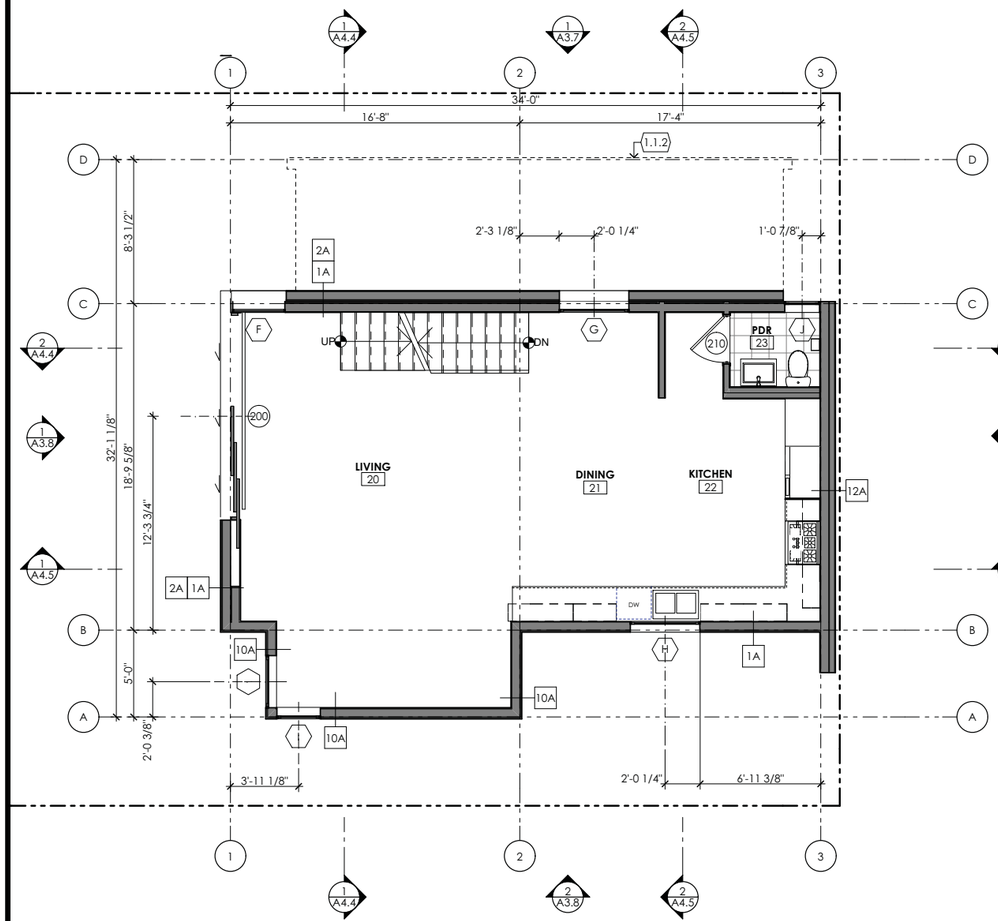
E. **MECHANICAL** - HVAC DUCTS AND EQUIPMENT SHOWN IN FLOOR PLANS ARE FOR REFERENCE ONLY. REFER TO MECHANICAL PLANS FOR ACTUAL DUCT SIZES AND LOCATIONS.

F. **DOORS** - FOR DOOR SCHEDULE SEE SHEET A5.0.

G. **WINDOWS** - FOR WINDOW SCHEDULE SEE SHEET A5.1.

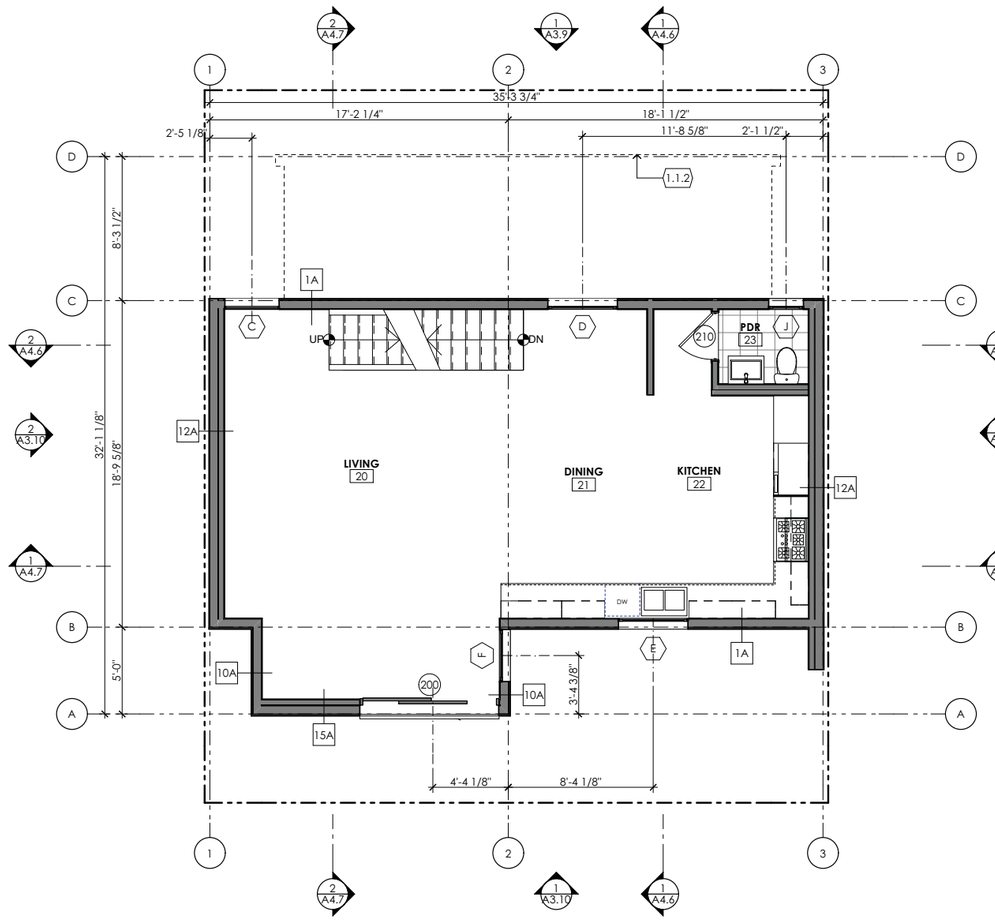
H. **DECK SLOPE** - ALL SLOPING TO DRAINAGE TO SLOPE A MINIMUM 1/4" PER 1'-0".

I. **SMOKE DETECTORS** - FOR LOCATIONS SEE REFLECTED CEILING PLANS.



SECOND LEVEL PLAN (LOT 8) 2

1/4" = 1'-0"



SECOND LEVEL PLAN (LOT 6 & 7) 1

1/4" = 1'-0"

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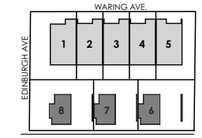

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SECOND LEVEL PLAN - UNIT TYPE C & C2

A2.12

FLOOR PLAN NOTES

A. **DIMENSIONS** - ALL DIMENSIONS & GRIDLINES ARE TO FACE OF STUD (F.O.S.), FACE OF BLOCK (F.O.B.), FACE OF CONCRETE (F.O.C.), OR CENTERLINE OF STEEL UNLESS NOTED OTHERWISE.

B. **WALL TYPES** - 1A — SEE SHEET A10.0

C. **SPRINKLERS** - BUILDING IS SPRINKLERED THROUGHOUT

D. **STRUCTURAL** - FRAMING MEMBERS AND FOUNDATION LAYOUT SHOWN IN FLOOR PLANS ARE FOR REFERENCE ONLY. REFER TO STRUCTURAL FRAMING AND FOUNDATION PLANS FOR ACTUAL FRAMING SIZES, DIRECTIONS, FOUNDATION SIZES AND SPECIFICATIONS.

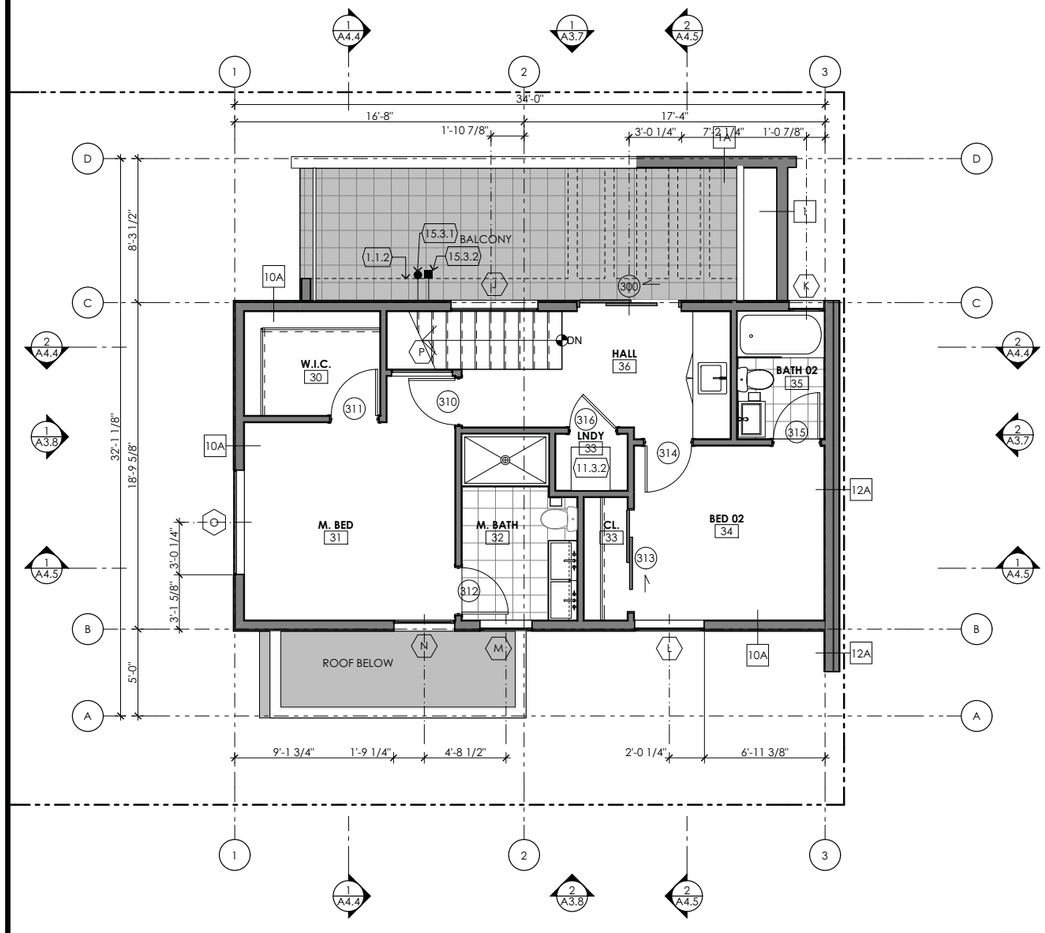
E. **MECHANICAL** - HVAC DUCTS AND EQUIPMENT SHOWN IN FLOOR PLANS ARE FOR REFERENCE ONLY. REFER TO MECHANICAL PLANS FOR ACTUAL DUCT SIZES AND LOCATIONS.

F. **DOORS** - FOR DOOR SCHEDULE SEE SHEET A5.0.

G. **WINDOWS** - FOR WINDOW SCHEDULE SEE SHEET A5.1.

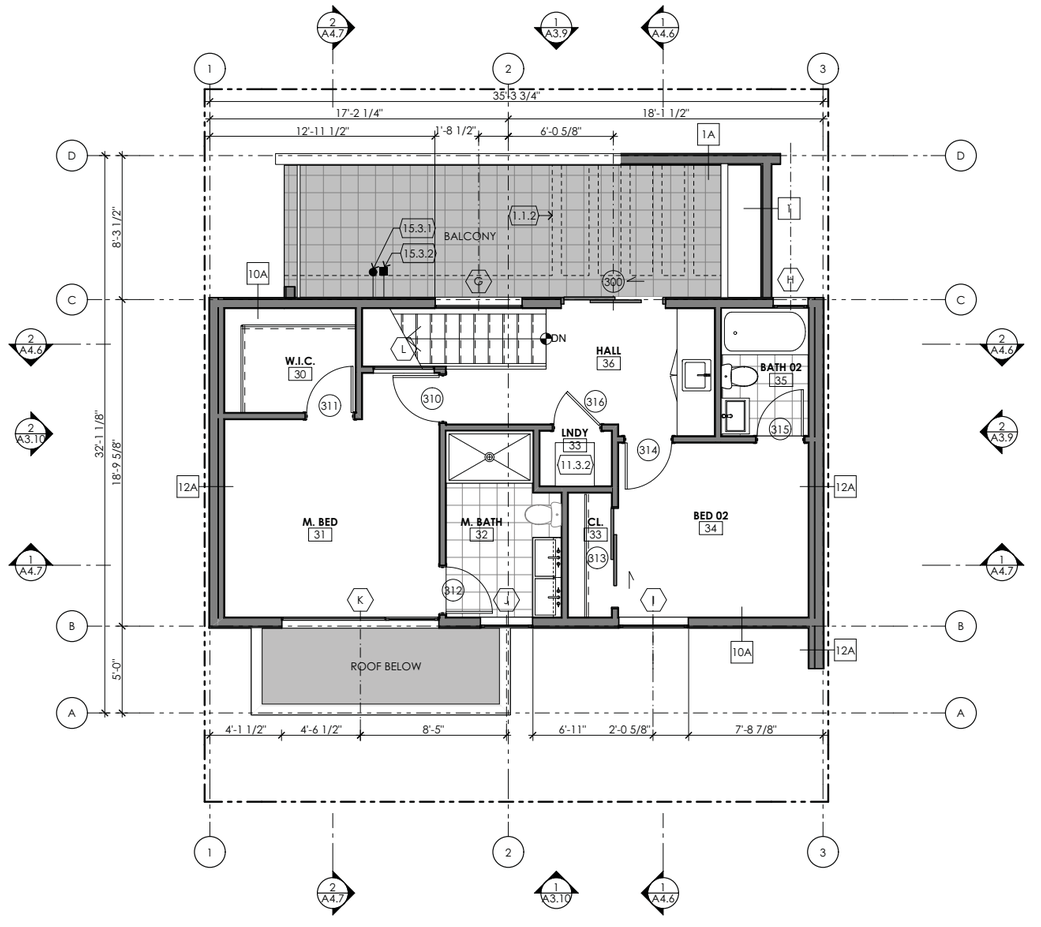
H. **DECK SLOPE** - ALL SLOPING TO DRAINAGE TO SLOPE A MINIMUM 1/4" PER 1'-0".

I. **SMOKE DETECTORS** - FOR LOCATIONS SEE REFLECTED CEILING PLANS.



THIRD LEVEL PLAN (LOT 8) 2

1/4" = 1'-0"



THIRD LEVEL PLAN (LOT 6 & 7) 1

1/4" = 1'-0"

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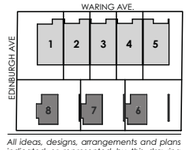

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THIRD LEVEL PLAN -
UNIT TYPE C & C2

A2.13

ROOF PLAN NOTES

A. **DIMENSIONS** - ALL DIMENSIONS ARE TO FACE OF STUD (F.O.S.), FACE OF BLOCK (F.O.B.), OR FACE OF CONCRETE (F.O.C.) UNLESS NOTED OTHERWISE.

B. **T.O.P** - THE DATUM POINT FOR T.O.P IS THE FIRST LEVEL FINISHED FLOOR OF THE UNIT.

C. **ROOF SLOPE** - ALL SLOPING TO DRAINAGE TO SLOPE A MINIMUM 1/4" PER 1'-0".

D. **SPRINKLERS** - BUILDING IS SPRINKLERED THROUGHOUT

E. **ROOFING** - ALL ROOFING SHALL BE INSTALLED PER MANUFACTURES SPECS TO CREATE A CLASS A, B, OR C FIRE-RETARDANT ROOF.

F. **DRAINS** - THE ROOF DRAIN AND OVERFLOW DRAIN MUST BE INDEPENDENT LINES TO A YARD BOX OR OTHER POINT OF DISCHARGE.

G. **OVERFLOW DRAINS** - SHALL HAVE SAME SIZE AS PRIMARY ROOF DRAINS AND SHALL BE INSTALLED WITH THE INLET FLOW INE LOCATED A MINIMUM OF 2" SBOVE THE LOW POINT OF THE ROOF.

H. **SIZING OF DRAINAGE SYSTEM** - SIZE THE ROOF DRAINAGE SYSTEM IN ACCORDANCE WITH CHAPTER 11 OF THE 2007 CPC. SYSTEM SHALL BE DESIGNED FOR A MINIMUM RAIN INTENSITY OF 3" PER HOUR.

ROOF DRAINS, LEADERS, AND VERTICAL RAINWATER PIPING SHALL BE A MINIMUM OF 3" IN DIAMETER (2,147 SQUARE FEET)

HORIZONTAL RAINWATER PIPING @ 1/8" PER FOOT SLOPE SHALL BE A MINIMUM OF 3" IN DIAMETER (1,096 SQUARE FEET)

HORIZONTAL RAINWATER GUTTERS @ 1/16" PER FOOT SLOPE SHALL BE A MINIMUM OF 5" IN DIAMETER (834 SQUARE FEET)

I. **ROOF DRAINAGE -** IS NOT PERMITTED TO FLOW OVER PUBLIC PROPERTY.

FLOOR PLAN NOTES

A. **DIMENSIONS** - ALL DIMENSIONS & GRIDLINES ARE TO FACE OF STUD (F.O.S.), FACE OF BLOCK (F.O.B.), FACE OF CONCRETE (F.O.C.), OR CENTERLINE OF STEEL UNLESS NOTED OTHERWISE.

B. **WALL TYPES** - 1A — SEE SHEET A10.0

C. **SPRINKLERS** - BUILDING IS SPRINKLERED THROUGHOUT

D. **STRUCTURAL** - FRAMING MEMBERS AND FOUNDATION LAYOUT SHOWN IN FLOOR PLANS ARE FOR REFERENCE ONLY. REFER TO STRUCTURAL FRAMING AND FOUNDATION PLANS FOR ACTUAL FRAMING SIZES, DIRECTIONS, FOUNDATION SIZES AND SPECIFICATIONS.

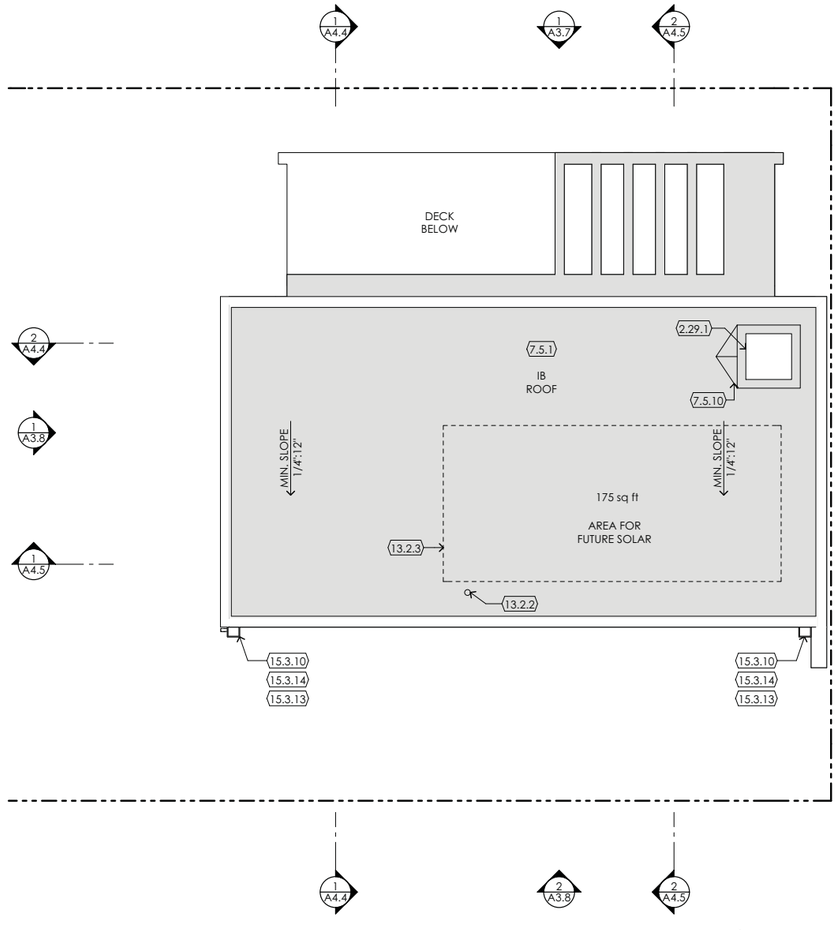
E. **MECHANICAL** - HVAC DUCTS AND EQUIPMENT SHOWN IN FLOOR PLANS ARE FOR REFERENCE ONLY. REFER TO MECHANICAL PLANS FOR ACTUAL DUCT SIZES AND LOCATIONS.

F. **DOORS** - FOR DOOR SCHEDULE SEE SHEET A5.0.

G. **WINDOWS** - FOR WINDOW SCHEDULE SEE SHEET A5.1.

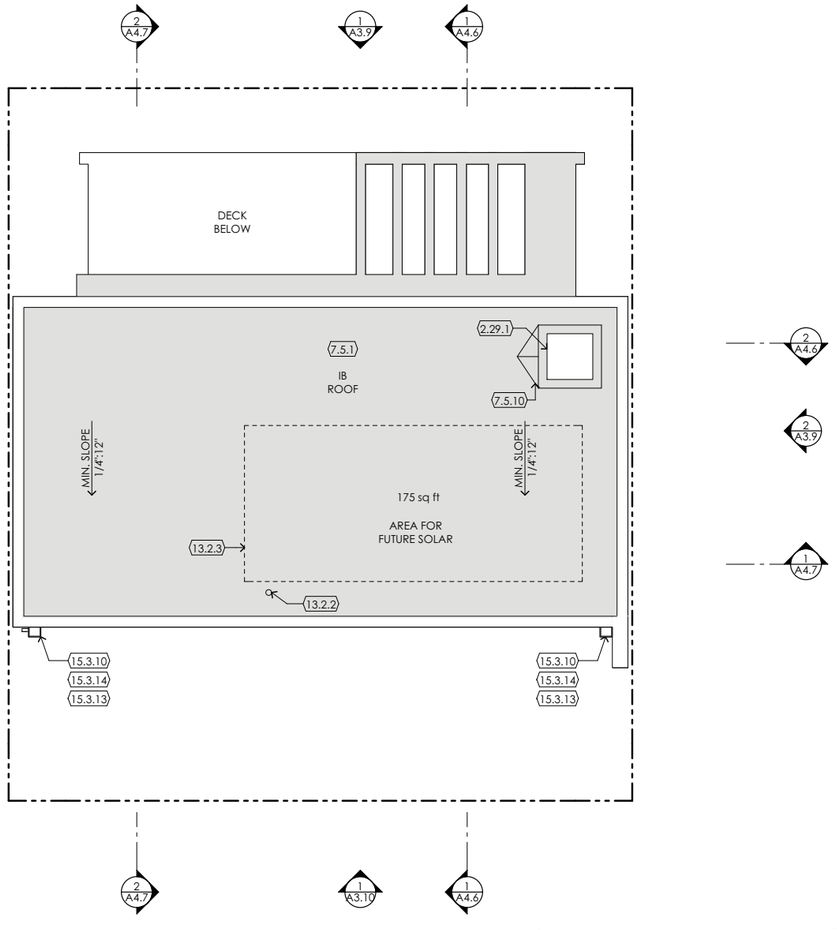
H. **DECK SLOPE** - ALL SLOPING TO DRAINAGE TO SLOPE A MINIMUM 1/4" PER 1'-0".

I. **SMOKE DETECTORS** - FOR LOCATIONS SEE REFLECTED CEILING PLANS.



ROOF PLAN (LOT 8) 1

1/4" = 1'-0"



ROOF PLAN (LOT 6 & 7) 2

1/4" = 1'-0"

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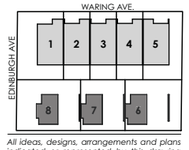

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ROOF PLAN - UNIT TYPE C & C2

A2.14

BUILDING HEIGHT CALCULATIONS

HEIGHT LIMIT = 30'-0"
PROPOSED HEIGHT = 30'-0"

LOT 1
ESTABLISHED GRADE PLANE = 235.33'
TOP OF STRUCTURE = 265.33'
BUILDING HEIGHT = 30'-0"

LOT 2
ESTABLISHED GRADE PLANE = 236.06'
TOP OF STRUCTURE = 266.06'
BUILDING HEIGHT = 30'-0"

LOT 3
ESTABLISHED GRADE PLANE = 236.06'
TOP OF STRUCTURE = 266.06'
BUILDING HEIGHT = 30'-0"

LOT 4
ESTABLISHED GRADE PLANE = 236.06'
TOP OF STRUCTURE = 266.06'
BUILDING HEIGHT = 30'-0"

LOT 5
ESTABLISHED GRADE PLANE = 236.56'
TOP OF STRUCTURE = 266.56'
BUILDING HEIGHT = 30'-0"

LOT 6
ESTABLISHED GRADE PLANE = 236.83'
TOP OF STRUCTURE = 266.83'
BUILDING HEIGHT = 30'-0"

LOT 7
ESTABLISHED GRADE PLANE = 235.83'
TOP OF STRUCTURE = 265.83'
BUILDING HEIGHT = 30'-0"

LOT 8
ESTABLISHED GRADE PLANE = 235.33'
TOP OF STRUCTURE = 265.33'
BUILDING HEIGHT = 30'-0"

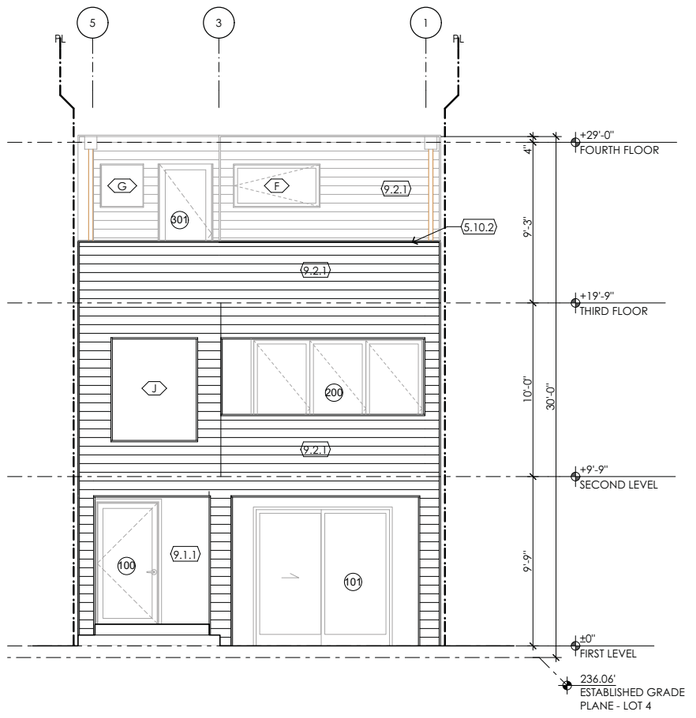
EXTERIOR ELEVATION NOTES

A. ALL BUILDING ELEVATION DIMENSIONS ARE TO FINISH FLOOR OR FINISH FACE UNLESS OTHERWISE NOTED.

B. ELEVATION LEVEL HEIGHTS ARE MEASURED AT A HEIGHT ABOVE THE FIRST LEVEL FINISH FLOOR SURFACE. SEE SITE PLAN FOR FIRST LEVEL FINISH FLOOR ELEVATIONS.

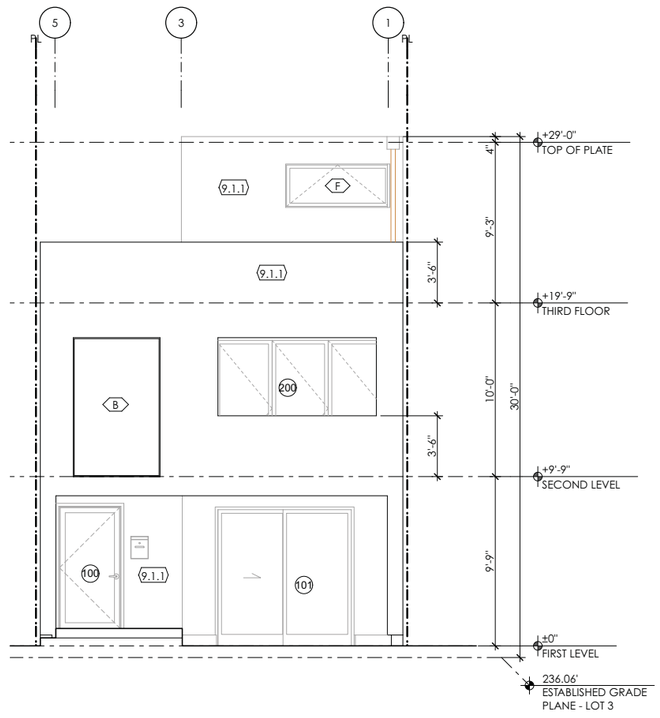
C. **METAL SIDING** - FOR TYPICAL METAL SIDING DETAILS SEE SHEET AXX.X DETAILS X-X.

D. **CEMENT BOARD SIDING** - FOR TYPICAL SIDING DETAILS SEE SHEET A11.0 DETAILS 6-9.



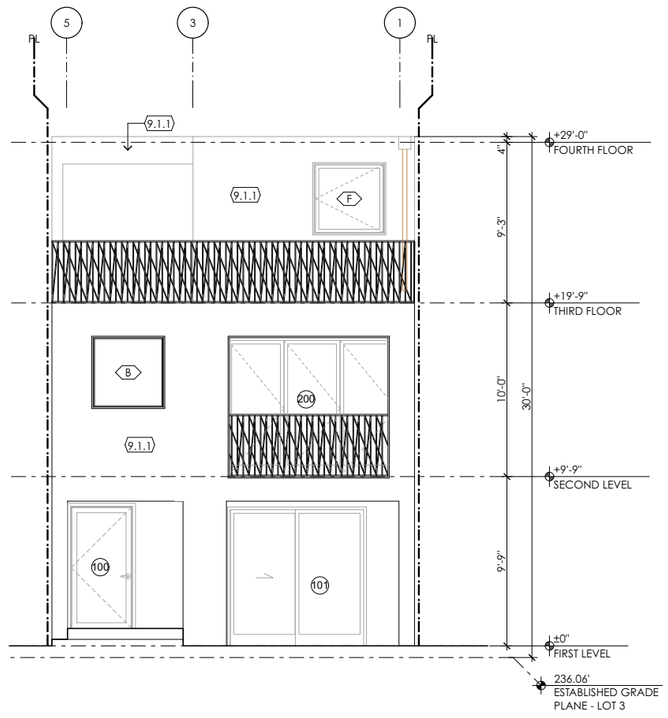
NORTH ELEVATION (LOT 4) 3

1/4" = 1'-0"



NORTH ELEVATION (LOT 3) 2

1/4" = 1'-0"



NORTH ELEVATION (LOT 2) 1

1/4" = 1'-0"

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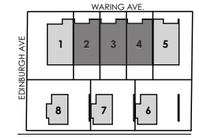
KEY PLAN



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SCALE	DATE
AS SHOWN	7/2/15

BUILDING ELEVATIONS
- UNIT TYPE A

A3.0

BUILDING HEIGHT CALCULATIONS

HEIGHT LIMIT = 30'-0"
PROPOSED HEIGHT = 30'-0"

LOT 1
ESTABLISHED GRADE PLANE = 235.33'
TOP OF STRUCTURE = 265.33'
BUILDING HEIGHT = 30'-0"

LOT 2
ESTABLISHED GRADE PLANE = 236.06'
TOP OF STRUCTURE = 266.06'
BUILDING HEIGHT = 30'-0"

LOT 3
ESTABLISHED GRADE PLANE = 236.06'
TOP OF STRUCTURE = 266.06'
BUILDING HEIGHT = 30'-0"

LOT 4
ESTABLISHED GRADE PLANE = 236.06'
TOP OF STRUCTURE = 266.06'
BUILDING HEIGHT = 30'-0"

LOT 5
ESTABLISHED GRADE PLANE = 236.56'
TOP OF STRUCTURE = 266.56'
BUILDING HEIGHT = 30'-0"

LOT 6
ESTABLISHED GRADE PLANE = 236.83'
TOP OF STRUCTURE = 266.83'
BUILDING HEIGHT = 30'-0"

LOT 7
ESTABLISHED GRADE PLANE = 235.83'
TOP OF STRUCTURE = 265.83'
BUILDING HEIGHT = 30'-0"

LOT 8
ESTABLISHED GRADE PLANE = 235.33'
TOP OF STRUCTURE = 265.33'
BUILDING HEIGHT = 30'-0"

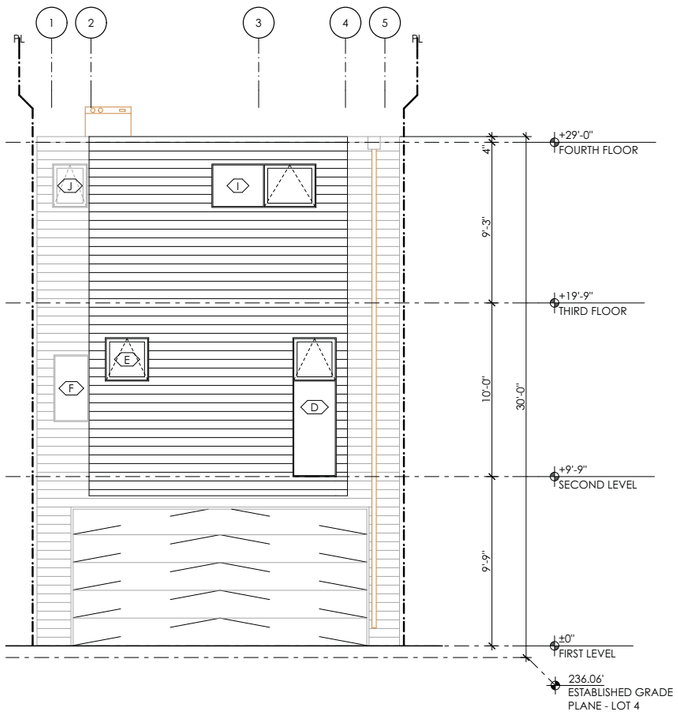
EXTERIOR ELEVATION NOTES

A. ALL BUILDING ELEVATION DIMENSIONS ARE TO FINISH FLOOR OR FINISH FACE UNLESS OTHERWISE NOTED.

B. ELEVATION LEVEL HEIGHTS ARE MEASURED AT A HEIGHT ABOVE THE FIRST LEVEL FINISH FLOOR SURFACE. SEE SITE PLAN FOR FIRST LEVEL FINISH FLOOR ELEVATIONS.

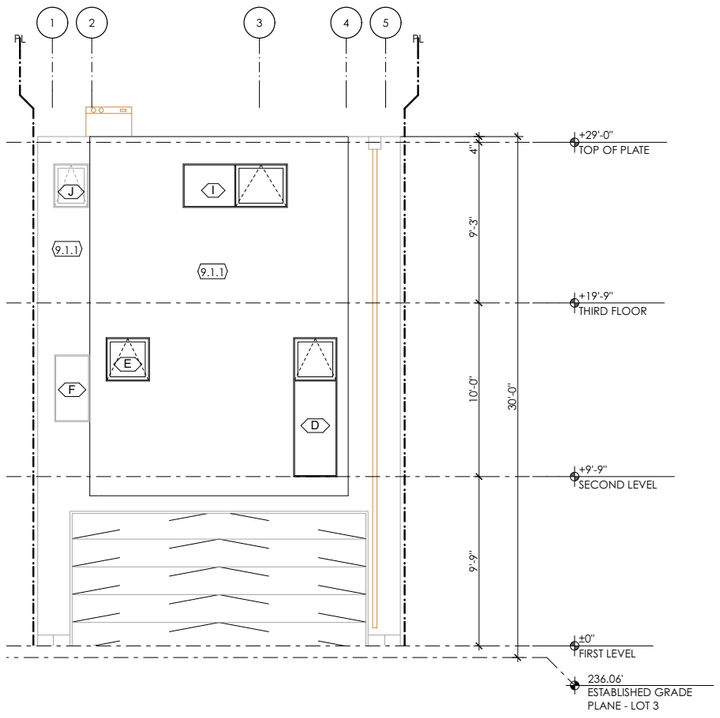
C. **METAL SIDING** - FOR TYPICAL METAL SIDING DETAILS SEE SHEET AXX.X DETAILS X-X.

D. **CEMENT BOARD SIDING** - FOR TYPICAL SIDING DETAILS SEE SHEET A11.0 DETAILS 6-9.



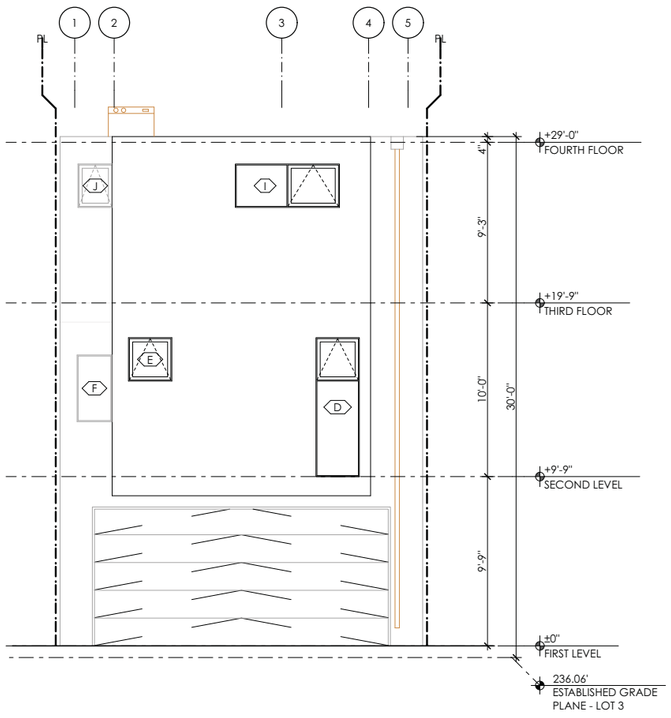
SOUTH ELEVATION (LOT 4) 3

1/4" = 1'-0"



SOUTH ELEVATION (LOT 3) 2

1/4" = 1'-0"



SOUTH ELEVATION (LOT 2) 1

1/4" = 1'-0"

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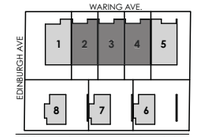
KEY PLAN



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SCALE AS SHOWN
DATE 7/2/15

BUILDING ELEVATIONS
- UNIT TYPE A

A3.1

BUILDING HEIGHT CALCULATIONS

HEIGHT LIMIT = 30'-0"
PROPOSED HEIGHT = 30'-0"

LOT 1
ESTABLISHED GRADE PLANE = 235.33'
TOP OF STRUCTURE = 265.33'
BUILDING HEIGHT = 30'-0"

LOT 2
ESTABLISHED GRADE PLANE = 236.06'
TOP OF STRUCTURE = 266.06'
BUILDING HEIGHT = 30'-0"

LOT 3
ESTABLISHED GRADE PLANE = 236.06'
TOP OF STRUCTURE = 266.06'
BUILDING HEIGHT = 30'-0"

LOT 4
ESTABLISHED GRADE PLANE = 236.06'
TOP OF STRUCTURE = 266.06'
BUILDING HEIGHT = 30'-0"

LOT 5
ESTABLISHED GRADE PLANE = 236.56'
TOP OF STRUCTURE = 266.56'
BUILDING HEIGHT = 30'-0"

LOT 6
ESTABLISHED GRADE PLANE = 236.83'
TOP OF STRUCTURE = 266.83'
BUILDING HEIGHT = 30'-0"

LOT 7
ESTABLISHED GRADE PLANE = 235.83'
TOP OF STRUCTURE = 265.83'
BUILDING HEIGHT = 30'-0"

LOT 8
ESTABLISHED GRADE PLANE = 235.33'
TOP OF STRUCTURE = 265.33'
BUILDING HEIGHT = 30'-0"

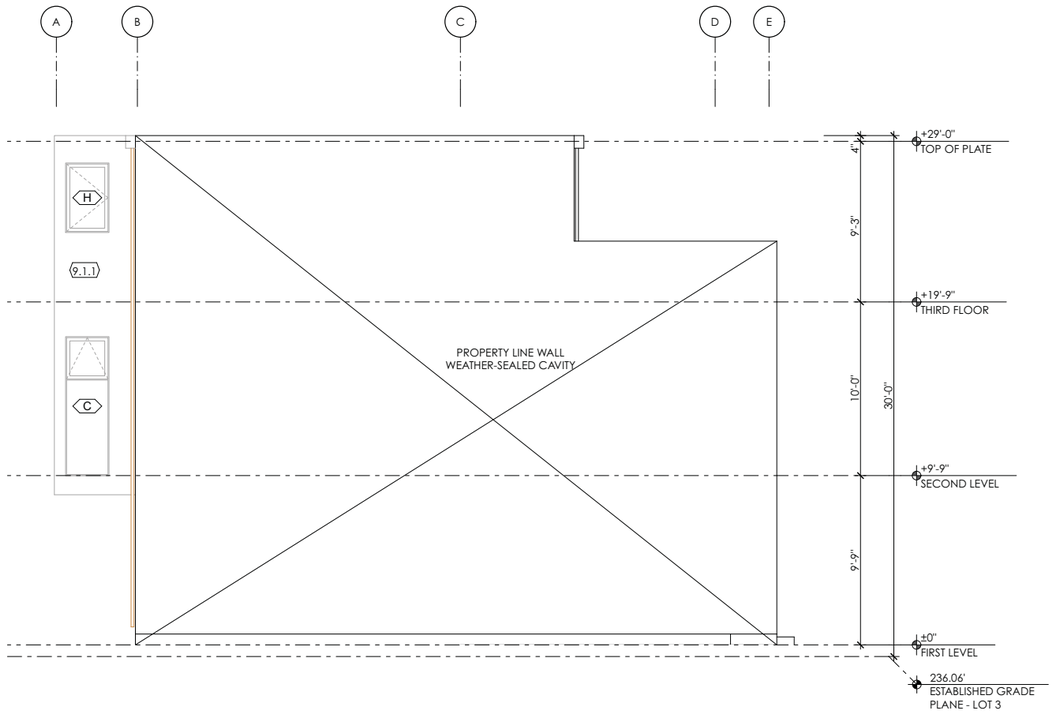
EXTERIOR ELEVATION NOTES

A. ALL BUILDING ELEVATION DIMENSIONS ARE TO FINISH FLOOR OR FINISH FACE UNLESS OTHERWISE NOTED.

B. ELEVATION LEVEL HEIGHTS ARE MEASURED AT A HEIGHT ABOVE THE FIRST LEVEL FINISH FLOOR SURFACE. SEE SITE PLAN FOR FIRST LEVEL FINISH FLOOR ELEVATIONS.

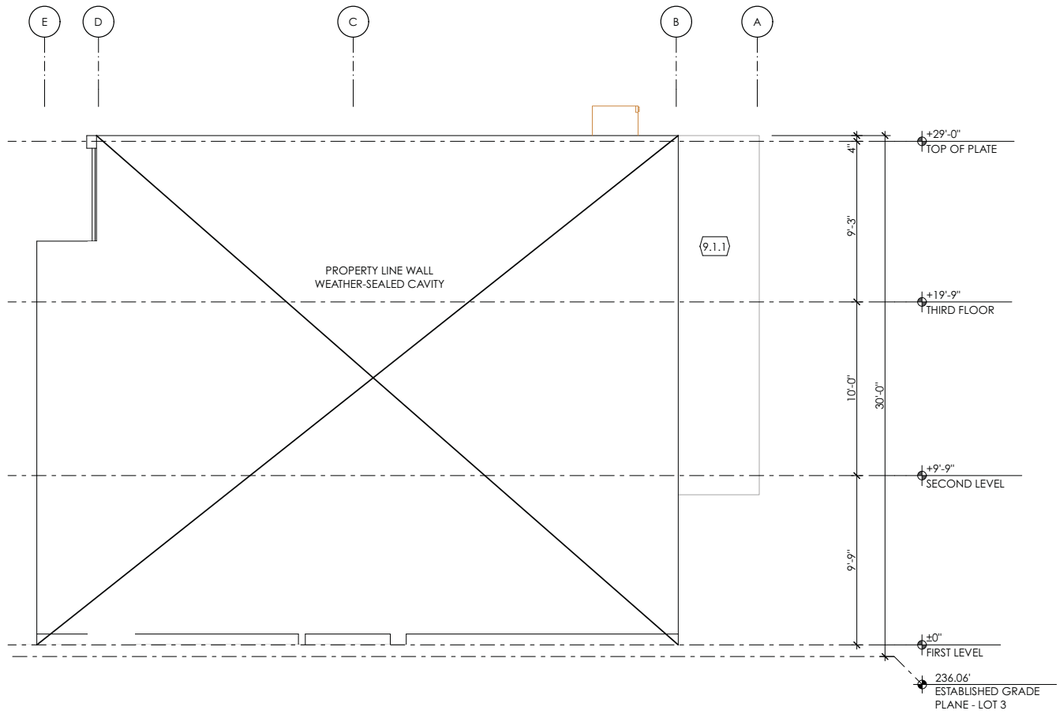
C. **METAL SIDING** - FOR TYPICAL METAL SIDING DETAILS SEE SHEET AXX.X DETAILS X-X.

D. **CEMENT BOARD SIDING** - FOR TYPICAL SIDING DETAILS SEE SHEET A11.0 DETAILS 6-9.



EAST ELEVATION (LOTS 2-4) 2

1/4" = 1'-0"



WEST ELEVATION (LOTS 2-4) 1

1/4" = 1'-0"

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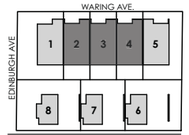
KEY PLAN



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BUILDING ELEVATIONS
- UNIT TYPE A

A3.2

BUILDING HEIGHT CALCULATIONS

HEIGHT LIMIT = 30'-0"
PROPOSED HEIGHT = 30'-0"

LOT 1
ESTABLISHED GRADE PLANE = 235.33'
TOP OF STRUCTURE = 265.33'
BUILDING HEIGHT = 30'-0"

LOT 2
ESTABLISHED GRADE PLANE = 236.06'
TOP OF STRUCTURE = 266.06'
BUILDING HEIGHT = 30'-0"

LOT 3
ESTABLISHED GRADE PLANE = 236.06'
TOP OF STRUCTURE = 266.06'
BUILDING HEIGHT = 30'-0"

LOT 4
ESTABLISHED GRADE PLANE = 236.06'
TOP OF STRUCTURE = 266.06'
BUILDING HEIGHT = 30'-0"

LOT 5
ESTABLISHED GRADE PLANE = 236.56'
TOP OF STRUCTURE = 266.56'
BUILDING HEIGHT = 30'-0"

LOT 6
ESTABLISHED GRADE PLANE = 236.83'
TOP OF STRUCTURE = 266.83'
BUILDING HEIGHT = 30'-0"

LOT 7
ESTABLISHED GRADE PLANE = 235.83'
TOP OF STRUCTURE = 265.83'
BUILDING HEIGHT = 30'-0"

LOT 8
ESTABLISHED GRADE PLANE = 235.33'
TOP OF STRUCTURE = 265.33'
BUILDING HEIGHT = 30'-0"

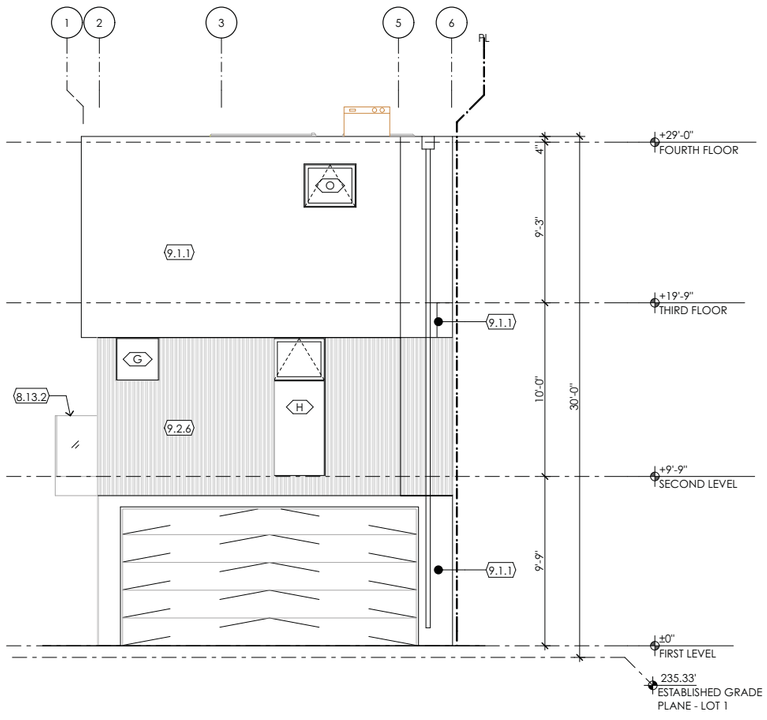
EXTERIOR ELEVATION NOTES

A. ALL BUILDING ELEVATION DIMENSIONS ARE TO FINISH FLOOR OR FINISH FACE UNLESS OTHERWISE NOTED.

B. ELEVATION LEVEL HEIGHTS ARE MEASURED AT A HEIGHT ABOVE THE FIRST LEVEL FINISH FLOOR SURFACE. SEE SITE PLAN FOR FIRST LEVEL FINISH FLOOR ELEVATIONS.

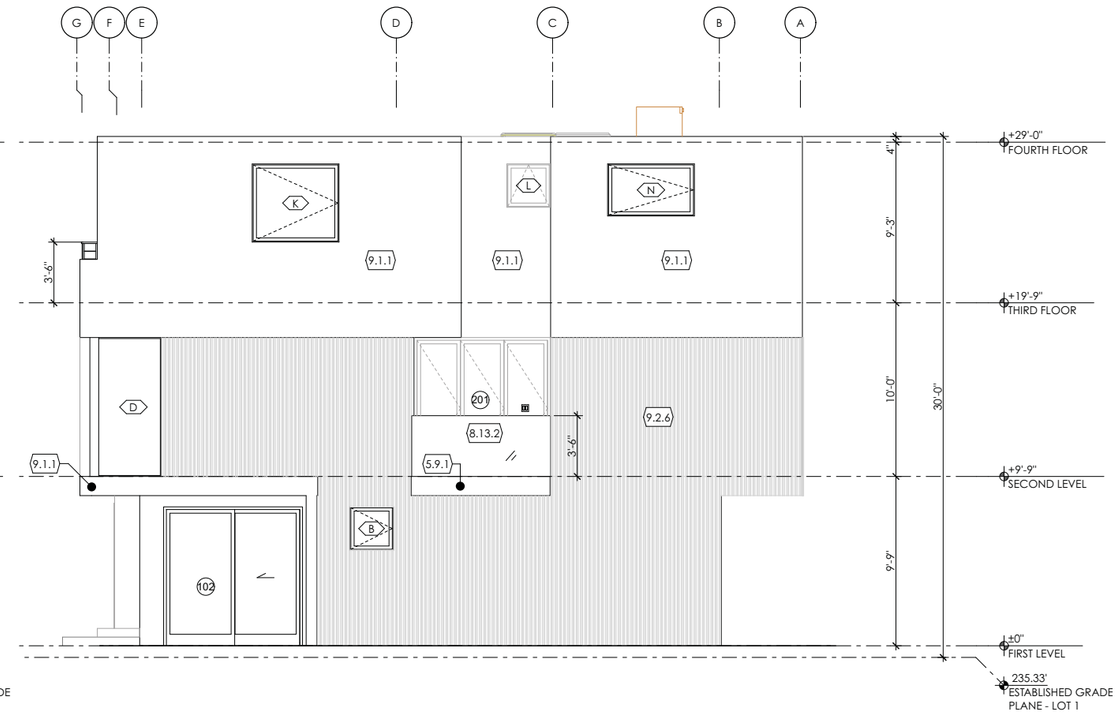
C. **METAL SIDING** - FOR TYPICAL METAL SIDING DETAILS SEE SHEET AXX.X DETAILS X-X.

D. **CEMENT BOARD SIDING** - FOR TYPICAL SIDING DETAILS SEE SHEET A11.0 DETAILS 6-9.



SOUTH ELEVATION 2

1/4" = 1'-0"



WEST ELEVATION 1

1/4" = 1'-0"

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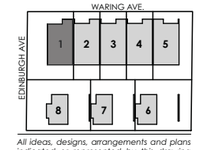

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SCALE	DATE
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BUILDING ELEVATIONS
- UNIT TYPE B (LOT 1)

A3.3

BUILDING HEIGHT CALCULATIONS

HEIGHT LIMIT = 30'-0"
PROPOSED HEIGHT = 30'-0"

LOT 1
ESTABLISHED GRADE PLANE = 235.33'
TOP OF STRUCTURE = 265.33'
BUILDING HEIGHT = 30'-0"

LOT 2
ESTABLISHED GRADE PLANE = 236.06'
TOP OF STRUCTURE = 266.06'
BUILDING HEIGHT = 30'-0"

LOT 3
ESTABLISHED GRADE PLANE = 236.06'
TOP OF STRUCTURE = 266.06'
BUILDING HEIGHT = 30'-0"

LOT 4
ESTABLISHED GRADE PLANE = 236.06'
TOP OF STRUCTURE = 266.06'
BUILDING HEIGHT = 30'-0"

LOT 5
ESTABLISHED GRADE PLANE = 236.56'
TOP OF STRUCTURE = 266.56'
BUILDING HEIGHT = 30'-0"

LOT 6
ESTABLISHED GRADE PLANE = 236.83'
TOP OF STRUCTURE = 266.83'
BUILDING HEIGHT = 30'-0"

LOT 7
ESTABLISHED GRADE PLANE = 235.83'
TOP OF STRUCTURE = 265.83'
BUILDING HEIGHT = 30'-0"

LOT 8
ESTABLISHED GRADE PLANE = 235.33'
TOP OF STRUCTURE = 265.33'
BUILDING HEIGHT = 30'-0"

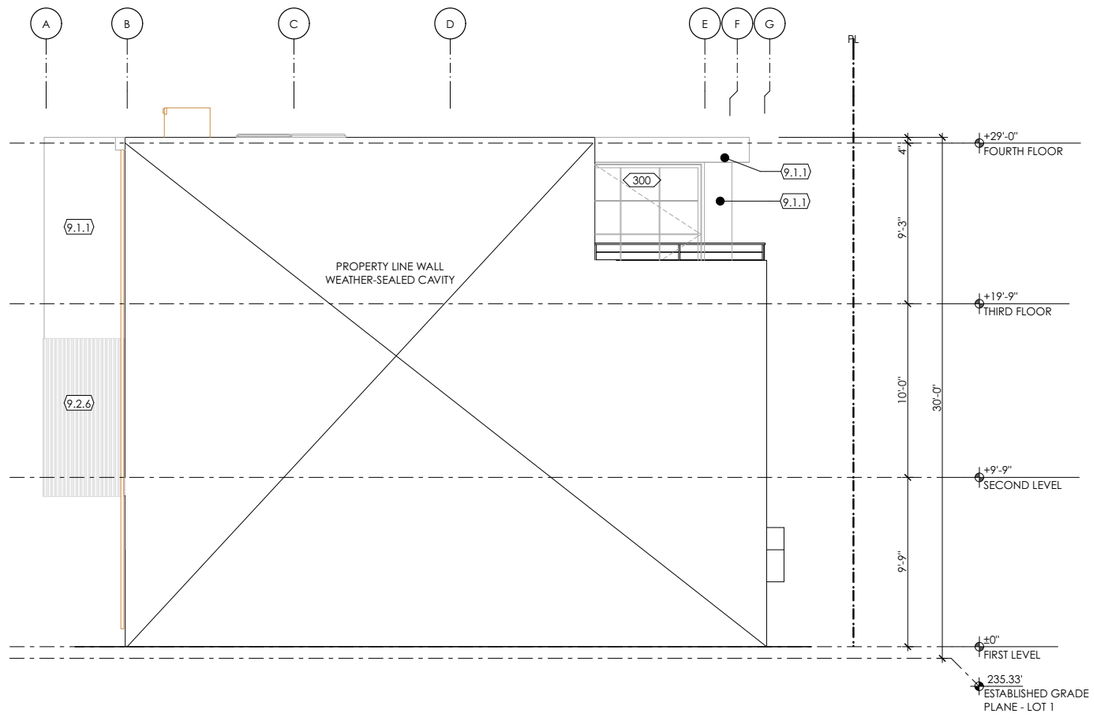
EXTERIOR ELEVATION NOTES

A. ALL BUILDING ELEVATION DIMENSIONS ARE TO FINISH FLOOR OR FINISH FACE UNLESS OTHERWISE NOTED.

B. ELEVATION LEVEL HEIGHTS ARE MEASURED AT A HEIGHT ABOVE THE FIRST LEVEL FINISH FLOOR SURFACE. SEE SITE PLAN FOR FIRST LEVEL FINISH FLOOR ELEVATIONS.

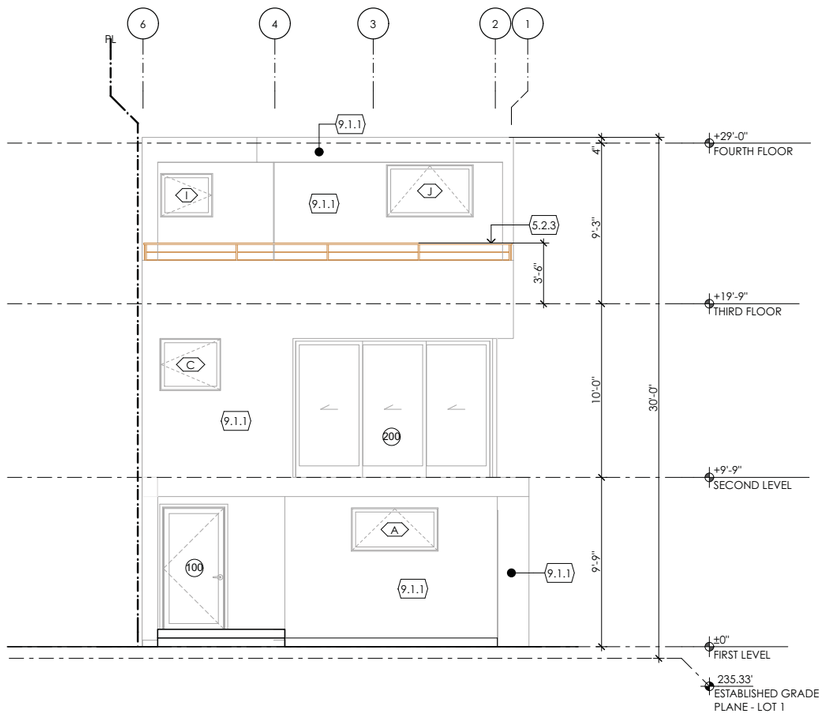
C. **METAL SIDING** - FOR TYPICAL METAL SIDING DETAILS SEE SHEET AXX.X DETAILS X-X.

D. **CEMENT BOARD SIDING** - FOR TYPICAL SIDING DETAILS SEE SHEET A11.0 DETAILS 6-9.



EAST ELEVATION 2

1/4" = 1'-0"



NORTH ELEVATION 1

1/4" = 1'-0"

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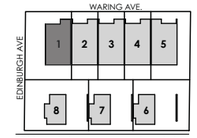

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SCALE	DATE
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BUILDING ELEVATIONS
- UNIT TYPE B (LOT 1)

A3.4

BUILDING HEIGHT CALCULATIONS

HEIGHT LIMIT = 30'-0"
PROPOSED HEIGHT = 30'-0"

LOT 1
ESTABLISHED GRADE PLANE = 235.33'
TOP OF STRUCTURE = 265.33'
BUILDING HEIGHT = 30'-0"

LOT 2
ESTABLISHED GRADE PLANE = 236.06'
TOP OF STRUCTURE = 266.06'
BUILDING HEIGHT = 30'-0"

LOT 3
ESTABLISHED GRADE PLANE = 236.06'
TOP OF STRUCTURE = 266.06'
BUILDING HEIGHT = 30'-0"

LOT 4
ESTABLISHED GRADE PLANE = 236.06'
TOP OF STRUCTURE = 266.06'
BUILDING HEIGHT = 30'-0"

LOT 5
ESTABLISHED GRADE PLANE = 236.56'
TOP OF STRUCTURE = 266.56'
BUILDING HEIGHT = 30'-0"

LOT 6
ESTABLISHED GRADE PLANE = 236.83'
TOP OF STRUCTURE = 266.83'
BUILDING HEIGHT = 30'-0"

LOT 7
ESTABLISHED GRADE PLANE = 235.83'
TOP OF STRUCTURE = 265.83'
BUILDING HEIGHT = 30'-0"

LOT 8
ESTABLISHED GRADE PLANE = 235.33'
TOP OF STRUCTURE = 265.33'
BUILDING HEIGHT = 30'-0"

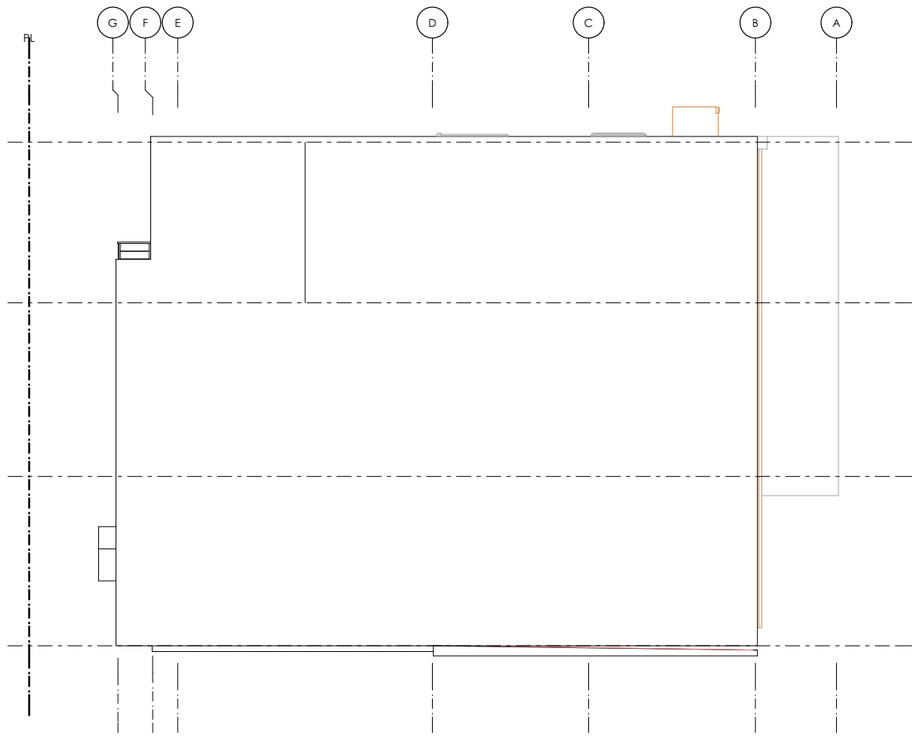
EXTERIOR ELEVATION NOTES

A. ALL BUILDING ELEVATION DIMENSIONS ARE TO FINISH FLOOR OR FINISH FACE UNLESS OTHERWISE NOTED.

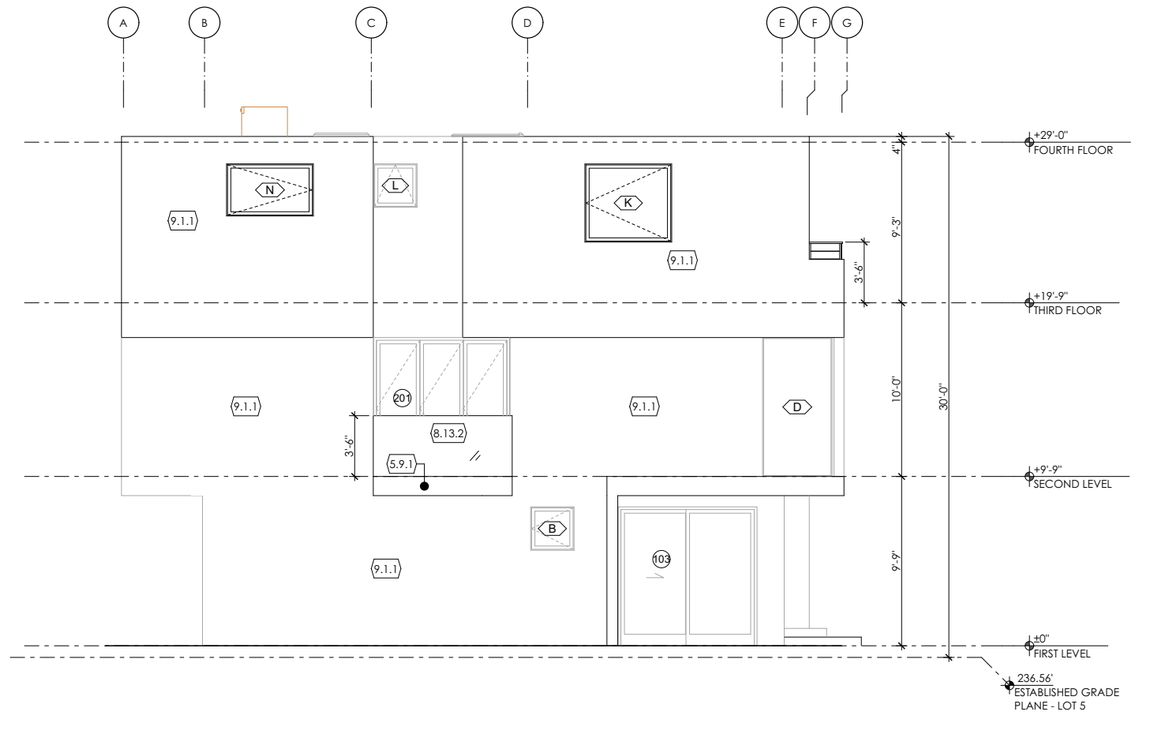
B. ELEVATION LEVEL HEIGHTS ARE MEASURED AT A HEIGHT ABOVE THE FIRST LEVEL FINISH FLOOR SURFACE. SEE SITE PLAN FOR FIRST LEVEL FINISH FLOOR ELEVATIONS.

C. **METAL SIDING** - FOR TYPICAL METAL SIDING DETAILS SEE SHEET AXX.X DETAILS X-X.

D. **CEMENT BOARD SIDING** - FOR TYPICAL SIDING DETAILS SEE SHEET A11.0 DETAILS 6-9.



SOUTH ELEVATION 2
1/4" = 1'-0"



WEST ELEVATION 1
1/4" = 1'-0"

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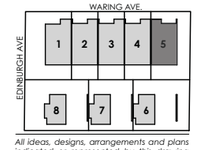

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SCALE	DATE
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BUILDING ELEVATIONS - UNIT TYPE B-M (LOT 5)

A3.5

BUILDING HEIGHT CALCULATIONS

HEIGHT LIMIT = 30'-0"
PROPOSED HEIGHT = 30'-0"

LOT 1
ESTABLISHED GRADE PLANE = 235.33'
TOP OF STRUCTURE = 265.33'
BUILDING HEIGHT = 30'-0"

LOT 2
ESTABLISHED GRADE PLANE = 236.06'
TOP OF STRUCTURE = 266.06'
BUILDING HEIGHT = 30'-0"

LOT 3
ESTABLISHED GRADE PLANE = 236.06'
TOP OF STRUCTURE = 266.06'
BUILDING HEIGHT = 30'-0"

LOT 4
ESTABLISHED GRADE PLANE = 236.06'
TOP OF STRUCTURE = 266.06'
BUILDING HEIGHT = 30'-0"

LOT 5
ESTABLISHED GRADE PLANE = 236.56'
TOP OF STRUCTURE = 266.56'
BUILDING HEIGHT = 30'-0"

LOT 6
ESTABLISHED GRADE PLANE = 236.83'
TOP OF STRUCTURE = 266.83'
BUILDING HEIGHT = 30'-0"

LOT 7
ESTABLISHED GRADE PLANE = 235.83'
TOP OF STRUCTURE = 265.83'
BUILDING HEIGHT = 30'-0"

LOT 8
ESTABLISHED GRADE PLANE = 235.33'
TOP OF STRUCTURE = 265.33'
BUILDING HEIGHT = 30'-0"

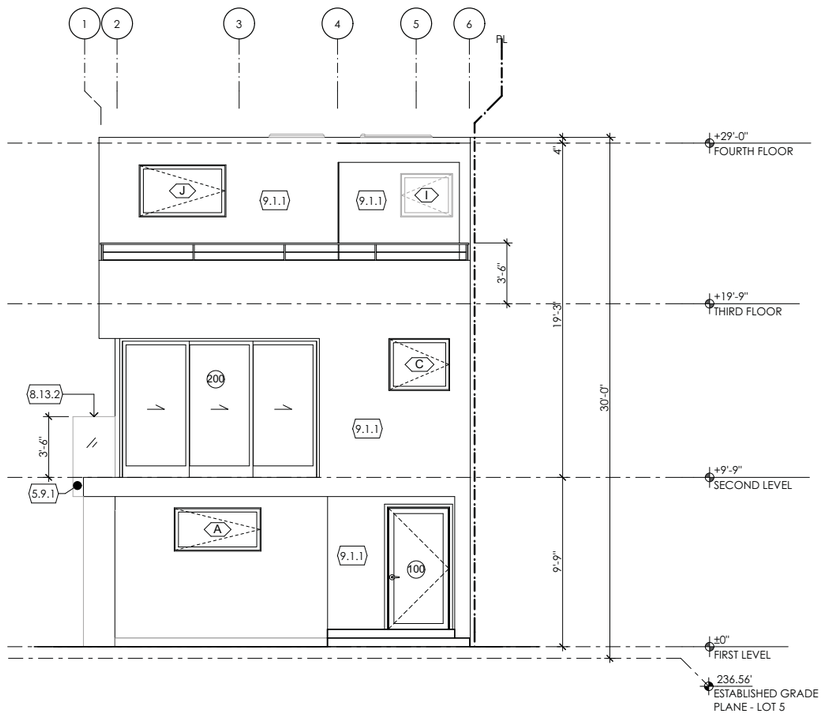
EXTERIOR ELEVATION NOTES

A. ALL BUILDING ELEVATION DIMENSIONS ARE TO FINISH FLOOR OR FINISH FACE UNLESS OTHERWISE NOTED.

B. ELEVATION LEVEL HEIGHTS ARE MEASURED AT A HEIGHT ABOVE THE FIRST LEVEL FINISH FLOOR SURFACE. SEE SITE PLAN FOR FIRST LEVEL FINISH FLOOR ELEVATIONS.

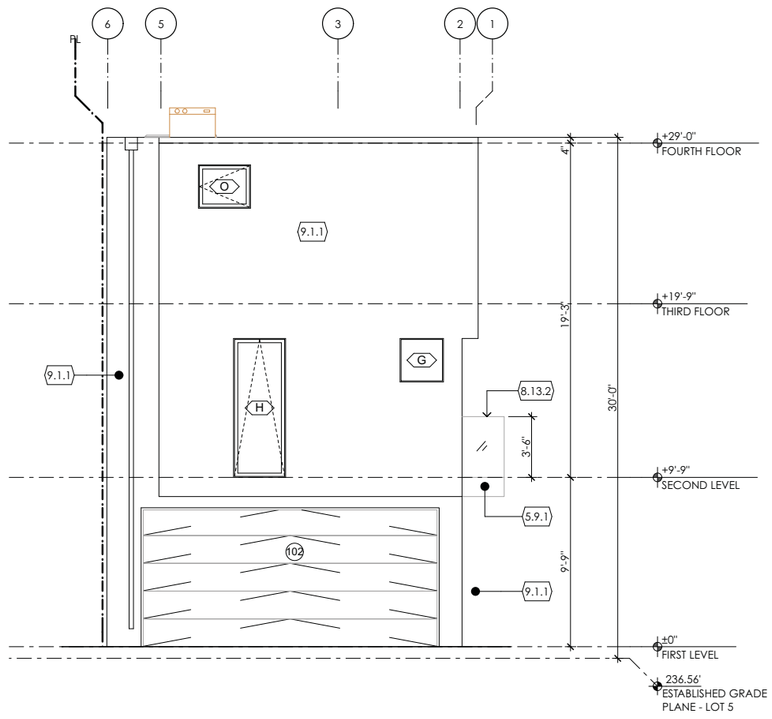
C. **METAL SIDING** - FOR TYPICAL METAL SIDING DETAILS SEE SHEET AXX.X DETAILS X-X.

D. **CEMENT BOARD SIDING** - FOR TYPICAL SIDING DETAILS SEE SHEET A11.0 DETAILS 6-9.



EAST ELEVATION 2

1/4" = 1'-0"



NORTH ELEVATION 1

1/4" = 1'-0"

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SCALE	DATE
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BUILDING ELEVATIONS - UNIT TYPE B-M (LOT 1)

A3.6

BUILDING HEIGHT CALCULATIONS

HEIGHT LIMIT = 30'-0"
PROPOSED HEIGHT = 30'-0"

LOT 1
ESTABLISHED GRADE PLANE = 235.33'
TOP OF STRUCTURE = 265.33'
BUILDING HEIGHT = 30'-0"

LOT 2
ESTABLISHED GRADE PLANE = 236.06'
TOP OF STRUCTURE = 266.06'
BUILDING HEIGHT = 30'-0"

LOT 3
ESTABLISHED GRADE PLANE = 236.06'
TOP OF STRUCTURE = 266.06'
BUILDING HEIGHT = 30'-0"

LOT 4
ESTABLISHED GRADE PLANE = 236.06'
TOP OF STRUCTURE = 266.06'
BUILDING HEIGHT = 30'-0"

LOT 5
ESTABLISHED GRADE PLANE = 236.56'
TOP OF STRUCTURE = 266.56'
BUILDING HEIGHT = 30'-0"

LOT 6
ESTABLISHED GRADE PLANE = 236.83'
TOP OF STRUCTURE = 266.83'
BUILDING HEIGHT = 30'-0"

LOT 7
ESTABLISHED GRADE PLANE = 235.83'
TOP OF STRUCTURE = 265.83'
BUILDING HEIGHT = 30'-0"

LOT 8
ESTABLISHED GRADE PLANE = 235.33'
TOP OF STRUCTURE = 265.33'
BUILDING HEIGHT = 30'-0"

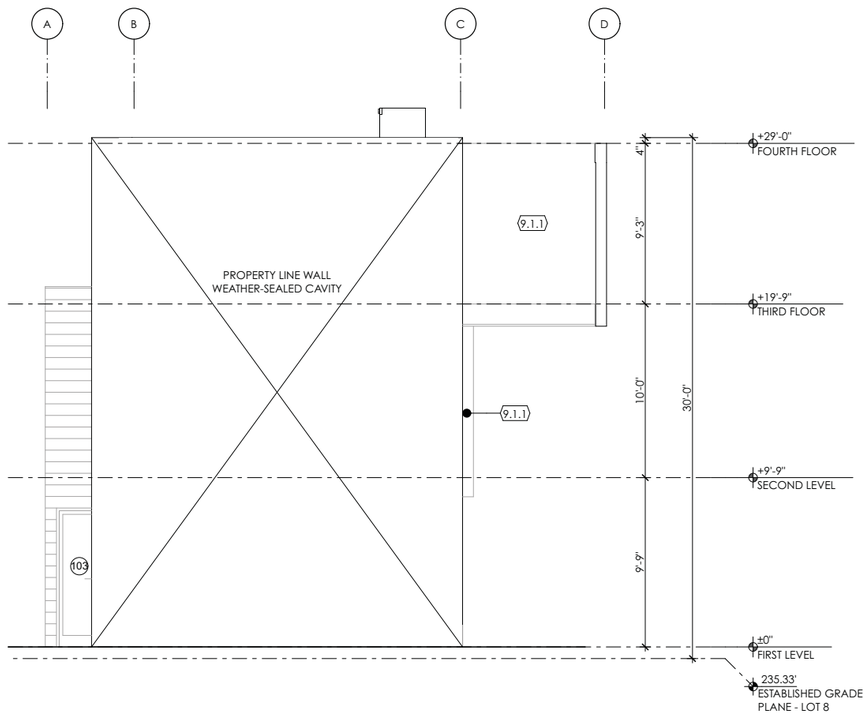
EXTERIOR ELEVATION NOTES

A. ALL BUILDING ELEVATION DIMENSIONS ARE TO FINISH FLOOR OR FINISH FACE UNLESS OTHERWISE NOTED.

B. ELEVATION LEVEL HEIGHTS ARE MEASURED AT A HEIGHT ABOVE THE FIRST LEVEL FINISH FLOOR SURFACE. SEE SITE PLAN FOR FIRST LEVEL FINISH FLOOR ELEVATIONS.

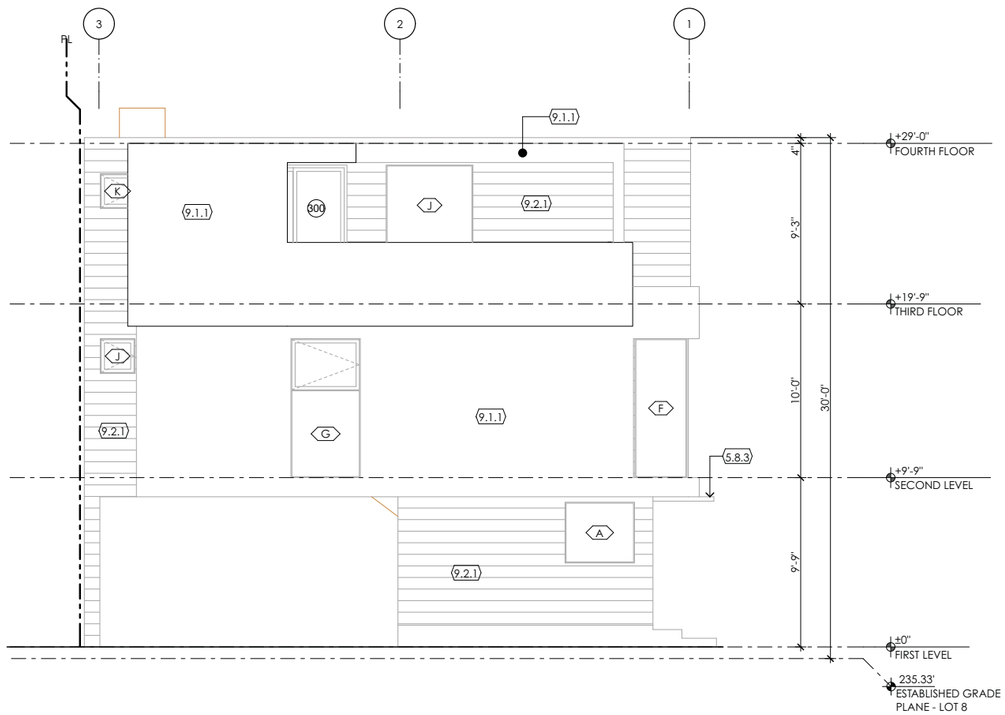
C. **METAL SIDING** - FOR TYPICAL METAL SIDING DETAILS SEE SHEET AXX.X DETAILS X-X.

D. **CEMENT BOARD SIDING** - FOR TYPICAL SIDING DETAILS SEE SHEET A11.0 DETAILS 6-9.



EAST ELEVATION 2

1/4" = 1'-0"



NORTH ELEVATION 1

1/4" = 1'-0"

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PROJECT NO 14018

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750 N Edinburgh Ave
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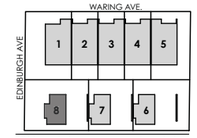
Owner: BLDG Edinburgh LLC

KEY PLAN



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BUILDING ELEVATIONS
- UNIT TYPE C (LOT 8)

A3.7

BUILDING HEIGHT CALCULATIONS

HEIGHT LIMIT = 30'-0"
PROPOSED HEIGHT = 30'-0"

LOT 1
ESTABLISHED GRADE PLANE = 235.33'
TOP OF STRUCTURE = 265.33'
BUILDING HEIGHT = 30'-0"

LOT 2
ESTABLISHED GRADE PLANE = 236.06'
TOP OF STRUCTURE = 266.06'
BUILDING HEIGHT = 30'-0"

LOT 3
ESTABLISHED GRADE PLANE = 236.06'
TOP OF STRUCTURE = 266.06'
BUILDING HEIGHT = 30'-0"

LOT 4
ESTABLISHED GRADE PLANE = 236.06'
TOP OF STRUCTURE = 266.06'
BUILDING HEIGHT = 30'-0"

LOT 5
ESTABLISHED GRADE PLANE = 236.56'
TOP OF STRUCTURE = 266.56'
BUILDING HEIGHT = 30'-0"

LOT 6
ESTABLISHED GRADE PLANE = 236.83'
TOP OF STRUCTURE = 266.83'
BUILDING HEIGHT = 30'-0"

LOT 7
ESTABLISHED GRADE PLANE = 235.83'
TOP OF STRUCTURE = 265.83'
BUILDING HEIGHT = 30'-0"

LOT 8
ESTABLISHED GRADE PLANE = 235.33'
TOP OF STRUCTURE = 265.33'
BUILDING HEIGHT = 30'-0"

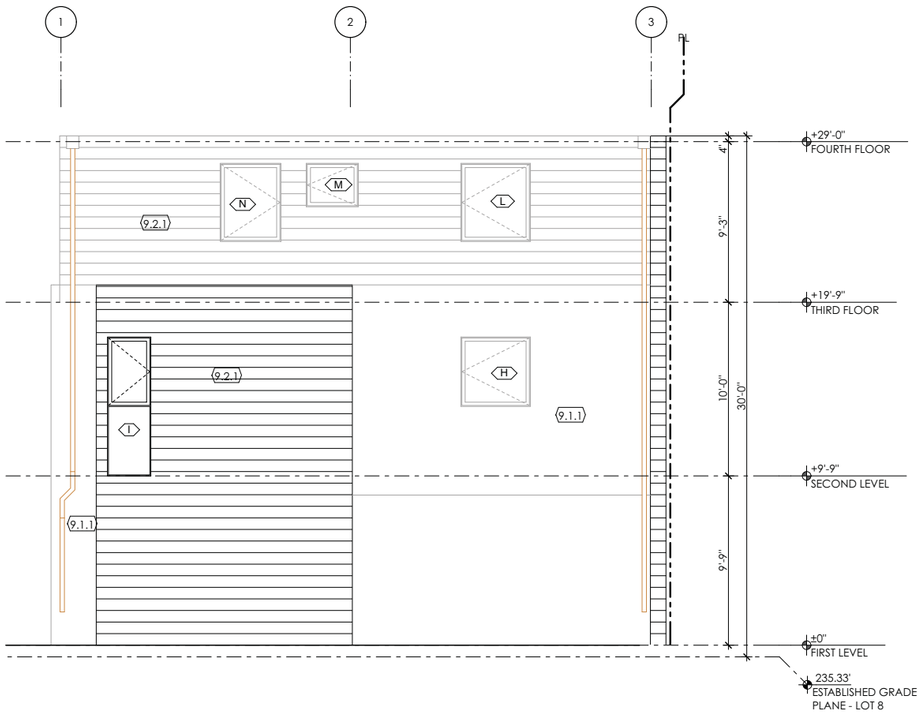
EXTERIOR ELEVATION NOTES

A. ALL BUILDING ELEVATION DIMENSIONS ARE TO FINISH FLOOR OR FINISH FACE UNLESS OTHERWISE NOTED.

B. ELEVATION LEVEL HEIGHTS ARE MEASURED AT A HEIGHT ABOVE THE FIRST LEVEL FINISH FLOOR SURFACE. SEE SITE PLAN FOR FIRST LEVEL FINISH FLOOR ELEVATIONS.

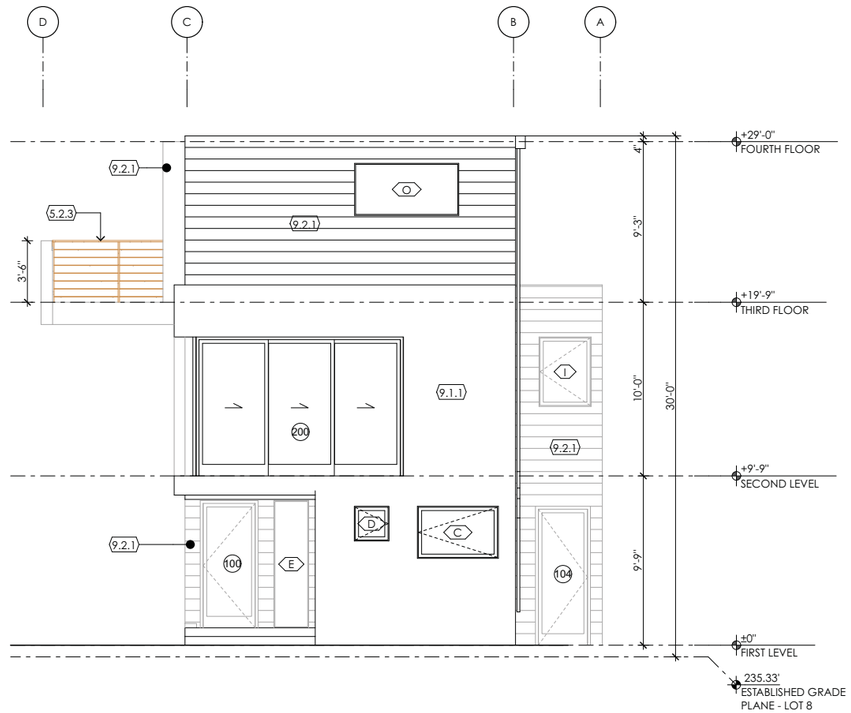
C. **METAL SIDING** - FOR TYPICAL METAL SIDING DETAILS SEE SHEET AXX.X DETAILS X-X.

D. **CEMENT BOARD SIDING** - FOR TYPICAL SIDING DETAILS SEE SHEET A11.0 DETAILS 6-9.



SOUTH ELEVATION 2

1/4" = 1'-0"



WEST ELEVATION 1

1/4" = 1'-0"

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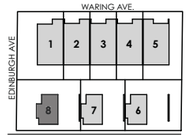
KEY PLAN



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BUILDING ELEVATIONS
- UNIT TYPE C (LOT 8)

A3.8

BUILDING HEIGHT CALCULATIONS

HEIGHT LIMIT = 30'-0"
PROPOSED HEIGHT = 30'-0"

LOT 1
ESTABLISHED GRADE PLANE = 235.33'
TOP OF STRUCTURE = 265.33'
BUILDING HEIGHT = 30'-0"

LOT 2
ESTABLISHED GRADE PLANE = 236.06'
TOP OF STRUCTURE = 266.06'
BUILDING HEIGHT = 30'-0"

LOT 3
ESTABLISHED GRADE PLANE = 236.06'
TOP OF STRUCTURE = 266.06'
BUILDING HEIGHT = 30'-0"

LOT 4
ESTABLISHED GRADE PLANE = 236.06'
TOP OF STRUCTURE = 266.06'
BUILDING HEIGHT = 30'-0"

LOT 5
ESTABLISHED GRADE PLANE = 236.56'
TOP OF STRUCTURE = 266.56'
BUILDING HEIGHT = 30'-0"

LOT 6
ESTABLISHED GRADE PLANE = 236.83'
TOP OF STRUCTURE = 266.83'
BUILDING HEIGHT = 30'-0"

LOT 7
ESTABLISHED GRADE PLANE = 235.83'
TOP OF STRUCTURE = 265.83'
BUILDING HEIGHT = 30'-0"

LOT 8
ESTABLISHED GRADE PLANE = 235.33'
TOP OF STRUCTURE = 265.33'
BUILDING HEIGHT = 30'-0"

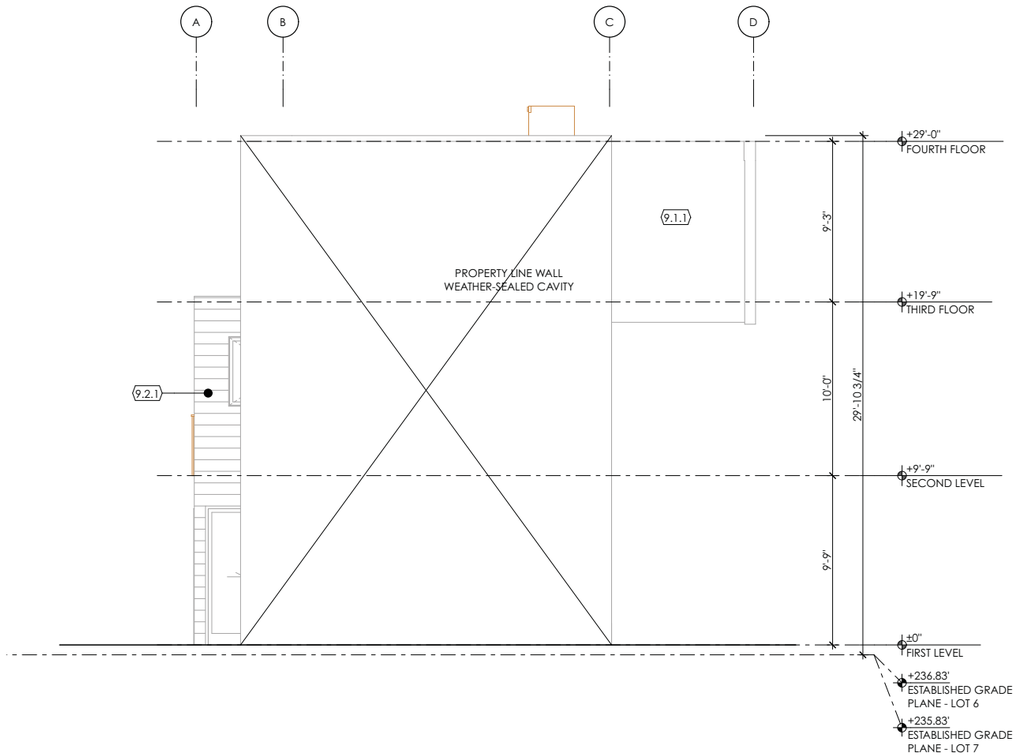
EXTERIOR ELEVATION NOTES

A. ALL BUILDING ELEVATION DIMENSIONS ARE TO FINISH FLOOR OR FINISH FACE UNLESS OTHERWISE NOTED.

B. ELEVATION LEVEL HEIGHTS ARE MEASURED AT A HEIGHT ABOVE THE FIRST LEVEL FINISH FLOOR SURFACE. SEE SITE PLAN FOR FIRST LEVEL FINISH FLOOR ELEVATIONS.

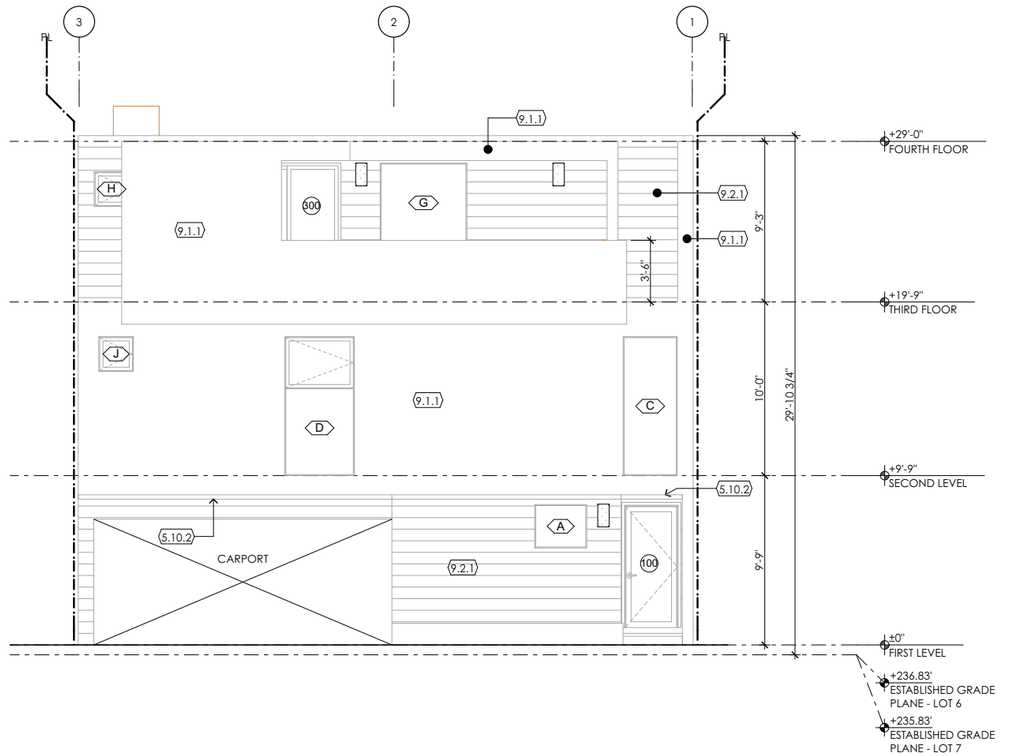
C. **METAL SIDING** - FOR TYPICAL METAL SIDING DETAILS SEE SHEET AXX.X DETAILS X-X.

D. **CEMENT BOARD SIDING** - FOR TYPICAL SIDING DETAILS SEE SHEET A11.0 DETAILS 6-9.



NORTH ELEVATION (LOTS 6 & 7) 2

1/4" = 1'-0"



EAST ELEVATION (LOTS 6 & 7) 1

1/4" = 1'-0"

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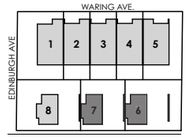
KEY PLAN



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BUILDING ELEVATIONS - UNIT TYPE C2 (LOTS 6 & 7)

A3.9

BUILDING HEIGHT CALCULATIONS

HEIGHT LIMIT = 30'-0"
PROPOSED HEIGHT = 30'-0"

LOT 1
ESTABLISHED GRADE PLANE = 235.33'
TOP OF STRUCTURE = 265.33'
BUILDING HEIGHT = 30'-0"

LOT 2
ESTABLISHED GRADE PLANE = 236.06'
TOP OF STRUCTURE = 266.06'
BUILDING HEIGHT = 30'-0"

LOT 3
ESTABLISHED GRADE PLANE = 236.06'
TOP OF STRUCTURE = 266.06'
BUILDING HEIGHT = 30'-0"

LOT 4
ESTABLISHED GRADE PLANE = 236.06'
TOP OF STRUCTURE = 266.06'
BUILDING HEIGHT = 30'-0"

LOT 5
ESTABLISHED GRADE PLANE = 236.56'
TOP OF STRUCTURE = 266.56'
BUILDING HEIGHT = 30'-0"

LOT 6
ESTABLISHED GRADE PLANE = 236.83'
TOP OF STRUCTURE = 266.83'
BUILDING HEIGHT = 30'-0"

LOT 7
ESTABLISHED GRADE PLANE = 235.83'
TOP OF STRUCTURE = 265.83'
BUILDING HEIGHT = 30'-0"

LOT 8
ESTABLISHED GRADE PLANE = 235.33'
TOP OF STRUCTURE = 265.33'
BUILDING HEIGHT = 30'-0"

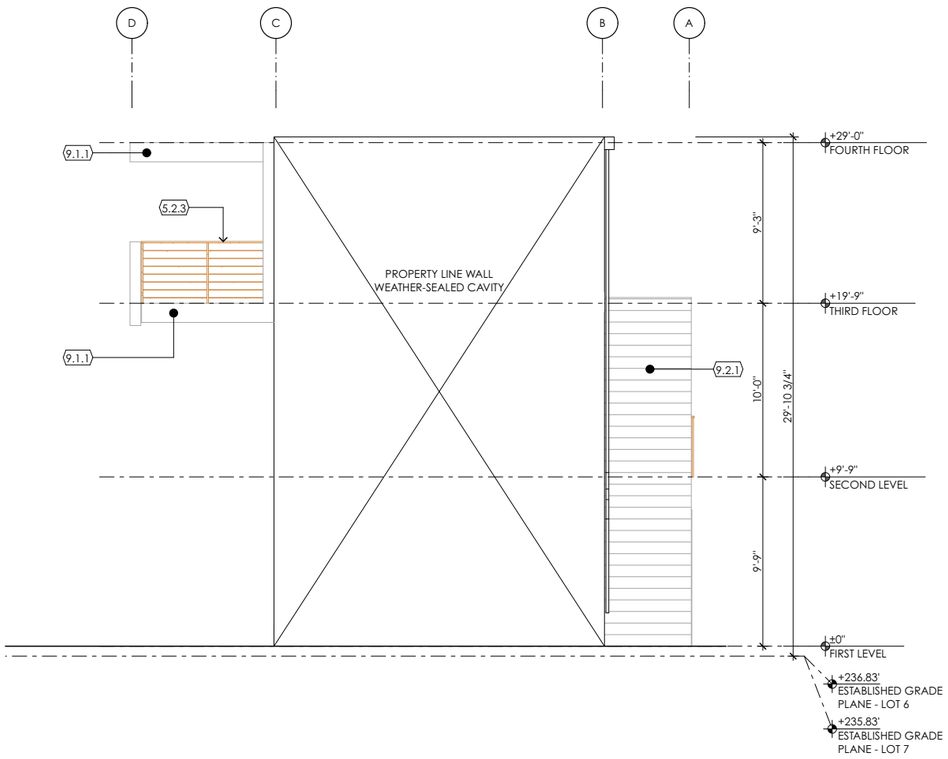
EXTERIOR ELEVATION NOTES

A. ALL BUILDING ELEVATION DIMENSIONS ARE TO FINISH FLOOR OR FINISH FACE UNLESS OTHERWISE NOTED.

B. ELEVATION LEVEL HEIGHTS ARE MEASURED AT A HEIGHT ABOVE THE FIRST LEVEL FINISH FLOOR SURFACE. SEE SITE PLAN FOR FIRST LEVEL FINISH FLOOR ELEVATIONS.

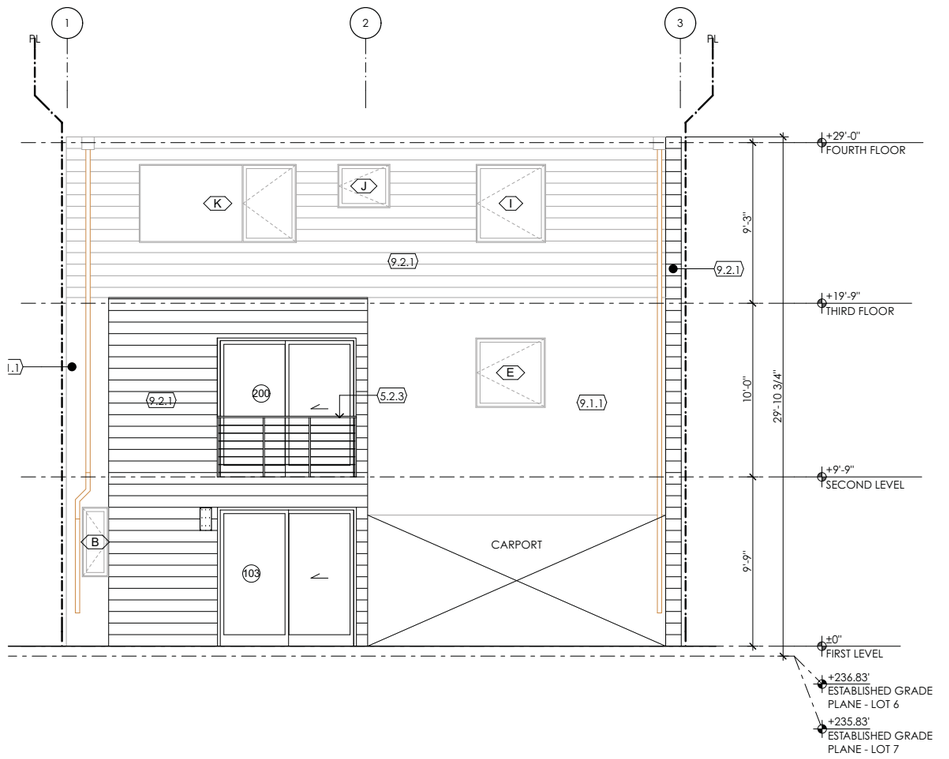
C. **METAL SIDING** - FOR TYPICAL METAL SIDING DETAILS SEE SHEET AXX.X DETAILS X-X.

D. **CEMENT BOARD SIDING** - FOR TYPICAL SIDING DETAILS SEE SHEET A11.0 DETAILS 6-9.



EAST ELEVATION (LOTS 6 & 7) 2

1/4" = 1'-0"



EAST ELEVATION (LOTS 6 & 7) 1

1/4" = 1'-0"

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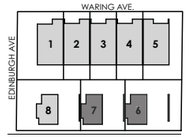
KEY PLAN



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BUILDING ELEVATIONS - UNIT TYPE C2 (LOTS 6 & 7)

A3.10

BUILDING SECTION NOTES

A. ALL BUILDING SECTION DIMENSIONS ARE TO FINISH FLOOR OR FINISH FACE UNLESS OTHERWISE NOTED.

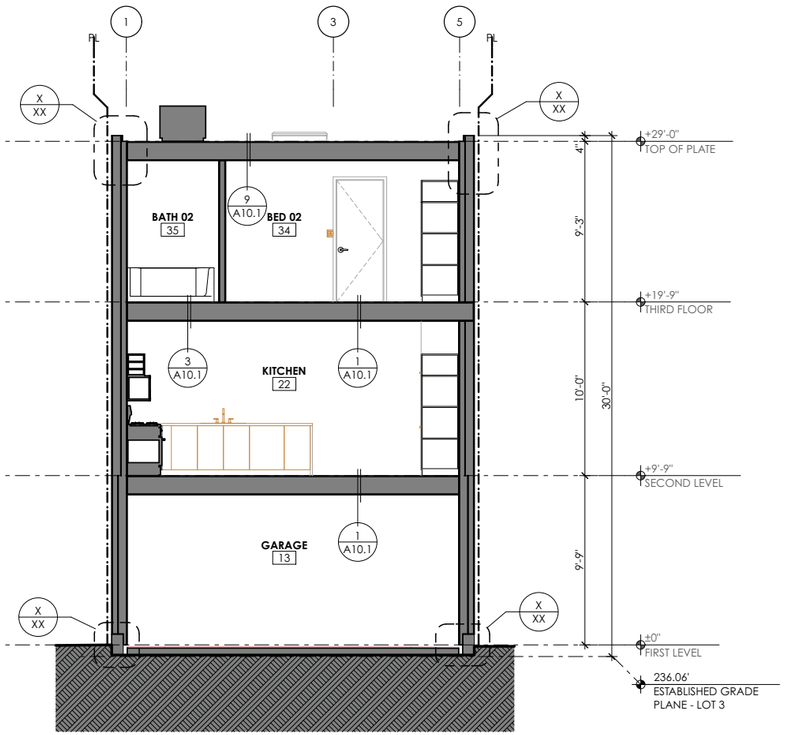
B. FRAMING MEMBERS SHOWN IN BUILDING SECTIONS ARE FOR REFERENCE ONLY. REFER TO STRUCTURAL FRAMING PLANS FOR ACTUAL FRAMING SIZES AND DIRECTIONS.

C. HVAC DUCTS AND EQUIPMENT SHOWN IN BUILDING SECTIONS ARE FOR REFERENCE ONLY. REFER TO MECHANICAL PLANS FOR ACTUAL DUCT SIZES AND LOCATIONS.

D. ELEVATION LEVEL HEIGHTS ARE MEASURED AT A HEIGHT ABOVE THE FIRST LEVEL FINISH FLOOR SURFACE. SEE SITE PLAN FOR FIRST LEVEL FINISH FLOOR ELEVATIONS.

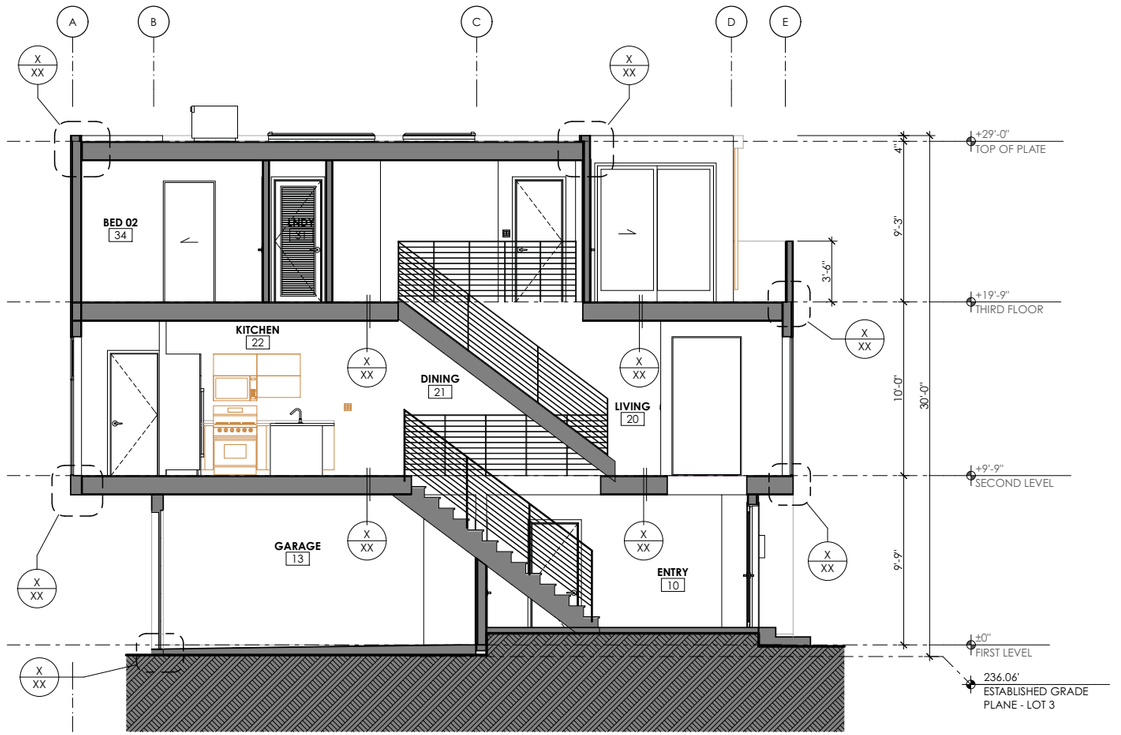
E. **STUCCO** - FOR TYPICAL STUCCO DETAILS SEE SHEET A11.0 DETAILS 2-4.

F. **CEMENT BOARD SIDING** - FOR TYPICAL SIDING DETAILS SEE SHEET A11.0 DETAILS 5-9.



SECTION B 2

1/4" = 1'-0"



SECTION A 1

1/4" = 1'-0"

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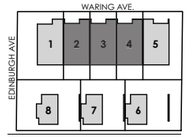

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BUILDING SECTIONS - UNIT TYPE A

A4.0

BUILDING SECTION NOTES

A. ALL BUILDING SECTION DIMENSIONS ARE TO FINISH FLOOR OR FINISH FACE UNLESS OTHERWISE NOTED.

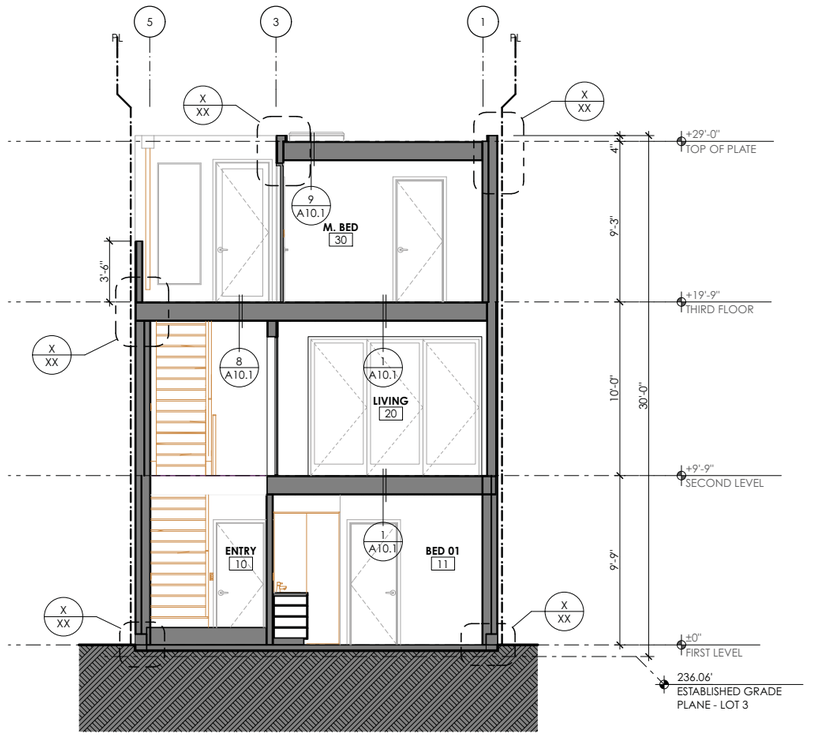
B. FRAMING MEMBERS SHOWN IN BUILDING SECTIONS ARE FOR REFERENCE ONLY. REFER TO STRUCTURAL FRAMING PLANS FOR ACTUAL FRAMING SIZES AND DIRECTIONS.

C. HVAC DUCTS AND EQUIPMENT SHOWN IN BUILDING SECTIONS ARE FOR REFERENCE ONLY. REFER TO MECHANICAL PLANS FOR ACTUAL DUCT SIZES AND LOCATIONS.

D. ELEVATION LEVEL HEIGHTS ARE MEASURED AT A HEIGHT ABOVE THE FIRST LEVEL FINISH FLOOR SURFACE. SEE SITE PLAN FOR FIRST LEVEL FINISH FLOOR ELEVATIONS.

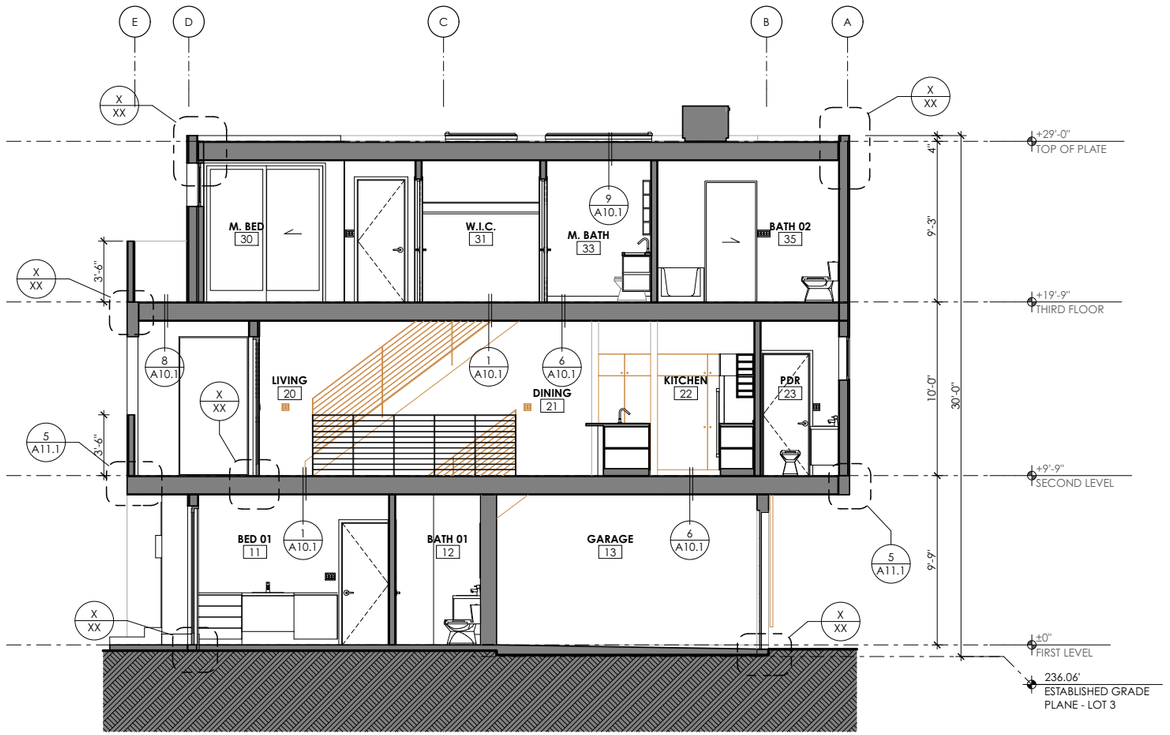
E. **STUCCO** - FOR TYPICAL STUCCO DETAILS SEE SHEET A11.0 DETAILS 2-4.

F. **CEMENT BOARD SIDING** - FOR TYPICAL SIDING DETAILS SEE SHEET A11.0 DETAILS 5-9.



SECTION D 1

1/4" = 1'-0"



SECTION C 2

1/4" = 1'-0"

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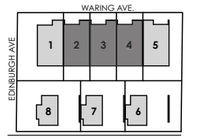

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BUILDING SECTIONS -
UNIT TYPE A

A4.1

BUILDING SECTION NOTES

A. ALL BUILDING SECTION DIMENSIONS ARE TO FINISH FLOOR OR FINISH FACE UNLESS OTHERWISE NOTED.

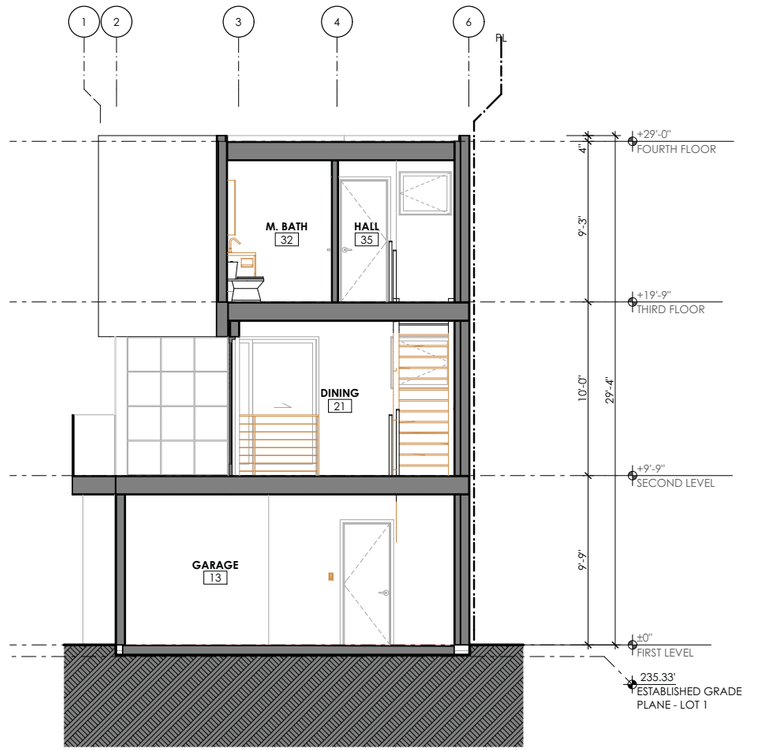
B. FRAMING MEMBERS SHOWN IN BUILDING SECTIONS ARE FOR REFERENCE ONLY. REFER TO STRUCTURAL FRAMING PLANS FOR ACTUAL FRAMING SIZES AND DIRECTIONS.

C. HVAC DUCTS AND EQUIPMENT SHOWN IN BUILDING SECTIONS ARE FOR REFERENCE ONLY. REFER TO MECHANICAL PLANS FOR ACTUAL DUCT SIZES AND LOCATIONS.

D. ELEVATION LEVEL HEIGHTS ARE MEASURED AT A HEIGHT ABOVE THE FIRST LEVEL FINISH FLOOR SURFACE. SEE SITE PLAN FOR FIRST LEVEL FINISH FLOOR ELEVATIONS.

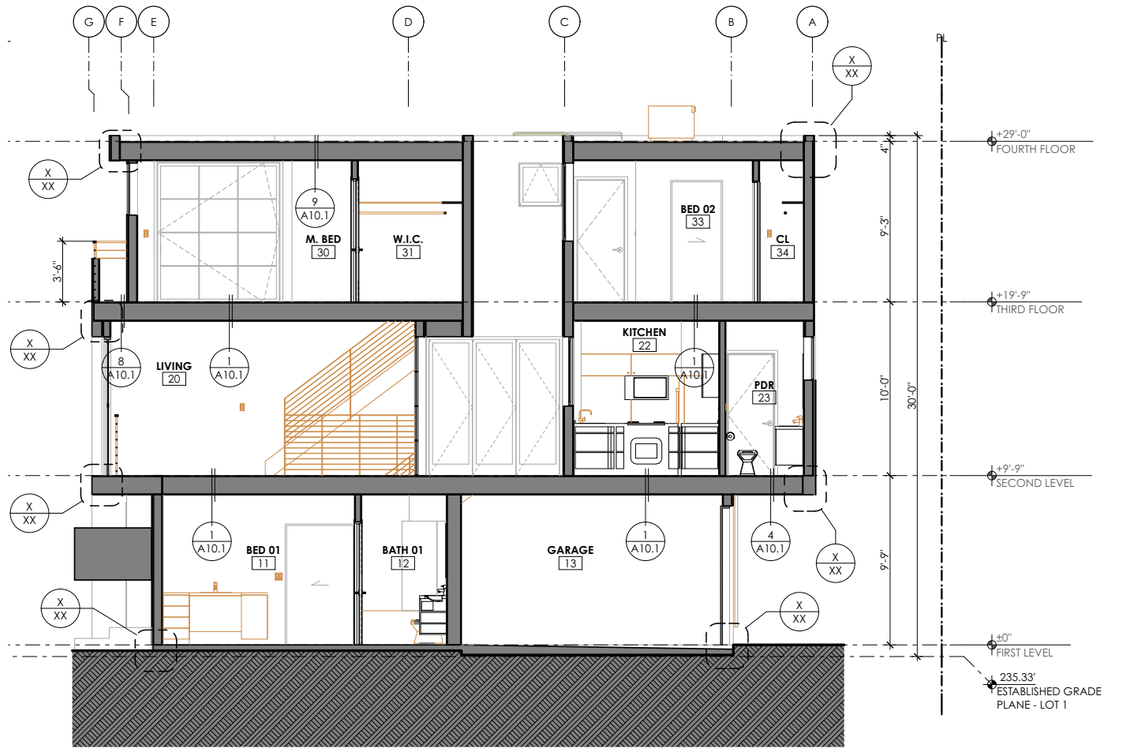
E. **STUCCO** - FOR TYPICAL STUCCO DETAILS SEE SHEET A11.0 DETAILS 2-4.

F. **CEMENT BOARD SIDING** - FOR TYPICAL SIDING DETAILS SEE SHEET A11.0 DETAILS 5-9.



SECTION B 1

1/4" = 1'-0"



SECTION A 2

1/4" = 1'-0"

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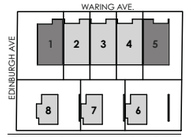

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BUILDING SECTIONS - UNIT TYPE B

A4.2

BUILDING SECTION NOTES

A. ALL BUILDING SECTION DIMENSIONS ARE TO FINISH FLOOR OR FINISH FACE UNLESS OTHERWISE NOTED.

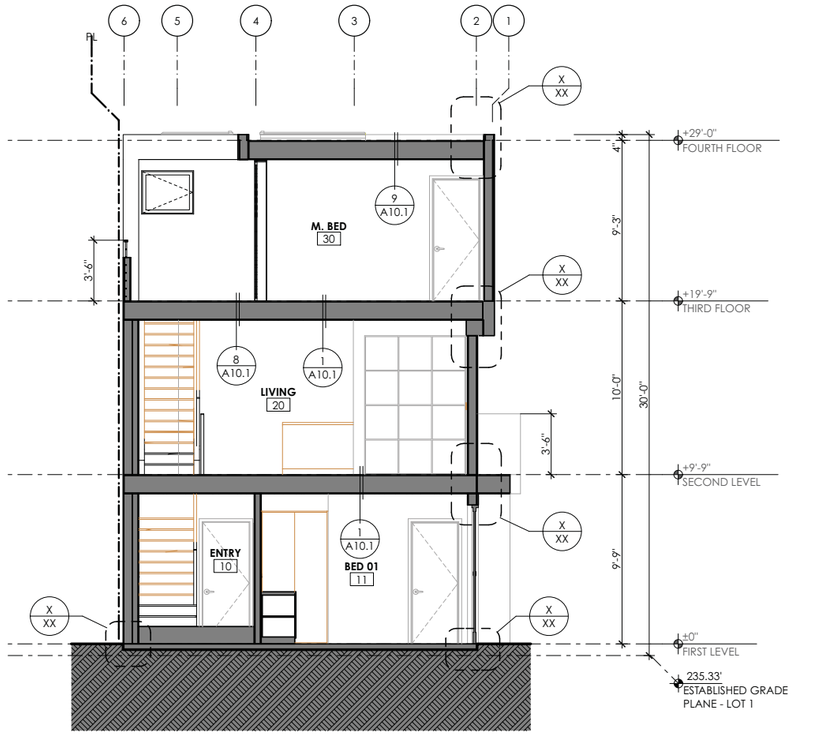
B. FRAMING MEMBERS SHOWN IN BUILDING SECTIONS ARE FOR REFERENCE ONLY. REFER TO STRUCTURAL FRAMING PLANS FOR ACTUAL FRAMING SIZES AND DIRECTIONS.

C. HVAC DUCTS AND EQUIPMENT SHOWN IN BUILDING SECTIONS ARE FOR REFERENCE ONLY. REFER TO MECHANICAL PLANS FOR ACTUAL DUCT SIZES AND LOCATIONS.

D. ELEVATION LEVEL HEIGHTS ARE MEASURED AT A HEIGHT ABOVE THE FIRST LEVEL FINISH FLOOR SURFACE. SEE SITE PLAN FOR FIRST LEVEL FINISH FLOOR ELEVATIONS.

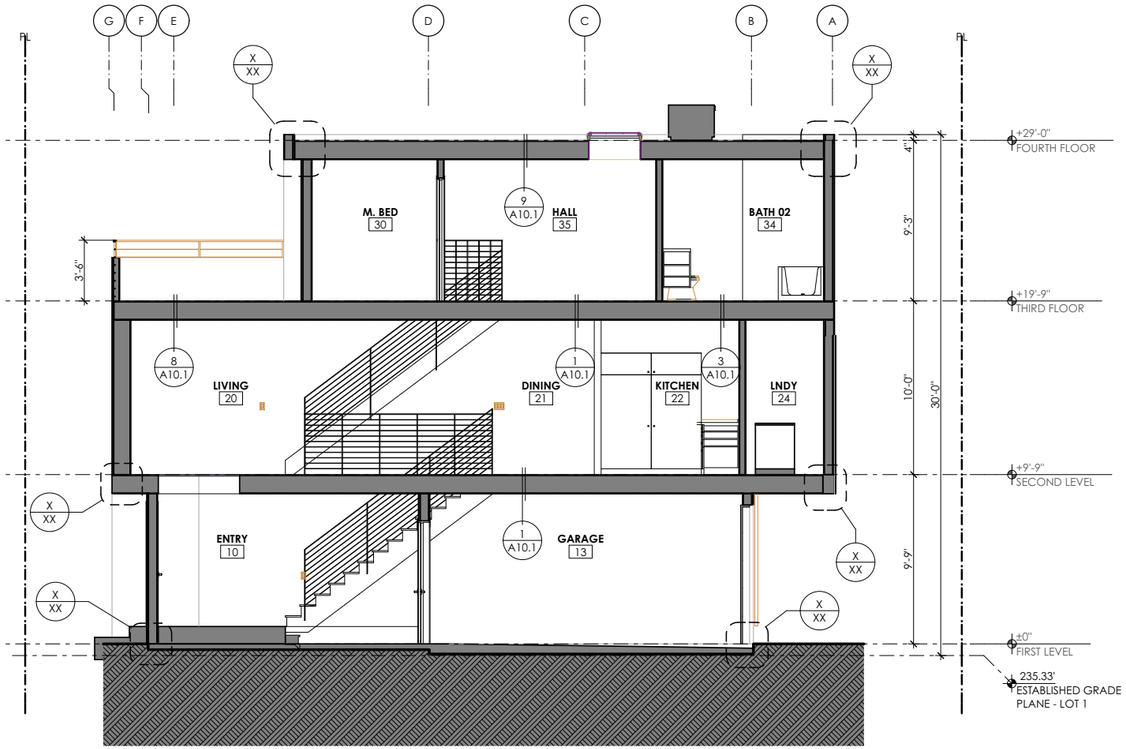
E. **STUCCO** - FOR TYPICAL STUCCO DETAILS SEE SHEET A11.0 DETAILS 2-4.

F. **CEMENT BOARD SIDING** - FOR TYPICAL SIDING DETAILS SEE SHEET A11.0 DETAILS 5-9.



SECTION D 2

1/4" = 1'-0"



SECTION C 1

1/4" = 1'-0"

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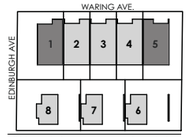
PROJECT NO 14018

EDINBURGH AVE SLS
750 N Edinburgh Ave
Los Angeles, CA 90046
Owner: BLDG Edinburgh LLC

KEY PLAN



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SCALE	DATE
AS SHOWN	7/2/15

BUILDING SECTIONS -
UNIT TYPE B

A4.3

BUILDING SECTION NOTES

A. ALL BUILDING SECTION DIMENSIONS ARE TO FINISH FLOOR OR FINISH FACE UNLESS OTHERWISE NOTED.

B. FRAMING MEMBERS SHOWN IN BUILDING SECTIONS ARE FOR REFERENCE ONLY. REFER TO STRUCTURAL FRAMING PLANS FOR ACTUAL FRAMING SIZES AND DIRECTIONS.

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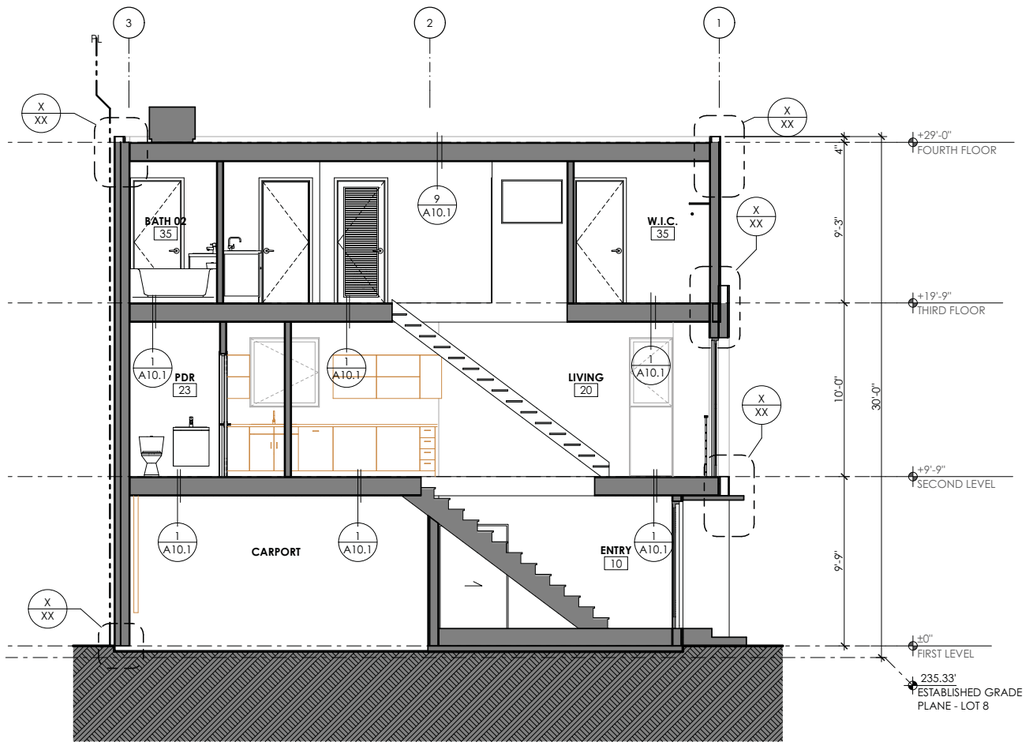
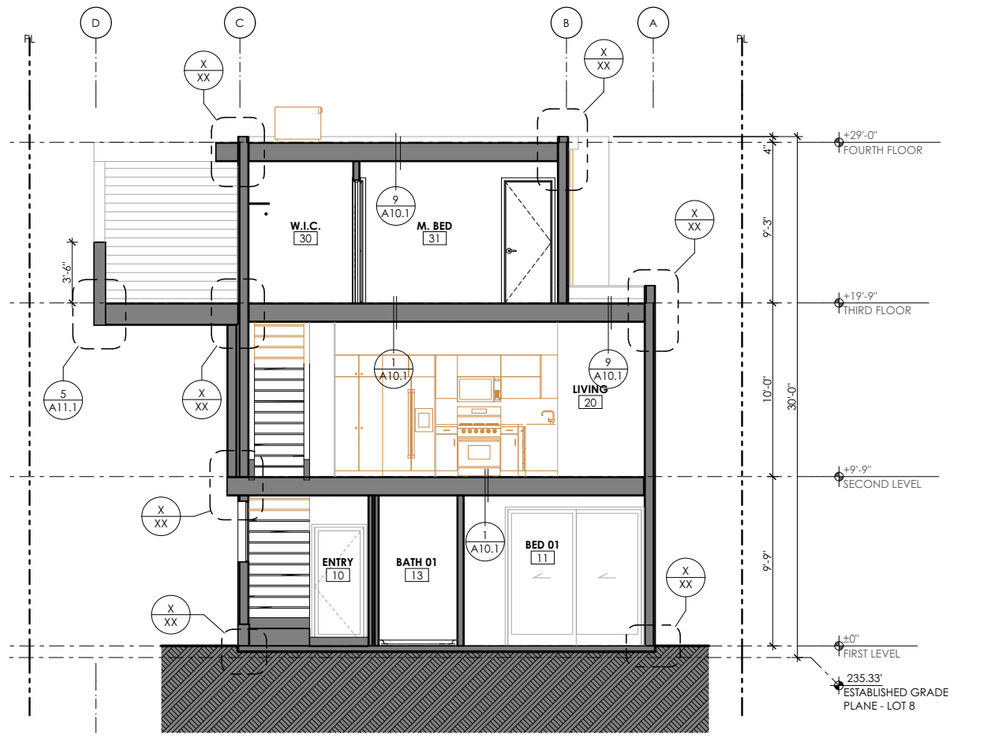
E. **STUCCO** - FOR TYPICAL STUCCO DETAILS SEE SHEET A11.0 DETAILS 2-4.

F. **CEMENT BOARD SIDING** - FOR TYPICAL SIDING DETAILS SEE SHEET A11.0 DETAILS 5-9.



SECTION B 2

1/4" = 1'-0"



SECTION A 1

1/4" = 1'-0"

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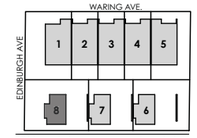

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BUILDING SECTIONS - UNIT TYPE C (LOT 8)

A4.4

BUILDING SECTION NOTES

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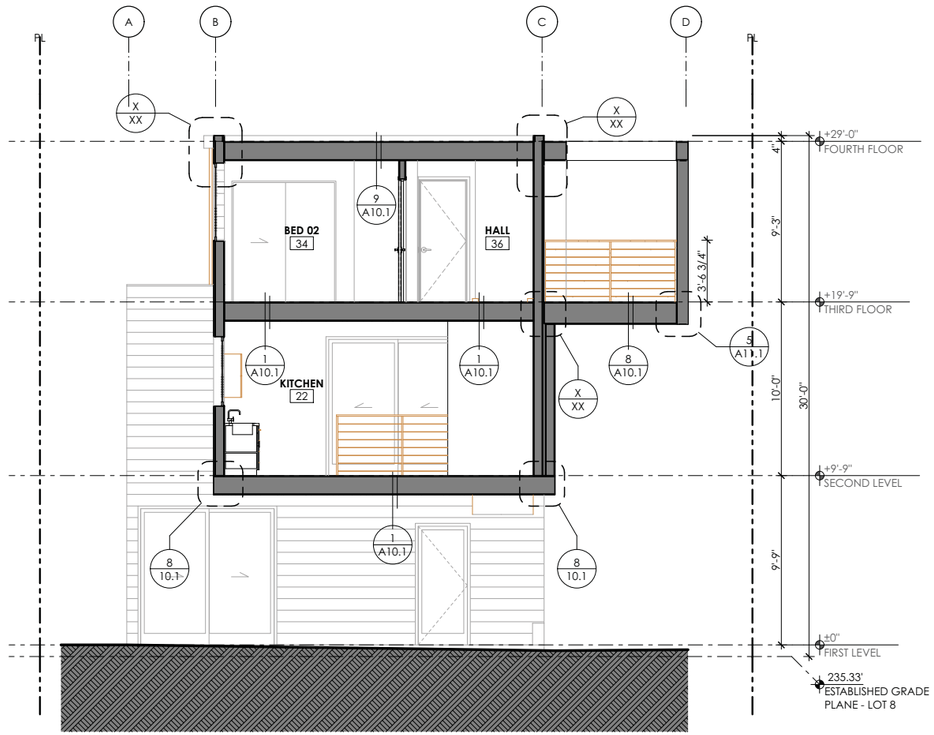
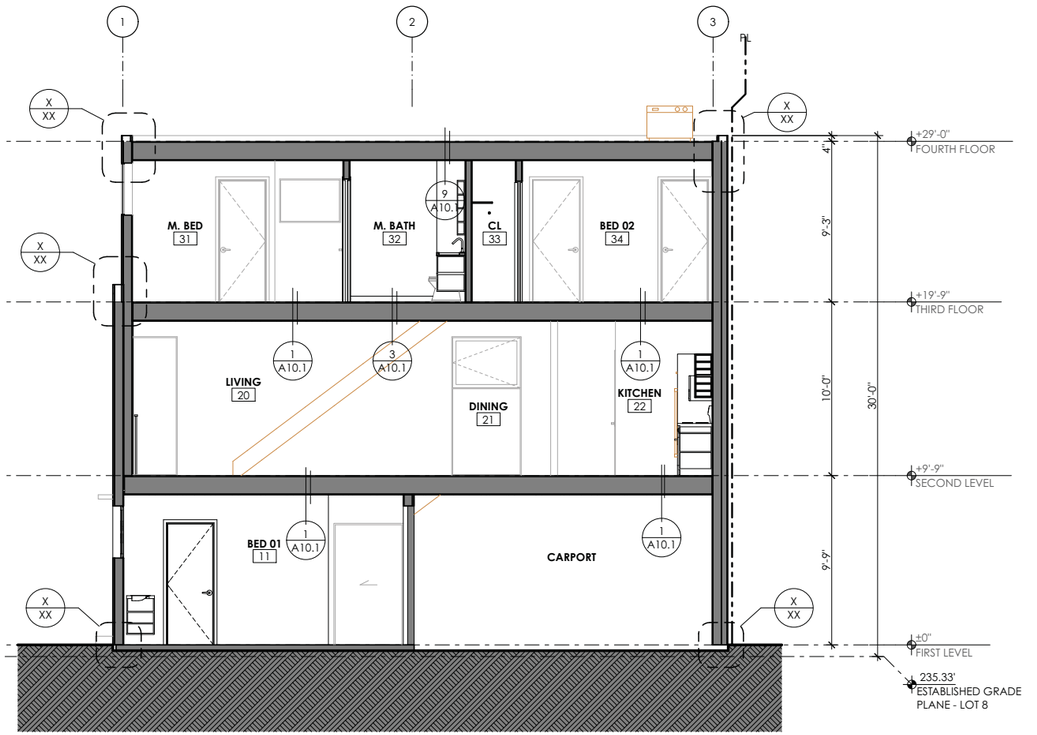


SECTION D 2

1/4" = 1'-0"



SECTION C 1

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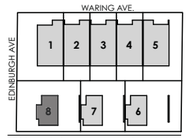

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BUILDING SECTIONS - UNIT TYPE C (LOT 8)

A4.5

BUILDING SECTION NOTES

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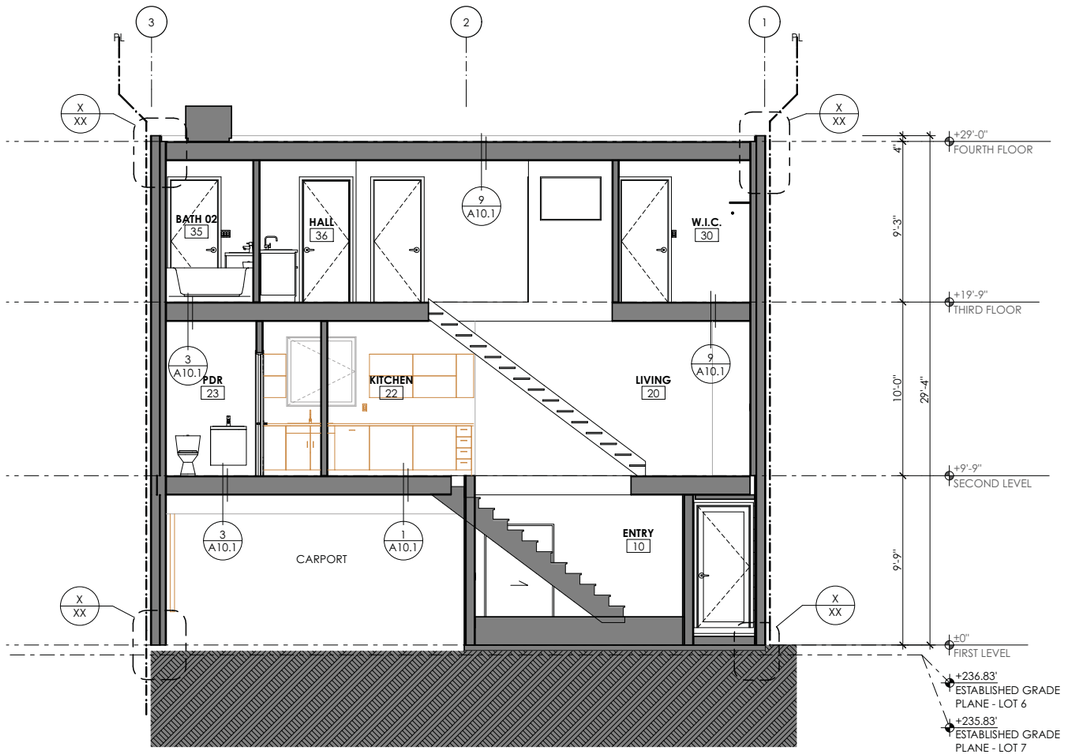
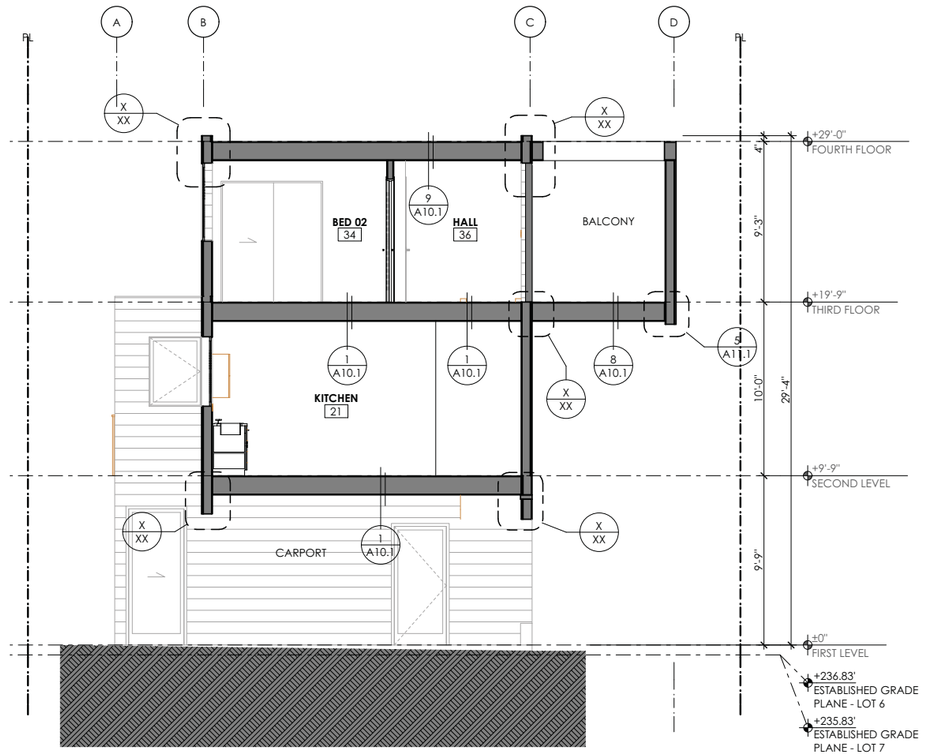


SECTION B 2

1/4" = 1'-0"



SECTION A 1

1/4" = 1'-0"

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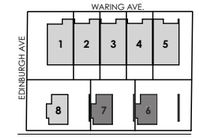

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SCALE	DATE
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BUILDING SECTIONS - UNIT TYPE C2 (LOTS 6 & 7)

A4.6

BUILDING SECTION NOTES

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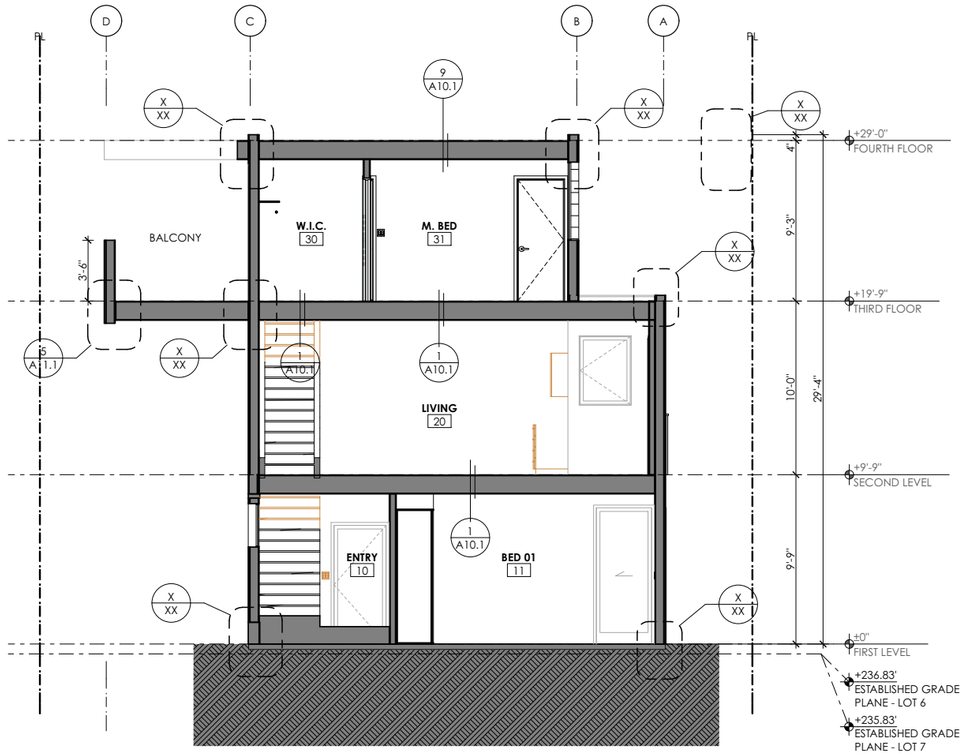
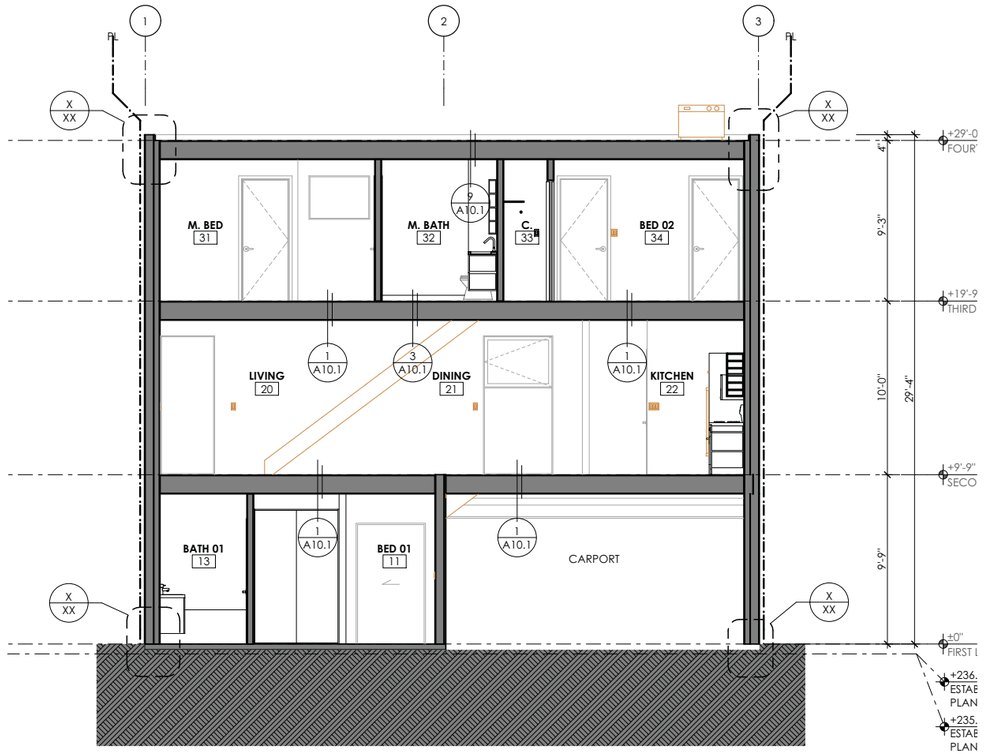


SECTION D 2

1/4" = 1'-0"



SECTION C 1

1/4" = 1'-0"

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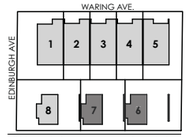
KEY PLAN



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SCALE AS SHOWN

DATE 7/2/15

BUILDING SECTIONS - UNIT TYPE C2 (LOTS 6 & 7)

A4.7

DOOR NOTES

A. **TEMPERED GLAZING** - ALL GLASS WITHIN PANELS IN A SLIDING OR SWINGING DOOR IS TO BE TEMPERED. ALL GLASS WITHIN 18" OF THE FINISHED FLOOR IS TO BE TEMPERED. ALL GLASS WITHIN 24" OF A DOOR IS TO BE TEMPERED. GLAZING IN HAZARDOUS LOCATIONS, DEFINED PER R308.4, SHALL BE TEMPERED. TEMPERED GLAZING IS INDICATED ON DOOR TYPES WITH A "(T)".

B. **DOOR NUMBERING** - DOORS ARE NUMBERED WITH THREE DIGITS. FIRST DIGIT IS THE FLOOR. FOR NEXT TWO DIGITS, 01-09 ARE RESERVED FOR EXTERIOR DOORS; 10 & ABOVE FOR INTERIOR DOORS.

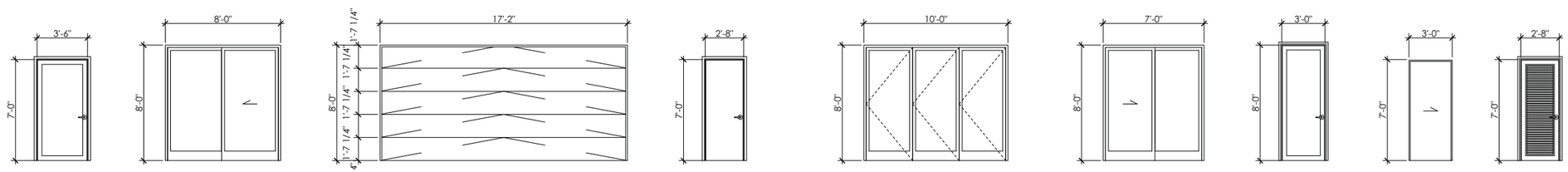
B. **DOOR ORIENTATION AND OPERATION** - FOR DOOR ORIENTATION AND OPERATION DIRECTION SEE FLOOR PLANS AND ELEVATIONS. DO NOT REFER TO DOOR TYPES FOR DOOR ORIENTATION.

C. **VEHICULAR ACCESS DOORS** - SHALL BE TESTED IN ACCORDANCE WITH EITHER ASTM E 330 OR ANSI/DASMA 108 AND SHALL MEET THE ACCEPTABLE CRITERIA OF ANSI/DASMA 108. (R612.7)

DOOR SCHEDULE

FLR	NO.	SIZE		ROOM	DESCRIPTION	MANUFACTURER	DOOR PANEL				FRAME		GLAZING	HARDWARE	FIRE RATING	DETAIL / SHEET			REMARKS	FENESTRATION	
		WIDTH	HEIGHT				MATERIAL	FINISH	THICKNESS	CORE	MATERIAL	FINISH				HEADER	JAMB	SILL		U-FACTOR	SHGC
FIRST LEVEL																					
	100	3'-6"	7'-0"	ENTRY	SINGLE SWING	MILGARD OR EQ.	ALUMINUM	CLEAR ANODIZED	1 3/4"	GLASS	ALUMINUM	CLEAR ANODIZED	DUAL LOW E	LOCKSET	NOT RATED	7/A11.4	4/A11.4	8/A11.4	TEMPERED GLAZING		
	101	8'-0"	8'-0"	BED 01	SLIDER	MILGARD OR EQ.	ALUMINUM	CLEAR ANODIZED	1 3/4"	GLASS	ALUMINUM	CLEAR ANODIZED	DUAL LOW E	LOCKSET	NOT RATED	9/A11.4	10/A11.4,11/A11.4	12/A11.4	TEMPERED GLAZING		
	102	17'-2"	8'-0"	GARAGE																	
	110	2'-8"	7'-0"	GARAGE ENTRY	SINGLE SWING	TM. COBB OR EQ.	WOOD	PAINTED	1 3/8"	SC	WOOD	PAINTED	NONE	LOCKSET	20 MIN.	5/A11.4	6/A11.4	---	SELF CLOSING & SELF LATCHING		
	111	2'-8"	7'-0"	BED 01	SINGLE SWING	TM. COBB OR EQ.	WOOD	PAINTED	1 3/8"	SC	WOOD	PAINTED	NONE	PRIVACY	NOT RATED	5/A11.4	6/A11.4	---			
	112	2'-8"	7'-0"	BATH 01	SINGLE SWING	TM. COBB OR EQ.	WOOD	PAINTED	1 3/8"	SC	WOOD	PAINTED	NONE	PRIVACY	NOT RATED	5/A11.4	6/A11.4	---			
SECOND LEVEL																					
	200	10'-0"	8'-0"	LIVING	FOLDING TRIPLE TRA...	FLEETWOOD OR EQ.	ALUMINUM	CLEAR ANODIZED	1 3/4"	GLASS	ALUMINUM	CLEAR ANODIZED	DUAL LOW E	PRIVACY	NOT RATED	9/A11.4	10/A11.4,11/A11.4	12/A11.4	TEMPERED GLAZING		
	210	2'-8"	7'-0"	PDR	SINGLE SWING	TM. COBB OR EQ.	WOOD	PAINTED	1 3/8"	SC	WOOD	PAINTED	NONE	PRIVACY	NOT RATED	5/A11.4	6/A11.4	---			
THIRD FLOOR																					
	300	7'-0"	8'-0"	M. BED	SLIDER	MILGARD OR EQ.	ALUMINUM	CLEAR ANODIZED	1 3/4"	GLASS	ALUMINUM	CLEAR ANODIZED	DUAL LOW E	LOCKSET	NOT RATED	9/A11.4	10/A11.4,11/A11.4	12/A11.4	TEMPERED GLAZING		
	301	3'-0"	8'-0"	HALL	SINGLE SWING	MILGARD OR EQ.	ALUMINUM	CLEAR ANODIZED	1 3/4"	GLASS	ALUMINUM	CLEAR ANODIZED	DUAL LOW E	LOCKSET	NOT RATED	5/A11.4	6/A11.4	---	TEMPERED GLAZING		
	310	2'-8"	7'-0"	M. BED	SINGLE SWING	TM. COBB OR EQ.	WOOD	PAINTED	1 3/8"	SC	WOOD	PAINTED	NONE	PRIVACY	NOT RATED	5/A11.4	6/A11.4	---			
	311	2'-8"	7'-0"	W.I.C.	SINGLE SWING	TM. COBB OR EQ.	WOOD	PAINTED	1 3/8"	SC	WOOD	PAINTED	NONE	PASSAGE	NOT RATED	5/A11.4	6/A11.4	---			
	312	2'-8"	7'-0"	M. BATH	SINGLE SWING	TM. COBB OR EQ.	WOOD	PAINTED	1 3/8"	SC	WOOD	PAINTED	NONE	PRIVACY	NOT RATED	5/A11.4	6/A11.4	---			
	313	2'-8"	7'-0"	BED 02	SINGLE SWING	TM. COBB OR EQ.	WOOD	PAINTED	1 3/8"	SC	WOOD	PAINTED	NONE	PRIVACY	NOT RATED	5/A11.4	6/A11.4	---			
	314	3'-0"	7'-0"	BATH 02	POCKET SLIDER	TM. COBB OR EQ.	WOOD	PAINTED	1 3/8"	SC	WOOD	PAINTED	NONE	PRIVACY	NOT RATED	5/A11.4	6A11.4	---			
	315	2'-8"	7'-0"	LAUNDRY	SINGLE SWING	TM. COBB OR EQ.	WOOD	PAINTED	1 3/8"	SC	WOOD	PAINTED	NONE	PASSAGE	NOT RATED	5/A11.4	6/A11.4		FULL LOUVER DOOR		

DOOR SCHEDULE 1



DOOR TYPES 2

1/4" = 1'-0"

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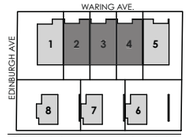

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DATE 7/2/15

DOOR SCHEDULE - UNIT TYPE A

A5.0

WINDOW SCHEDULE

WINDOW TYPE	WINDOW SIZE		SILL HT (A.F.F.)	HEADER HT (A.F.F.)	DETAIL / SHEET				MATERIAL	MANUFACTURER	FINISH		GLAZING	REMARKS	FENESTRATION	
	WIDTH	HEIGHT			HEADER	JAMB	SILL	INTERMEDIATE			EXTERIOR	INTERIOR			U-FACTOR	SHGC
A	4'-0"	8'-0"	0'-0"	8'-0"	1/A11.3	2/A11.3	1/A11.3	-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E	TEMPERED		
B	5'-0"	8'-0"	0'-0"	8'-0"	1/A11.3	2/A11.3	1/A11.3	-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E	TEMPERED		
C	2'-6"	8'-0"	0'-0"	8'-0"	1/A11.3, 7/A11.3	2/A11.3, 8/A11.3	1/A11.3, 9/A11.3	-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E			
D	2'-6"	8'-0"	0'-0"	8'-0"	1/A11.3, 7/A11.3	2/A11.3, 8/A11.3	1/A11.3, 9/A11.3	-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E			
E	2'-6"	2'-6"	5'-6"	8'-0"	7/A11.3	8/A11.3	9/A11.3	-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E			
F	2'-0"	3'-10"	3'-2"	7'-0"	1/A11.3	2/A11.3	1/A11.3	-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E			
F	6'-0"	2'-6"	5'-6"	8'-0"	7/A11.3	8/A11.3	9/A11.3	-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E	TEMPERED		
G	2'-6"	7'-0"	1'-0"	8'-0"	1/A11.3	2/A11.3	1/A11.3	-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E	TEMPERED		
H	2'-6"	4'-0"	4'-0"	8'-0"	3/A11.3	4/A11.3, 5/A11.3	6/A11.3	-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E			
I	6'-0"	2'-6"	5'-6"	8'-0"	1/A11.3, 7/A11.3	2/A11.3, 8/A11.3	1/A11.3, 6/A11.3	-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E			
J	2'-0"	2'-6"	5'-6"	8'-0"	7/A11.3	8/A11.3	9/A11.3	-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E			

WINDOW SCHEDULE 1

WINDOW NOTES

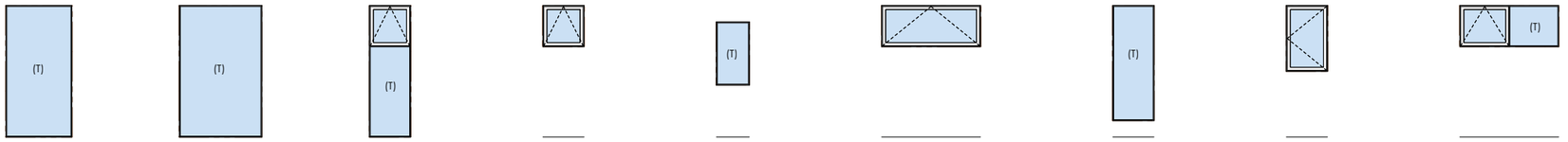
A. **EGRESS WINDOWS** - EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING O F 5.7 SQUARE FEET (0.53 M2) UNLESS THEY ARE ON THE GROUND-FLOOR WHERE THE MINIMUM NET CLEAR OPENING SHALL BE 5 SQUARE FEET (0.46 M2). THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES (610 MM). THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES (508 MM). THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES (1118 MM) MEASURED FROM THE FLOOR. (1026.2-1026.3)

B. **WINDOW SILLS** - IN OCCUPANCY GROUPS R-2 AND R-3, ONE- AND TWO-FAMILY AND MULTIPLE-FAMILY DWELLINGS, WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 24 INCHES (610 MM) SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4 INCH (102 MM) DIAMETER SPHERE CANNOT PASS. (1405.12.2)

C. **TEMPERED GLAZING** - **TEMPERED GLAZING** - ALL GLASS WITHIN 18" OF THE FINISHED FLOOR IS TO BE TEMPERED. ALL GLASS WITHIN 24" OF A DOOR IS TO BE TEMPERED. GLAZING IN HAZARDOUS LOCATIONS, DEFINED PER R308.4, SHALL BE TEMPERED. TEMPERED GLAZING IN WINDOWS IS INDICATED WITH A "(T)" IN THE WINDOW TYPE OR IN THE REMARKS COLUMN OF THE WINDOW SCHEDULE. ALL GLASS WITHIN PANELS IN A SLIDING OR SWINGING DOOR IS TO BE TEMPERED.

D. **WINDOW ORIENTATION AND OPERATION** - FOR WINDOW ORIENTATION AND OPERATION DIRECTION SEE FLOOR PLANS AND ELEVATIONS. FIXED WINDOWS ARE INDICATED ON WINDOW TYPES WITH A "F". DO NOT REFER TO WINDOW TYPE FOR WINDOW ORIENTATION.

E. **FLASHING** - FOR TYPICAL FLASHING SEE DETAIL 9/A11.0.



WINDOW TYPES 2

1/4" = 1'-0"

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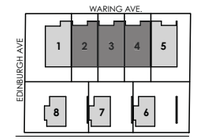
W: www.modative.com

50% CD SET
NOT FOR CONSTRUCTION

PROJECT NO 14018

EDINBURGH AVE SLS
750 N Edinburgh Ave
Los Angeles, CA 90046
Owner: BLDG Edinburgh LLC

KEY PLAN



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SCALE AS SHOWN
DATE 7/2/15

WINDOW SCHEDULE - UNIT TYPE A

A5.1

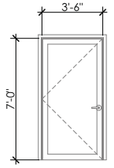
DOOR NOTES

A. **TEMPERED GLAZING** - ALL GLASS WITHIN PANELS IN A SLIDING OR SWINGING DOOR IS TO BE TEMPERED. ALL GLASS WITHIN 18" OF THE FINISHED FLOOR IS TO BE TEMPERED. ALL GLASS WITHIN 24" OF A DOOR IS TO BE TEMPERED. GLAZING IN HAZARDOUS LOCATIONS, DEFINED PER R308.4, SHALL BE TEMPERED. TEMPERED GLAZING IS INDICATED ON DOOR TYPES WITH A "(T)".

B. **DOOR NUMBERING** - DOORS ARE NUMBERED WITH THREE DIGITS. FIRST DIGIT IS THE FLOOR. FOR NEXT TWO DIGITS, 01-09 ARE RESERVED FOR EXTERIOR DOORS; 10 & ABOVE FOR INTERIOR DOORS.

B. **DOOR ORIENTATION AND OPERATION** - FOR DOOR ORIENTATION AND OPERATION DIRECTION SEE FLOOR PLANS AND ELEVATIONS. DO NOT REFER TO DOOR TYPES FOR DOOR ORIENTATION.

C. **VEHICULAR ACCESS DOORS** - SHALL BE TESTED IN ACCORDANCE WITH EITHER ASTM E 330 OR ANSI/DASMA 108 AND SHALL MEET THE ACCEPTABLE CRITERIA OF ANSI/DASMA 108. (R612.7)



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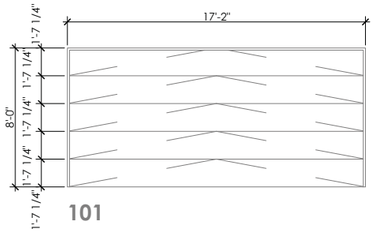

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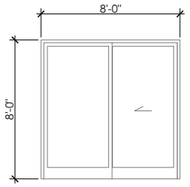

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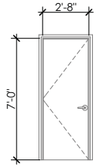
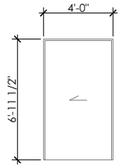


110, 112, 211, 310, 311, 312, 314



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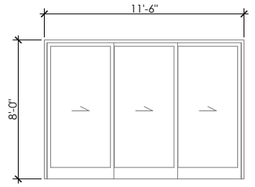

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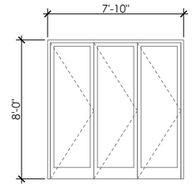

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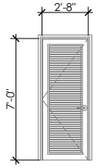

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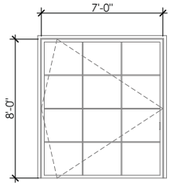

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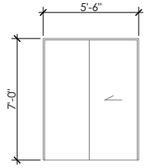

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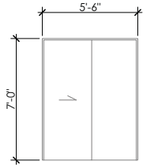

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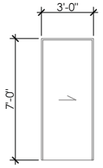

317

DOOR TYPES 1

1/4" = 1'-0"

DOOR SCHEDULE

FLR	NO.	SIZE WIDTH	SIZE HEIGHT	ROOM	DESCRIPTION	MANUFACTURER	DOOR PANEL MATERIAL	DOOR PANEL FINISH	DOOR PANEL THICKNESS	DOOR PANEL CORE	FRAME MATERIAL	FRAME FINISH	GLAZING	HARDWARE	FIRE RATING	DETAIL / SHEET HEADER	DETAIL / SHEET JAMB	DETAIL / SHEET SILL	REMARKS	FENESTRATION U-FACTOR	FENESTRATION SHGC
FIRST LEVEL																					
	100	3'-6"	7'-0"	ENTRY	SINGLE SWING	MILGARD OR EQ.	ALUMINUM	CLEAR ANODIZED	1 3/4"	GLASS	ALUMINUM	CLEAR ANODIZED	DUAL LOW E	LOCKSET	NOT RATED	7/A11.4	4/A11.4	8/A11.4	TEMPERED GLAZING		
	101	17'-2"	8'-0"	GARAGE																	
	102	8'-0"	8'-0"	BED 01	SLIDER	MILGARD OR EQ.	ALUMINUM	CLEAR ANODIZED	1 3/4"	GLASS	ALUMINUM	CLEAR ANODIZED	DUAL LOW E	LOCKSET	NOT RATED	9/A11.4	10/A11/4, 11/A11.4	12/A11.4	TEMPERED GLAZING		
	110	2'-8"	7'-0"	GARAGE ENTRY	SINGLE SWING	TM. COBB OR EQ.	WOOD	PAINTED	1 3/8"	SC	WOOD	PAINTED	NONE	LOCKSET	20 MIN.	5/A11.4	6/A11.4	---	SELF-CLOSING & LATCHING		
	111	4'-0"	7'-0"	BED 01	SINGLE SWING	TM. COBB OR EQ.	WOOD	PAINTED	1 3/8"	SC	WOOD	PAINTED	NONE	PRIVACY	NOT RATED						
SECOND LEVEL																					
	200	11'-6"	8'-0"	LIVING	TRIPLE TRACK POCKET SLIDER	FLEETWOOD OR EQ.	ALUMINUM	CLEAR ANODIZED	1 3/4"	GLASS	ALUMINUM	CLEAR ANODIZED	DUAL LOW E	LOCKSET	NOT RATED	9/A11.4	10/A11.4, 11/A11.4	12/A11.4	TEMPERED GLAZING		
	201	7'-10"	8'-0"	DINING	FOLDING TRIPLE TRACK	FLEETWOOD OR EQ.	ALUMINUM	CLEAR ANODIZED	1 3/4"	GLASS	ALUMINUM	CLEAR ANODIZED	DUAL LOW E	LOCKSET	NOT RATED	3/A11.4	4/A11.4	---	TEMPERED GLAZING		
	210	2'-8"	7'-0"	LAUNDRY	SINGLE SWING	TM. COBB OR EQ.	WOOD	PAINTED	1 3/8"	SC	WOOD	PAINTED	NONE	PASSAGE	NOT RATED	5/A11.4	6/A11.4	---	FULL LOUVER DOOR		
	211	2'-8"	7'-0"	PDR	SINGLE SWING	TM. COBB OR EQ.	WOOD	PAINTED	1 3/8"	SC	WOOD	PAINTED	NONE	PRIVACY	NOT RATED	5/A11.4	6/A11.4	---			
THIRD FLOOR																					
	300	7'-0"	8'-0"	M. BED	PIVOT SWING	FLEETWOOD OR EQ.	ALUMINUM	CLEAR ANODIZED	1 3/4"		ALUMINUM	CLEAR ANODIZED	DUAL LOW E	LOCKSET	NOT RATED				TEMPERED GLAZING		
	310	2'-8"	7'-0"	M. BED	SINGLE SWING	TM. COBB OR EQ.	WOOD	PAINTED	1 3/8"	SC	WOOD	PAINTED	NONE	PRIVACY	NOT RATED	5/A11.4	6/A11.4	---			
	311	2'-8"	7'-0"	M. BATH	SINGLE SWING	TM. COBB OR EQ.	WOOD	PAINTED	1 3/8"	SC	WOOD	PAINTED	NONE	PRIVACY	NOT RATED	5/A11.4	6/A11.4	---			
	312	2'-8"	7'-0"	W.I.C.	SINGLE SWING	TM. COBB OR EQ.	WOOD	PAINTED	1 3/8"	SC	WOOD	PAINTED	NONE	PASSAGE	NOT RATED	5/A11.4	6/A11.4	---			
	314	2'-8"	7'-0"	BED 02	SINGLE SWING	TM. COBB OR EQ.	WOOD	PAINTED	1 3/8"	SC	WOOD	PAINTED	NONE	PRIVACY	NOT RATED	5/A11.4	6/A11.4	---			
	315	5'-6"	7'-0"	CL.	SLIDER	TM. COBB OR EQ.	WOOD	PAINTED	1 3/8"	SC	WOOD	PAINTED	NONE	PASSAGE	NOT RATED	9/A11.4	10/A11.4, 11/A11.4	---			
	316	5'-6"	7'-0"	CL.	SLIDER	TM. COBB OR EQ.	WOOD	PAINTED	1 3/8"	SC	WOOD	PAINTED	NONE	PASSAGE	NOT RATED	9/A11.4	10/A11.4, 11/A11.4	...			
	317	3'-0"	7'-0"	BATH 02	SINGLE SWING	TM. COBB OR EQ.	WOOD	PAINTED	1 3/8"	SC	WOOD	PAINTED	NONE	PRIVACY	NOT RATED						

DOOR SCHEDULE 2

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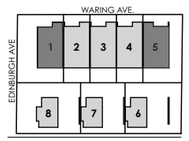
50% CD SET
NOT FOR CONSTRUCTION

PROJECT NO 14018

EDINBURGH AVE SLS
750 N Edinburgh Ave
Los Angeles, CA 90046
Owner: BLDG Edinburgh LLC

KEY PLAN



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SCALE	DATE
AS SHOWN	7/2/15

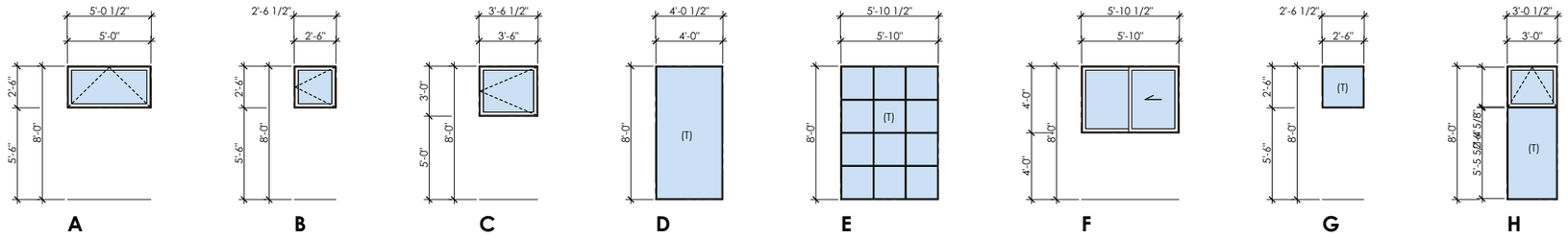
DOOR SCHEDULE - UNIT TYPE B

A5.2

WINDOW SCHEDULE

WINDOW TYPE	WINDOW SIZE		SILL HT (A.F.F.)	HEADER HT (A.F.F.)	DETAIL / SHEET				MATERIAL	MANUFACTURER	FINISH		GLAZING	REMARKS	FENESTRATION	
	WIDTH	HEIGHT			HEADER	JAMB	SILL	INTERMEDIATE			EXTERIOR	INTERIOR			U-FACTOR	SHGC
A	5'-0"	2'-6"	5'-6"	8'-0"	7/A11.3	8/A11.3	9/A11.3		ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E	TEMPERED		
B	2'-6"	2'-6"	5'-6"	8'-0"					ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E	TEMPERED		
C	3'-6"	3'-0"	5'-0"	8'-0"	3/A11.3	5/A11.3	6/A11.3	-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E	TEMPERED		
D	4'-0"	8'-0"	0'-0"	8'-0"	1/A11.3	2/A11.3	1/A11.3	-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E	TEMPERED		
E	5'-10"	8'-0"	0'-0"	8'-0"	1/A11.3	2/A11.3	1/A11.3	-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E			
F	5'-10"	4'-0"	4'-0"	8'-0"				-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E	TEMPERED		
G	2'-6"	2'-6"	5'-6"	8'-0"				-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E			
H	3'-0"	8'-0"	0'-0"	8'-0"				-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E			
I	3'-0"	2'-6"	5'-0"	7"-6"	3/A11.3	5/A11.3	6/A11.3	-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E	TEMPERED		
J	5'-0"	3'-0"	5'-0"	8'-0"	7/A11.3	8/A11.3	9/A11.3	-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E	TEMPERED		
K	5'-0"	4'-6"	3'-6"	7'-12"	3/A11.3	5/A11.3	6/A11.3	-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E	TEMPERED		
L	2'-6"	2'-6"	5'-6"	8'-0"	7/A11.3	8/A11.3	9/A11.3	-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E			
M	3'-0"	4'-6"	3'-6"	8'-0"	3/A11.3	5/A11.3	6/A11.3	-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E	TEMPERED		
N	5'-0"	3'-0"	5'-0"	8'-0"	3/A11.3	5/A11.3	6/A11.3	-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E	TEMPERED		
O	3'-0"	2'-6"	5'-6"	8'-0"	7/A11.3	8/A11.3	9/A11.3	-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E	TEMPERED		

WINDOW SCHEDULE 1



WINDOW TYPES 2

1/4" = 1'-0"

WINDOW NOTES

A. **EGRESS WINDOWS** - EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING O F 5.7 SQUARE FEET (0.53 M2) UNLESS THEY ARE ON THE GROUND-FLOOR WHERE THE MINIMUM NET CLEAR OPENING SHALL BE 5 SQUARE FEET (0.46 M2). THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES (610 MM). THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES (508 MM). THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES (1118 MM) MEASURED FROM THE FLOOR. (1026.2-1026.3)

B. **WINDOW SILLS** - IN OCCUPANCY GROUPS R-2 AND R-3, ONE- AND TWO-FAMILY AND MULTIPLE-FAMILY DWELLINGS, WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 24 INCHES (610 MM) SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4 INCH (102 MM) DIAMETER SPHERE CANNOT PASS. (1405.12.2)

C. **TEMPERED GLAZING - TEMPERED GLAZING** - ALL GLASS WITHIN 18" OF THE FINISHED FLOOR IS TO BE TEMPERED. ALL GLASS WITHIN 24" OF A DOOR IS TO BE TEMPERED. GLAZING IN HAZARDOUS LOCATIONS, DEFINED PER R308.4, SHALL BE TEMPERED. TEMPERED GLAZING IN WINDOWS IS INDICATED WITH A "(T)" IN THE WINDOW TYPE OR IN THE REMARKS COLUMN OF THE WINDOW SCHEDULE. ALL GLASS WITHIN PANELS IN A SLIDING OR SWINGING DOOR IS TO BE TEMPERED.

D. **WINDOW ORIENTATION AND OPERATION** - FOR WINDOW ORIENTATION AND OPERATION DIRECTION SEE FLOOR PLANS AND ELEVATIONS. FIXED WINDOWS ARE INDICATED ON WINDOW TYPES WITH A "F". DO NOT REFER TO WINDOW TYPE FOR WINDOW ORIENTATION.

E. **FLASHING** - FOR TYPICAL FLASHING SEE DETAIL 9/A11.0.

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KEY PLAN

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SCALE AS SHOWN
DATE 7/2/15

WINDOW SCHEDULE - UNIT TYPE B

A5.3

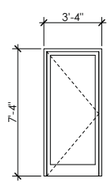
DOOR NOTES

A. **TEMPERED GLAZING** - ALL GLASS WITHIN PANELS IN A SLIDING OR SWINGING DOOR IS TO BE TEMPERED. ALL GLASS WITHIN 18" OF THE FINISHED FLOOR IS TO BE TEMPERED. ALL GLASS WITHIN 24" OF A DOOR IS TO BE TEMPERED. GLAZING IN HAZARDOUS LOCATIONS, DEFINED PER R308.4, SHALL BE TEMPERED. TEMPERED GLAZING IS INDICATED ON DOOR TYPES WITH A "(T)".

B. **DOOR NUMBERING** - DOORS ARE NUMBERED WITH THREE DIGITS. FIRST DIGIT IS THE FLOOR. FOR NEXT TWO DIGITS, 01-09 ARE RESERVED FOR EXTERIOR DOORS; 10 & ABOVE FOR INTERIOR DOORS.

B. **DOOR ORIENTATION AND OPERATION** - FOR DOOR ORIENTATION AND OPERATION DIRECTION SEE FLOOR PLANS AND ELEVATIONS. DO NOT REFER TO DOOR TYPES FOR DOOR ORIENTATION.

C. **VEHICULAR ACCESS DOORS** - SHALL BE TESTED IN ACCORDANCE WITH EITHER ASTM E 330 OR ANSI/DASMA 108 AND SHALL MEET THE ACCEPTABLE CRITERIA OF ANSI/DASMA 108. (R612.7)



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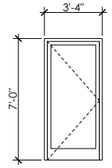

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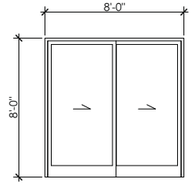

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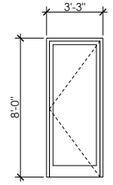

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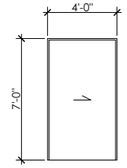

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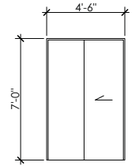

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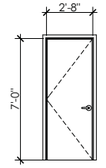
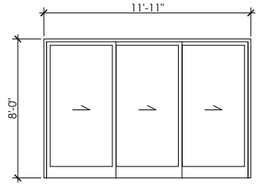


112, 210, 310, 311, 312, 314, 315



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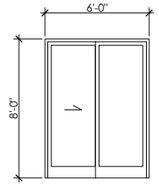

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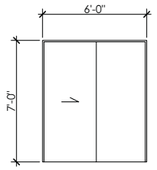

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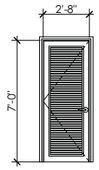

316

DOOR TYPES 1

1/4" = 1'-0"

DOOR SCHEDULE

FLR	NO.	SIZE		ROOM	DESCRIPTION	MANUFACTURER	DOOR PANEL				FRAME		GLAZING	HARDWARE	FIRE RATING	DETAIL / SHEET			REMARKS	FENESTRATION	
		WIDTH	HEIGHT				MATERIAL	FINISH	THICKNESS	CORE	MATERIAL	FINISH				HEADER	JAMB	SILL		U-FACTOR	SHGC
FIRST LEVEL																					
	100	3'-4"	7'-4"	ENTRY	SINGLE SWING	MILGARD OR EQ.	ALUMINUM	CLEAR ANODIZED	1 3/4"	GLASS	ALUMINUM	CLEAR ANODIZED	DUAL LOW E	LOCKSET	NOT RATED	3/A11.4	4/A11.4	8/A11.4	TEMPERED GLAZING		
	102	3'-2"	7'-0"	ENTRY FROM CARPORT	SINGLE SWING	MILGARD OR EQ.	ALUMINUM	CLEAR ANODIZED	1 3/4"	GLASS	ALUMINUM	CLEAR ANODIZED	DUAL LOW E	LOCKSET	20 MIN.	3/A11.4	4/A11.4	8/A11.4	TEMPERED GLAZING		
	103	8'-0"	8'-0"	BED 01	SLIDER	MILGARD OR EQ.	ALUMINUM	CLEAR ANODIZED	1 3/4"	GLASS	ALUMINUM	CLEAR ANODIZED	DUAL LOW E	LOCKSET	NOT RATED				TEMPERED GLAZING		
	104	3'-2"	8'-0"	BED 01	SINGLE SWING	MILGARD OR EQ.	ALUMINUM	CLEAR ANODIZED	1 3/4"	GLASS	ALUMINUM	CLEAR ANODIZED	DUAL LOW E	LOCKSET	NOT RATED				TEMPERED GLAZING		
	110	4'-0"	7'-0"	BED 01	SINGLE SWING	TM. COBB OR EQ.	WOOD	PAINTED	1 3/8"	SC	WOOD	PAINTED	NONE	PRIVACY	NOT RATED						
	111	4'-6"	7'-0"	CL.	SINGLE SWING	TM. COBB OR EQ.	WOOD	PAINTED	1 3/8"	SC	WOOD	PAINTED	NONE	PASSAGE	NOT RATED	9/A11.4	10/A11.4, 11/A11.4	12/A11.3			
	112	2'-8"	7'-0"	BATH 01	SINGLE SWING	TM. COBB OR EQ.	WOOD	PAINTED	1 3/8"	SC	WOOD	PAINTED	NONE	PRIVACY	NOT RATED	5/A11.4	6/A11.4	---			
SECOND LEVEL																					
	200	11'-11"	8'-0"	LIVING	TRIPLE TRACK SLIDER	FLEETWOOD OR EQ.	ALUMINUM	CLEAR ANODIZED	1 3/4"	GLASS	ALUMINUM	CLEAR ANODIZED	DUAL LOW E	LOCKSET	NOT RATED	9/A11.4	10/A11.4, 11/A11.4	12/A11.3	TEMPERED GLAZING		
	210	2'-8"	7'-0"	PDR	SINGLE SWING	TM. COBB OR EQ.	WOOD	PAINTED	1 3/8"	SC	WOOD	PAINTED	NONE	PRIVACY	NOT RATED	5/A11.4	6/A11.4	---			
THIRD FLOOR																					
	300	6'-0"	8'-0"	HALL	SLIDER	MILGARD OR EQ.	ALUMINUM	CLEAR ANODIZED	1 3/4"	GLASS	ALUMINUM	CLEAR ANODIZED	DUAL LOW E	LOCKSET	NOT RATED	9/A11.4	10/A11.4, 11/A11.4	12/A11.3	TEMPERED GLAZING		
	310	2'-8"	7'-0"	M. BED	SINGLE SWING	TM. COBB OR EQ.	WOOD	PAINTED	1 3/8"	SC	WOOD	PAINTED	NONE	PRIVACY	NOT RATED	5/A11.4	6/A11.4	---			
	311	2'-8"	7'-0"	W.I.C	SINGLE SWING	TM. COBB OR EQ.	WOOD	PAINTED	1 3/8"	SC	WOOD	PAINTED	NONE	PASSAGE	NOT RATED	5/A11.4	6/A11.4	---			
	312	2'-8"	7'-0"	M. BATH	SINGLE SWING	TM. COBB OR EQ.	WOOD	PAINTED	1 3/8"	SC	WOOD	PAINTED	NONE	PRIVACY	NOT RATED	5/A11.4	6/A11.4	---			
	313	6'-0"	7'-0"	CL.	SINGLE SWING	TM. COBB OR EQ.	WOOD	PAINTED	1 3/8"	SC	WOOD	PAINTED	NONE	PASSAGE	NOT RATED						
	314	2'-8"	7'-0"	BED 02	SINGLE SWING	TM. COBB OR EQ.	WOOD	PAINTED	1 3/8"	SC	WOOD	PAINTED	NONE	PRIVACY	NOT RATED	5/A11.4	6/A11.4	---			
	315	2'-8"	7'-0"	BATH 02	SINGLE SWING	TM. COBB OR EQ.	WOOD	PAINTED	1 3/8"	SC	WOOD	PAINTED	NONE	PRIVACY	NOT RATED	5/A11.4	6/A11.4	---			
	316	2'-8"	7'-0"	LAUNDRY	SINGLE SWING	TM. COBB OR EQ.	WOOD	PAINTED	1 3/8"	SC	ALUMINUM	CLEAR ANODIZED	NONE	PASSAGE	NOT RATED	5/A11.4	6/A11.4	---	FULL LOUVER DOOR		

DOOR SCHEDULE 2

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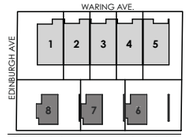
Owner: BLDG Edinburgh LLC

KEY PLAN



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SCALE AS SHOWN
DATE 7/2/15

DOOR SCHEDULE -
UNIT TYPE C

A5.4

WINDOW SCHEDULE

WINDOW TYPE	WINDOW SIZE		SILL HT (A.F.F.)	HEADER HT (A.F.F.)	DETAIL / SHEET				MATERIAL	MANUFACTURER	FINISH		GLAZING	REMARKS	FENESTRATION	
	WIDTH	HEIGHT			HEADER	JAMB	SILL	INTERMEDIATE			EXTERIOR	INTERIOR			U-FACTOR	SHGC
A	4'-0"	3'-6"	4'-10"	8'-4"				-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E	TEMPERED		
C	4'-8"	3'-0"	5'-0"	8'-0"	3/A11.3	4/A11.3	6/A11.3	-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E	TEMPERED		
D	2'-0"	2'-0"	6'-0"	8'-0"	3/A11.3	4/A11.3	6/A11.3	-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E	TEMPERED		
E	2'-0"	7'-4"	1'-0"	8'-4"	1/A11.3	2/A11.3	1/A11.3	-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E	TEMPERED		
F	3'-0"	8'-0"	0'-0"	8'-0"	1/A11.3	2/A11.3	1/A11.3	-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E	TEMPERED		
G	4'-0"	8'-0"	0'-0"	8'-0"	1/A11.3, 7/A11.3	2/A11.3, 8/A11.3	1/A11.3, 9/A11.3	-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E	TEMPERED		
H	4'-0"	4'-0"	4'-0"	8'-0"	3/A11.3	4/A11.3	6/A11.3	-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E	TEMPERED		
I	2'-6"	8'-0"	0'-0"	8'-0"				-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E	TEMPERED		
I	3'-0"	4'-0"	4'-0"	8'-0"	3/A11.3	4/A11.3	6/A11.3	-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E	TEMPERED		
J	2'-0"	2'-0"	6'-0"	8'-0"	3/A11.3	4/A11.3	6/A11.3	-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E	TEMPERED		
J	5'-0"	8'-0"	0'-0"	8'-0"				-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E	TEMPERED		
K	2'-0"	2'-0"	5'-6"	7'-6"				-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E	TEMPERED		
L	4'-0"	4'-6"	3'-6"	8'-0"				-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E	TEMPERED		
M	3'-0"	2'-6"	5'-6"	8'-0"				-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E	TEMPERED		
N	3'-6"	4'-6"	3'-6"	8'-0"				-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E	TEMPERED		
O	6'-0"	3'-0"	5'-0"	8'-0"				-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E	TEMPERED		
P	3'-6"	2'-6"	4'-7"	7'-1"	1/A11.3	2/A11.3	1/A11.3	-	ALUMINUM	MILGARD STANDARD ALUMINUM	CLR ANODIZED	CLR ANODIZED	DUAL LOW E	TEMPERED		

WINDOW SCHEDULE 1

WINDOW NOTES

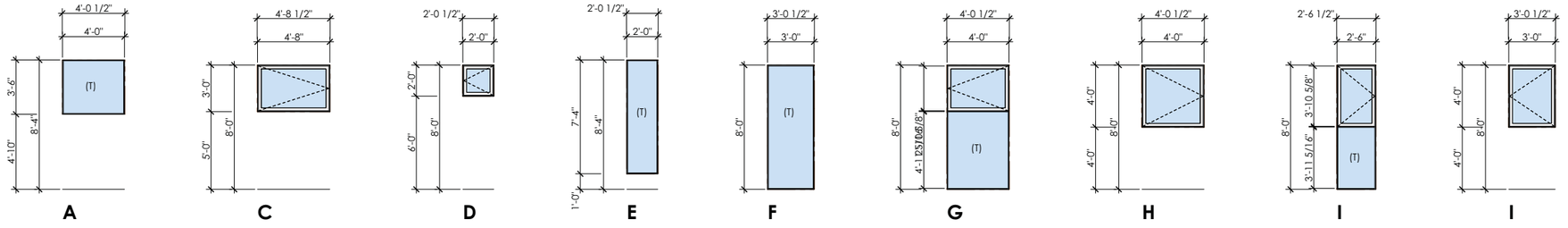
A. **EGRESS WINDOWS** - EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING O F 5.7 SQUARE FEET (0.53 M2) UNLESS THEY ARE ON THE GROUND-FLOOR WHERE THE MINIMUM NET CLEAR OPENING SHALL BE 5 SQUARE FEET (0.46 M2). THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES (610 MM). THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES (508 MM). THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES (1118 MM) MEASURED FROM THE FLOOR. (1026.2-1026.3)

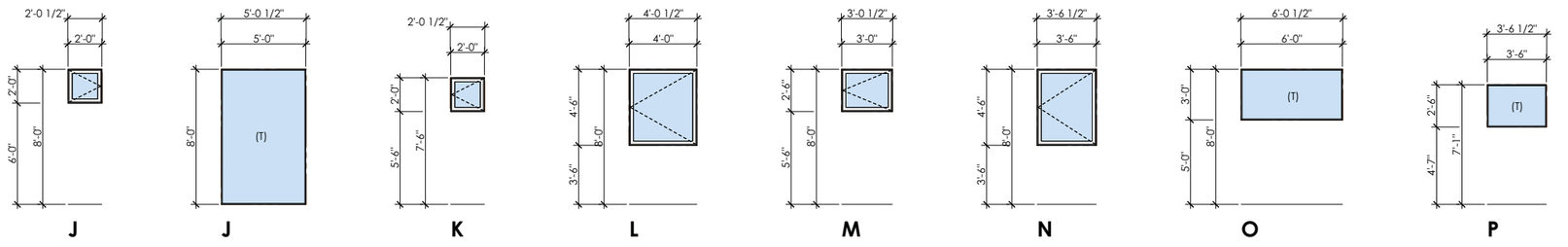
B. **WINDOW SILLS** - IN OCCUPANCY GROUPS R-2 AND R-3, ONE- AND TWO-FAMILY AND MULTIPLE-FAMILY DWELLINGS, WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 24 INCHES (610 MM) SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4 INCH (102 MM) DIAMETER SPHERE CANNOT PASS. (1405.12.2)

C. **TEMPERED GLAZING** - **TEMPERED GLAZING** - ALL GLASS WITHIN 18" OF THE FINISHED FLOOR IS TO BE TEMPERED. ALL GLASS WITHIN 24" OF A DOOR IS TO BE TEMPERED. GLAZING IN HAZARDOUS LOCATIONS, DEFINED PER R308.4, SHALL BE TEMPERED. TEMPERED GLAZING IN WINDOWS IS INDICATED WITH A "(T)" IN THE WINDOW TYPE OR IN THE REMARKS COLUMN OF THE WINDOW SCHEDULE. ALL GLASS WITHIN PANELS IN A SLIDING OR SWINGING DOOR IS TO BE TEMPERED.

D. **WINDOW ORIENTATION AND OPERATION** - FOR WINDOW ORIENTATION AND OPERATION DIRECTION SEE FLOOR PLANS AND ELEVATIONS. FIXED WINDOWS ARE INDICATED ON WINDOW TYPES WITH A "F". DO NOT REFER TO WINDOW TYPE FOR WINDOW ORIENTATION.

E. **FLASHING** - FOR TYPICAL FLASHING SEE DETAIL 9/A11.0.





WINDOW TYPES 2

1/4" = 1'-0"

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PROJECT NO 14018

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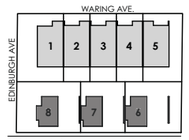
KEY PLAN



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SCALE	DATE
AS SHOWN	7/2/15

WINDOW SCHEDULE - UNIT TYPE C

A5.5

KEYNOTES

16.1.3 ELECTRIC VEHICLE CHARGING OUTLET
PROVIDE ONE 208/240 VOLT 40 AMP GROUNDED AC OUTLET TO SERVE AS ELECTRIC VEHICLE CHARGING. PROVIDE WEATHERPROOF OUTLET AT OUTDOOR LOCATIONS. FIELD VERIFY LOCATIONS WITH ARCHITECT PRIOR TO INSTALL.

ELECTRICAL SYMBOLS

- A — WALL MOUNTED DUPLEX OUTLET LETTER INDICATES DEDICATED BRANCH CIRCUT
- WALL MOUNTED FOURPLEX OUTLET
- HH — WALL MOUNTED HALF HOT DUPLEX OUTLET
- GFCI — WALL MOUNTED DUPLEX OUTLET WITH GROUND FAULT INTERUPTER
- WP — WALL MOUNTED WATERPROOF DUPLEX OUTLET
- 220 — WALL MOUNTED 208/204 VOLT 40 AMP OUTLET
- 220 WP — WALL MOUNTED WATERPROOF 208/204 VOLT 40 AMP OUTLET
- FLOOR MOUNTED DUPLEX OUTLET

ELECTRICAL PLAN KEYNOTES

APPLIANCE BRANCH CIRCUITS

A REFRIGERATOR
KITCHEN GFCI CIRCUIT 20 AMP | 120 VOLT
CONNECTION - (1) WALL RECEPTACLES

B MICROWAVE HOOD
DEDICATED CIRCUIT 20 AMP | 120 VOLT
CONNECTION - (1) WALL RECEPTACLE

C RANGE
KITCHEN GFCI CIRCUIT 20 AMP | 120 VOLT
CONNECTION - (1) WALL RECEPTACLE

D GARBAGE DISPOSAL
DEDICATED CIRCUIT 20 AMP | 120 VOLT
CONNECTION - (1) SWITCHED WALL RECEPTACLE

E DISHWASHER
DEDICATED CIRCUIT 20 AMP | 120 VOLT
CONNECTION - (1) WALL RECEPTACLE

F CLOTHES WASHER & CLOTHES DRYER
DEDICATED CIRCUIT 20 AMP | 120 VOLT
CONNECTION - (1) WALL RECEPTACLE

APPLIANCE BRANCH CIRCUITS

G TANKLESS WATER HEATER
DEDICATED CIRCUIT 15 AMP | 120 VOLT
CONNECTION - (1) WALL RECEPTACLE OR HARD WIRED REQUIRES ON/OFF SWITCH

H HVAC - UNIT ON ROOF
DEDICATED CIRCUIT 50 AMP | 240 VOLT
COORDINATE WITH HVAC SUBCONTRACTOR FOR CIRCUIT ACTUAL AMPERAGE & CONNECTION

J FIREPLACE
VERIFY WITH APPLIANCE

APPLIANCE BRANCH CIRCUITS NOTES

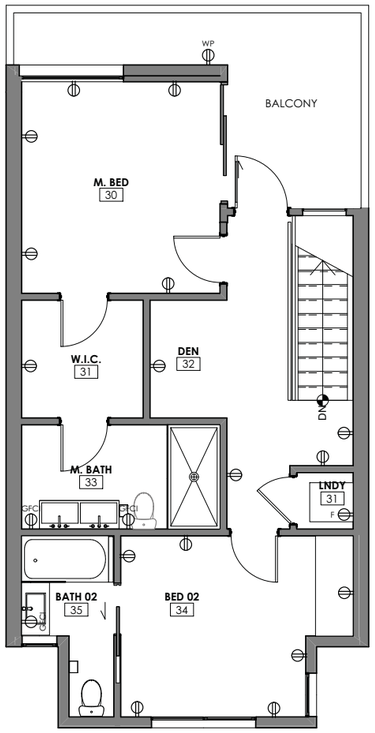
1. **REQUIREMENTS -** VERIFY ELECTRICAL REQUIREMENTS OF ALL APPLIANCES WITH MANUFACTURERS' RECOMMENDATIONS.
2. **ROUGH-IN -** LOCATE ELECTRICAL RECEPTACLES AND CONNECTIONS PER MANUFACTURERS' RECOMMENDATIONS.

ELECTRICAL NOTES

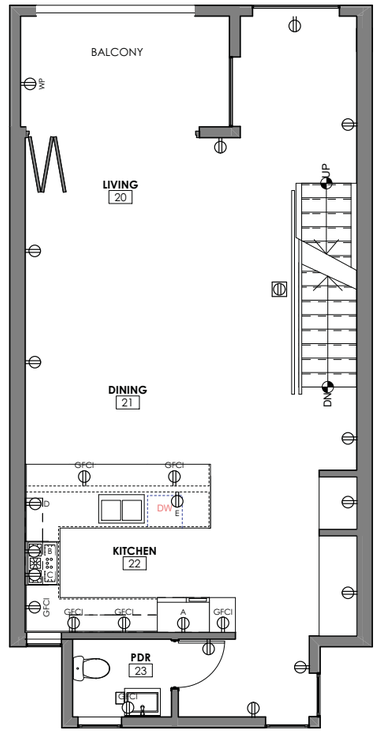
A. **DOCUMENTS -** THE ELECTRICAL PLAN IS NOT INTENDED TO REPRESENT A COMPLETE SET OF ELECTRICAL DRAWINGS. EXCEPT WHERE INDICATED OTHERWISE. THE LOCATION AND SELECTION OF ANY ELECTRICAL REQUIREMENTS NOT DIRECTLY RELATED TO THE LIGHTING SHALL BE BY OTHERS.

B. **ENGINEERING -** ELECTRICAL CONTRACTOR TO PROVIDE ELECTRICAL WORK DESIGN BUILD. ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL LAWS AND APPLICABLE CODES.

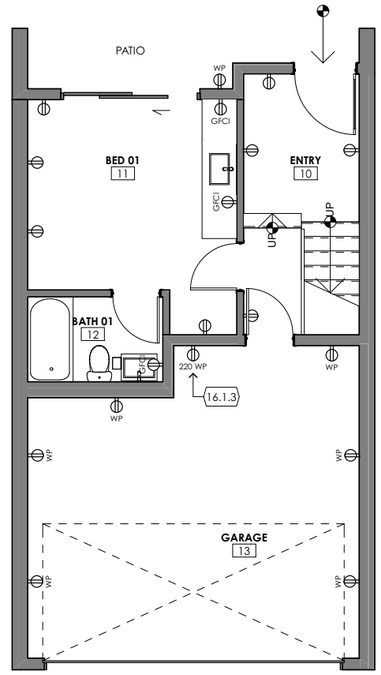
C. **REFLECTED CEILING & ROOF PLANS -** SEE REFLECTED CEILING & ROOF PLANS FOR ADDITIONAL ELECTRICAL INFORMATION INCLUDING CONDUIT FOR FUTURE SOLAR PANELS.



THIRD FLOOR 3
1/4" = 1'-0"



SECOND LEVEL ELECTRICAL PLAN 2
1/4" = 1'-0"



FIRST LEVEL ELECTRICAL PLAN 1
1/4" = 1'-0"

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PROJECT NO 14018

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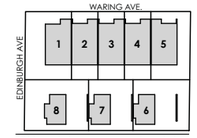
Owner: BLDG Edinburgh LLC

KEY PLAN



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SCALE	DATE
AS SHOWN	7/2/15

UNIT TYPE A -
ELECTRICAL PLANS

A6.0

KEYNOTES

16.1.3 ELECTRIC VEHICLE CHARGING OUTLET
PROVIDE ONE 208/240 VOLT 40 AMP GROUNDED AC OUTLET TO SERVE AS ELECTRIC VEHICLE CHARGING. PROVIDE WEATHERPROOF OUTLET AT OUTDOOR LOCATIONS. FIELD VERIFY LOCATIONS WITH ARCHITECT PRIOR TO INSTALL.

ELECTRICAL SYMBOLS

- A — WALL MOUNTED DUPLEX OUTLET LETTER INDICATES DEDICATED BRANCH CIRCUT
- WALL MOUNTED FOURPLEX OUTLET
- HH — WALL MOUNTED HALF HOT DUPLEX OUTLET
- GFCI — WALL MOUNTED DUPLEX OUTLET WITH GROUND FAULT INTERUPTER
- WP — WALL MOUNTED WATERPROOF DUPLEX OUTLET
- 220 — WALL MOUNTED 208/204 VOLT 40 AMP OUTLET
- 220 WP — WALL MOUNTED WATERPROOF 208/204 VOLT 40 AMP OUTLET
- FLOOR MOUNTED DUPLEX OUTLET

ELECTRICAL PLAN KEYNOTES

APPLIANCE BRANCH CIRCUITS

A REFRIGERATOR
KITCHEN GFCI CIRCUIT 20 AMP | 120 VOLT
CONNECTION - (1) WALL RECEPTACLES

B MICROWAVE HOOD
DEDICATED CIRCUIT 20 AMP | 120 VOLT
CONNECTION - (1) WALL RECEPTACLE

C RANGE
KITCHEN GFCI CIRCUIT 20 AMP | 120 VOLT
CONNECTION - (1) WALL RECEPTACLE

D GARBAGE DISPOSAL
DEDICATED CIRCUIT 20 AMP | 120 VOLT
CONNECTION - (1) SWITCHED WALL RECEPTACLE

E DISHWASHER
DEDICATED CIRCUIT 20 AMP | 120 VOLT
CONNECTION - (1) WALL RECEPTACLE

F CLOTHES WASHER & CLOTHES DRYER
DEDICATED CIRCUIT 20 AMP | 120 VOLT
CONNECTION - (1) WALL RECEPTACLE

APPLIANCE BRANCH CIRCUITS

G TANKLESS WATER HEATER
DEDICATED CIRCUIT 15 AMP | 120 VOLT
CONNECTION - (1) WALL RECEPTACLE OR HARD WIRED REQUIRES ON/OFF SWITCH

H HVAC - UNIT ON ROOF
DEDICATED CIRCUIT 50 AMP | 240 VOLT
COORDINATE WITH HVAC SUBCONTRACTOR FOR CIRCUIT ACTUAL AMPERAGE & CONNECTION

J FIREPLACE
VERIFY WITH APPLIANCE

APPLIANCE BRANCH CIRCUITS NOTES

1. **REQUIREMENTS -** VERIFY ELECTRICAL REQUIREMENTS OF ALL APPLIANCES WITH MANUFACTURERS' RECOMMENDATIONS.

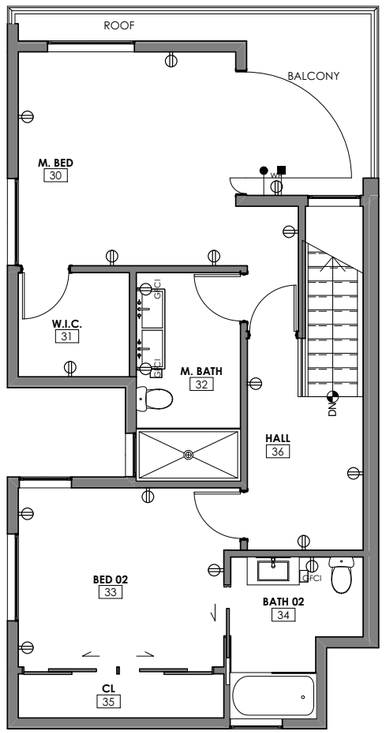
2. **ROUGH-IN -** LOCATE ELECTRICAL RECEPTACLES AND CONNECTIONS PER MANUFACTURERS' RECOMMENDATIONS.

ELECTRICAL NOTES

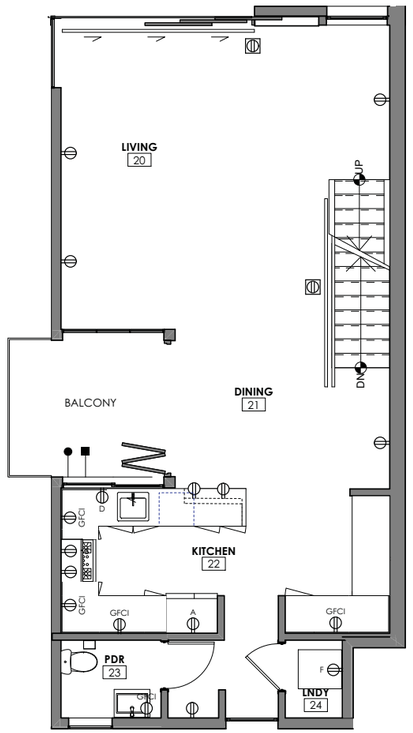
A. **DOCUMENTS -** THE ELECTRICAL PLAN IS NOT INTENDED TO REPRESENT A COMPLETE SET OF ELECTRICAL DRAWINGS. EXCEPT WHERE INDICATED OTHERWISE. THE LOCATION AND SELECTION OF ANY ELECTRICAL REQUIREMENTS NOT DIRECTLY RELATED TO THE LIGHTING SHALL BE BY OTHERS.

B. **ENGINEERING -** ELECTRICAL CONTRACTOR TO PROVIDE ELECTRICAL WORK DESIGN BUILD. ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL LAWS AND APPLICABLE CODES.

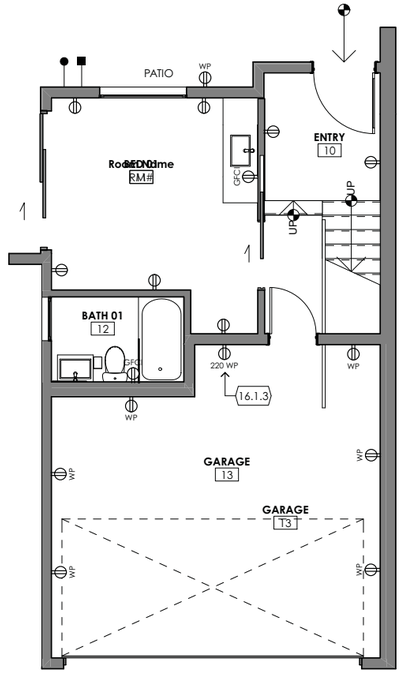
C. **REFLECTED CEILING & ROOF PLANS -** SEE REFLECTED CEILING & ROOF PLANS FOR ADDITIONAL ELECTRICAL INFORMATION INCLUDING CONDUIT FOR FUTURE SOLAR PANELS.



THIRD FLOOR 3
1/4" = 1'-0"



SECOND LEVEL ELECTRICAL PLAN 2
1/4" = 1'-0"



FIRST LEVEL ELECTRICAL PLAN 1
1/4" = 1'-0"

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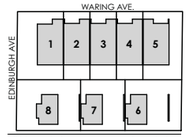
Owner: BLDG Edinburgh LLC

KEY PLAN



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SCALE	DATE
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UNIT TYPE B -
ELECTRICAL PLANS

A6.1

KEYNOTES

16.1.3 ELECTRIC VEHICLE CHARGING OUTLET
PROVIDE ONE 208/240 VOLT 40 AMP GROUNDED AC OUTLET TO SERVE AS ELECTRIC VEHICLE CHARGING. PROVIDE WEATHERPROOF OUTLET AT OUTDOOR LOCATIONS. FIELD VERIFY LOCATIONS WITH ARCHITECT PRIOR TO INSTALL.

ELECTRICAL SYMBOLS

- A — WALL MOUNTED DUPLEX OUTLET LETTER INDICATES DEDICATED BRANCH CIRCUT
- WALL MOUNTED FOURPLEX OUTLET
- HH — WALL MOUNTED HALF HOT DUPLEX OUTLET
- GFCI — WALL MOUNTED DUPLEX OUTLET WITH GROUND FAULT INTERUPTER
- WP — WALL MOUNTED WATERPROOF DUPLEX OUTLET
- 220 — WALL MOUNTED 208/204 VOLT 40 AMP OUTLET
- 220 WP — WALL MOUNTED WATERPROOF 208/204 VOLT 40 AMP OUTLET
- FLOOR MOUNTED DUPLEX OUTLET

ELECTRICAL PLAN KEYNOTES

APPLIANCE BRANCH CIRCUITS

A REFRIGERATOR
KITCHEN GFCI CIRCUIT 20 AMP | 120 VOLT
CONNECTION - (1) WALL RECEPTACLES

B MICROWAVE HOOD
DEDICATED CIRCUIT 20 AMP | 120 VOLT
CONNECTION - (1) WALL RECEPTACLE

C RANGE
KITCHEN GFCI CIRCUIT 20 AMP | 120 VOLT
CONNECTION - (1) WALL RECEPTACLE

D GARBAGE DISPOSAL
DEDICATED CIRCUIT 20 AMP | 120 VOLT
CONNECTION - (1) SWITCHED WALL RECEPTACLE

E DISHWASHER
DEDICATED CIRCUIT 20 AMP | 120 VOLT
CONNECTION - (1) WALL RECEPTACLE

F CLOTHES WASHER & CLOTHES DRYER
DEDICATED CIRCUIT 20 AMP | 120 VOLT
CONNECTION - (1) WALL RECEPTACLE

APPLIANCE BRANCH CIRCUITS

G TANKLESS WATER HEATER
DEDICATED CIRCUIT 15 AMP | 120 VOLT
CONNECTION - (1) WALL RECEPTACLE OR HARD WIRED REQUIRES ON/OFF SWITCH

H HVAC - UNIT ON ROOF
DEDICATED CIRCUIT 50 AMP | 240 VOLT
COORDINATE WITH HVAC SUBCONTRACTOR FOR CIRCUIT ACTUAL AMPERAGE & CONNECTION

J FIREPLACE
VERIFY WITH APPLIANCE

APPLIANCE BRANCH CIRCUITS NOTES

1. **REQUIREMENTS -** VERIFY ELECTRICAL REQUIREMENTS OF ALL APPLIANCES WITH MANUFACTURERS' RECOMMENDATIONS.

2. **ROUGH-IN -** LOCATE ELECTRICAL RECEPTACLES AND CONNECTIONS PER MANUFACTURERS' RECOMMENDATIONS.

ELECTRICAL NOTES

A. **DOCUMENTS -** THE ELECTRICAL PLAN IS NOT INTENDED TO REPRESENT A COMPLETE SET OF ELECTRICAL DRAWINGS. EXCEPT WHERE INDICATED OTHERWISE. THE LOCATION AND SELECTION OF ANY ELECTRICAL REQUIREMENTS NOT DIRECTLY RELATED TO THE LIGHTING SHALL BE BY OTHERS.

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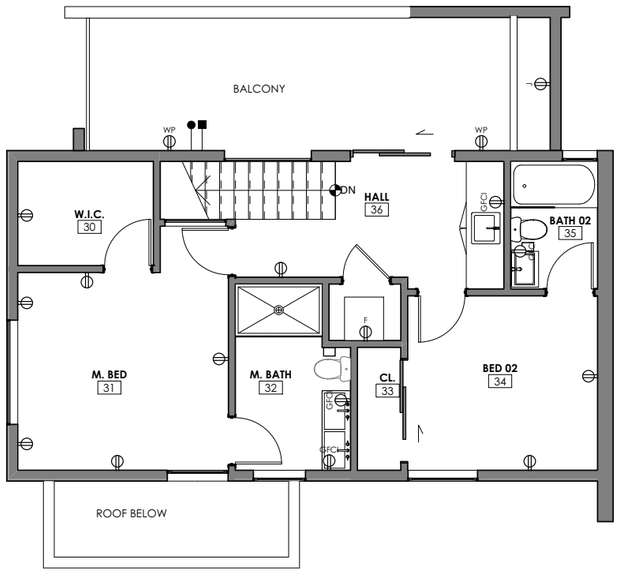
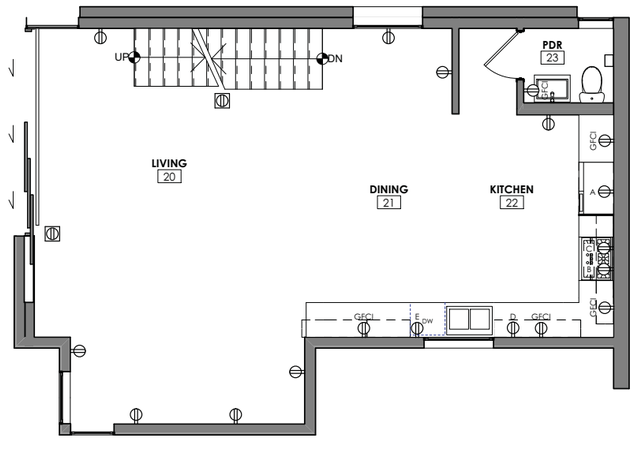
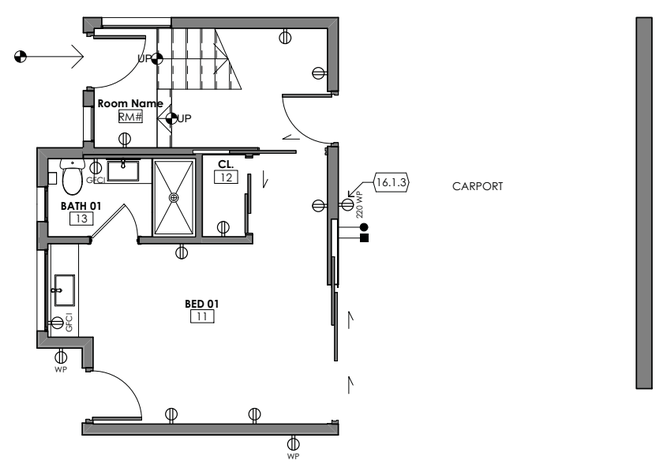


THIRD FLOOR 3
1/4" = 1'-0"



SECOND LEVEL ELECTRICAL PLAN 2
1/4" = 1'-0"



FIRST LEVEL ELECTRICAL PLAN 1
1/4" = 1'-0"

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PROJECT NO 14018

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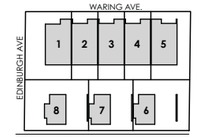
Los Angeles, CA 90046
Owner: BLDG Edinburgh LLC

KEY PLAN



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UNIT TYPE C -
ELECTRICAL PLANS

A6.2

ELECTRICAL SYMBOLS

- WALL MOUNTED DUPLEX OUTLET (A) — LETTER INDICATES DEDICATED BRANCH CIRCUT
- WALL MOUNTED FOURPLEX OUTLET
- WALL MOUNTED HALF HOT DUPLEX OUTLET (HH)
- WALL MOUNTED DUPLEX OUTLET WITH GROUND FAULT INTERUPTER (GFCI)
- WALL MOUNTED WATERPROOF DUPLEX OUTLET (WP)
- WALL MOUNTED 208/204 VOLT 40 AMP OUTLET (220)
- WALL MOUNTED WATERPROOF 208/204 VOLT 40 AMP OUTLET (220 WP)
- FLOOR MOUNTED DUPLEX OUTLET

ELECTRICAL PLAN KEYNOTES

APPLIANCE BRANCH CIRCUITS

A REFRIGERATOR
KITCHEN GFCI CIRCUIT 20 AMP | 120 VOLT
CONNECTION - (1) WALL RECEPTACLES

B MICROWAVE HOOD
DEDICATED CIRCUIT 20 AMP | 120 VOLT
CONNECTION - (1) WALL RECEPTACLE

C RANGE
KITCHEN GFCI CIRCUIT 20 AMP | 120 VOLT
CONNECTION - (1) WALL RECEPTACLE

D GARBAGE DISPOSAL
DEDICATED CIRCUIT 20 AMP | 120 VOLT
CONNECTION - (1) SWITCHED WALL RECEPTACLE

E DISHWASHER
DEDICATED CIRCUIT 20 AMP | 120 VOLT
CONNECTION - (1) WALL RECEPTACLE

F CLOTHES WASHER & CLOTHES DRYER
DEDICATED CIRCUIT 20 AMP | 120 VOLT
CONNECTION - (1) WALL RECEPTACLE

APPLIANCE BRANCH CIRCUITS

G TANKLESS WATER HEATER
DEDICATED CIRCUIT 15 AMP | 120 VOLT
CONNECTION - (1) WALL RECEPTACLE OR
HARD WIRED REQUIRES ON/OFF SWITCH

H HVAC - UNIT ON ROOF
DEDICATED CIRCUIT 50 AMP | 240 VOLT
COORDINATE WITH HVAC SUBCONTRACTOR
FOR CIRCUIT ACTUAL AMPERAGE &
CONNECTION

J FIREPLACE
VERIFY WITH APPLIANCE

APPLIANCE BRANCH CIRCUITS NOTES

1. **REQUIREMENTS -** VERIFY ELECTRICAL REQUIREMENTS OF ALL APPLIANCES WITH MANUFACTURERS' RECOMMENDATIONS.

2. **ROUGH-IN -** LOCATE ELECTRICAL RECEPTACLES AND CONNECTIONS PER MANUFACTURERS' RECOMMENDATIONS.

ELECTRICAL NOTES

A. **DOCUMENTS -** THE ELECTRICAL PLAN IS NOT INTENDED TO REPRESENT A COMPLETE SET OF ELECTRICAL DRAWINGS. EXCEPT WHERE INDICATED OTHERWISE. THE LOCATION AND SELECTION OF ANY ELECTRICAL REQUIREMENTS NOT DIRECTLY RELATED TO THE LIGHTING SHALL BE BY OTHERS.

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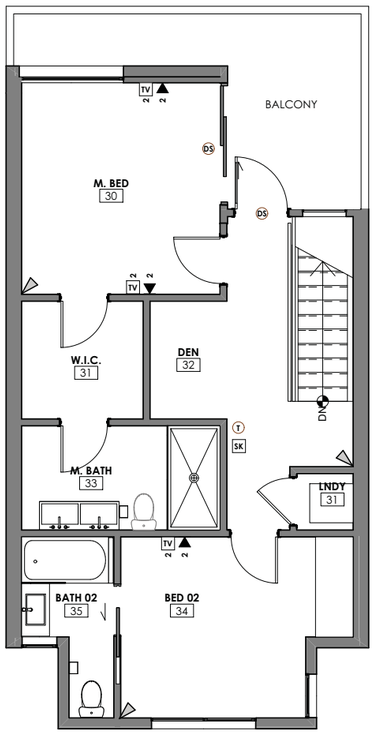
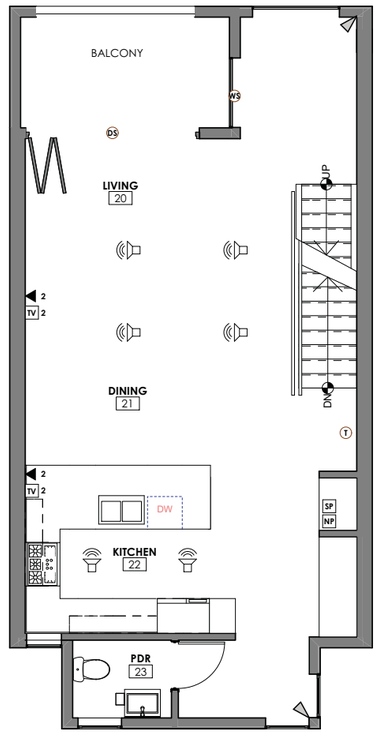
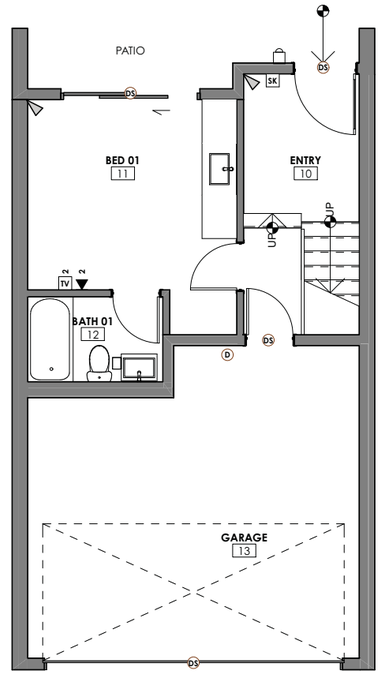
C. **REFLECTED CEILING & ROOF PLANS -** SEE REFLECTED CEILING & ROOF PLANS FOR ADDITIONAL ELECTRICAL INFORMATION INCLUDING CONDUIT FOR FUTURE SOLAR PANELS.



THIRD FLOOR 3
1/4" = 1'-0"



SECOND LEVEL LOW VOLTAGE PLAN 2
1/4" = 1'-0"



FIRST LEVEL LOW VOLTAGE PLAN 1
1/4" = 1'-0"

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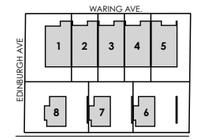
KEY PLAN



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UNIT TYPE A - LOW VOLTAGE PLANS

A6.3

ELECTRICAL SYMBOLS

- A — WALL MOUNTED DUPLEX OUTLET
  LETTER INDICATES DEDICATED BRANCH CIRCUT
- WALL MOUNTED FOURPLEX OUTLET
- HH — WALL MOUNTED HALF HOT DUPLEX OUTLET
- GFCI — WALL MOUNTED DUPLEX OUTLET
  WITH GROUND FAULT INTERUPTER
- WP — WALL MOUNTED WATERPROOF DUPLEX OUTLET
- 220 — WALL MOUNTED 208/204 VOLT 40 AMP OUTLET
- 220 WP — WALL MOUNTED WATERPROOF 208/204 VOLT
  40 AMP OUTLET
- FLOOR MOUNTED DUPLEX OUTLET

ELECTRICAL PLAN KEYNOTES

APPLIANCE BRANCH CIRCUITS

A REFRIGERATOR
KITCHEN GFCI CIRCUIT 20 AMP | 120 VOLT
CONNECTION - (1) WALL RECEPTACLES

B MICROWAVE HOOD
DEDICATED CIRCUIT 20 AMP | 120 VOLT
CONNECTION - (1) WALL RECEPTACLE

C RANGE
KITCHEN GFCI CIRCUIT 20 AMP | 120 VOLT
CONNECTION - (1) WALL RECEPTACLE

D GARBAGE DISPOSAL
DEDICATED CIRCUIT 20 AMP | 120 VOLT
CONNECTION - (1) SWITCHED WALL RECEPTACLE

E DISHWASHER
DEDICATED CIRCUIT 20 AMP | 120 VOLT
CONNECTION - (1) WALL RECEPTACLE

F CLOTHES WASHER & CLOTHES DRYER
DEDICATED CIRCUIT 20 AMP | 120 VOLT
CONNECTION - (1) WALL RECEPTACLE

APPLIANCE BRANCH CIRCUITS

G TANKLESS WATER HEATER
DEDICATED CIRCUIT 15 AMP | 120 VOLT
CONNECTION - (1) WALL RECEPTACLE OR
HARD WIRED REQUIRES ON/OFF SWITCH

H HVAC - UNIT ON ROOF
DEDICATED CIRCUIT 50 AMP | 240 VOLT
COORDINATE WITH HVAC SUBCONTRACTOR
FOR CIRCUIT ACTUAL AMPERAGE &
CONNECTION

J FIREPLACE
VERIFY WITH APPLIANCE

APPLIANCE BRANCH CIRCUITS NOTES

1. **REQUIREMENTS -** VERIFY ELECTRICAL REQUIREMENTS OF ALL APPLIANCES WITH MANUFACTURERS' RECOMMENDATIONS.

2. **ROUGH-IN -** LOCATE ELECTRICAL RECEPTACLES AND CONNECTIONS PER MANUFACTURERS' RECOMMENDATIONS.

ELECTRICAL NOTES

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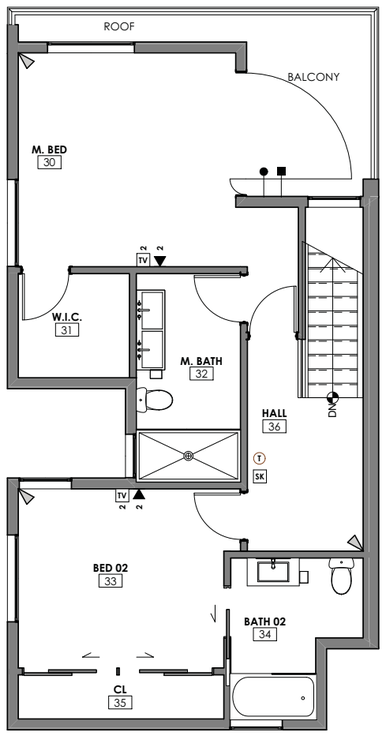
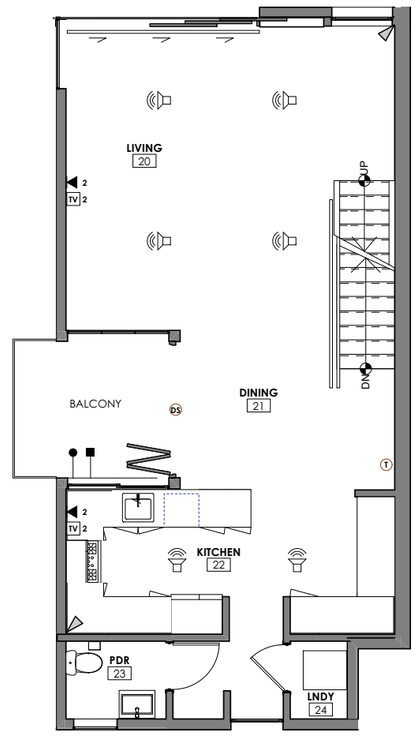
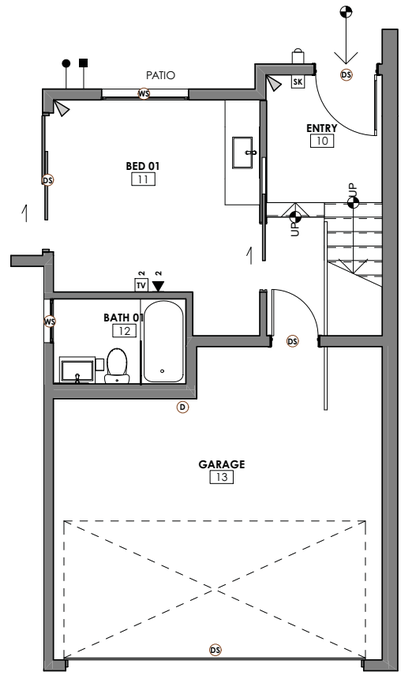


THIRD FLOOR 3
1/4" = 1'-0"



SECOND LEVEL LOW VOLTAGE PLAN 2
1/4" = 1'-0"



FIRST LEVEL LOW VOLTAGE PLAN 1
1/4" = 1'-0"

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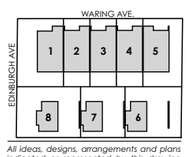
Owner: BLDG Edinburgh LLC

KEY PLAN



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UNIT TYPE B - LOW VOLTAGE PLANS

A6.4

ELECTRICAL SYMBOLS

- A — WALL MOUNTED DUPLEX OUTLET
  LETTER INDICATES DEDICATED BRANCH CIRCUT
- WALL MOUNTED FOURPLEX OUTLET
- HH — WALL MOUNTED HALF HOT DUPLEX OUTLET
- GFCI — WALL MOUNTED DUPLEX OUTLET
  WITH GROUND FAULT INTERUPTER
- WP — WALL MOUNTED WATERPROOF DUPLEX OUTLET
- 220 — WALL MOUNTED 208/204 VOLT 40 AMP OUTLET
- 220 WP — WALL MOUNTED WATERPROOF 208/204 VOLT
  40 AMP OUTLET
- FLOOR MOUNTED DUPLEX OUTLET

ELECTRICAL PLAN KEYNOTES

APPLIANCE BRANCH CIRCUITS

A REFRIGERATOR
KITCHEN GFCI CIRCUIT 20 AMP | 120 VOLT
CONNECTION - (1) WALL RECEPTACLES

B MICROWAVE HOOD
DEDICATED CIRCUIT 20 AMP | 120 VOLT
CONNECTION - (1) WALL RECEPTACLE

C RANGE
KITCHEN GFCI CIRCUIT 20 AMP | 120 VOLT
CONNECTION - (1) WALL RECEPTACLE

D GARBAGE DISPOSAL
DEDICATED CIRCUIT 20 AMP | 120 VOLT
CONNECTION - (1) SWITCHED WALL RECEPTACLE

E DISHWASHER
DEDICATED CIRCUIT 20 AMP | 120 VOLT
CONNECTION - (1) WALL RECEPTACLE

F CLOTHES WASHER & CLOTHES DRYER
DEDICATED CIRCUIT 20 AMP | 120 VOLT
CONNECTION - (1) WALL RECEPTACLE

APPLIANCE BRANCH CIRCUITS

G TANKLESS WATER HEATER
DEDICATED CIRCUIT 15 AMP | 120 VOLT
CONNECTION - (1) WALL RECEPTACLE OR
HARD WIRED REQUIRES ON/OFF SWITCH

H HVAC - UNIT ON ROOF
DEDICATED CIRCUIT 50 AMP | 240 VOLT
COORDINATE WITH HVAC SUBCONTRACTOR
FOR CIRCUIT ACTUAL AMPERAGE &
CONNECTION

J FIREPLACE
VERIFY WITH APPLIANCE

APPLIANCE BRANCH CIRCUITS NOTES

1. **REQUIREMENTS -** VERIFY ELECTRICAL REQUIREMENTS OF ALL APPLIANCES WITH MANUFACTURERS' RECOMMENDATIONS.

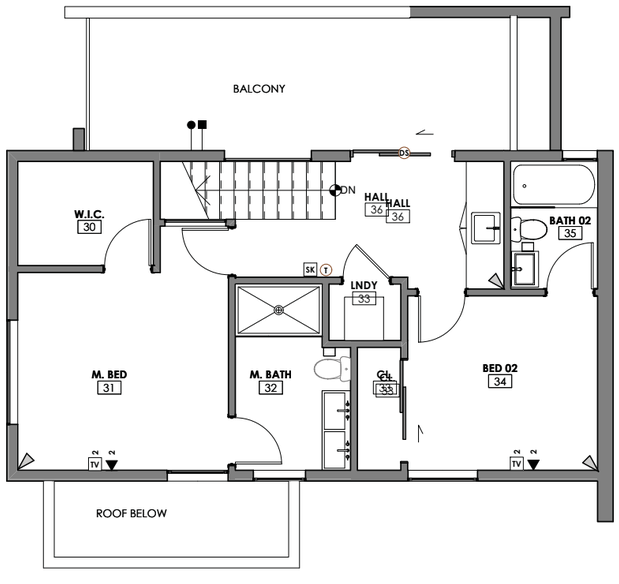
2. **ROUGH-IN -** LOCATE ELECTRICAL RECEPTACLES AND CONNECTIONS PER MANUFACTURERS' RECOMMENDATIONS.

ELECTRICAL NOTES

A. **DOCUMENTS -** THE ELECTRICAL PLAN IS NOT INTENDED TO REPRESENT A COMPLETE SET OF ELECTRICAL DRAWINGS. EXCEPT WHERE INDICATED OTHERWISE. THE LOCATION AND SELECTION OF ANY ELECTRICAL REQUIREMENTS NOT DIRECTLY RELATED TO THE LIGHTING SHALL BE BY OTHERS.

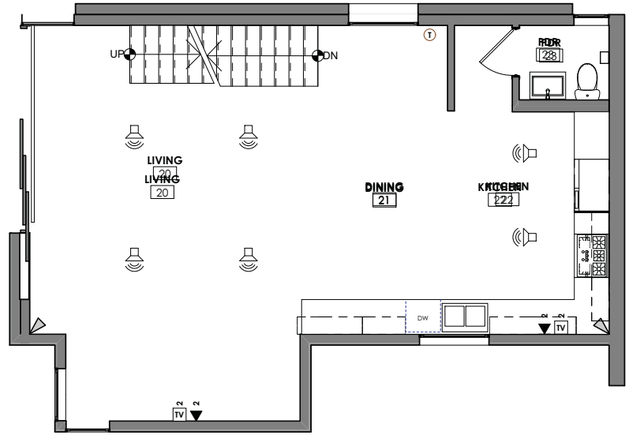
B. **ENGINEERING -** ELECTRICAL CONTRACTOR TO PROVIDE ELECTRICAL WORK DESIGN BUILD. ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL LAWS AND APPLICABLE CODES.

C. **REFLECTED CEILING & ROOF PLANS -** SEE REFLECTED CEILING & ROOF PLANS FOR ADDITIONAL ELECTRICAL INFORMATION INCLUDING CONDUIT FOR FUTURE SOLAR PANELS.



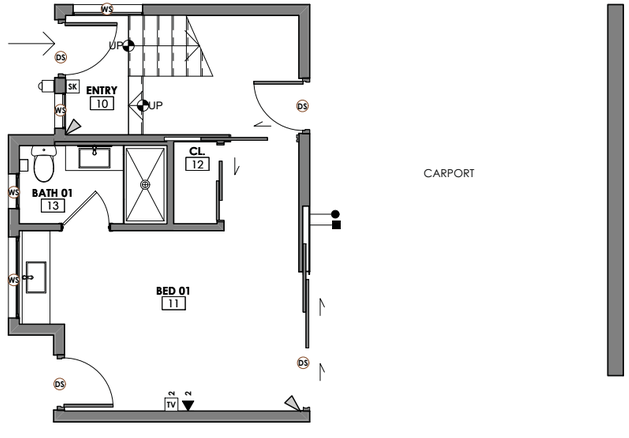
THIRD FLOOR 3

1/4" = 1'-0"



SECOND LEVEL LOW VOLTAGE PLAN 2

1/4" = 1'-0"



FIRST LEVEL LOW VOLTAGE PLAN 1

1/4" = 1'-0"

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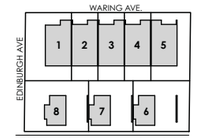

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UNIT TYPE C - LOW VOLTAGE PLANS

A6.5

KEYNOTES

6 - WOOD AND PLASTICS

6.8.1 BASE CABINET
INSTALL PER MANUF. SPECS.

8 - DOORS, WINDOWS & GLAZING

8.11.2 GLASS PANEL
TEMPERED FRAMELESS GLASS PANEL - FIXED

9 - FINISHES

9.3.1 WALL - W1
WALL 5/8" GYPSUM BOARD - PAINTED

9.19.2 WALL - W6
CERAMIC / PORCELAIN TILE - SHOWER

9.19.4 MISC FINISH - M6
METAL EDGE FINISHING @ CERAMIC / PORCELAIN TILE

9.19.5 BASE - B3
CERAMIC / PORCELAIN TILE BASE

10 - SPECIALTIES

10.1.3 TOILET PAPER HOLDER
INSTALL PER MANUF. SPECS.

11 - EQUIPMENT

11.1.1 RANGE
INSTALL PER MANUF. SPECS.

11.1.5 BUILT-IN MICROWAVE OVEN
INSTALL PER MANUF. SPECS.

11.1.7 REFRIGERATOR
PROVIDE COLD WATER STUB-OUT FOR ICE MAKER. INSTALL PER MANUF. SPECS.

11.1.8 DISHWASHER
PROVIDE HOT AND COLD WATER STUB-OUTS AND SMITTY PAN WITH DRAIN. INSTALL PER MANUF. SPECS.

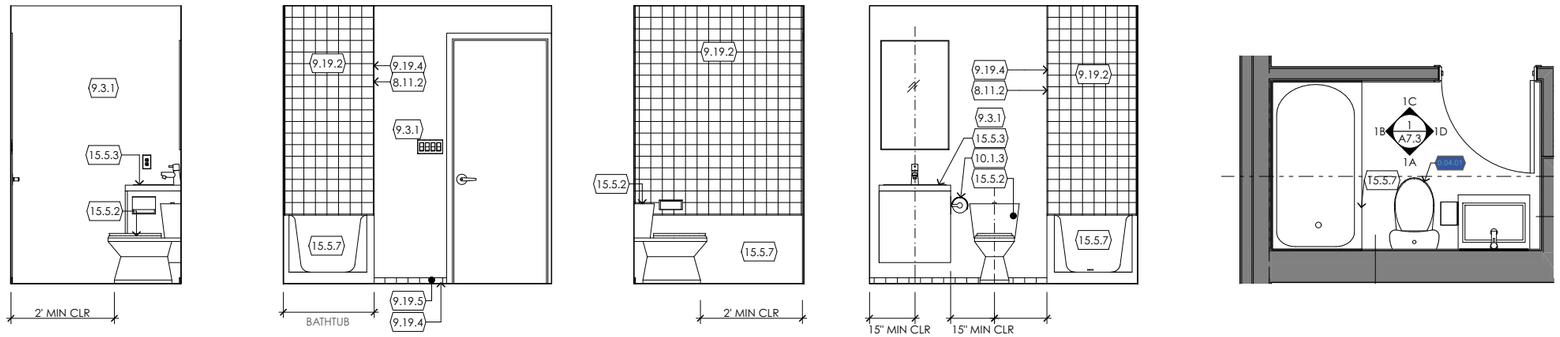
15 - MECHANICAL

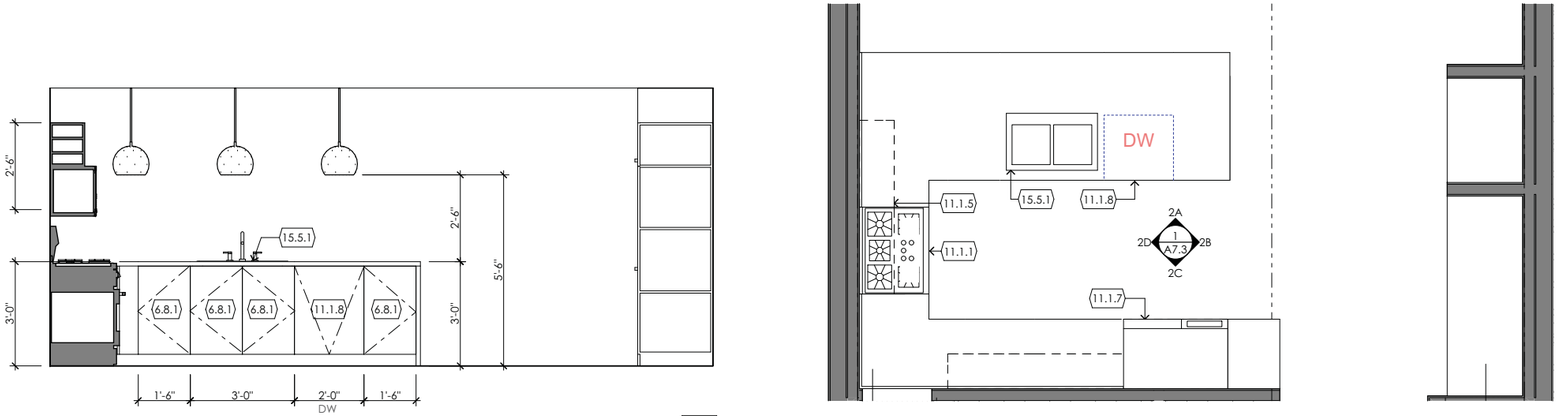
15.5.1 KITCHEN SINK
INSTALL PER MANUF. SPECS.

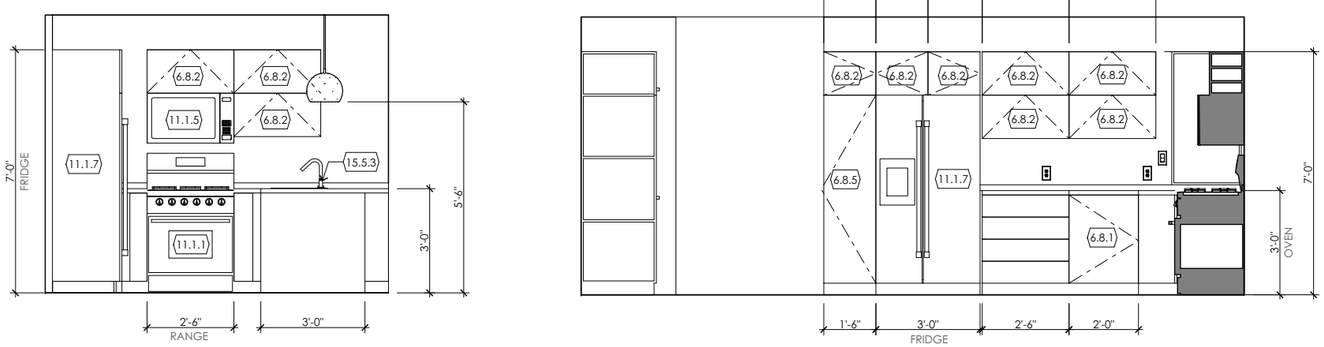
15.5.2 TOILET
HIGH EFFICIENCY TOILET. SINGLE FLUSH MAX 1.28 GPF. DUAL FLUSH MAX 1.6 & .9 GPF. INSTALL PER MANUF. SPECS.

15.5.3 SINK
INSTALL PER MANUF. SPECS.

15.5.7 BATHTUB/SHOWER COMBO
TILED WALLS W/ BATHTUB. INSTALL PER MANUF. SPECS.







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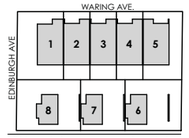

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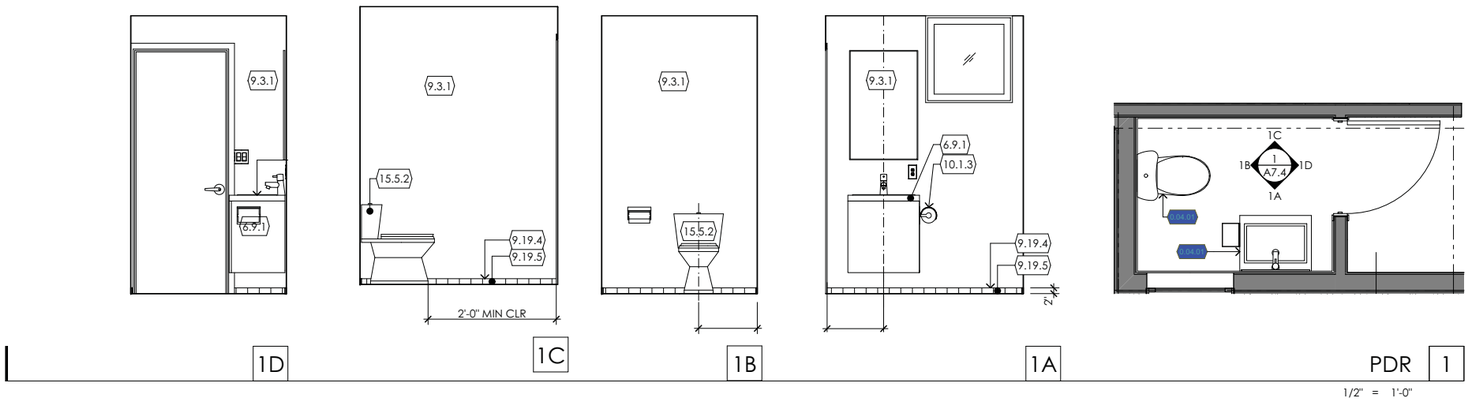
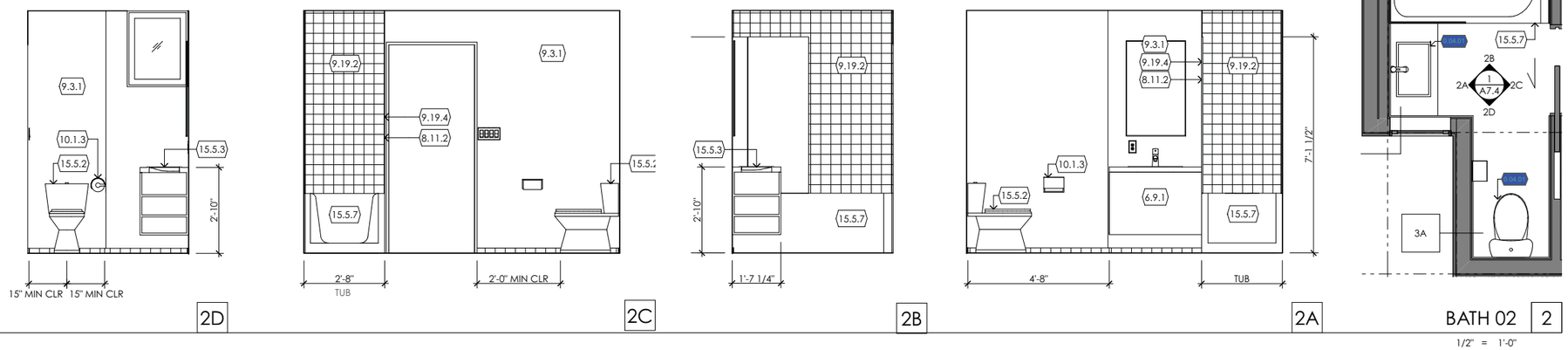
INTERIOR ELEVATIONS
- UNIT TYPE A

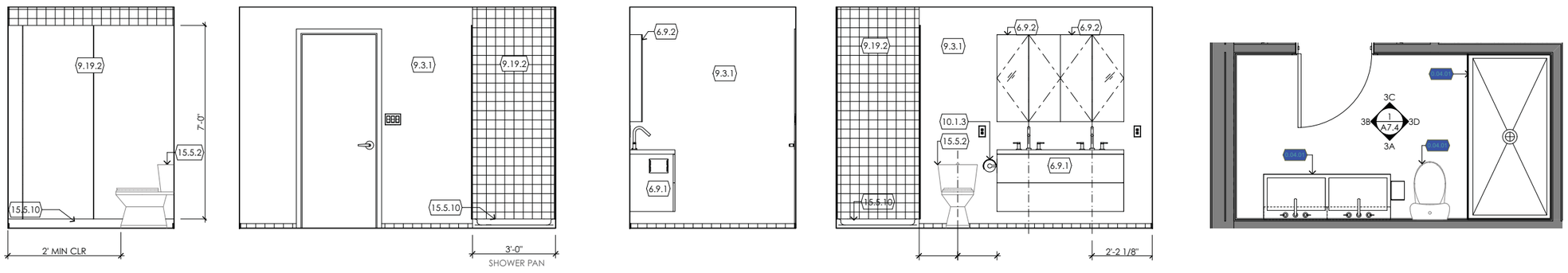
A7.3



1/2" = 1'-0"



1/2" = 1'-0"



1/2" = 1'-0"

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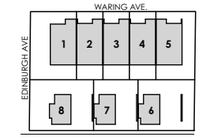

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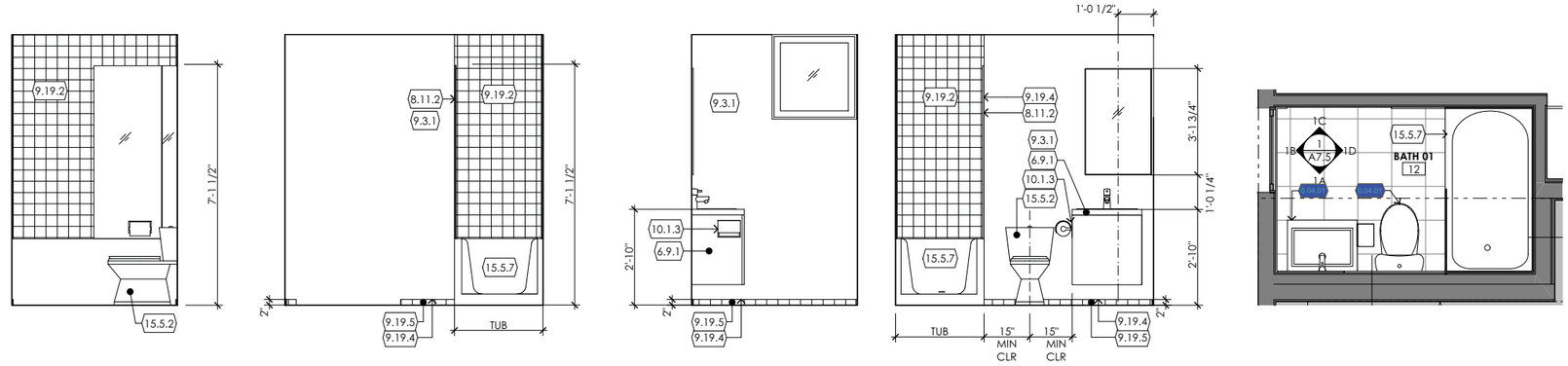
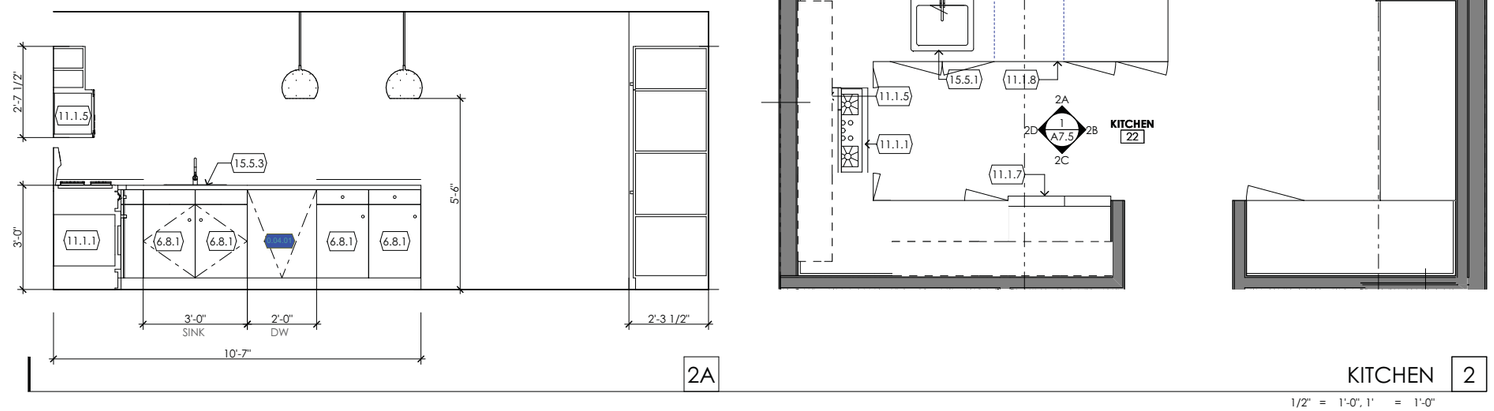
INTERIOR ELEVATIONS
- UNIT TYPE A

A7.4



1/2" = 1'-0", 1' = 1'-0"



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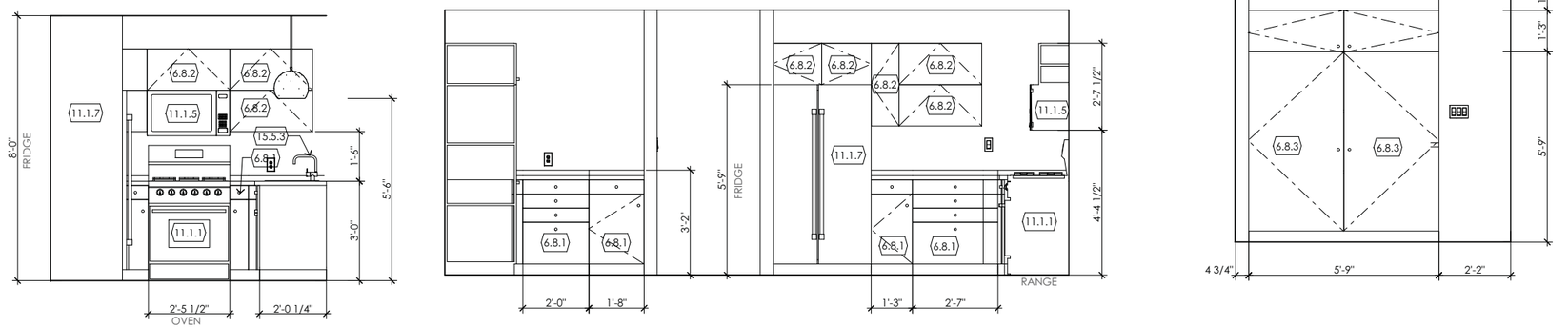

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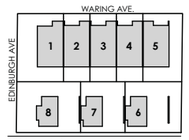

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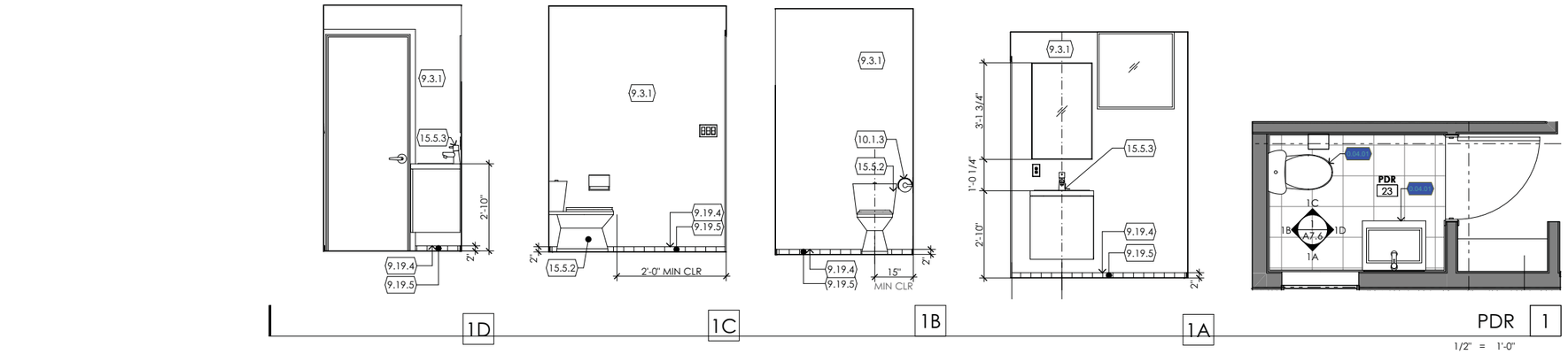
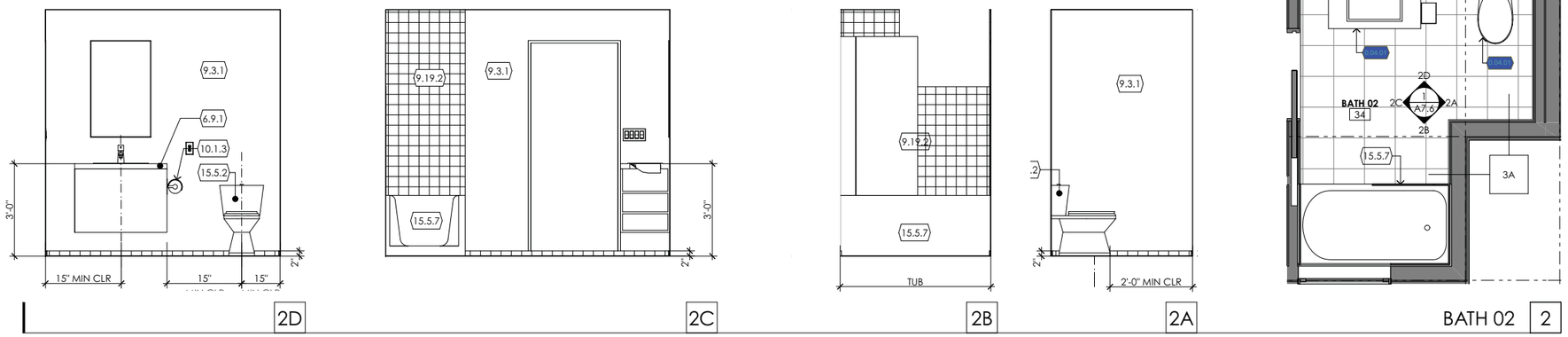
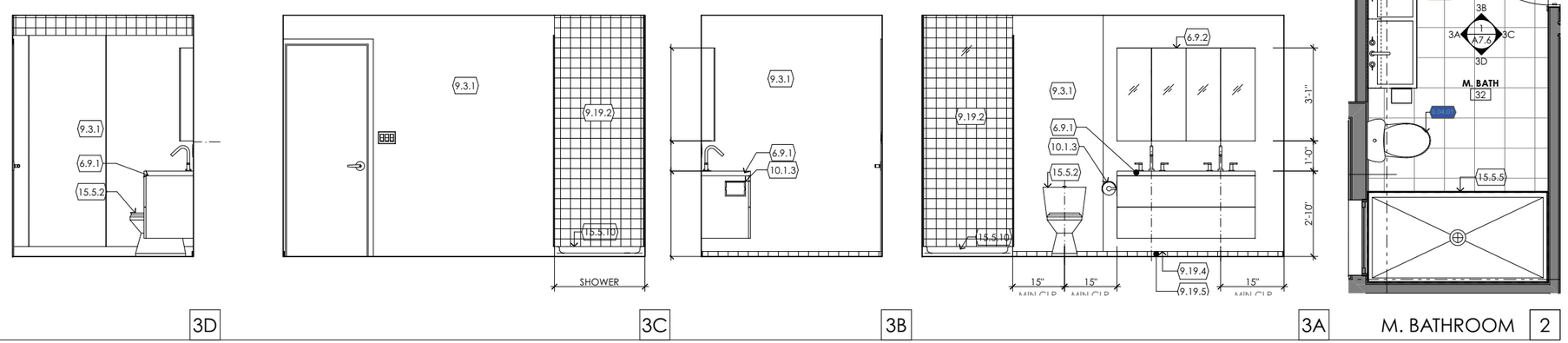
INTERIOR ELEVATIONS
- UNIT TYPE B

A7.5







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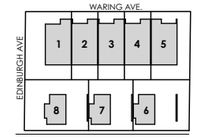

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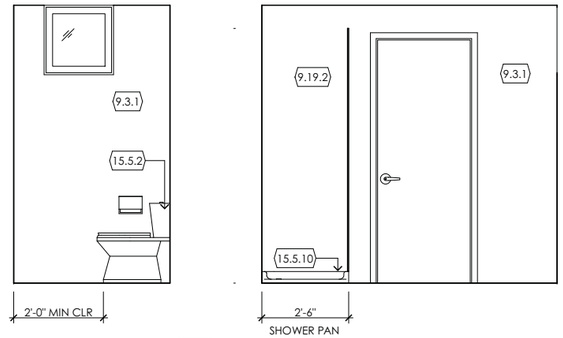
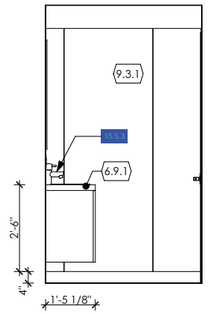
INTERIOR ELEVATIONS
- UNIT TYPE B

A7.6

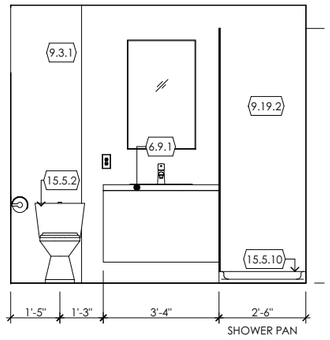


1D

1C



1B



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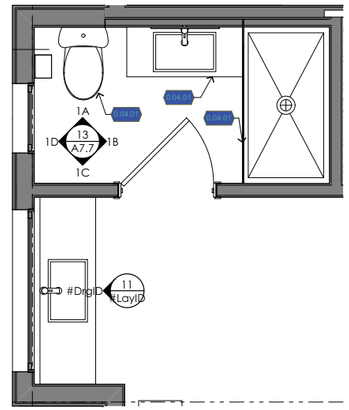
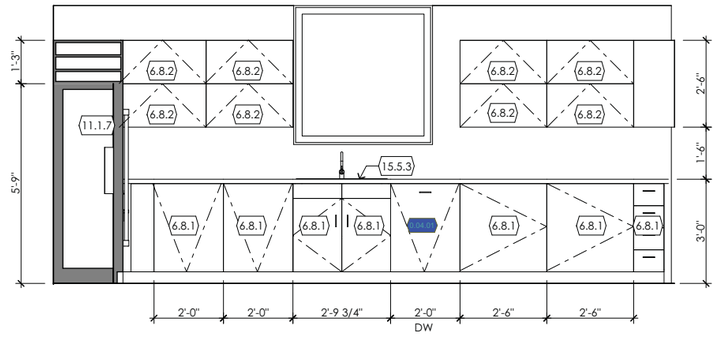


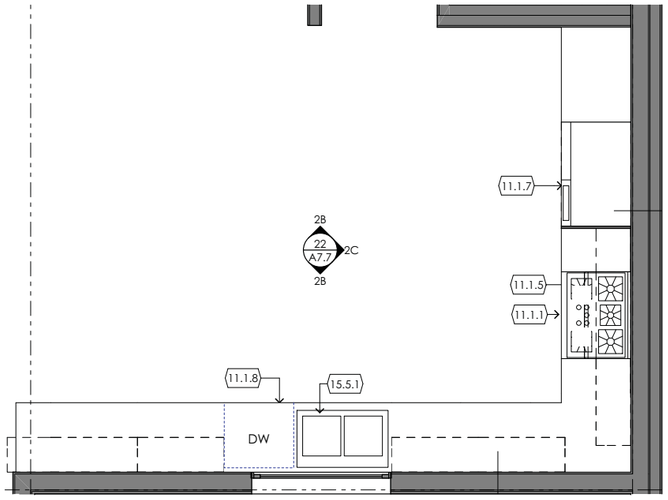
1

BATH 01

1/2" = 1'-0", 1' = 1'-0"

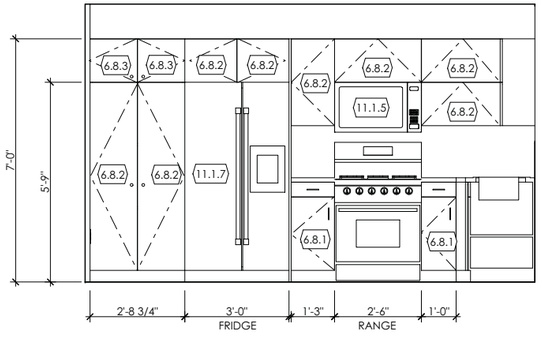


2B

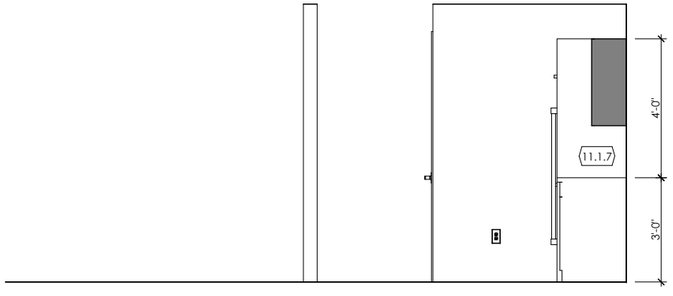


KITCHEN 2

1/2" = 1'-0", 1' = 1'-0"



2C



KITCHEN 2B

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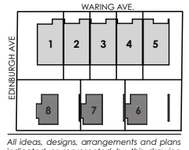

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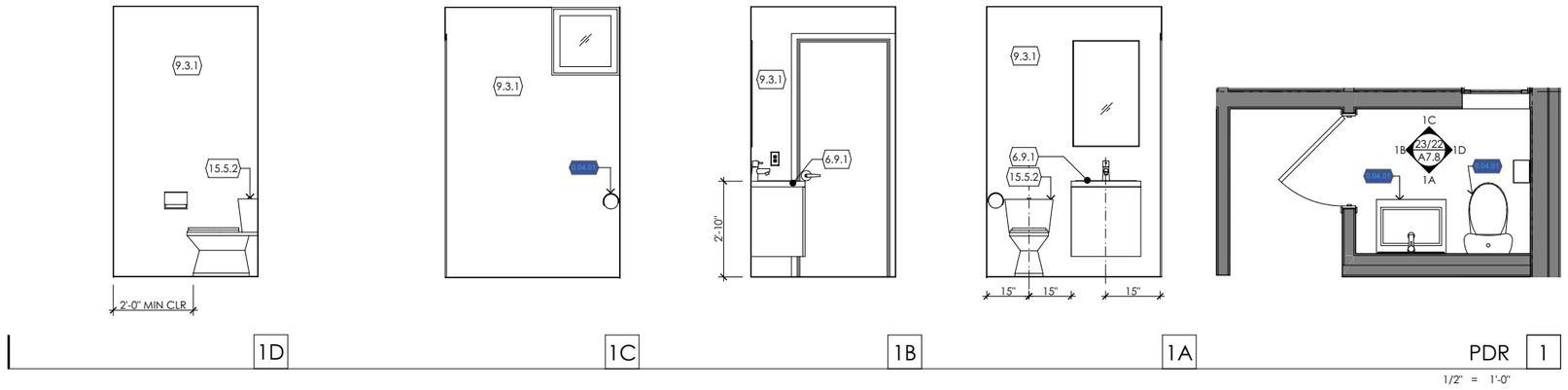
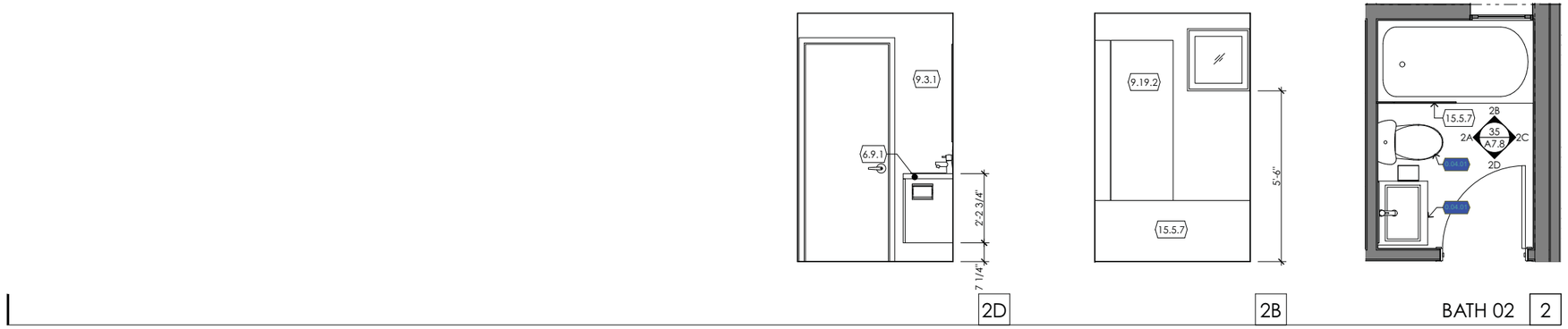
INTERIOR ELEVATIONS
- UNIT TYPE C

A7.7



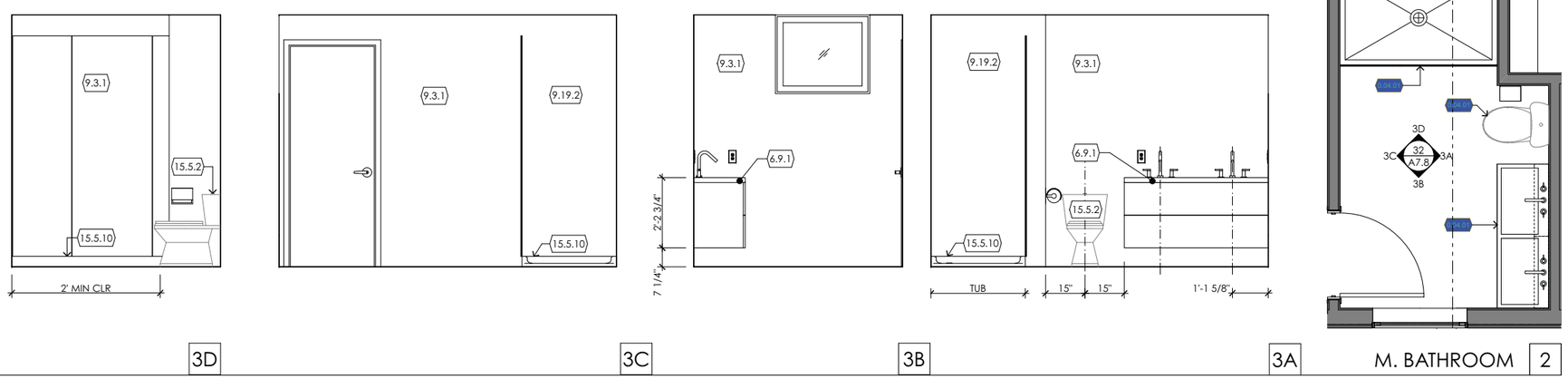
1D 1C 1B 1A PDR 1

1/2" = 1'-0"



2D 2B BATH 02 2

1/2" = 1'-0"



3D 3C 3B 3A M. BATHROOM 2

1/2" = 1'-0"

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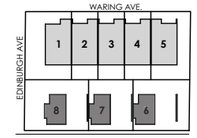
2633 Lincoln Blvd. #610
Santa Monica, CA 90405
P: 310.526.7826
F: 310.526.7681
E: info@modative.com
W: www.modative.com

50% CD SET
NOT FOR CONSTRUCTION

PROJECT NO 14018

EDINBURGH AVE SLS
750 N Edinburgh Ave
Los Angeles, CA 90046
Owner: BLDG Edinburgh LLC

KEY PLAN



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SCALE AS SHOWN
DATE 7/2/15

INTERIOR ELEVATIONS
- UNIT TYPE C

A7.8

REFLECTED CEILNG PLAN SYMBOLS

- +9'-0" — CEILING HEIGHT A.F.F.
- GYPSUM BOARD CEILING
- GYPSUM BOARD SOFFIT
- WOOD T & G CEILING
- METAL PANEL CEILING
- SHIPLAP CEMENT BOARD CEILING
- STRUCTURAL GLASS CEILING SYSTEM

LIGHTING SYMBOLS

- WALL MOUNTED FIXTURE
- SURFACE MOUNTED FIXTURE
- RECESSED (4 PIN) FLUORESCENT DOWNLIGHT
- RECESSED LED DOWNLIGHT
- WATERPROOF (4 PIN) FLUORESCENT RECESSED DOWNLIGHT
- EXHAUST FAN W/ HUMIDISTAT CONTROL, ENERGY STAR COMPLIANT, DUCTED TO OUTSIDE
- EXHAUST FAN/LIGHT COMBO W/ HUMIDISTAT CONTROL, ENERGY STAR COMPLIANT, DUCTED TO OUTSIDE
- SURFACE MOUNTED J BOX
- WALL MONTED J BOX
- SURFACE MOUNTED FLUORESCENT TUBE FIXTURE
- FLUORESCENT TUBE FIXTURE UNDER CABINET
- CEILNG FAN (FOR WIRING, OWNER SUPPLIED FIXTURE. PROVIDE CEILING FAN RATED J BOX.)
- SWITCH (2WAY, 3 WAY, & 4 WAY PER PLANS)
- DIMMER SWITCH
- MOTION SENSOR SWITCH
- VACANCY SENSOR SWITCH
- DOOR CONTROLLED SWITCH
- SMOKE ALARM W/ BATTERY BACKUP, HARDWIRED, INTERCONNECTED
- CARBON MONOXIDE ALARM W/ BATTERY BACKUP, HARDWIRED, INTERCONNECTED
- COMBINATION SMOKE AND CARBON MONOXIDE ALARM W/ BATTERY BACKUP, HARDWIRED, INTERCONNECTED

ELECTRICAL NOTES

A. **DOCUMENTS -** THE LIGHTING PLAN IS NOT INTENDED TO REPRESENT A COMPLETE SET OF ELECTRICAL DRAWINGS, EXCEPT WHERE INDICATED OTHERWISE, THE LOCATION AND SELECTION OF ANY ELECTRICAL REQUIREMENTS NOT DIRECTLY RELATED TO THE LIGHTING SHALL BE BY OTHERS.

B. **ENGINEERING -** ELECTRICAL CONTRACTOR TO PROVIDE ELECTRICAL WORK DESIGN BUILD. ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL LAWS AND APPLICABLE CODES.

REFLECTED CEILING PLAN NOTES

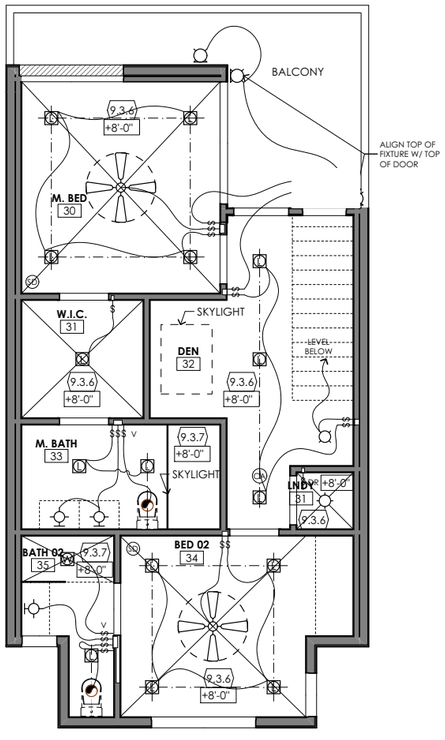
A. SEE ELECTRICAL NOTES.

B. FOR LIGHTING LOCATIONS, DIMENSIONS, SWITCHING AND WIRING, SEE RCPs.

C. ALL SOFFITS AND CEILINGS ARE DIMENSIONED TO FINISH FACE UNLESS OTHERWISE NOTED.

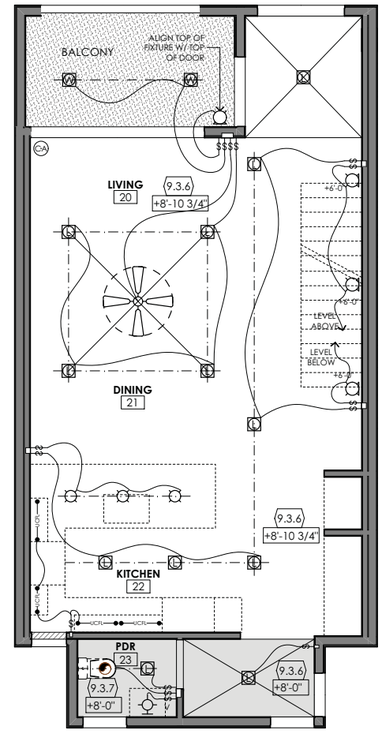
D. CEILING HEIGHT CALLOUTS ARE APPROXIMATE. VERIFY HEIGHTS OF CEILING CALLOUTS IN FIELD BASED ON ACTUAL FRAMING.

E. **SMOKE ALARMS -** SHALL RECEIVE THIER PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP AND LOW BATTERY SIGNAL, WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THEY SHALL BE INTERCONNECTED IS SUCH A MANNER SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS. SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED AT ALL OF THE FOLLOWING LOCATIONS: IN EACH ROOM USED FOR SLEEPING PURPOSES, ON THE CEILING OR WALL OUTSIDE IMMEDIATE VICINITY OF SLEEPING ROOM, IN EACH STORY, BASEMENT OR SPLIT LEVEL WITHIN A DWELLING UNIT, AND IN ENCLOSED COMMON STAIRWELLS OF TWO OR MORE DWELLING UNITS. (R314)



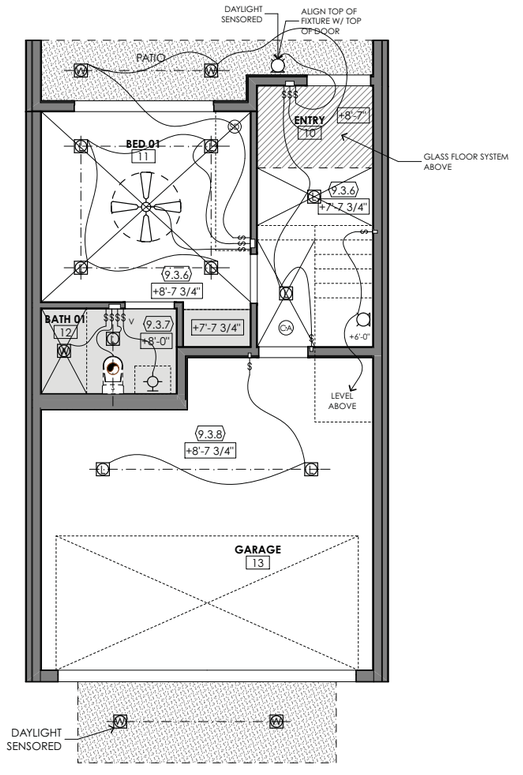
THIRD LEVEL LIGHTING / R.C.P. 3

1/4" = 1'-0"



SECOND LEVEL LIGHTING / R.C.P. 2

1/4" = 1'-0"



FIRST LEVEL LIGHTING / R.C.P. 1

1/4" = 1'-0"

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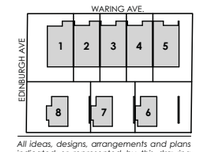

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SCALE	DATE
AS SHOWN	7/2/15

UNIT TYPE A - LIGHTING/ REFLECTED CEILING PLAN

A8.0

REFLECTED CEILNG PLAN SYMBOLS

- +9'-0" — CEILING HEIGHT A.F.F.
- GYPSUM BOARD CEILING
- GYPSUM BOARD SOFFIT
- WOOD T & G CEILING
- METAL PANEL CEILING
- SHIPLAP CEMENT BOARD CEILING
- STRUCTURAL GLASS CEILING SYSTEM

LIGHTING SYMBOLS

- WALL MOUNTED FIXTURE
- SURFACE MOUNTED FIXTURE
- RECESSED (4 PIN) FLUORESCENT DOWNLIGHT
- RECESSED LED DOWNLIGHT
- WATERPROOF (4 PIN) FLUORESCENT RECESSED DOWNLIGHT
- EXHAUST FAN W/ HUMIDISTAT CONTROL, ENERGY STAR COMPLIANT, DUCTED TO OUTSIDE
- EXHAUST FAN/LIGHT COMBO W/ HUMIDISTAT CONTROL, ENERGY STAR COMPLIANT, DUCTED TO OUTSIDE
- SURFACE MOUNTED J BOX
- WALL MONTED J BOX
- A — SURFACE MOUNTED FLUORESCENT TUBE FIXTURE
- UCR — FLUORESCENT TUBE FIXTURE UNDER CABINET
- CEILNG FAN (FOR WIRING, OWNER SUPPLIED FIXTURE. PROVIDE CEILING FAN RATED J BOX.)
- SWITCH (2WAY, 3 WAY, & 4 WAY PER PLANS)
- D — DIMMER SWITCH
- M — MOTION SENSOR SWITCH
- V — VACANCY SENSOR SWITCH
- DR — DOOR CONTROLLED SWITCH
- SD — SMOKE ALARM W/ BATTERY BACKUP, HARDWIRED, INTERCONNECTED
- CM — CARBON MONOXIDE ALARM W/ BATTERY BACKUP, HARDWIRED, INTERCONNECTED
- CM — COMBINATION SMOKE AND CARBON MONOXIDE ALARM W/ BATTERY BACKUP, HARDWIRED, INTERCONNECTED

ELECTRICAL NOTES

A. **DOCUMENTS -** THE LIGHTING PLAN IS NOT INTENDED TO REPRESENT A COMPLETE SET OF ELECTRICAL DRAWINGS, EXCEPT WHERE INDICATED OTHERWISE, THE LOCATION AND SELECTION OF ANY ELECTRICAL REQUIREMENTS NOT DIRECTLY RELATED TO THE LIGHTING SHALL BE BY OTHERS.

B. **ENGINEERING -** ELECTRICAL CONTRACTOR TO PROVIDE ELECTRICAL WORK DESIGN BUILD. ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL LAWS AND APPLICABLE CODES.

REFLECTED CEILING PLAN NOTES

A. SEE ELECTRICAL NOTES.

B. FOR LIGHTING LOCATIONS, DIMENSIONS, SWITCHING AND WIRING, SEE RCPs.

C. ALL SOFFITS AND CEILINGS ARE DIMENSIONED TO FINISH FACE UNLESS OTHERWISE NOTED.

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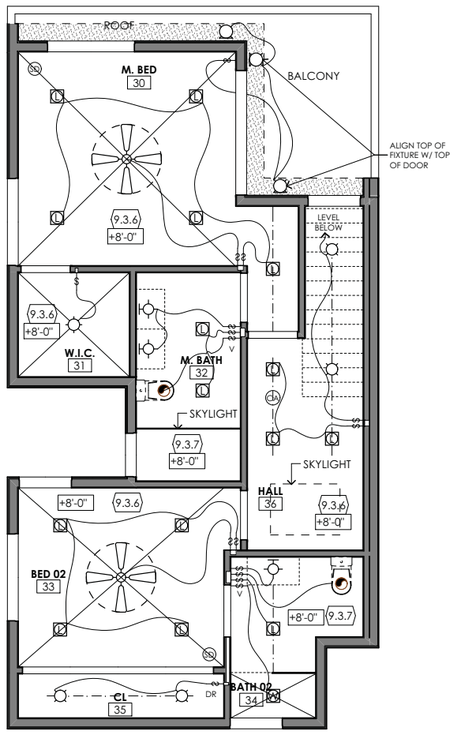
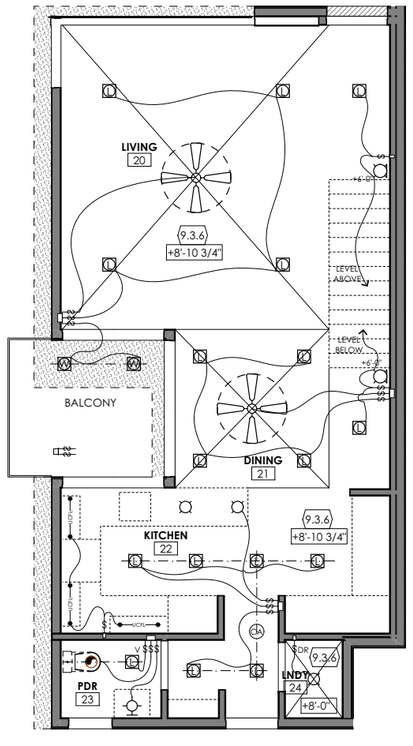


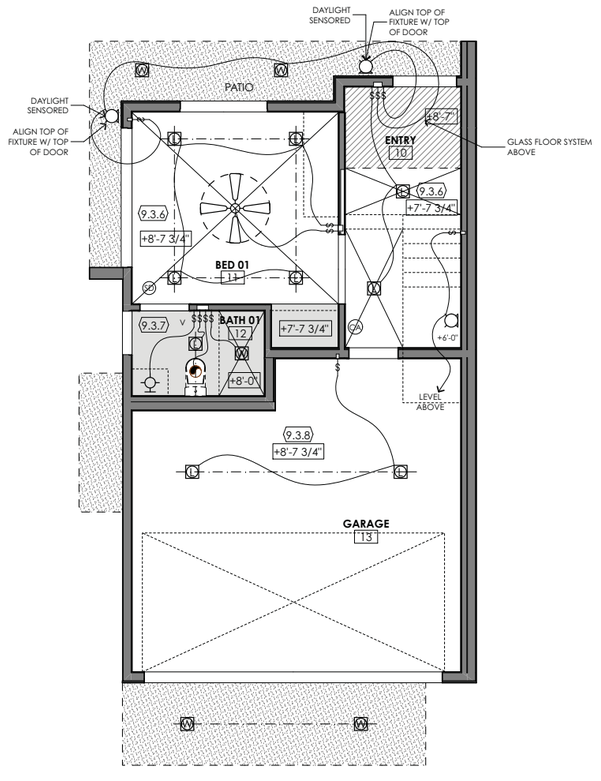
THIRD LEVEL LIGHTING / R.C.P. 3

1/4" = 1'-0"



SECOND LEVEL LIGHTING / R.C.P. 2

1/4" = 1'-0"



FIRST LEVEL LIGHTING / R.C.P. 1

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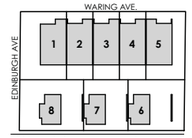

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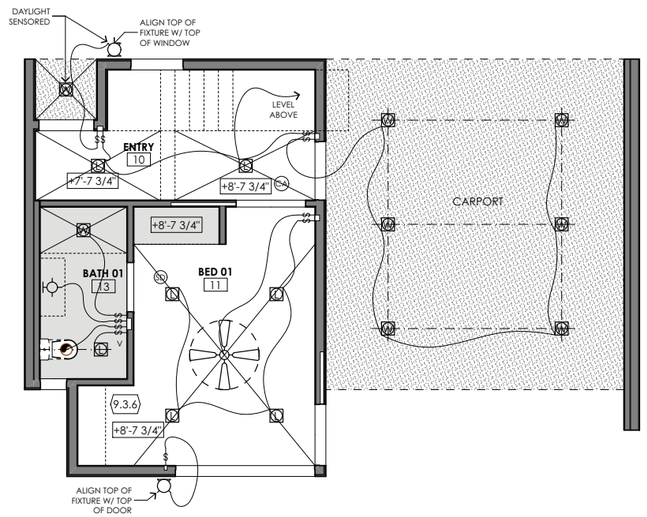
SCALE	DATE
AS SHOWN	7/2/15

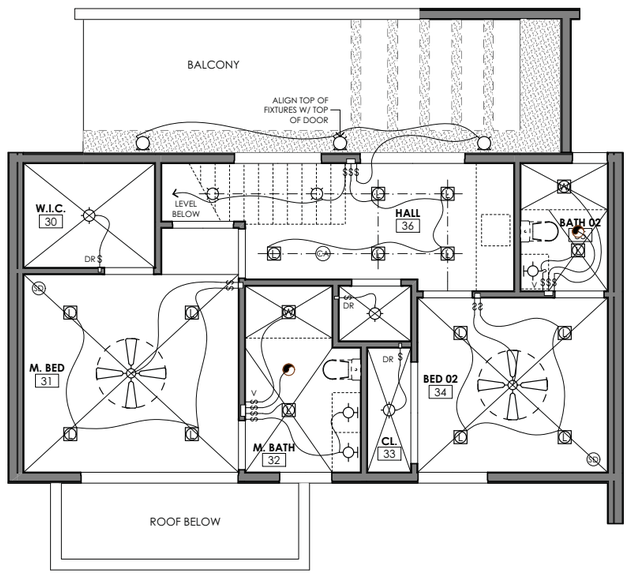
UNIT TYPE B -
LIGHTING/ REFLECTED
CEILING PLAN

A8.1



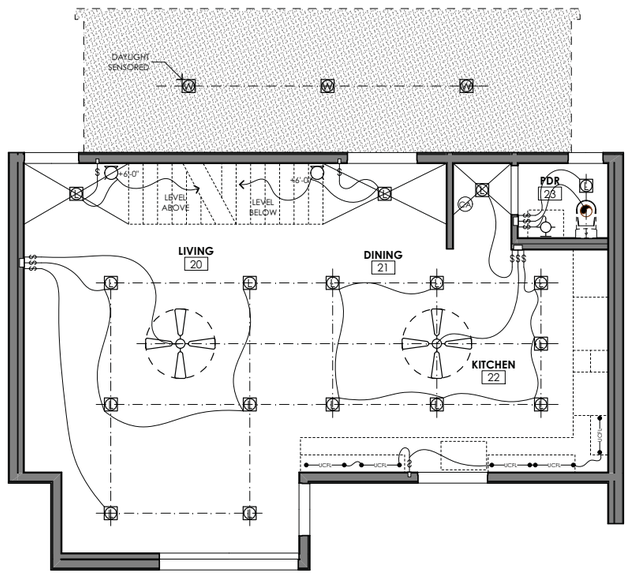
FIRST LEVEL LIGHTING / R.C.P. 1

1/4" = 1'-0"



THIRD LEVEL LIGHTING / R.C.P. 3

1/4" = 1'-0"



SECOND LEVEL LIGHTING / R.C.P. 2

1/4" = 1'-0"

NORTH

ELECTRICAL NOTES

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LIGHTING SYMBOLS

- WALL MOUNTED FIXTURE
- SURFACE MOUNTED FIXTURE
- RECESSED (4 PIN) FLUORESCENT DOWNLIGHT
- RECESSED LED DOWNLIGHT
- WATERPROOF (4 PIN) FLUORESCENT RECESSED DOWNLIGHT
- EXHAUST FAN W/ HUMIDISTAT CONTROL, ENERGY STAR COMPLIANT, DUCTED TO OUTSIDE
- EXHAUST FAN/LIGHT COMBO W/ HUMIDISTAT CONTROL, ENERGY STAR COMPLIANT, DUCTED TO OUTSIDE
- SURFACE MOUNTED J BOX
- WALL MONTED J BOX
- FA — SURFACE MOUNTED FLUORESCENT TUBE FIXTURE
- UCR — FLUORESCENT TUBE FIXTURE UNDER CABINET
- CEILNG FAN (FOR WIRING, OWNER SUPPLIED FIXTURE. PROVIDE CEILING FAN RATED J BOX.)
- $ — SWITCH (2WAY, 3 WAY, & 4 WAY PER PLANS)
- D $ — DIMMER SWITCH
- M $ — MOTION SENSOR SWITCH
- V $ — VACANCY SENSOR SWITCH
- DR $ — DOOR CONTROLLED SWITCH
- SD — SMOKE ALARM W/ BATTERY BACKUP, HARDWIRED, INTERCONNECTED
- CA — CARBON MONOXIDE ALARM W/ BATTERY BACKUP, HARDWIRED, INTERCONNECTED
- SD/CA — COMBINATION SMOKE AND CARBON MONOXIDE ALARM W/ BATTERY BACKUP, HARDWIRED, INTERCONNECTED

REFLECTED CEILNG PLAN SYMBOLS

- +9'-0" — CEILING HEIGHT A.F.F.
- GYPSUM BOARD CEILING
- GYPSUM BOARD SOFFIT
- WOOD T & G CEILING
- METAL PANEL CEILING
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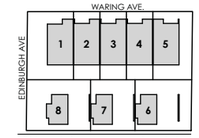

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SCALE	DATE
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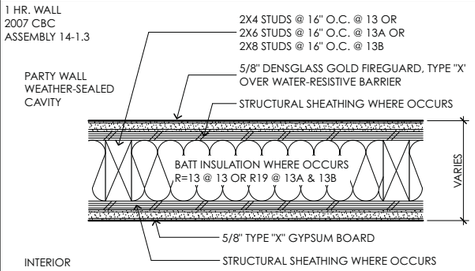
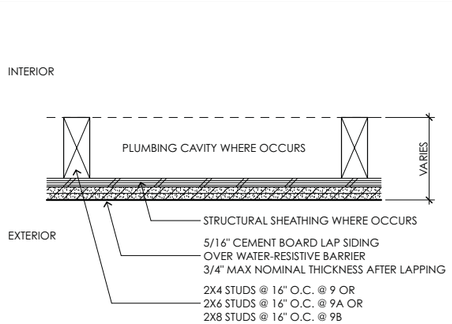
UNIT TYPE C -
LIGHTING/ REFLECTED CEILING PLAN

A8.2



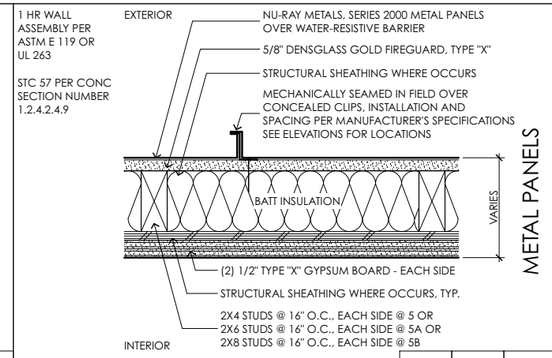
DENSGLASS GOLD

PARTY TO INTERIOR WALL - 1HR — 3" = 1'-0" | 13 | 13A | 13B



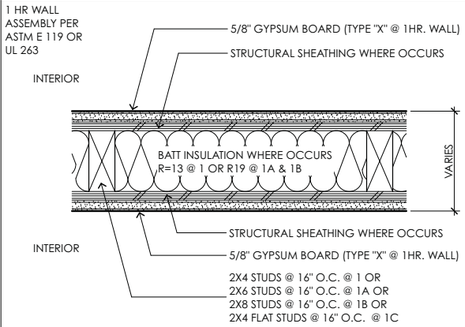
CEMENT BOARD LAP SIDING

EXTERIOR FURRING WALL — 3" = 1'-0" | 9 | 9A | 9B

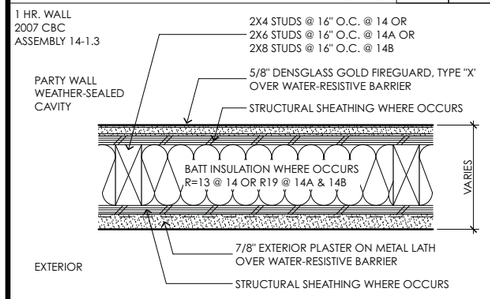


METAL PANELS

EXT. TO INT. WALL - 1 HR - 50 STC — 3" = 1'-0" | 5 | 5A | 5B

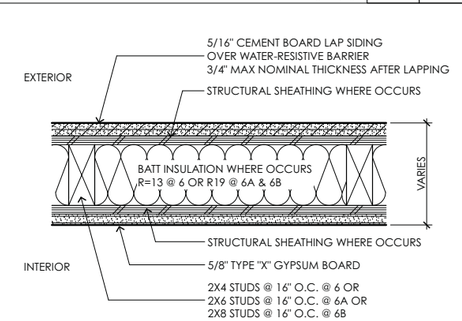


INTERIOR WALL - 1 HR — 3" = 1'-0" | 1 | 1A | 1B | 1C



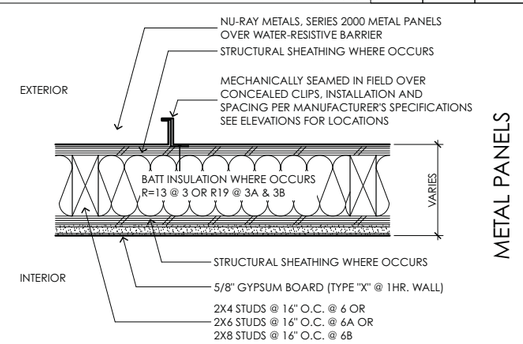
DENSGLASS GOLD

PARTY TO EXTERIOR WALL - 1HR — 3" = 1'-0" | 14 | 14A | 14B



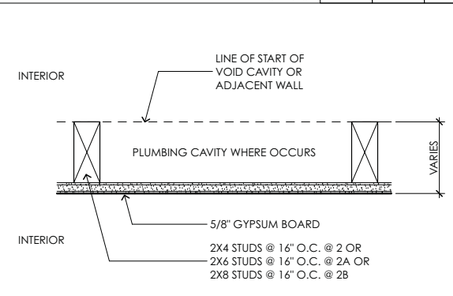
CEMENT BOARD LAP SIDING

EXTERIOR TO INTERIOR WALL — 3" = 1'-0" | 10 | 10A | 10B

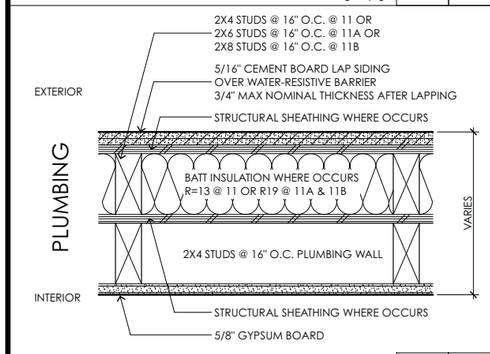


METAL PANELS

EXTERIOR TO INTERIOR WALL — 3" = 1'-0" | 6 | 6A | 6B

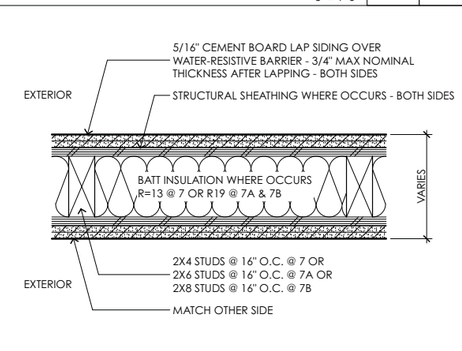


FURRING WALL — 3" = 1'-0" | 2 | 2A | 2B



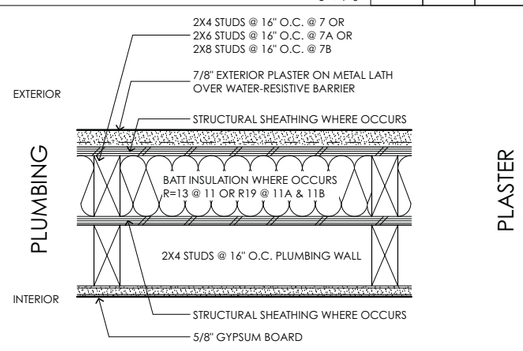
CEMENT BOARD LAP SIDING

EXTERIOR TO INTERIOR WALL — 3" = 1'-0" | 15 | 15A | 15B



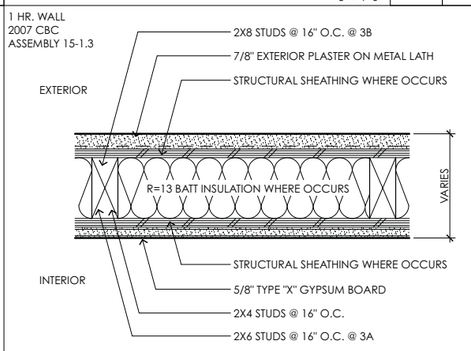
CEMENT BOARD LAP SIDING

EXTERIOR WALL — 3" = 1'-0" | 11 | 11A | 11B



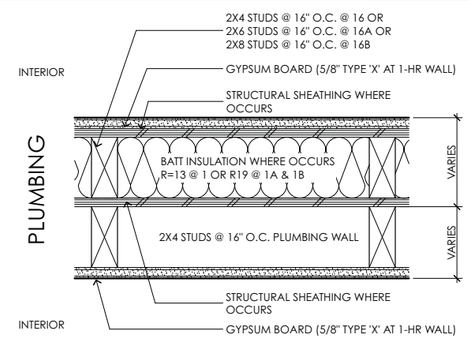
PLASTER

EXTERIOR TO INTERIOR WALL — 3" = 1'-0" | 7 | 7A | 7B

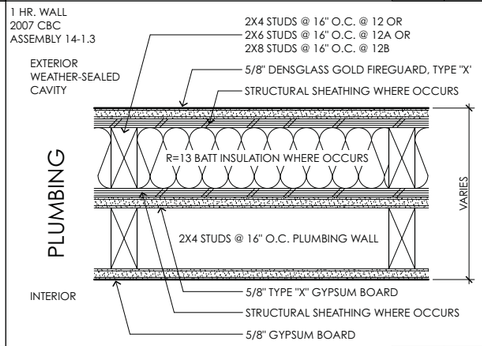


PLASTER

EXTERIOR TO INTERIOR WALL - 1HR — 3" = 1'-0" | 3 | 3A | 3B

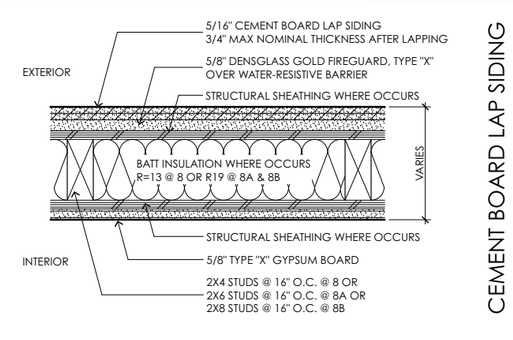


INTERIOR PLUMBING WALL — 3" = 1'-0" | 16 | 16A | 16B



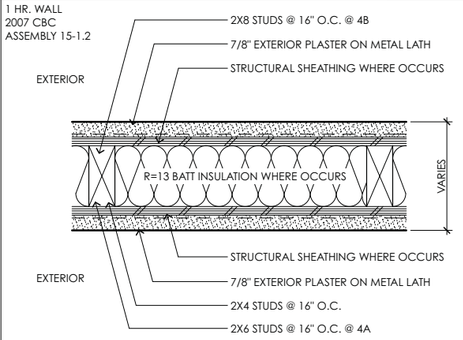
DENSGLASS GOLD

EXTERIOR TO INTERIOR WALL - 1HR — 3" = 1'-0" | 12 | 12A | 12B



CEMENT BOARD LAP SIDING

EXTERIOR TO INTERIOR WALL - 1HR — 3" = 1'-0" | 8 | 8A | 8B



PLASTER

EXTERIOR WALL - 1HR — 3" = 1'-0" | 4 | 4A | 4B

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PROJECT NO 14018

EDINBURGH AVE SLS
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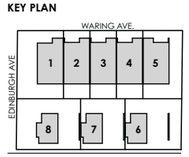
KEY PLAN



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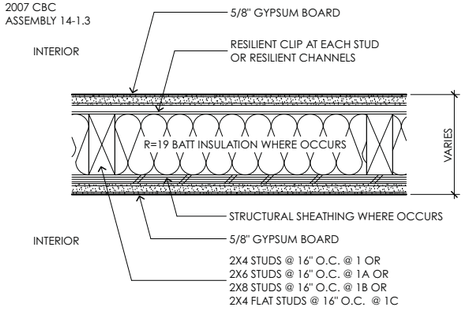
SCALE AS SHOWN
DATE 7/2/15

WALL TYPES

A 10.0

1 HR. WALL
2007 CBC
ASSEMBLY 14-1.3

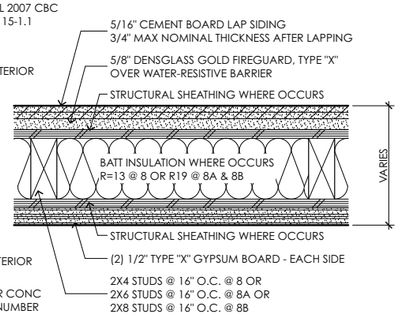


INTERIOR WALL - 1 HR - 50 STC

3" = 1'-0"

17	17A	17B	17C

1 HR. WALL 2007 CBC
ASSEMBLY 15-1.1
SIMILAR



STC 57 PER CONC
SECTION NUMBER
1.2.4.2.4.9

CEMENT BOARD LAP SIDING

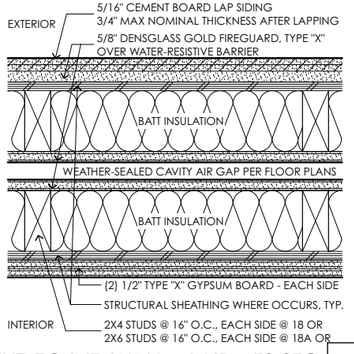
EXT. TO INT. WALL - 1 HR - 50 STC

3" = 1'-0"

18	18A	18B

(2) - 1 HR. WALL
2007 CBC
ASSEMBLY 14-1.3

STC 57 PER CONC
SECTION NUMBER
1.2.4.2.4.9



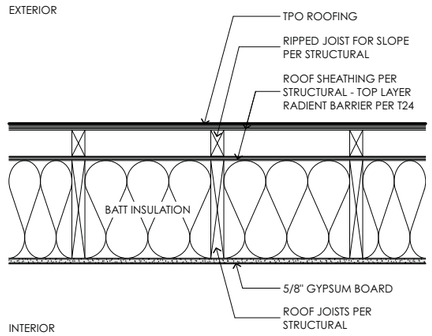
DENSGLASS GOLD

EXT. TO INT. WALL - 1 HR - 50 STC

3" = 1'-0"

19	19A

EXTERIOR

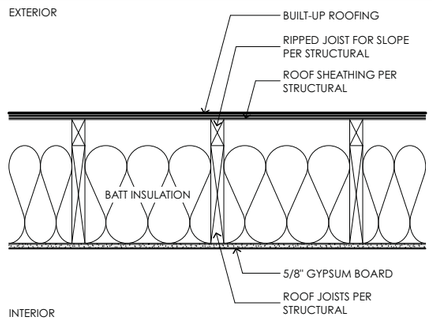


ROOF ASSEMBLY

1 1/2"= 1'-0"

9

EXTERIOR



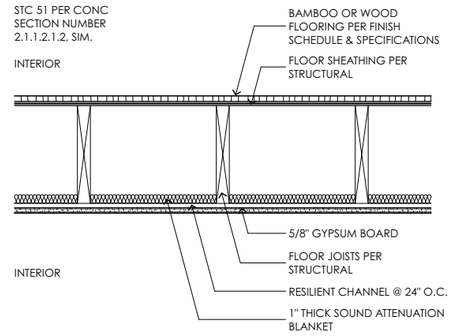
R1 - ROOF ASSEMBLY

1 1/2"= 1'-0"

10

STC 51 PER CONC
SECTION NUMBER
2.1.1.2.1.2, SIM.

INTERIOR

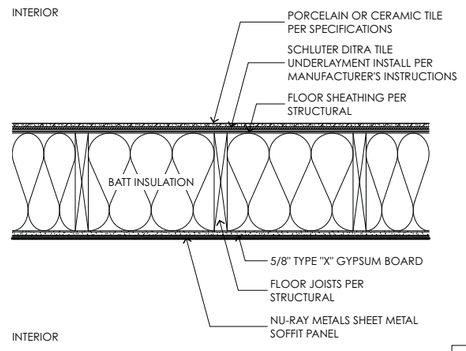


F1- FLOOR ASSEMBLY - 50 STC

1 1/2"= 1'-0"

5

INTERIOR

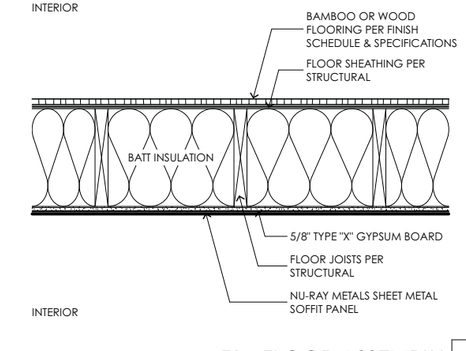


F2 - FLOOR ASSEMBLY

1 1/2"= 1'-0"

6

INTERIOR

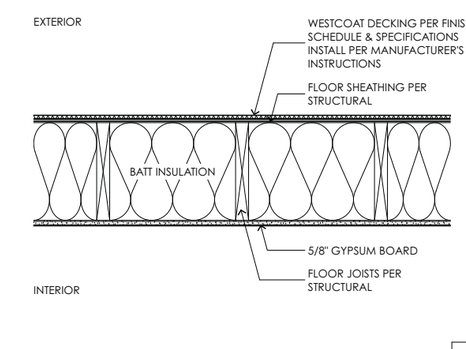


F1 - FLOOR ASSEMBLY

1 1/2"= 1'-0"

7

EXTERIOR

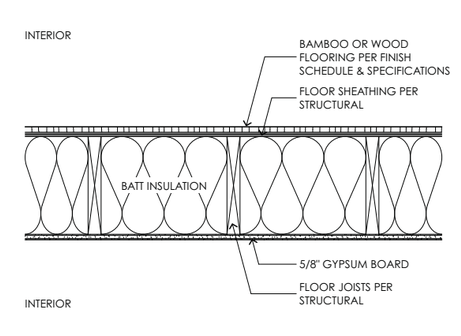


FLOOR ASSEMBLY - DECKING

1 1/2"= 1'-0"

8

INTERIOR

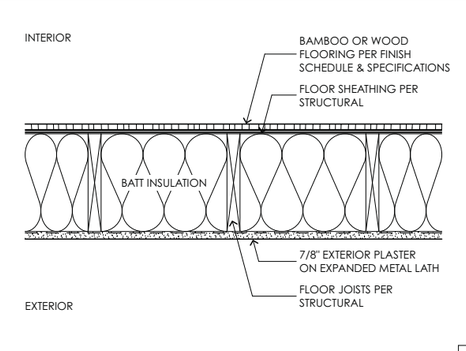


F1 - FLOOR ASSEMBLY

1 1/2"= 1'-0"

1

INTERIOR

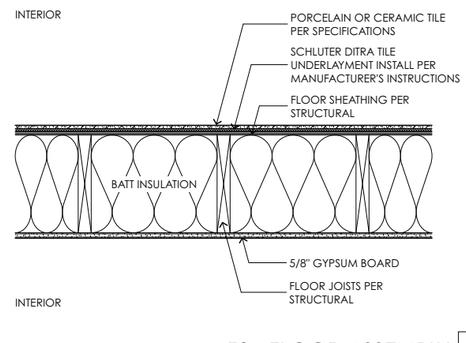


F1 - FLOOR ASSEMBLY

1 1/2"= 1'-0"

2

INTERIOR

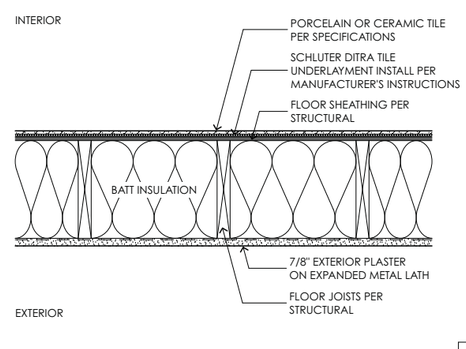


F2 - FLOOR ASSEMBLY

1 1/2"= 1'-0"

3

INTERIOR



F2 - FLOOR ASSEMBLY

1 1/2"= 1'-0"

4

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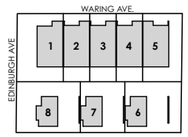
KEY PLAN



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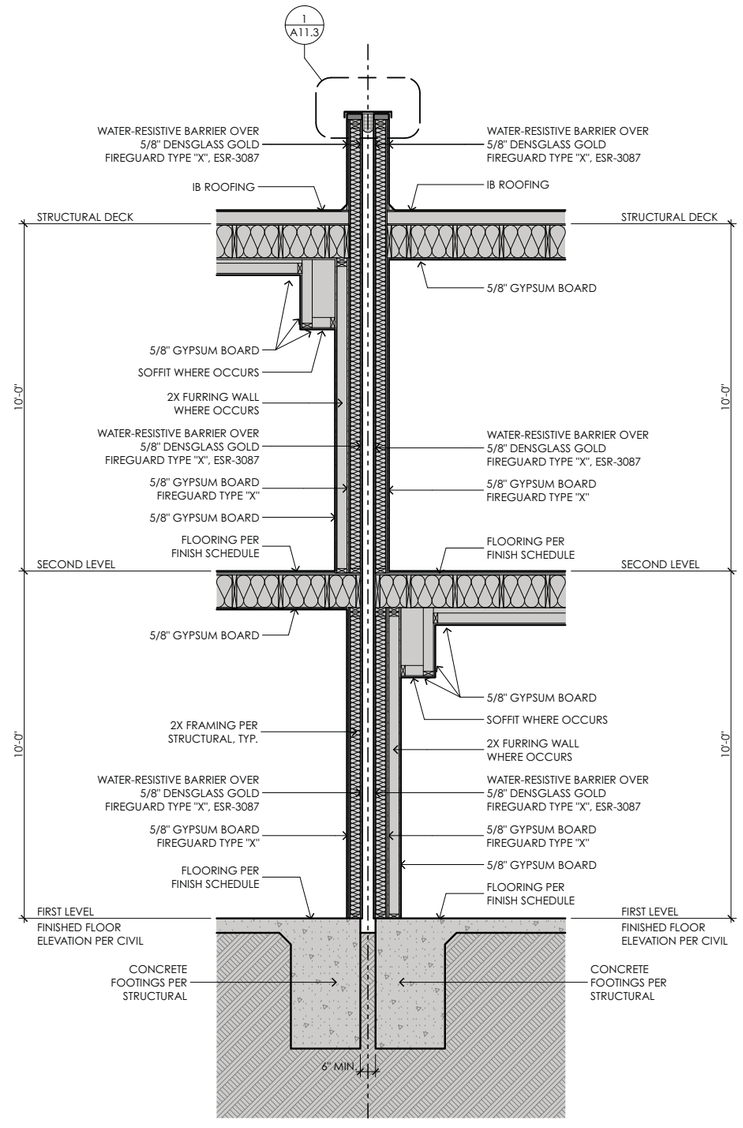
WALL & FLOOR ASSEMBLIES

A 10.1



PROPERTY WALL SECTION

1/2" = 1'-0"

1

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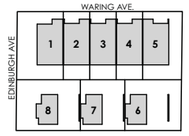

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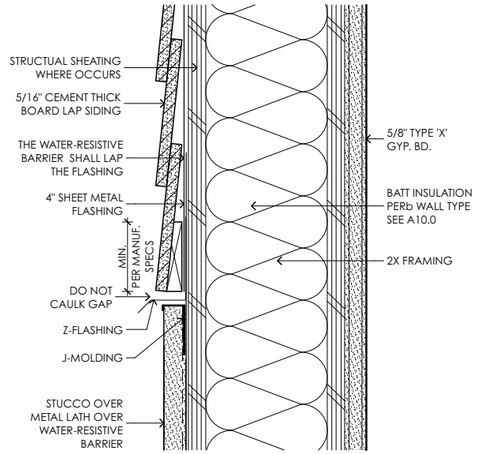
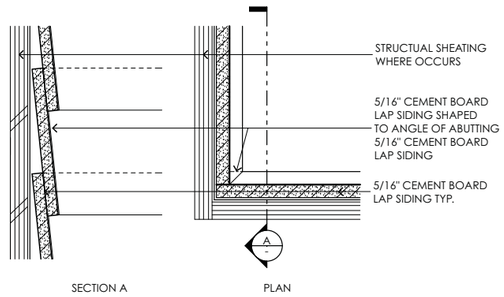
WALL SECTIONS

A 10.2



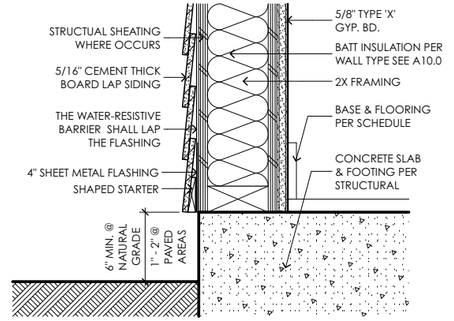
CEMENT BOARD SIDING @ STUCCO - VERTICAL 9

6" = 1'-0"



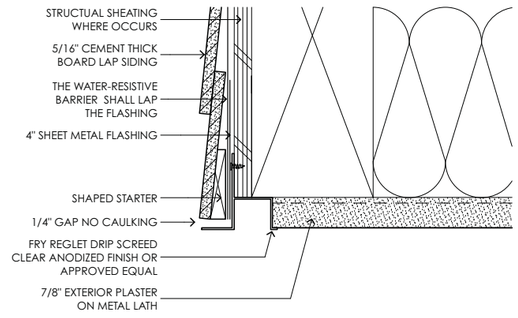
CEMENT BOARD SIDING @ INSIDE CORNER 5

6" = 1'-0"



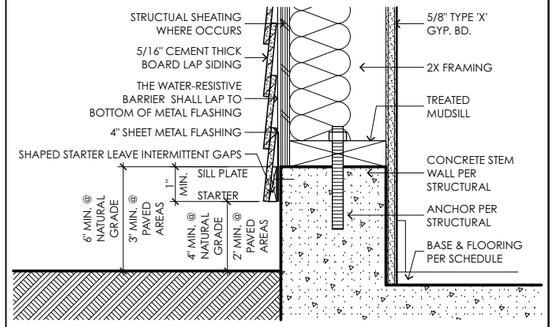
CEMENT BOARD SIDING @ BASE 1

3" = 1'-0"



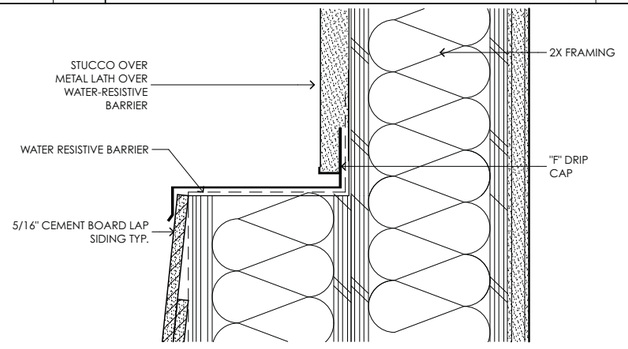
DRIP SCREED @ CEMENT BOARD SIDING 6

6" = 1'-0"



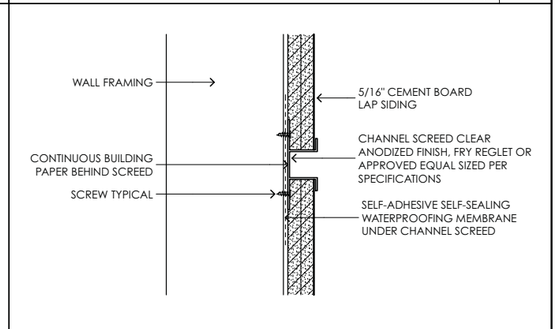
CEMENT BOARD SIDING @ STEM WALL 2

3" = 1'-0"



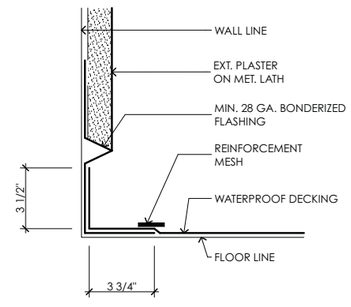
STUCCO TO CEMEMT BOARD SIDING @ FURRED WALL 7

6" = 1'-0"



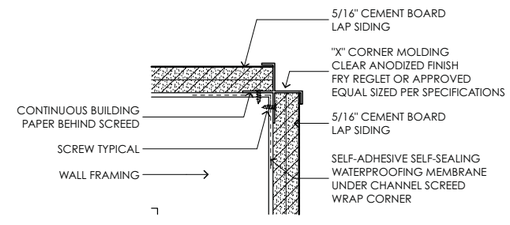
CEMENT BOARD SIDING @ CHANNEL SCREED 3

6" = 1'-0"



FLASHING AT DECK 8

3" = 1'-0"



CEMENT BOARD SIDING @ OUTSIDE CORNER 4

6" = 1'-0"

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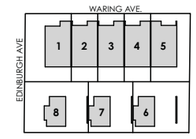

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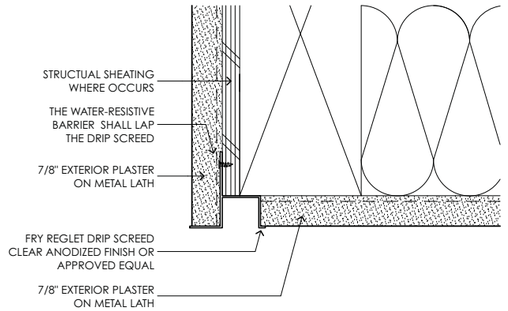
DATE 7/2/15

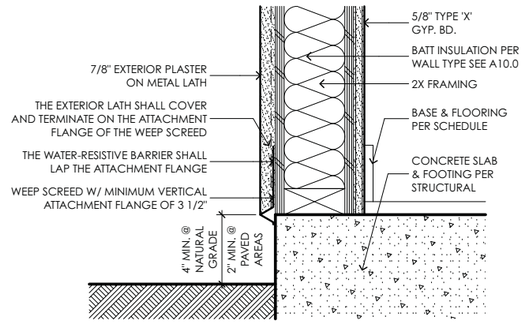
ARCHITECTURAL DETAILS - SIDING

A11.0



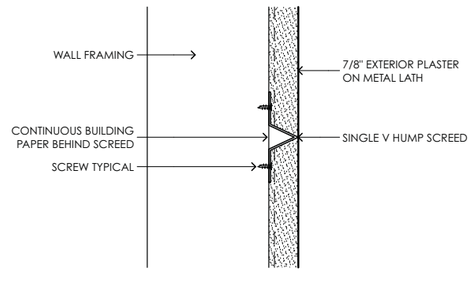
DRIP SCREED @ STUCCO 5

6" = 1'-0"



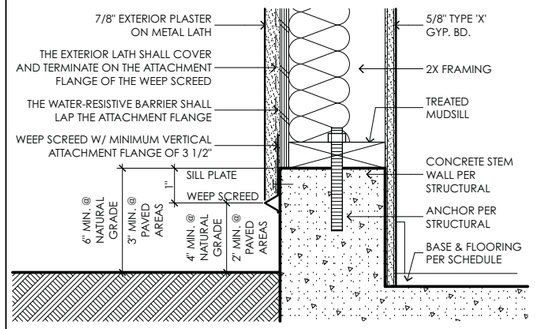
STUCCO @ BASE 1

3" = 1'-0"



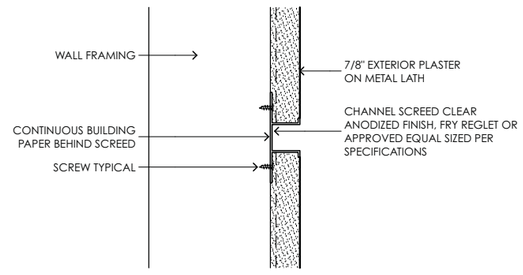
CONTROL JOINT - STUCCO 6

6" = 1'-0"



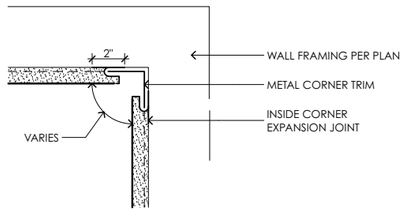
STUCCO @ STEM WALL 2

3" = 1'-0"



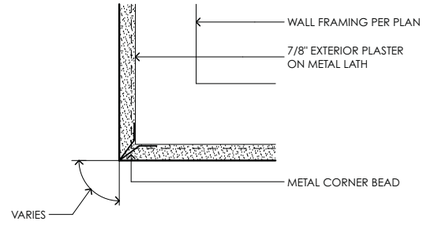
STUCCO CHANNEL SCREED 3

6" = 1'-0"



STUCCO @ INSIDE CORNER 8

3" = 1'-0"



STUCCO @ OUTSIDE CORNER 4

3" = 1'-0"

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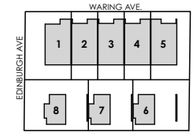

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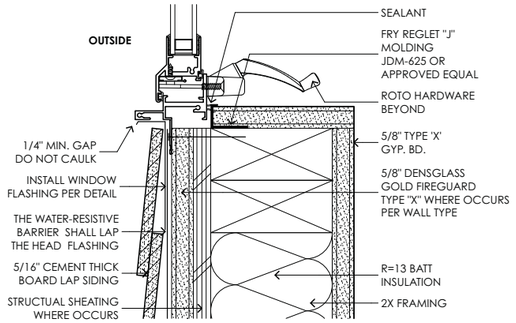
SCALE	DATE
AS SHOWN	7/2/15

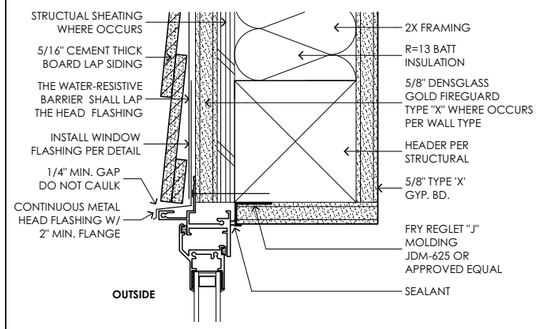
ARCHITECTURAL
DETAILS - STUCCO

A11.1



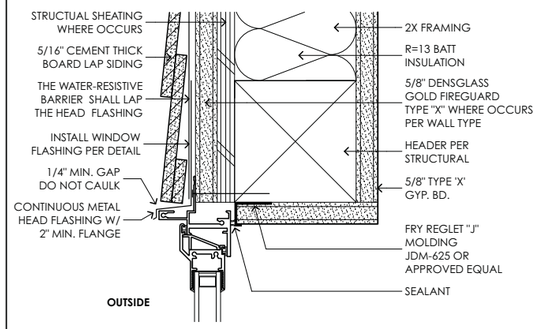
MILGARD AWNING SILL - LAP SIDING 13

6" = 1'-0"



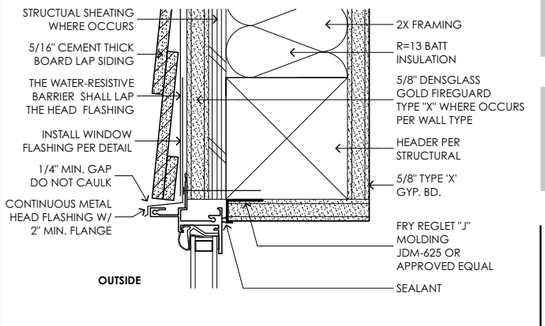
MILGARD AWNING HEAD - LAP SIDING 9

6" = 1'-0"



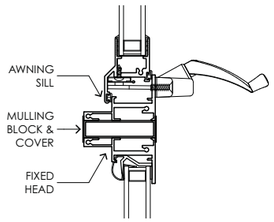
MILGARD CASEMENT HEAD - LAP SIDING 5

6" = 1'-0"



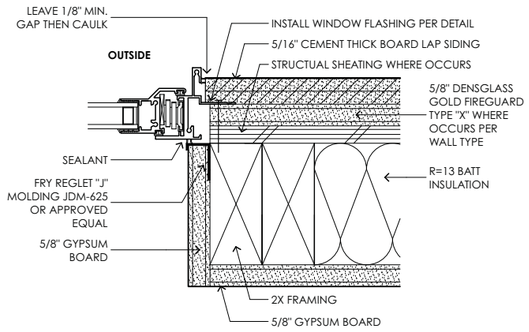
MILGARD FIXED HEAD - LAP SIDING 1

6" = 1'-0"



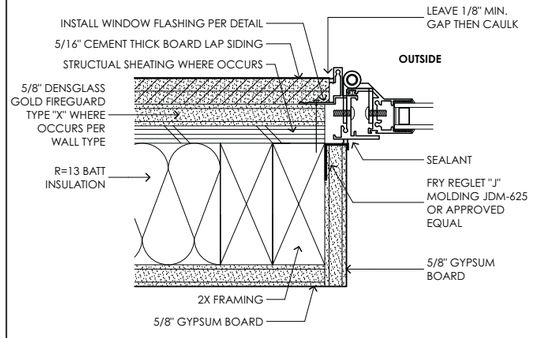
MILGARD MULLED - INTERMEDIATE 14

6" = 1'-0"



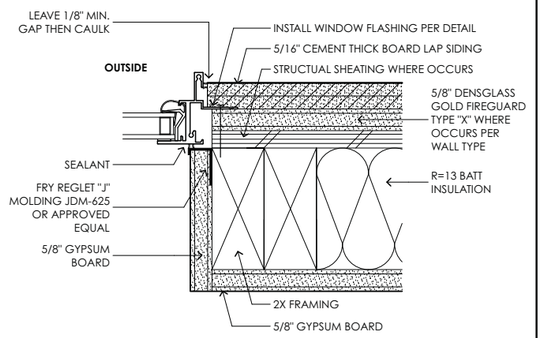
MILGARD AWNING JAMB - LAP SIDING 10

6" = 1'-0"



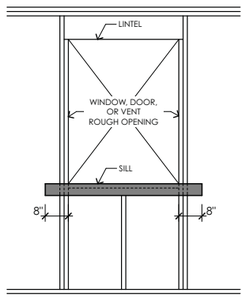
MILGARD CASEMENT JAMB - LAP SIDING 6

6" = 1'-0"



MILGARD FIXED JAMB - LAP SIDING 2

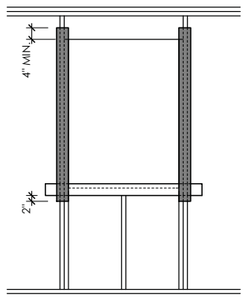
6" = 1'-0"



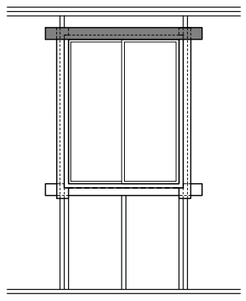
STEP 1:

VERIFY THAT ROUGH OPENING IS SQUARE, FREE OF OBSTRUCTIONS FROM STRUCTURAL HARDWARE AND SIZED PER MANUFACTURER'S SPECIFICATIONS.

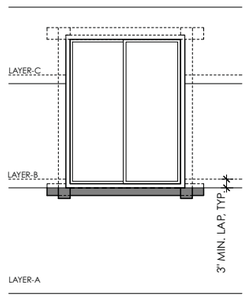
APPLY THE SILL STRIP, FIRST HORIZONTALLY IMMEDIATELY UNDERNEATH THE SILL. CUT IT SUFFICIENTLY LONG TO EXTEND PAST EACH SIDE OF THE WINDOW, DOOR, OR VENT, SO THAT IT PROJECTS BEYOND THE VERTICAL FLASHING TO BE APPLIED.



STEP 2:
NEXT, APPLY THE JAMB STRIPS OF FLASHING WITH SIDE EDGE EVEN WITH ROUGH JAMB FRAMING. CUT THE SIDE SECTIONS SUFFICIENTLY LONG TO EXTEND THE WIDTH OF THE FLASHING ABOVE AND BELOW THE OPENING.



STEP 3:
INSTALL THE WINDOW, DOOR JAMB OR VENT INTO ROUGH OPENING OVER PREVIOUSLY INSTALLED FLASHING. BY PRESSING THE NAILING FLANGE POSITIVELY INTO A CONTINUOUS BEAD OF SEALANT WHICH EXTENDS AROUND THE SILL AND JAMB. ATTACH HEAD FLASHING OVER THE INSTALLED THE WINDOW, DOOR OR VENT. APPLY THE TOP HORIZONTAL SECTION OF FLASHING LAST, OVERLAPPING AND SEALED AGAINST THE FULL HEIGHT OF THE OUTER FACE OF THE TOP NAILING FLANGE WITH A CONTINUOUS BEAD OF SEALANT. CUT THE TOP PIECE OF FLASHING SUFFICIENTLY LONG SO THAT IT EXTENDS BEYOND THE VERTICAL FLASHING.



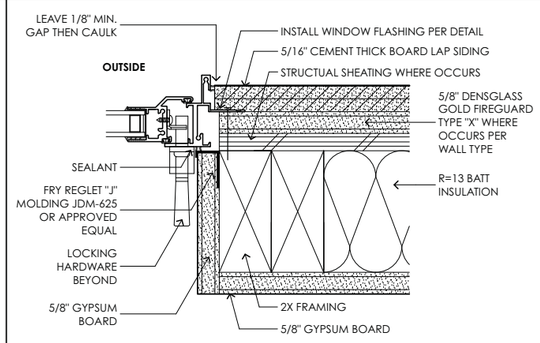
STEP 4:
INSTALL BUILDING PAPER TO COMPLETE THE FLASHING. COMMENCE AT THE BOTTOM OF THE WALL AND OVERLAPPING THE WEEP SCREED FLANGE LAY THE BUILDING PAPER UP THE WALL, OVERLAPPING 3 INCHES MINIMUM IN A LAPPING FASHION. BE CERTAIN TO INSTALL BUILDING PAPER IN LAPPING MANNER WITH THE SILL FLASHING. SILL FLASHING AND A PORTION OF JAMB FLASHING SHALL LAP ON TOP OF BUILDING PAPER.

NOTE: CUT ANY EXCESS BUILDING PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE LINE ON EACH SIDE OF OPENING. DO NOT CUT BUILDING PAPER HORIZONTALLY SO THAT THE PAPER WILL LAP OVER THE JAMB STRIPS.

NOTES:
1. INSTALL ALL FLASHING PER AAMA 2400-100 STANDARDS RERFER TO STANDARD TO ANY CLARIFICATION REQUIRED.
2. METHOD "A" IS SHOWN BUT METHOD "A-1" IS ALSO ACCEPTABLE.
3. METHOD "A-1" IS REQUIRED FOR FLEXIBLE ADHESIVE SILL FLASHING, SEE MANUFACTURERS'S INSTRUCTIONS IF DESIRED.
4. METHOD "A-1" REQUIRES BUILDING MOISTURE BARRIER TO BE INSTALLED FIRST.
5. ALL PRODUCTS SHALL BE INSTALLED PER MANUFACTURERS'S INSTRUCTIONS.

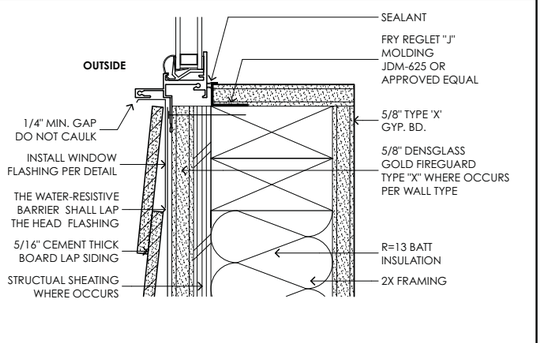
AAMA 2400-100 FLASHING 11

1/2" = 1'-0"



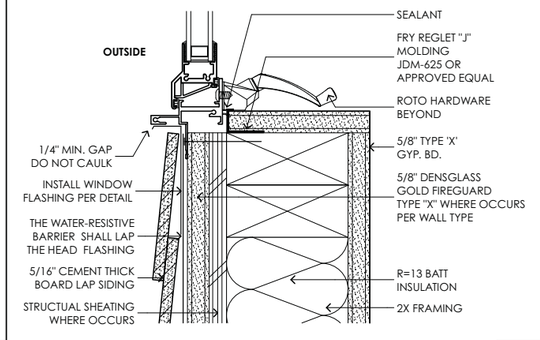
MILGARD CASEMENT JAMB - LAP SIDING 7

6" = 1'-0"



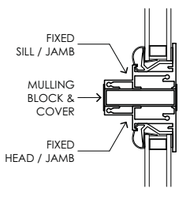
MILGARD FIXED SILL - LAP SIDING 3

6" = 1'-0"



MILGARD CASEMENT SILL - LAP SIDING 8

6" = 1'-0"



MILGARD MULLED - INTERMEDIATE 4

6" = 1'-0"

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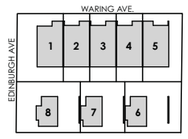
PROJECT NO 14018

EDINBURGH AVE SLS
750 N Edinburgh Ave
Los Angeles, CA 90046
Owner: BLDG Edinburgh LLC

KEY PLAN



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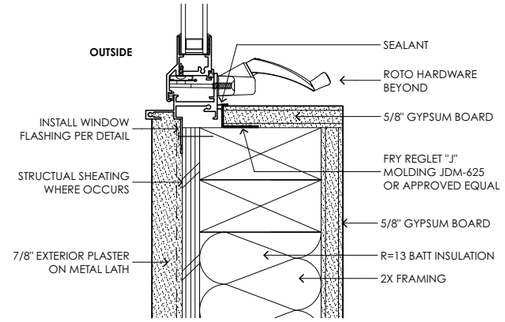
SCALE AS SHOWN
DATE 7/2/15

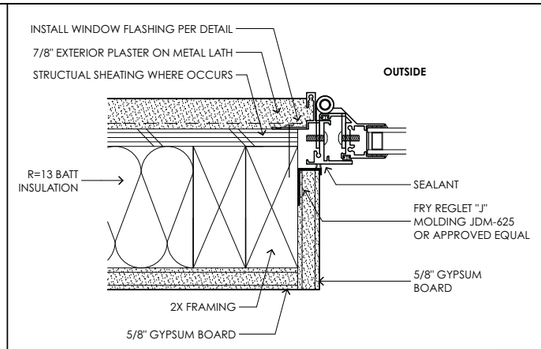
ARCHITECTURAL DETAILS - WINDOWS @ SIDING

A11.2



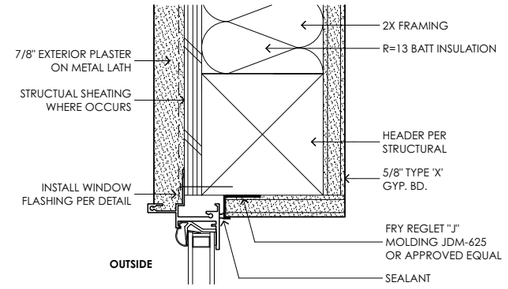
MILGARD AWNING SILL - STUCCO 9

6" = 1'-0"



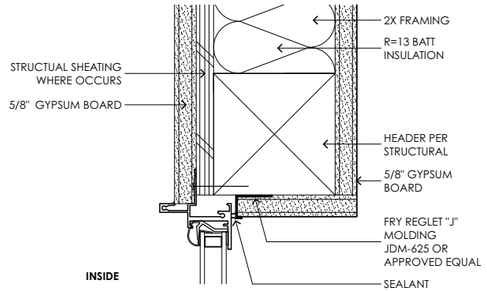
MILGARD CASEMENT JAMB - STUCCO 5

6" = 1'-0"



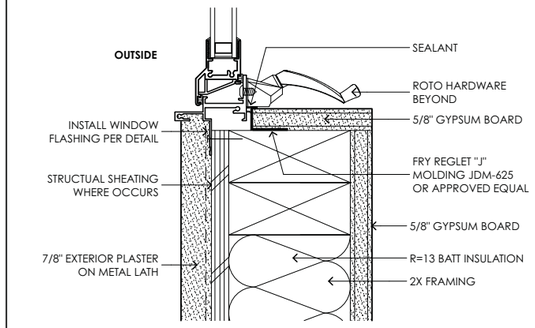
MILGARD FIXED HEAD/SILL SIMILAR - STUCCO 1

6" = 1'-0"



MILGARD FIXED HEAD - INTERIOR 10

6" = 1'-0"



MILGARD CASEMENT SILL - STUCCO 6

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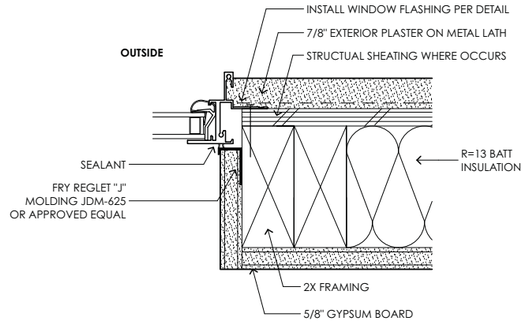
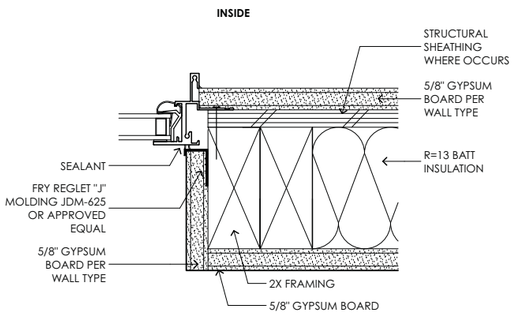


MILGARD FIXED JAMB - STUCCO 2

6" = 1'-0"



MILGARD FIXED JAMB - INTERIOR 11

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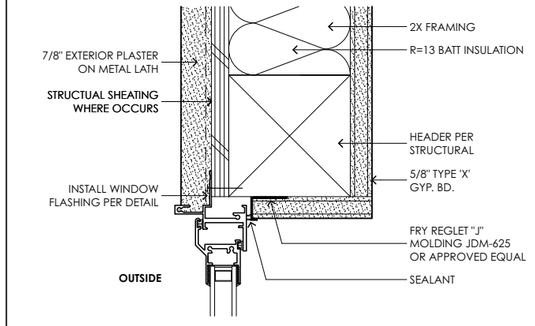
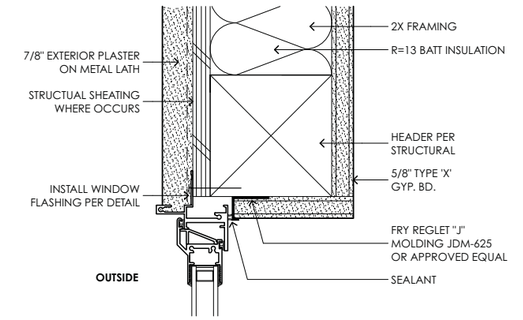


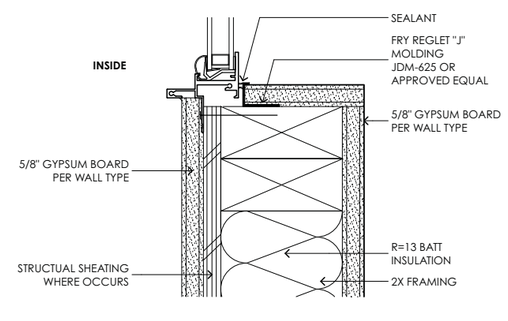
MILGARD AWNING HEADER - STUCCO 7

6" = 1'-0"



MILGARD CASEMENT HEAD - STUCCO 3

6" = 1'-0"



MILGARD FIXED SILL - INTERIOR 12

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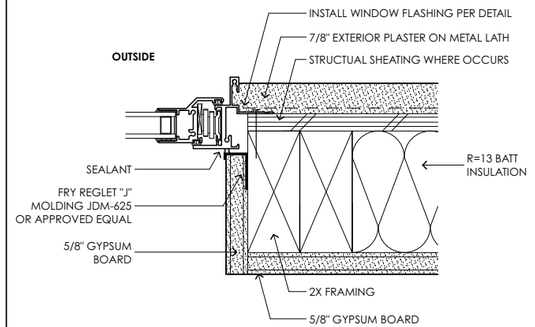

MILGARD AWNING JAMB - STUCCO 8

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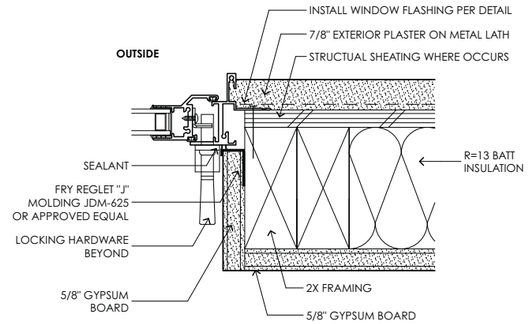

MILGARD CASEMENT JAMB - STUCCO 4

6" = 1'-0"

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PROJECT NO 14018

EDINBURGH AVE SLS
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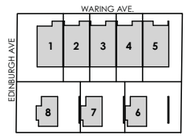
Owner: BLDG Edinburgh LLC

KEY PLAN



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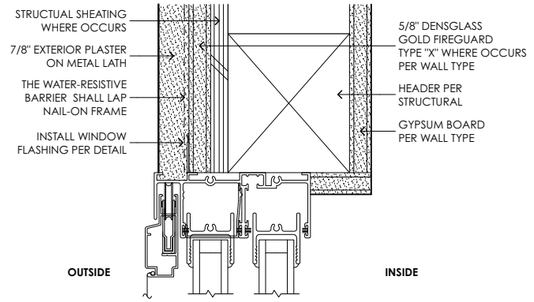
SCALE	DATE
AS SHOWN	7/2/15

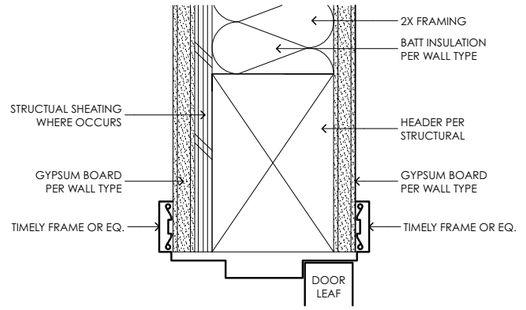
ARCHITECTURAL DETAILS - WINDOWS @ STUCCO

A11.3



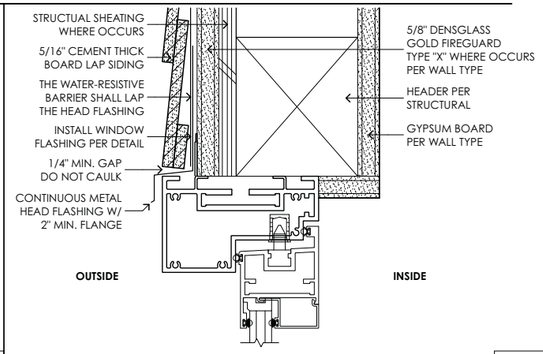
SLIDER HEAD - STUCCO 9

6" = 1'-0"



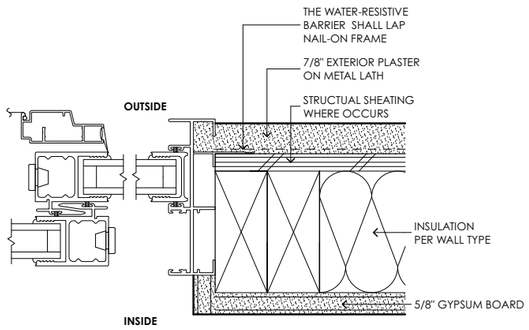
DOOR HEAD - INTERIOR - GYPBOARD 5

6" = 1'-0"



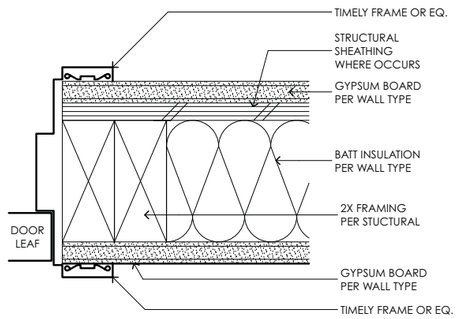
DOOR HEAD - LAP SIDING 1

6" = 1'-0"



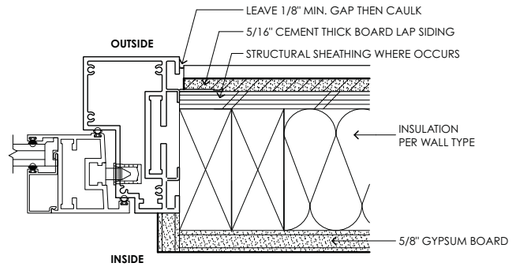
SLIDER FIXED JAMB - STUCCO 10

6" = 1'-0"



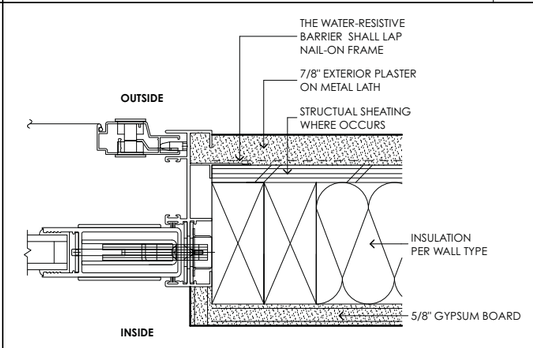
DOOR JAMB - INTERIOR - GYPBOARD 6

6" = 1'-0"



DOOR JAMB - LAP SIDING 2

6" = 1'-0"



SLIDER LOCK JAMB - STUCCO 11

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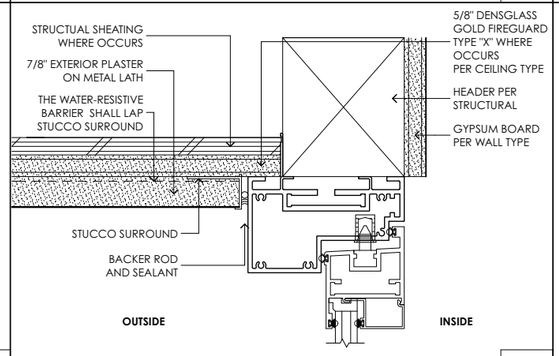
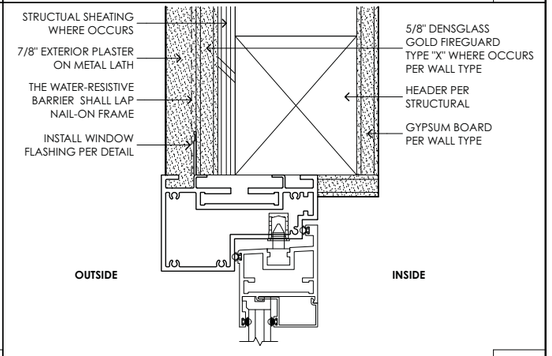


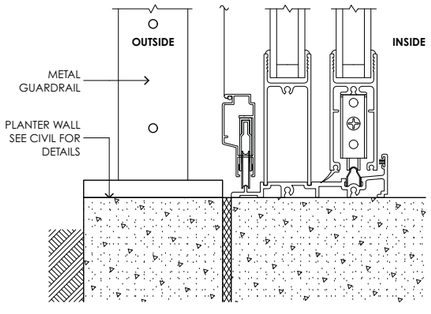
DOOR HEAD - STUCCO SOFFIT 7

6" = 1'-0"



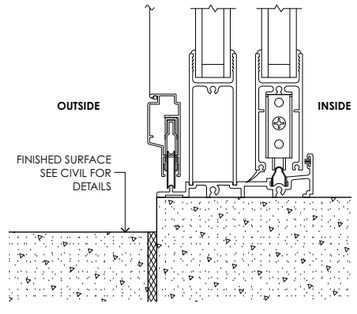
DOOR HEAD - STUCCO 3

6" = 1'-0"



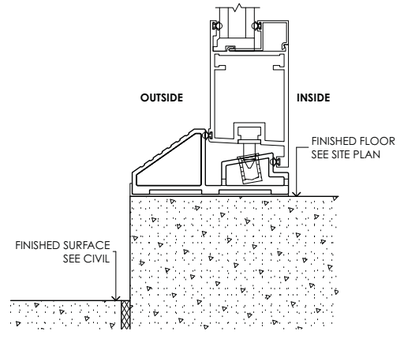
SLIDER SILL - PLANTER BOX 16

6" = 1'-0"



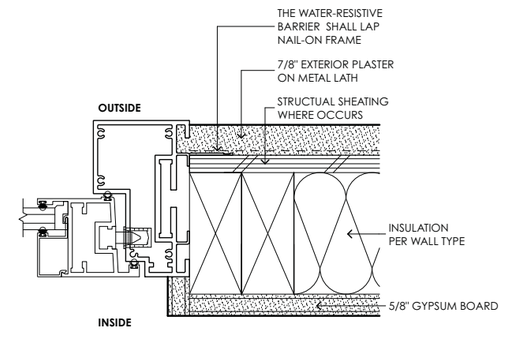
SLIDER SILL - EXTERIOR 12

6" = 1'-0"



DOOR SILL - EXTERIOR 8

6" = 1'-0"



DOOR JAMB - STUCCO 4

6" = 1'-0"

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PROJECT NO 14018

EDINBURGH AVE SLS
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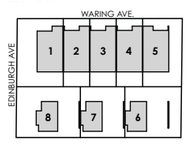
Owner: BLDG Edinburgh LLC

KEY PLAN



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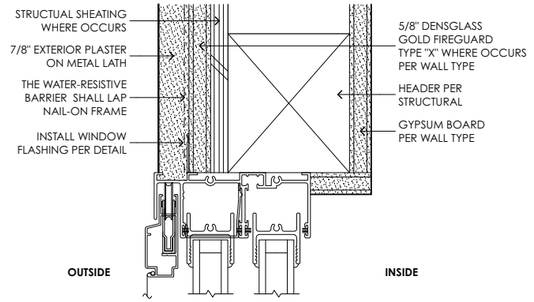
AS SHOWN	7/2/15

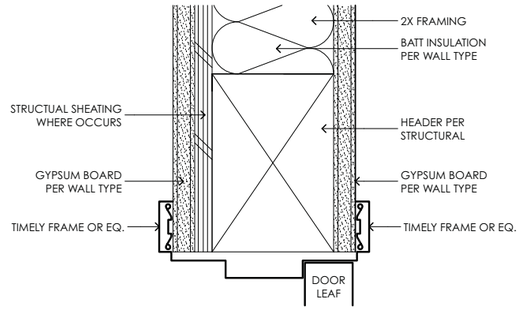
ARCHITECTURAL
DETAILS - DOORS

A11.4



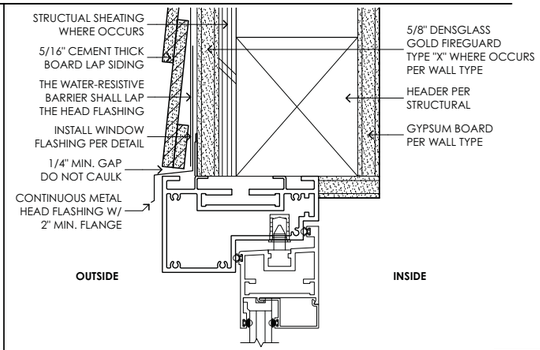
SLIDER HEAD - STUCCO 9

6" = 1'-0"



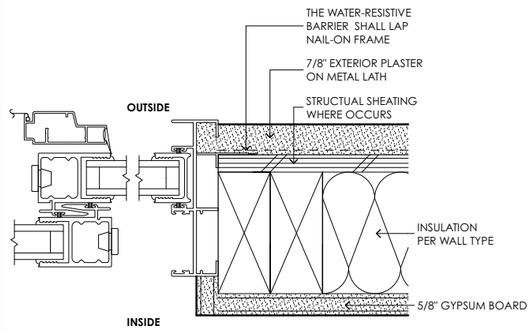
DOOR HEAD - INTERIOR - GYPBOARD 5

6" = 1'-0"



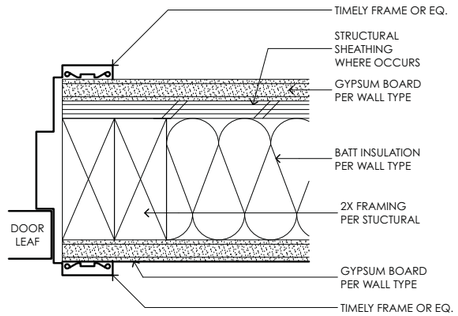
DOOR HEAD - LAP SIDING 1

6" = 1'-0"



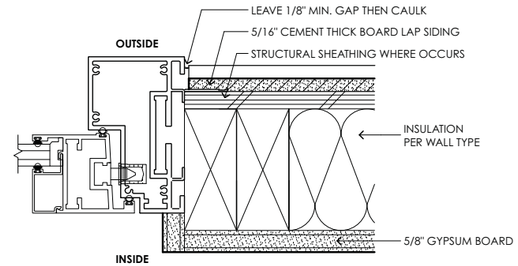
SLIDER FIXED JAMB - STUCCO 10

6" = 1'-0"



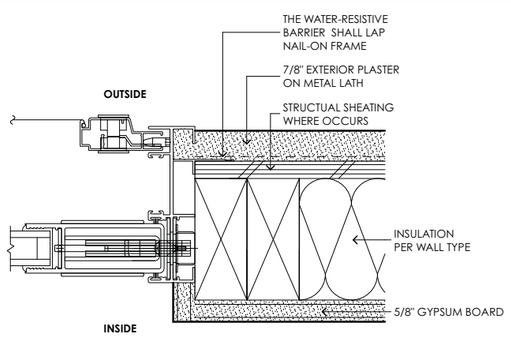
DOOR JAMB - INTERIOR - GYPBOARD 6

6" = 1'-0"



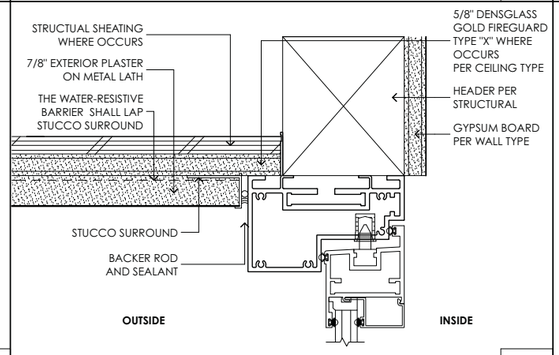
DOOR JAMB - LAP SIDING 2

6" = 1'-0"



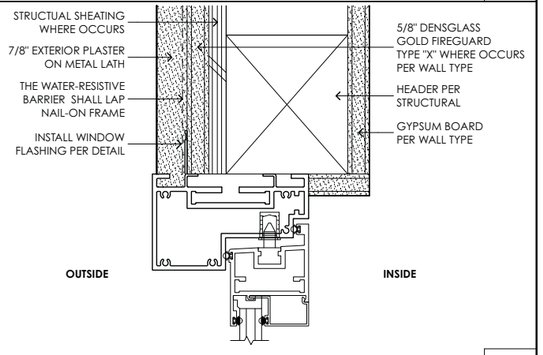
SLIDER LOCK JAMB - STUCCO 11

6" = 1'-0"



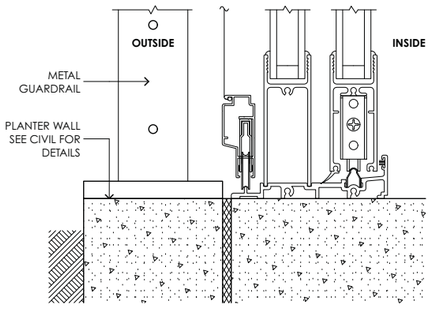
DOOR HEAD - STUCCO SOFFIT 7

6" = 1'-0"



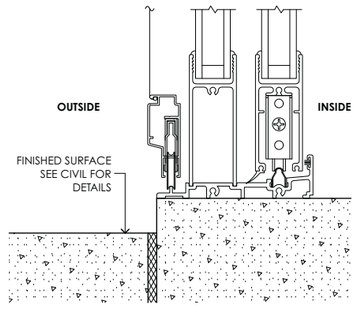
DOOR HEAD - STUCCO 3

6" = 1'-0"



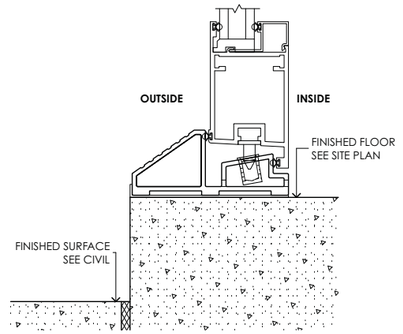
SLIDER SILL - PLANTER BOX 16

6" = 1'-0"



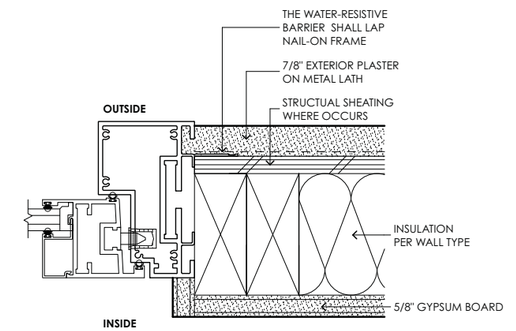
SLIDER SILL - EXTERIOR 12

6" = 1'-0"



DOOR SILL - EXTERIOR 8

6" = 1'-0"



DOOR JAMB - STUCCO 4

6" = 1'-0"

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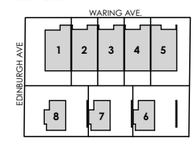
KEY PLAN



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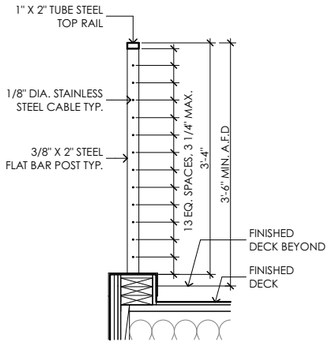
DATE 7/2/15

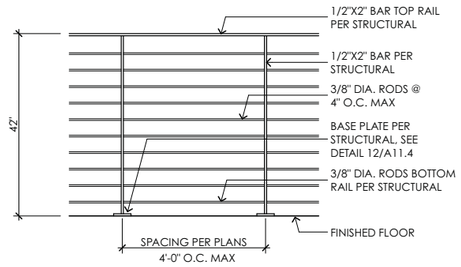
ARCHITECTURAL DETAILS - WINDOWS & DOORS METAL

A11.5



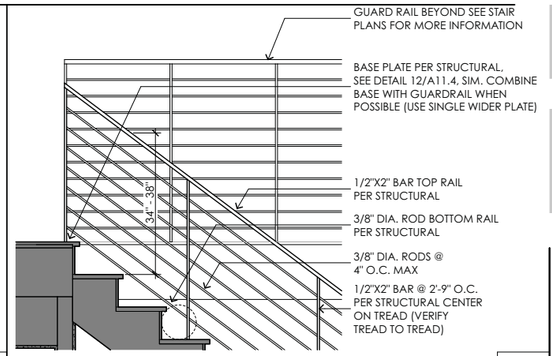
METAL GUARD RAIL WITH CURB 9

1" = 1'-0"



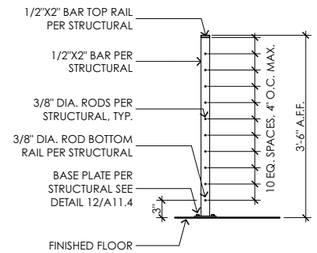
METAL GUARD RAILS 5

3/4" = 1'-0"



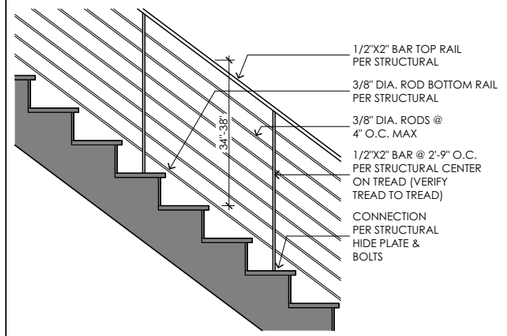
METAL GUARD RAILS @ STAIR TOP 1

3/4" = 1'-0"



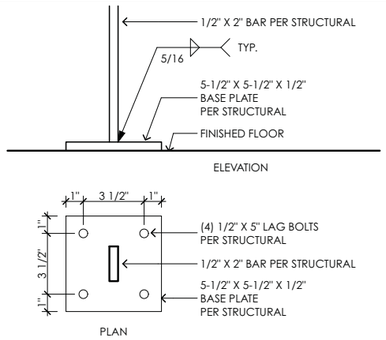
METAL GUARD RAILS 6

3/4" = 1'-0"



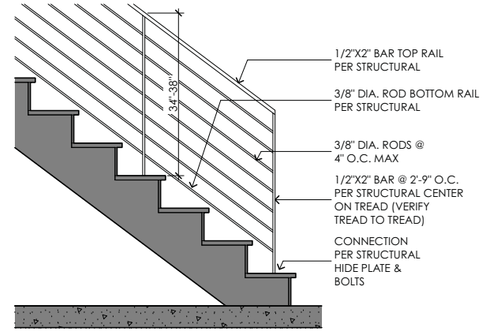
METAL GUARD RAILS @ STAIR 2

3/4" = 1'-0"



METAL GUARD RAILS BASE 7

3" = 1'-0"



METAL GUARD RAILS @ STAIR BOTTOM 3

3/4" = 1'-0"

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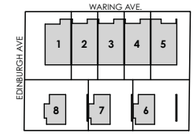
PROJECT NO 14018

EDINBURGH AVE SLS
750 N Edinburgh Ave
Los Angeles, CA 90046
Owner: BLDG Edinburgh LLC

KEY PLAN



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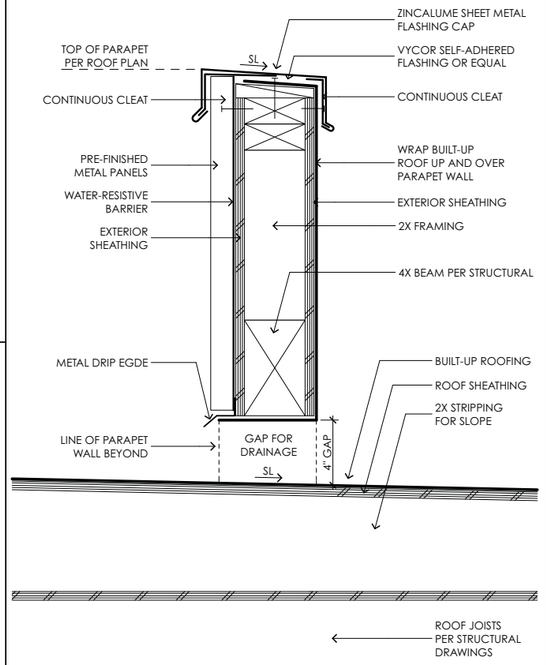
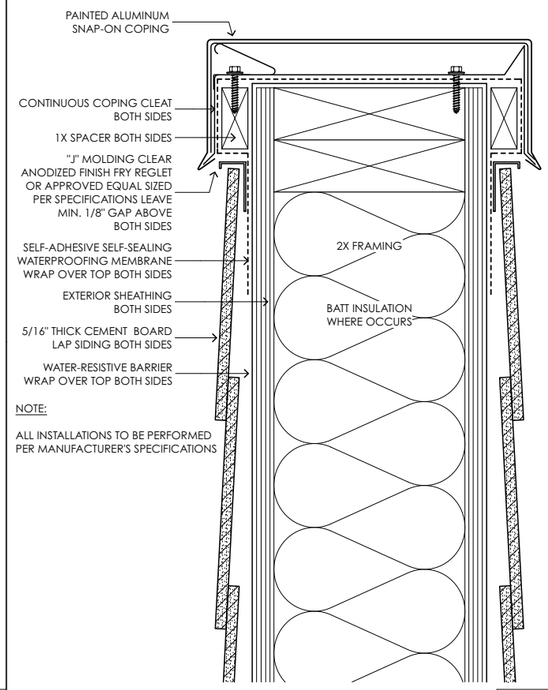
ARCHITECTURAL DETAILS - GUARDRAILS AND HANDRAILS

A11.6



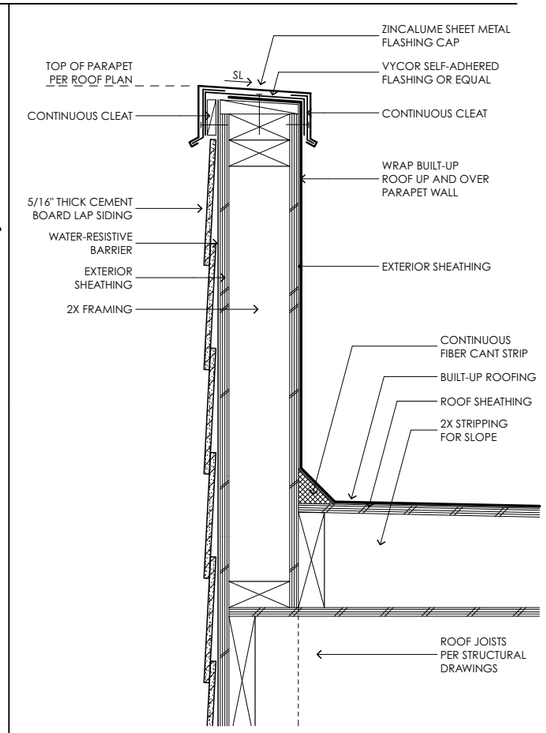
ROOF TO ROOF PARAPET 9

3" = 1'-0"



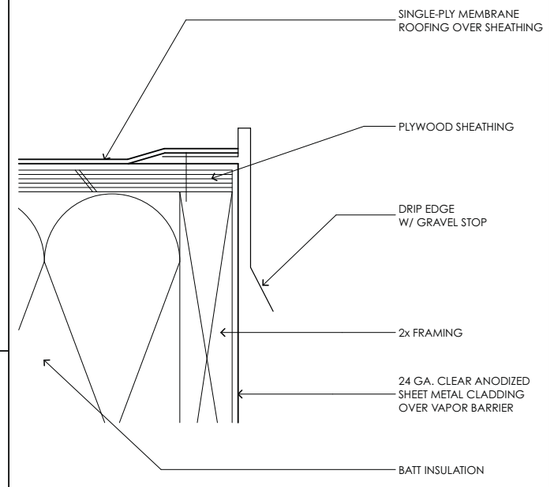
TOP OF EXTERIOR GUARD WALL 5

6" = 1'-0"



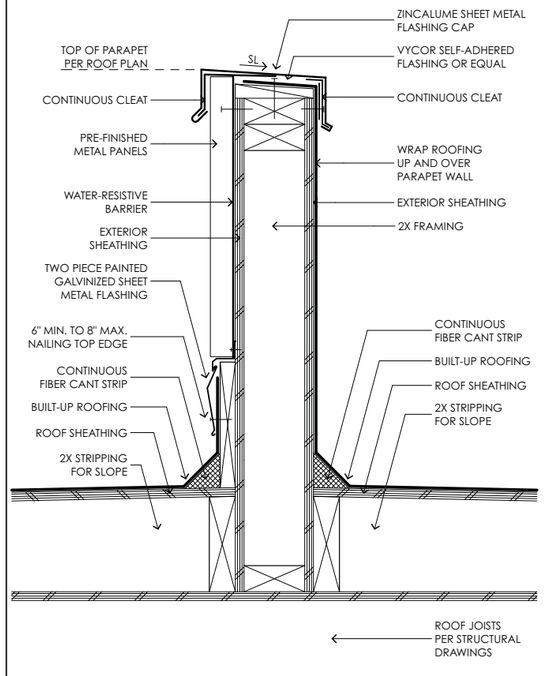
LAP SIDING PARAPET WALL 1

3" = 1'-0"



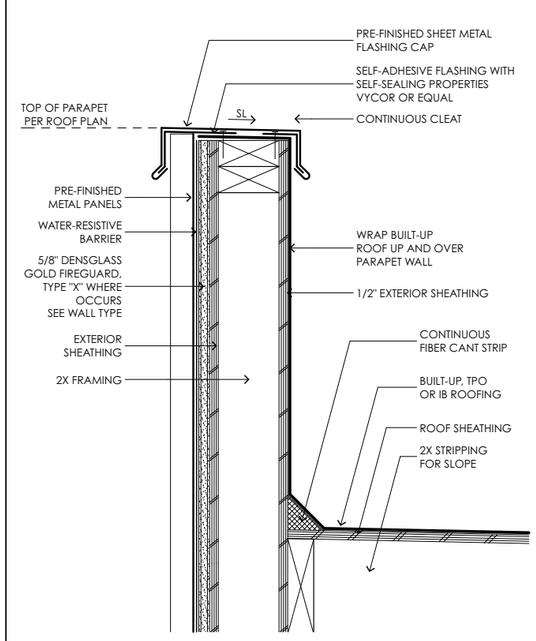
GRAVEL STOP ROOF EDGE 11

6" = 1'-0"



ROOF TO ROOF PARAPET 7

3" = 1'-0"



PARAPET WALL - METAL 3

3" = 1'-0"

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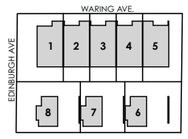

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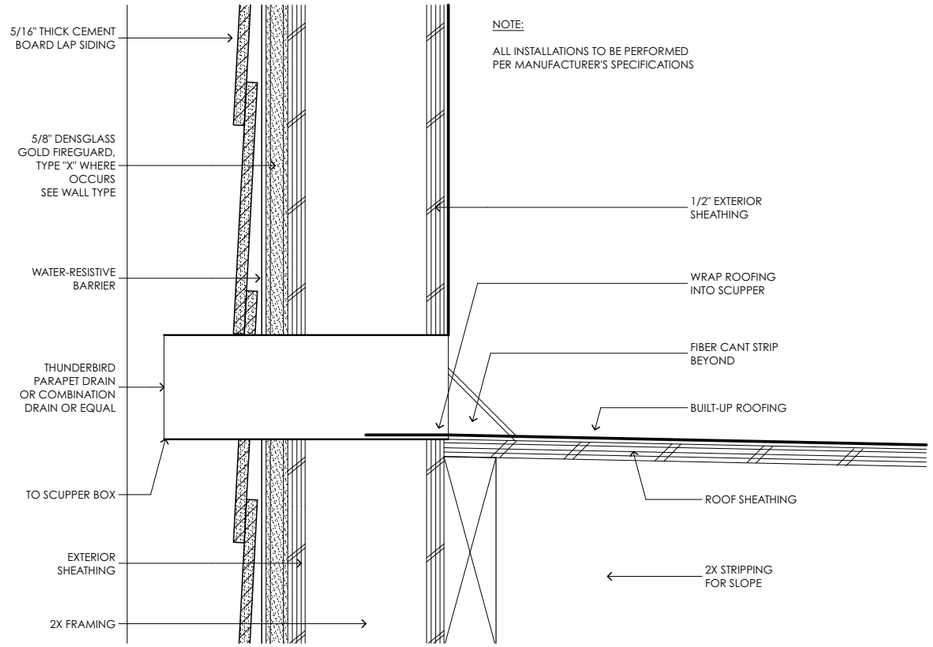
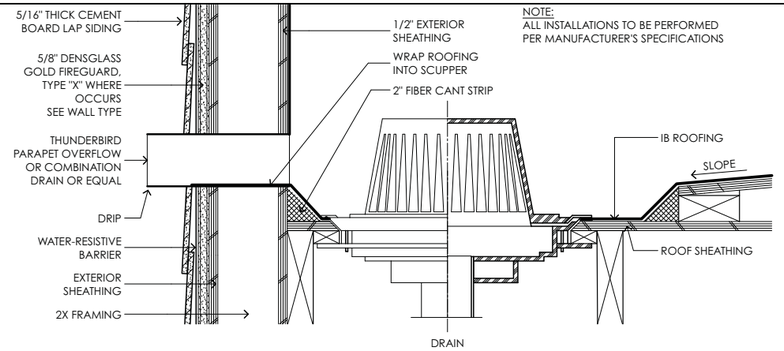
ARCHITECTURAL
DETAILS - PARAPETS

A11.7



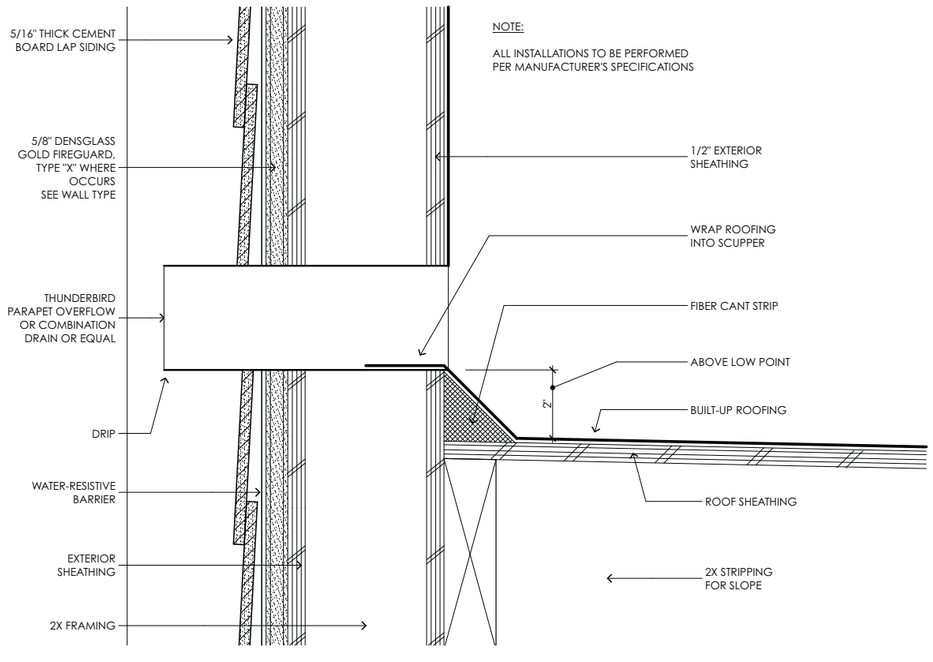
SCUPPER - LAP SIDING 9

6" = 1'-0"



ROOF DRAIN AND OVERFLOW - LAP SIDING 1

3" = 1'-0"



OVERFLOW SCUPPER - LAP SIDING 11

6" = 1'-0"

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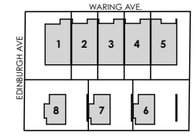

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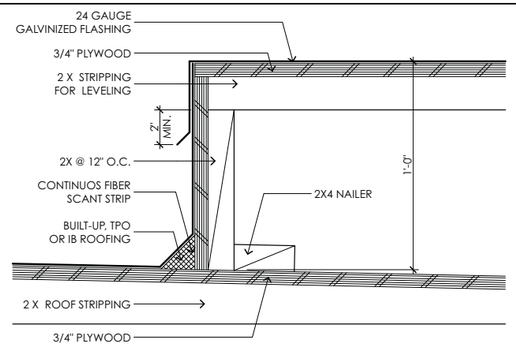
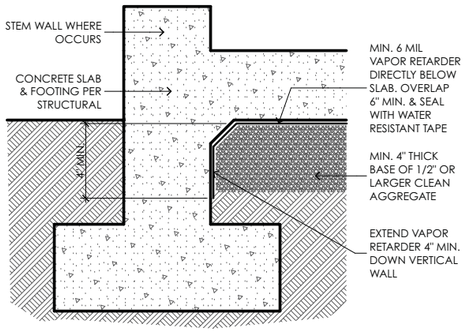
ARCHITECTURAL DETAILS -ROOF DRAINAGE

A11.8



MECHANICAL EQUIPMENT BASE 9

3" = 1'-0"



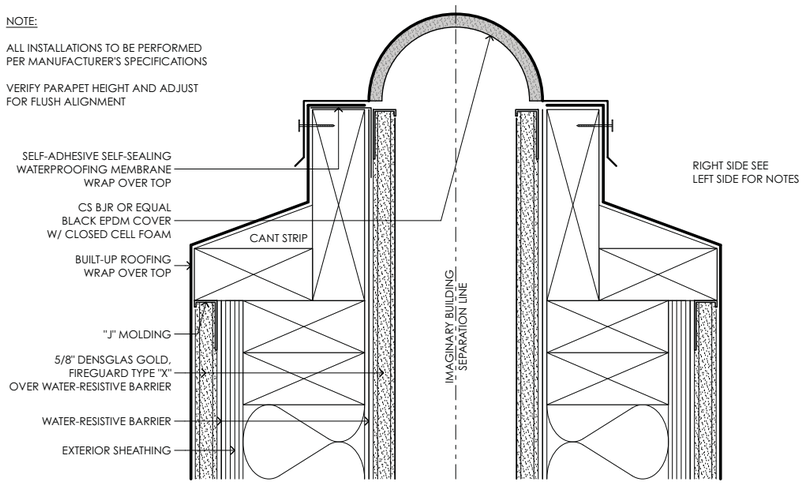
CONCRETE SLAB CAPILARY BREAK 10

3" = 1'-0"

NOTE:

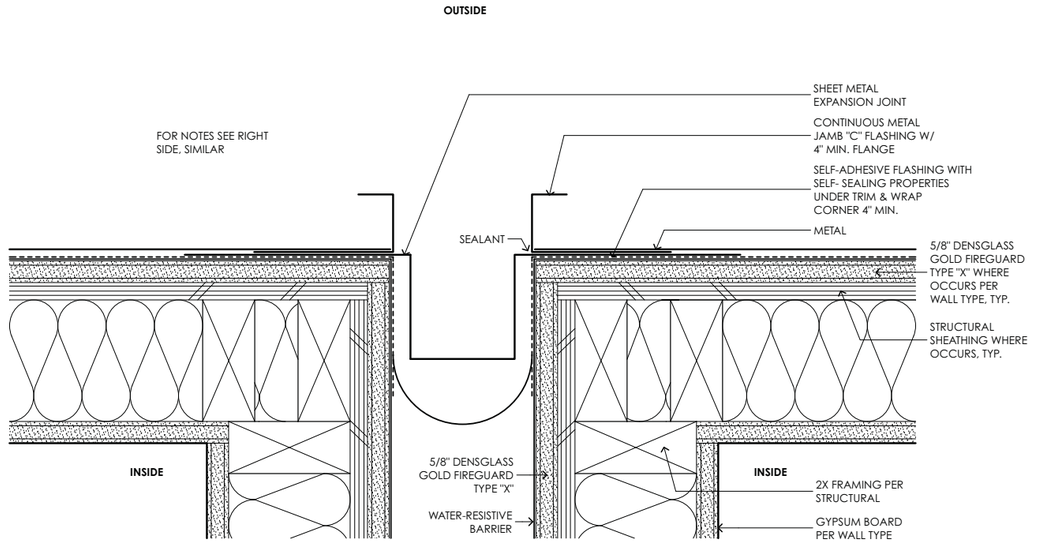
ALL INSTALLATIONS TO BE PERFORMED
PER MANUFACTURER'S SPECIFICATIONS

VERIFY PARAPET HEIGHT AND ADJUST
FOR FLUSH ALIGNMENT



PARAPET FLASHING 1

6" = 1'-0"



FLASHING - WALL TO WALL - METAL 3

6" = 1'-0"

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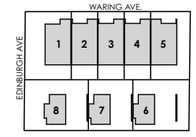

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SCALE	DATE
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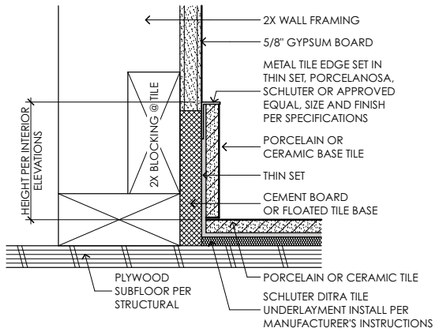
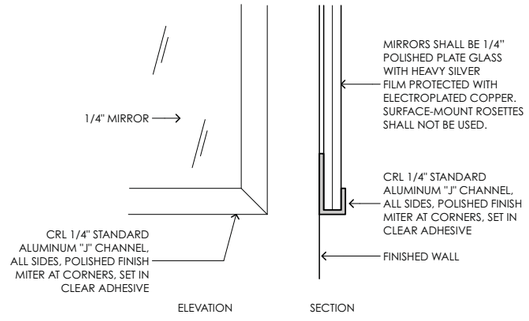
ARCHITECTURAL
DETAILS -MISC.
FLASHING

A11.9



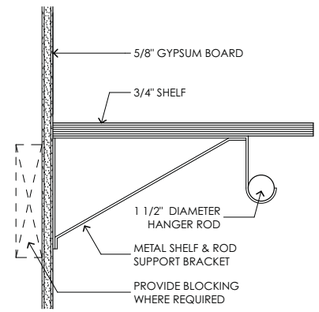
B3 - TILE BASE 13

6" = 1'-0"



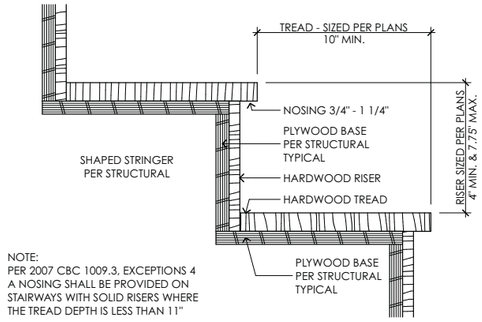
G3 - MIRROR W/ J CHANNEL 9

1' = 1'-0"



SHELF AND POLE 5

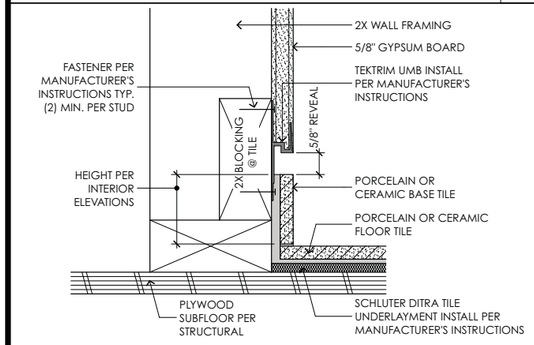
3" = 1'-0"



NOTE:
PER 2007 CBC 1009.3, EXCEPTIONS 4
A NOSING SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11"

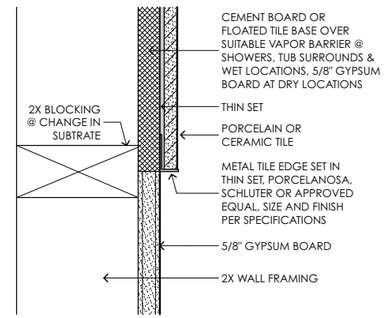
M1 - HARDWOOD STAIR W/ NOSING 1

3" = 1'-0"



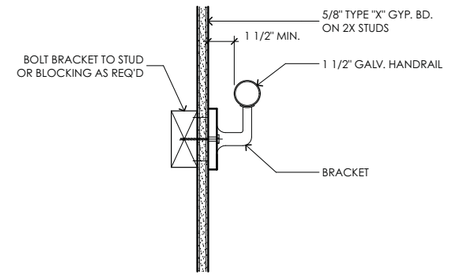
B4 - TILE BASE W/ REVEAL 14

6" = 1'-0"



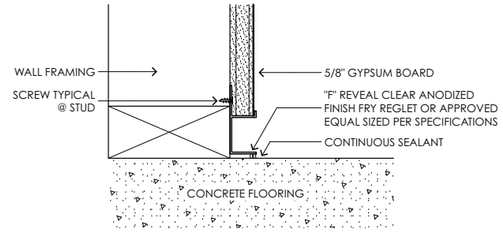
M6 - TILE EDGE METAL 10

6" = 1'-0"



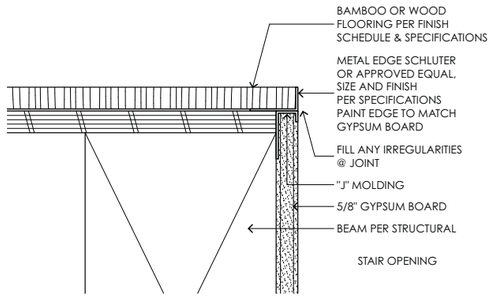
HANDRAIL AT FRAMED WALL 6

3" = 1'-0"



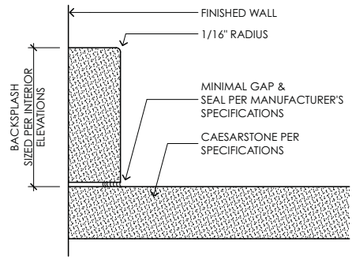
B5 - METAL BASE REVEAL @ CONCRETE FLOOR 15

6" = 1'-0"



F1 - FLOOR EDGE @ STAIR OPENING 11

6" = 1'-0"

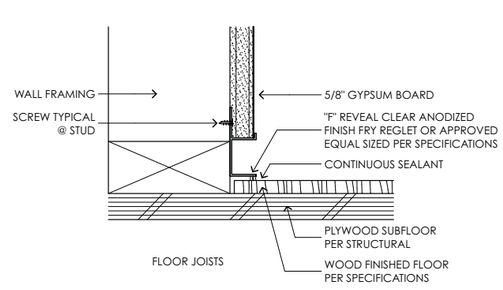


NOTE:

EDGE RADIUS OVER 1/8" MAY BE REJECTED

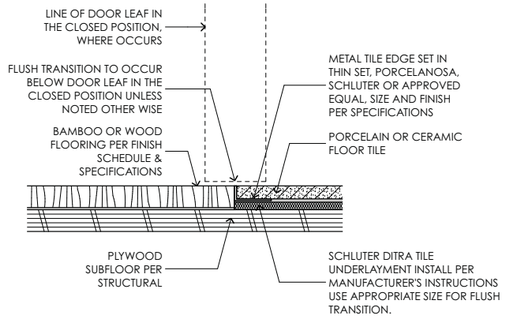
M4 - CAESARSTONE BACKSPLASH 7

1' = 1'-0"



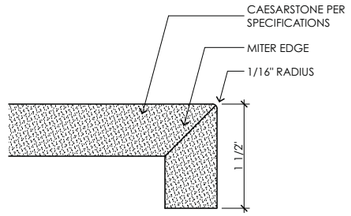
B5 - METAL BASE REVEAL @ WOOD FLOOR 16

6" = 1'-0"



F1 TO F2 - FLOOR MATERIAL TRANSITION 12

6" = 1'-0"



NOTE:

EDGE RADIUS OVER 1/8" MAY BE REJECTED

M3 - CAESARSTONE EDGE DETAIL 8

1' = 1'-0"

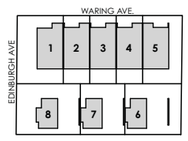
modative
Design
Develop
Build

2633 Lincoln Blvd. #610
Santa Monica, CA 90405
P: 310.526.7826
F: 310.526.7681
E: info@modative.com
W: www.modative.com

PROJECT NO 14018

EDINBURGH AVE SLS
750 N Edinburgh Ave
Los Angeles, CA 90046
Owner: BLDG Edinburgh LLC

KEY PLAN



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SCALE	DATE
AS SHOWN	7/2/15

ARCHITECTURAL
DETAILS - INTERIORS

A 11.10

APPENDIX C

Professional Qualifications

Margarita Jerabek, PhD

Historic Resources Director

EDUCATION

Ph.D., Art History, University of California, Los Angeles

M.A., Architectural History, School of Architecture, University of Virginia

Certificate of Historic Preservation, School of Architecture, University of Virginia

B.A., Art History, Oberlin College

30 YEARS EXPERIENCE

AWARDS

2014 Preservation Award, The Dunbar Hotel, L.A. Conservancy

2014 Westside Prize, The Dunbar Hotel, Westside Urban Forum

2014Design Award: Tongva Park & Ken Genser Square, Westside Urban Forum

2012 California Preservation Foundation Award, RMS Queen Mary Conservation Management Plan, California Preservation Foundation

PROFESSIONAL AFFILIATIONS

California Preservation Foundation

Santa Monica Conservancy

Los Angeles Conservancy

Society of Architectural Historians

National Trust for Historic Preservation Leadership Forum

American Institute of Architects (AIA), National Allied Member

Margarita Jerabek has 30 years of professional practice in the United States with an extensive background in historic preservation, architectural history, art history and decorative arts, and historical archaeology. She specializes in Visual Art and Culture, 19th-20th Century American Architecture, Modern and Contemporary Architecture, Architectural Theory and Criticism, Urbanism, and Cultural Landscape, and is a regional expert on Southern California architecture. Her qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History, Archaeology, and Architectural History. Margarita has managed and conducted a wide range of technical studies in support of environmental compliance projects, developed preservation and conservation plans, and implemented preservation treatment projects for public and private clients in California and throughout the United States.

Relevant Experience

Margarita has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area and Southern California. She provides expert assistance to public agencies and private clients in environmental review, from due diligence through planning/design review and permitting and when necessary, implements mitigation and preservation treatment measures on behalf of her clients. As primary investigator and author of hundreds of technical reports, plan review documents, preservation and conservation plans, HABS/HAER/HALS reports, construction monitoring reports, salvage reports and relocation plans, she is a highly experienced practitioner and expert in addressing historical resources issues while supporting and balancing project goals.

She is an expert in the evaluation, management and treatment of historic properties for compliance with Sections 106 and 110 of the NHPA, NEPA, Section 4(f) of the Department of Transportation Act, CEQA, and local ordinances and planning requirements. Margarita regularly performs assessments to ensure conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and assists clients with adaptive reuse/rehabilitation projects by providing preservation design and treatment consultation, agency coordination, legally defensible documentation, construction monitoring and conservation treatment.

Margarita is a regional expert on Southern California architecture. She has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area as well as in Ventura, Orange, Riverside, San Bernardino and San Diego counties. Beyond her technical skill, she is a highly experienced project manager with broad national experience throughout the United States. She currently manages PCR's on-call preservation services with the City of Santa Monica, County of San Bernardino Department of Public Works, City of Hermosa Beach, Los Angeles Unified School District, and Long Beach Unified School District.

Amanda Kainer

Senior Architectural Historian

EDUCATION

M.S., Historic Preservation (Emphasis: Conservation Science), Columbia University, New York, New York

B.S., Design (Emphasis: Interior Architecture), University of California, Davis

B.A., Art History, University of California, Davis, 2002

9 YEARS EXPERIENCE

PROFESSIONAL AFFILIATIONS

California Preservation Foundation

Los Angeles Conservancy

Santa Monica Conservancy (Volunteer Docent for the Shotgun House)

Docomomo SoCal

Association of Preservation Technology Western Chapter

AWARDS

Joel Polsky Academic Achievement Award, American Society of Interior Designers

Amanda Kainer has more than eight years of professional and academic experience in the practice of historic preservation and architectural history. Ms. Kainer has conducted extensive archival research, field observation, recordation, and prepared survey documentation and assisted in database management for numerous PCR historic resources projects. She has training and substantial experience in the evaluation and conservation of art and architecture and passion for interior design.

Relevant Experience

Ms. Kainer has completed and co-authored a wide range of architectural investigations including historic resources assessment and impacts analysis reports for compliance with CEQA, character-defining features reports, plan reviews, investment tax credit applications, Section 106 significance evaluations, and HABS documentations. She has also performed extensive research, survey work, and prepared numerous landmark and preliminary assessment reports as a part of PCR's On-Call Historic Preservation Contract with the City of Santa Monica.

She is involved a diverse set of projects and analyses. These include anything from a California Register nomination for the UCLA Faculty Center to a paint analysis for a Churrigueresque style 1920s commercial building in Santa Monica. She has co-authored Section 106 reports for the residential development in Thousand Oaks, Santa Monica Pier, Avalon Fuel Dock on Catalina Island, and a Mid-Century roadside motel in Bakersfield. For LAUSD, Ms. Kainer authored a character-defining features analysis for seven historic schools, provided historic analysis for an MND, and preliminary resource evaluations and plan reviews for various historic schools.

Historic Resources Assessments: Ms. Kainer has contributed to the research, site inspections, and report preparation of a number of historic resources assessments in the Los Angeles metropolitan area for compliance with CEQA. Ms. Kainer has evaluated a number of different types of potential historical resources, including single-family and multi-family residences, banks, commercial buildings, schools, hotels, and cultural landscapes in Beverly Hills, Venice, Los Angeles, and Santa Monica.

Large Scale Survey Experience: She was a contributing author for three major Community Redevelopment Agency of the City of Los Angeles– Adelante Eastside, Wilshire Center/Koreatown, and Normandie 5 Redevelopment Areas. Ms. Kainer also served as PCR Survey Team Leader and co-author for the comprehensive survey of over 4,000 objects of fine and decorative arts aboard the RMS Queen Mary in Long Beach. Additionally, Ms. Kainer helped complete the district-wide survey and evaluation of the Long Beach Unified School District and a windshield survey of Hermosa Beach for the Historic Resources Chapter of the Hermosa Beach General Plan Update.

EDUCATION

M.A. Public History: Historic Preservation, Middle Tennessee State University

B.A. History, California University of Pennsylvania

5 YEARS EXPERIENCE

RECOGNITIONS

Minong, Traditional Cultural Property National Register Nomination – Agency: Grand Portage Band of Lake Superior Chippewa

Grand Portage CCC Indian Division Bridge – Agency: National Park Service and Grand Portage Band of Lake Superior Chippewa

Ashley Brown

Senior Architectural Historian

Ashley Brown is a senior architectural historian with more than five years of academic and professional experience preparing documentation to address the restoration, rehabilitation, and adaptive reuse of historic properties—including historic structures reports, preservation and interpretation plans, and National Register of Historic Places nominations. Ashley also has experience contributing to California Environmental Quality Act CEQA-level documents. She is adept at developing and implementing historic resources surveys to address architectural, building, and cemetery condition assessments utilizing such programs ArcGIS and Survey123. She has worked closely with individuals, preservation groups, Native American tribes, small and large communities, and state legislators to preserve their heritage. Ashley continues to expand her knowledge of Southern California history by conducting primary source research and developing historic contexts.

Relevant Experience

Cultural Resources Technical Reports

Warner Center Cultural Resources Technical Report, City of Los Angeles. *Report Co-author and Architectural Historian*. Ms. Brown co-authored the Cultural Resources Technical Report. She wrote site-specific historic context, and provided support for the impacts analysis. This report is in support of a MND.

Los Angeles Department of Water and Power (LADWP), East Hollywood District Yard Cultural Resources Technical Report, Los Angeles, CA. *Architectural Historian and Report Author*. ESA prepared a Cultural Resources Assessment for the Los Angeles Department of Water and Power (LADWP) Distribution Yard No. 2, which was built by the Bureau of Power and Light in 1926. Ms. Brown evaluated the District Yard for architectural and historic significance at the local, state, and federal levels.

755 Figueroa Street Cultural Resources Technical Report, Los Angeles, CA. *Cultural Resources Specialist*. Ms. Brown authored project specific historic context for the 755 Figueroa Street Cultural Resources Report and identified archaeological potential for Project site. The Report was used in a MND for two new residential tower units in downtown Los Angeles.

Environmental Impact Reports (EIRs)

750 Edinburgh EIR, Los Angeles, CA. *Report and EIR section author*. ESA prepared an EIR for the Client who proposed to build new residential development and tear down current improvements. ESA assessed the current improvements, which include a Bungalow Court and Garage, a Los Angeles Cultural Historical Monument. Ms. Brown co-authored the Report and authored the EIR section for the Project.

Times Mirror Square EIR, Los Angeles, CA. *Architectural Historian, EIR section co-author.* The Project involved the development of two new high-rise towers with approximately 1,200 residential units. The Project would preserve the historic buildings on the site and require demolition of the parking structure along Broadway, the Times West building, and other improvements. Ms. Brown co-authored the historic section for EIR.

College Station EIR, Los Angeles, CA. *Architectural Historian.* Ashley provided historic preservation consultation to address potential impacts to recorded historic resources in the Project's vicinity. The Project would develop a residential unit in one a significant historic area in downtown Los Angeles.

Historic Resources Assessments

14999 La Cumbre Drive Historical Resources Assessment, City of Los Angeles. *Co-report Author and Architectural Historian*
Ms. Brown evaluated 3600 Wilshire Boulevard, a Modern style office building designed by master architect Robert Tyler, of Welton Becket and Associates for significance at the local, state, federal levels. Included in this report was CEQA Impacts Analysis. This CEQA document was used to support a MND.

633 Palms Boulevard Phase I Historic Resource Assessment Report, Venice, Los Angeles, CA. *Report Author.* Phase 1 Historic Resource Assessment for the property located at 633 Palms Blvd. The site includes four buildings, three of which appear to be bungalows constructed in 1924. The fourth at the street front is a significantly altered bungalow. Ms. Brown evaluated the property as a bungalow court for significance at the local, state, federal levels.

Sportsmen's Lodge Hotel Phase I Historic Resources Assessment Report, Studio City, Los Angeles, CA. *Project Manager and Report Author.*
Ms. Brown evaluated the Sportsmen's Lodge Hotel, which was identified by SurveyLA as part of the Sportsmen's Lodge Historic District for historic and architectural significance at the local, state, federal levels. The hotel was designed in the Mid-Century Modern style by James D. Barrington and was identified for its historical associations with the Sportsmen's Lodge.

3600 Wilshire Boulevard Historic Resource Assessment and Impacts Analysis Report, Los Angeles, CA. *Project Manager and Report Author.*
Ms. Brown evaluated 3600 Wilshire Boulevard, a Modern style office building designed by master architect Robert Tyler, of Welton Becket and Associates for significance at the local, state, federal levels. Included in this report was CEQA Impacts Analysis. This CEQA document was used to support a MND.

1101 Amalfi Avenue Historic Resource Assessment, Pacific Palisades, CA. *Co-report Author and Architectural Historian*. ESA is prepared a Phased HRA for 1101 Amalfi Avenue, Pacific Palisades. This residence designed by Allen Siple, and first owned by Will Rogers, Jr. was assessed for its architectural and historic significance at the local, state, and federal levels.

APPENDIX D

Tract Map

MAP OF TRACT No. 4891.

COUNTY OF LOS ANGELES, CAL.

Being a subdivision of Lot 5, Tract No. 2678, per Map Book 27, page 23, Records of Los Angeles County.

Surveyed February, 1922, by Horace N. Taylor, C.E.

Scale 100 feet to 1 inch.

Basis of bearings Tract No. 2678, M.B. 27-23.

I hereby certify that I am a licensed Surveyor of California, and that this map, consisting of one sheet, correctly represents a survey made under my supervision during February, 1922, that the monuments shown hereon actually exist and their positions are correctly shown.

Horace N. Taylor
Licensed Surveyor

We hereby certify that we are the owners of or have an interest in the land included within the subdivision shown by the map appearing hereon, and that we are the only persons whose consent is necessary to pass a clear title to said land, and we consent to the making of said map and subdivision as shown within the blue colored border line, and hereby dedicate to the public use all the avenues, and alleys, and the boulevard shown on said map within said subdivision.

Hibernia Trust Company

By ____ President.

____ Secretary.

Albert M. Stephens Co.

State of California } ss.
County of Los Angeles }

On this second day of March, 1922, before me, Fowler McNeil Newbridge, a Notary Public in and for said County and State, personally appeared Howe W. Stephens known to me to be the person whose name is subscribed to the foregoing instrument as the Attorney in Fact of Minnie K. Dodge, and he acknowledged to me that he subscribed the name of Minnie K. Dodge thereto as principal and his own name as Attorney in Fact.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for Los Angeles County, State of California.

Maps

Map Book 52

Found iron pipe 2" diam. at NE. Cor. Lot 4, Tract No. 2678, M.B. 27-23.

Found iron pipe 2" diam. at NW. Cor. Lot 5, Tract No. 2678, M.B. 27-23.

Found iron pipe 2" diam. SE. Cor. Tract No. 3425, per M.B. 42-29

Found iron pipe 2" diam. at NE. Cor. Tr. No. 3567, M.B. 38-88

Found 1" iron bolt per Co. Surv. file in P.B. 41-51, NW. Cor. Lot 3, Tract No. 215, M.B. 14-48/49

S.E. Cor. Lot 4, Tract No. 2678, M.B. 27-23. Set iron pipe 2" diam.

Found 2" iron pipe per Co. Surv. Map No. 8081.

Found iron spike per Co. Surv. map No. 8681.

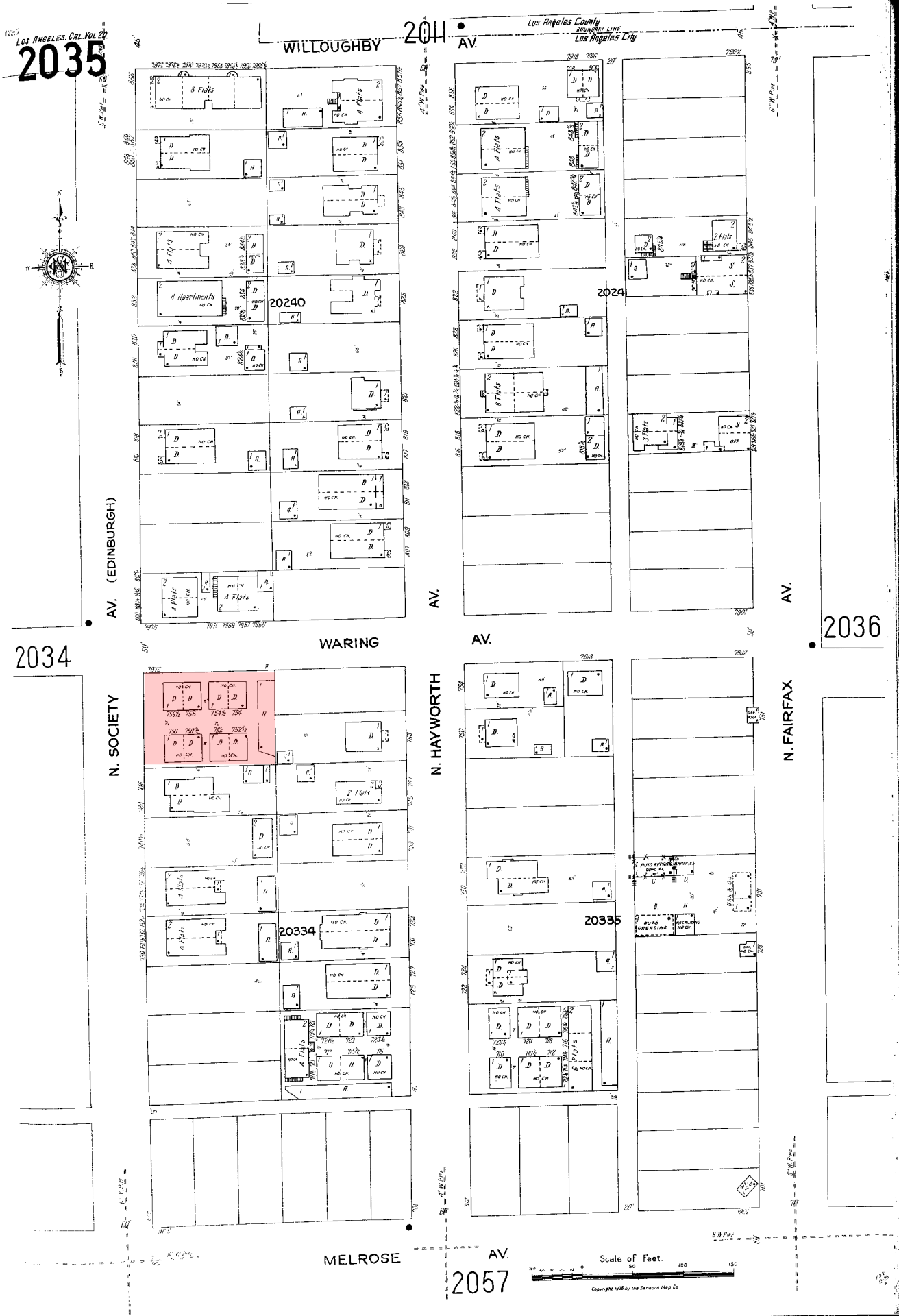
Note: Line of Melrose Ave. established by turning record angle from Fairfax Ave. per Tract No. 2678, M.B. 27-23.

Mar. 30, 1922
Chas. Smith
Chad F. Calhoun
County Surveyor

67

APPENDIX E

Sanborn Maps


LOS ANGELES, CAL. VOL 20.
2035
WILLOUGHBY
20TH
AV.
Los Angeles County
BOUNDARY LINE
Los Angeles City
AV. (EDINBURGH)
20240
2024
AV.
AV.
2036
2034
WARING
AV.
N. SOCIETY
N. HAYWORTH
N. FAIRFAX
20334
20335
MELROSE
AV.
2057
Scale of Feet.
Copyright 1928 by the Sanborn Map Co.

(236)
LOS ANGELES, CAL. VOL. 20

2035

CAL. 039

WILLOUGHBY

20H

AV.

Los Angeles County
BOUNDARY LINE
Los Angeles City

AV. (SOCIETY AV.)

20240

20241

AV.

WARING

AV.

2034

2036

N. EDINBURGH

N. HAYWORTH

20334

20335

N. FAIRFAX

MELROSE

AV.

2057

Scale of Feet

Copyright 1928 by the Sanborn Map Co.

APPENDIX F

Bungalow Court Property Type Examples in Hollywood and Los Angeles

BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
1114 Tamarind Avenue, Los Angeles	1924	3CS Hollywood Redevelopment Survey	
5731 Carlton Way	1923	3CS Hollywood Redevelopment Survey	
7011 Fountain Avenue	1923	3CS Hollywood Redevelopment Survey	

BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
1300 N Sycamore Avenue, Los Angeles	1921	3CS Hollywood Redevelopment Survey	
1346 N Sycamore Avenue	1922	3CS Hollywood Redevelopment Survey	
1764 Las Palmas Avenue	1922	3CS Hollywood Redevelopment Survey	

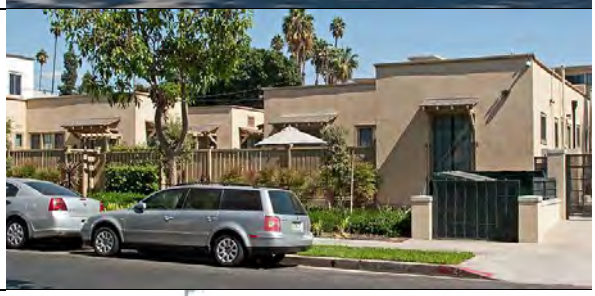
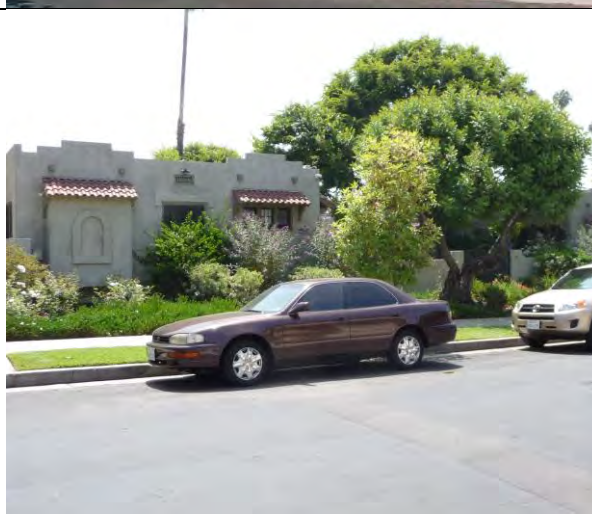
BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
1141 Gordon Street, Los Angeles	circa 1917	3CS Hollywood Redevelopment Survey	
1351 N La Brea Avenue, Los Angeles	1922	3CS Hollywood Redevelopment Survey	
5414 Fountain Avenue, Los Angeles	1923	3CS Hollywood Redevelopment Survey	

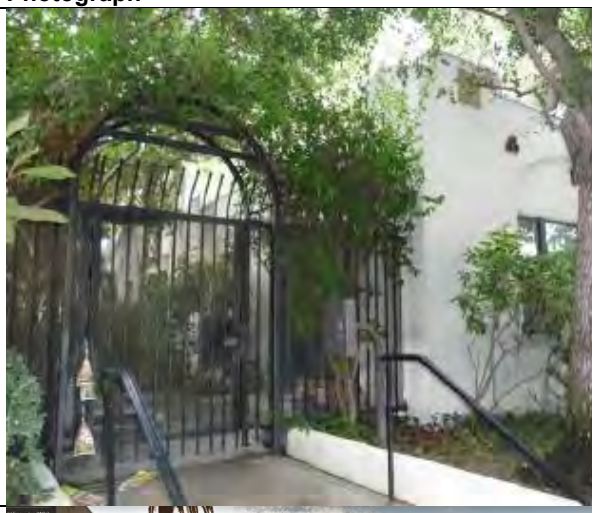
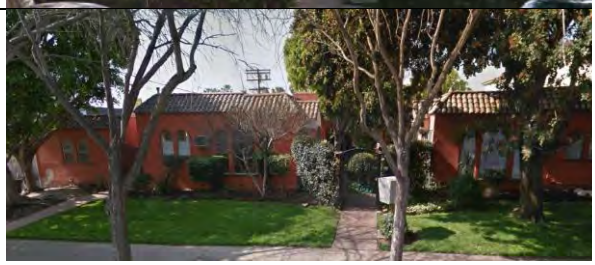
BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
Hollywood Bungalow Courts 1544-1552 Serrano Avenue, Los Angeles	1925	Contributor to the N. Serrano Avenue Historic District, 2D2 Hollywood Redevelopment Survey NR# 10000764	
1554-1576 Serrano Avenue, Los Angeles	1921	Contributor to the N. Serrano Avenue Historic District 2D2 Hollywood Redevelopment Survey NR# 10000762	
1516-1528 1/2 Serrano Avenue, Los Angeles	1921-22	Contributor to the N. Serrano Avenue Historic District 2D2 Hollywood Redevelopment Survey NR# 10000761	

BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
6225 De Longpre Avenue, Los Angeles	circa 1923	Contributor to the Afton Square District, 2D2 Hollywood Redevelopment Survey	
El Cadiz Apartments 1721 North Sycamore Avenue, Los Angeles	circa 1937	HCM# 775 and Listed on the California Register	
710-720 N. Hayworth Avenue, Los Angeles	1924		
715-723 N. Hayworth Avenue, Los Angeles	1924		

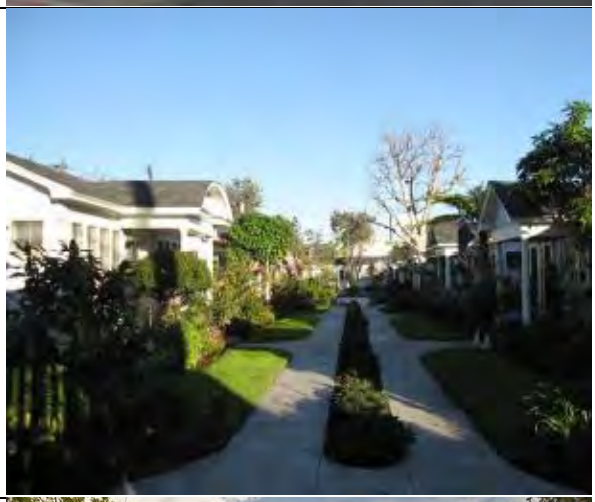
BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
5727 Carlton Way, Los Angeles	1928	3CS Hollywood Redevelopment Survey	
1728 Wilcox, Los Angeles	1917	3CS Hollywood Redevelopment Survey	
1216 N Bronson Avenue, Los Angeles	1921	3CS Hollywood Redevelopment Survey	

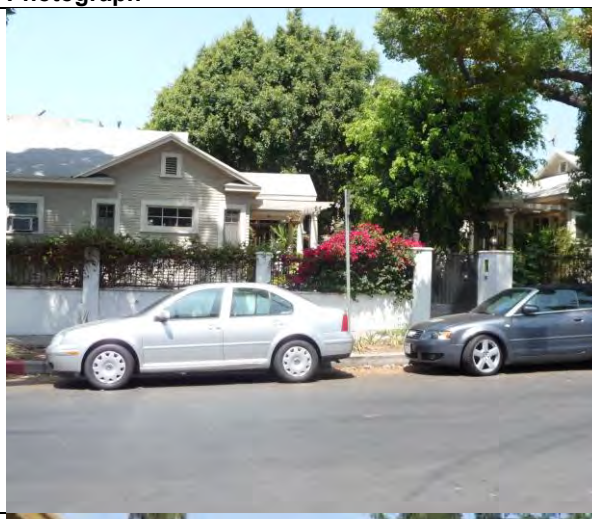
BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
1388-1402 N. Serrano Avenue, Los Angeles	1920	3CB Hollywood Redevelopment Survey	
St. Andrews Bungalow Court Colonial Court, 1514 St. Andrews Place, Los Angeles	circa 1919	3CB Hollywood Redevelopment Survey NR#98000244	
Whitley Court, 1720 Whitley Avenue, Los Angeles	1919	HCM# 448 and Listed on the California Register	

BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
1537-1547 Serrano Avenue, Los Angeles	1919-20	Contributor to the N. Serrano Avenue Historic District 2D2 Hollywood Redevelopment Survey	
6817 Leland Way, Los Angeles	1913	3CS Hollywood Redevelopment Survey	
Covert Cottages Bungalow Court, 936- 944 1/2 N Martel Avenue, Los Angeles	1920s	Designated HCM# 783 5S1	

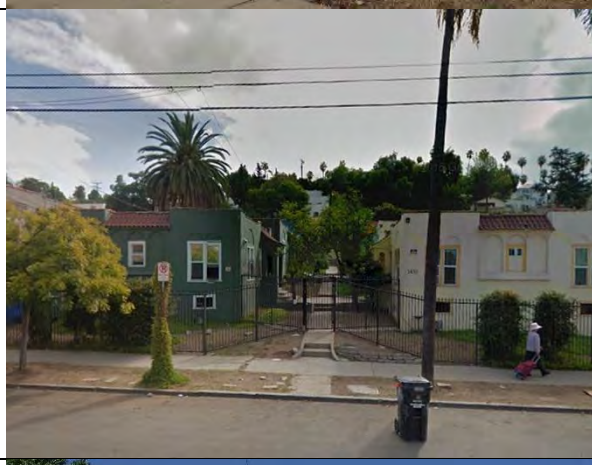
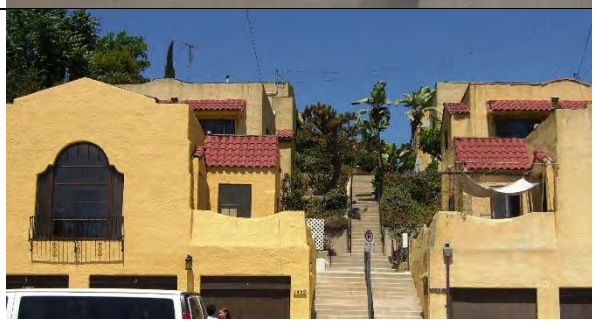
BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
Sunrise Court, 5721-5729 Monte Vista Street, Los Angeles	1921	Designated HCM# 400	
Argus Court, 1760-1768 Colorado Boulevard, Los Angeles	1923	Designated HCM# 471	
The Chaplin Court/Normandie Towers 1328-1330 N. Formosa Avenue, West Hollywood	1923-1924	Owned by Charlie Chapman, Storybook Style Bungalow Court	

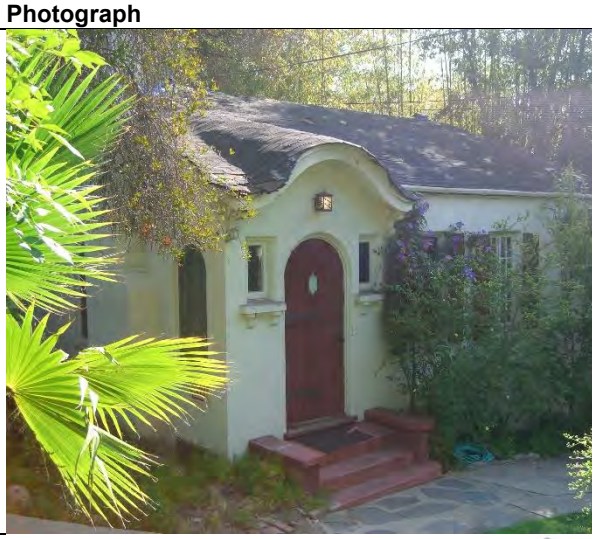
BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
Maycrest Bungalows Maycrest Avenue, El Serrano, Los Angeles	1925	Threatened (LA Conservency), condemend after 1994 earthquake	
Wurfl Court Bungalows 1450-1456 North Echo Park Avenue, Los Angeles	1922	Threatened-demolition (12 new three-story small lot single family homes) HCM #5000	
Scott Avenue Court 1463 W Scott Avenue, Los Angeles	1927	Designed by John Freese HCM #938 5S1	

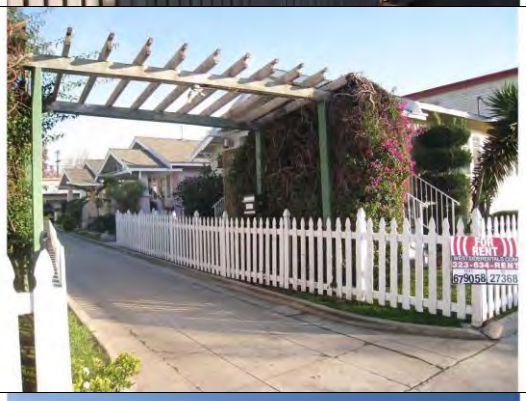
BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
2494 N. Gower Street, Hollywood	1923	Designed by Chas B. Bell HCM #1047 5S1	
5124 W. De Longpre Avenue, East Hollywood, Los Angeles	1923	Designed by A.B Crist/Pacific Ready-Cut Homes HCM #912 5S1 Previously threatened	
1721-1729 N. Kingsley Drive, Los Feliz, Los Angeles	1921	NR# 10000763	

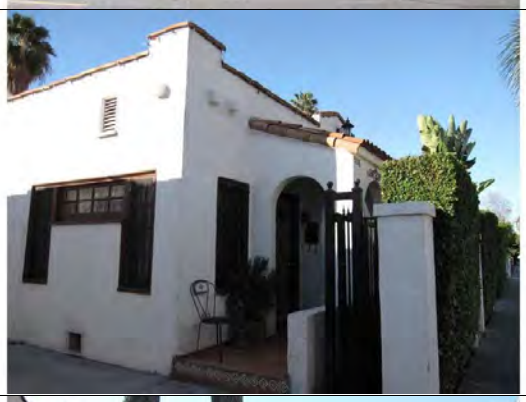
BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
1402 N. Las Palmas Avenue, Hollywood	1921	Craftsman Style 2010 Hollywood Redevelopment Area Survey	
1310 N. McCadden Place, Hollywood	1921	Craftsman Style District Hollywood Redevelopment Area Survey	
1304 N. McCadden Place, Hollywood	1921	Craftsman Style District Hollywood Redevelopment Area Survey	
5750 Fountain Avenue, Hollywood	1923	Spanish Colonial Revival Style Fountain Bungalows Potential Historic District Contributor and Individually Signifacant Contributor Hollywood Redevelopment Area Survey	

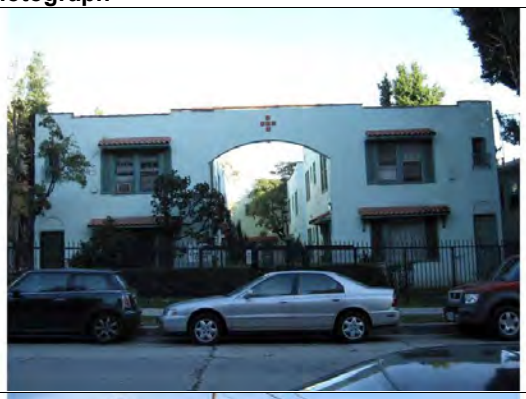
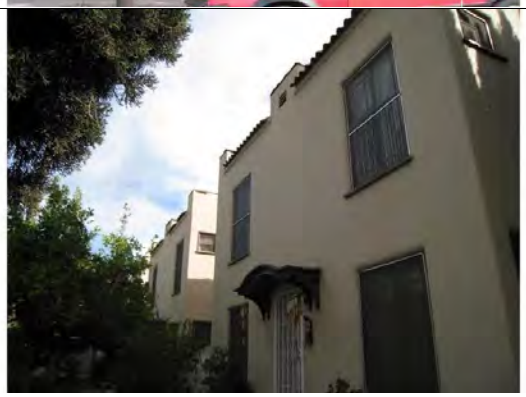
BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
5740 Fountain Avenue, Hollywood	1923	Spanish Colonial Revival Style Fountain Bungalows Potential Historic District Contributor Hollywood Redevelopment Area Survey	
5722 Fountain Avenue, Hollywood	1922	Spanish Colonial Revival Style Fountain Bungalows Potential Historic District Contributor Hollywood Redevelopment Area Survey	
5718 Fountain Avenue, Los Angeles	1922	Spanish Colonial Revival Style Fountain Bungalows Potential Historic District Contributor Hollywood Redevelopment Area Survey	
5704 Fountain Avenue, Los Angeles	1922	Spanish Colonial Revival Style Fountain Bungalows Potential Historic District Contributor Hollywood Redevelopment Area Survey	

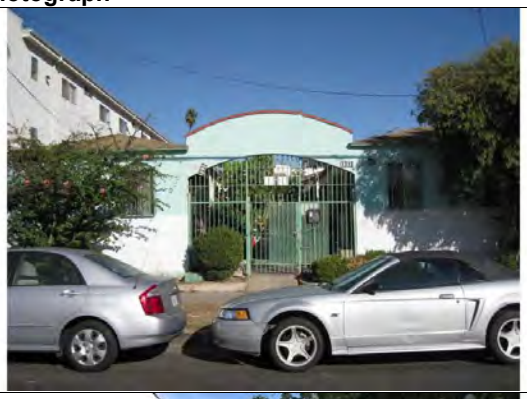
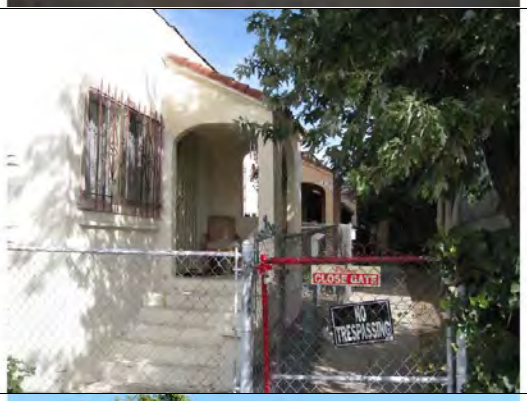
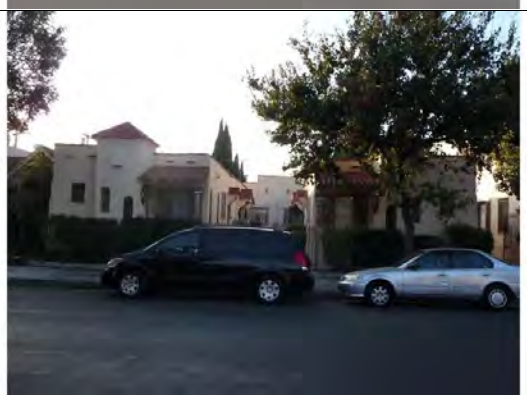
BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
1824 Grace Avenue, Los Angeles	1924	Spanish Colonial Revival Style 3CD Hollywood Redevelopment Area Survey	
1336 N. Mansfield Avenue, Los Angeles	1915	Craftsman Style Hollywood Redevelopment Area Survey	
1426 N. Mansfield Avenue, Los Angeles	1926	Craftsman Style 5D3 Hollywood Redevelopment Area Survey	
1416 N. Serrano Avenue, Los Angeles	1923	Spanish Colonial Revival Style 3CD Hollywood Redevelopment Area Survey	

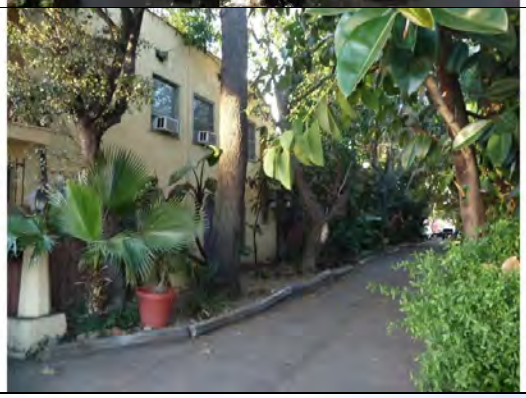
BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
1318-1332 N. Serrano Avenue, Los Angeles	1920	Craftsman Style 3CD Hollywood Redevelopment Area Survey	
1410-1412 N. Serrano Avenue, Los Angeles	1922	Spanish Colonial Revival Style 3CD Hollywood Redevelopment Area Survey	
1114 Tamarid Avenue	1924	Medeterranian Revival Syle 3CS Hollywood Redevelopment Area Survey	
1141 Gordon Street, Los Angeles	1917	Spanish Colonial Revival Style 3CS Hollywood Redevelopment Area Survey	

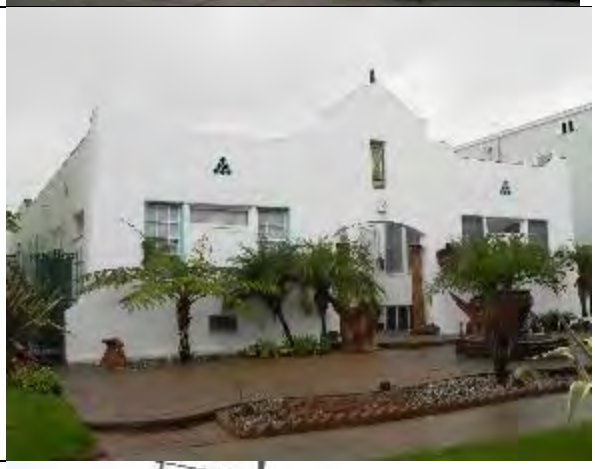
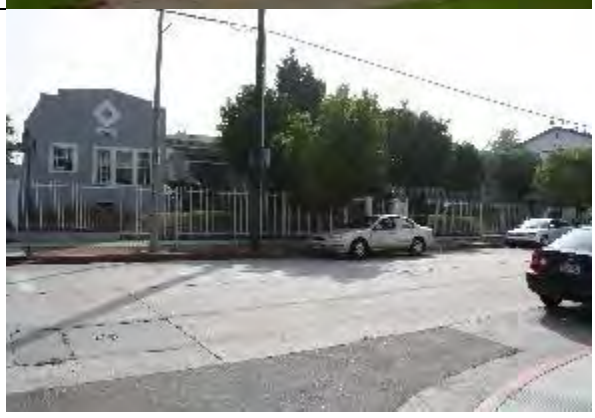
BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
5436 Harold Way, Los Angeles	1928	Tudor Revival Style 3CS Hollywood Redevelopment Area Survey	
1527 N. Bronson Avenue	1925	Medeterranean Revival Style 3CS Hollywood Redevelopment Area Survey	
807-809 N. Martel Avenue	1926	Spanish Colonial Revival Style 3S, 3CS, 5S3 Hollywood Community Plan Area	
5724 W. Waring Avenue	1936	3S, 3CS, 5S3 Hollywood Community Plan Area	

BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
2900-2912 ½ Griffith Park Boulevard, Los Feliz	1932	Storybook Style 3S, 3CS, 5S3 Hollywood Community Plan Area	
1168 N. Mariposa Avenue	1919	3S, 3CS, 5S3 Hollywood Community Plan Area	
545 N. Commonwealth Ave	1923	Mission Revival Style 3S, 3CS, 5S3 Hollywood Community Plan Area	
764 N. El Centro Avenue	1921	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	

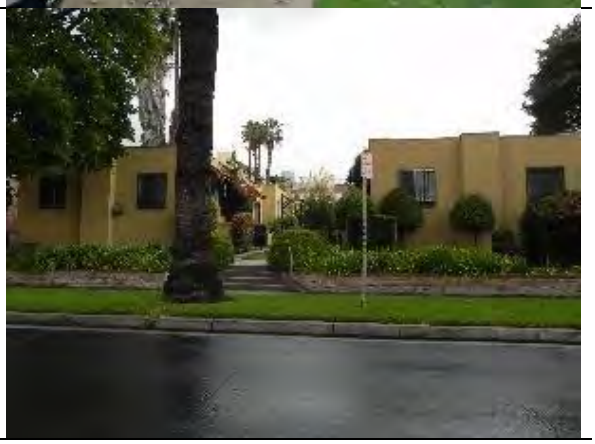
BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
4156 W. Normal Ave.	1924	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
935 N. Serrano Avenue	1922	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
724 N. Van Ness Ave	1924	Spanish Colonial Revival Style Contributor to Historic District Hollywood Plan Area	

BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
758 N. Van Ness Ave.	1923	Spanish Colonial Revival Style Contributor to Historic District 3S, 3CS, 5S3 Hollywood Plan Area	
853-855 Alta Vista, Los Angeles	1920-1930	Spanish Colonial Revival Style Alta Vista Bungalow Court Historic Distirct 3S, 3CS, 5S3 Hollywood Plan Area	
4605-4611 Ambrose avenue	1920-1930	Spanish Colonial Revival Style 3S, 3CS, 5S3 Hollywood Plan Area	
1060-1070 Ardmore Avenue	1920-1930	Spanish Colonial Revival Style 3S, 3CS, 5S3 Hollywood Plan Area	

BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
1183-1185 Ardmore Avenue, Hollywood	1920s	Spanish Colonial Revival Style 3S, 3CS, 5S3 Hollywood Plan Area	
1949-1955 Argyle Avenue, Hollywood	1920s	Mediterranean Revival Bungalow Court 3S, 3CS, 5S3 Hollywood Plan Area	
2003-2007 Argyle Avenue, Hollywood	1920s	Spanish Colonial Revival Style 3S, 3CS, 5S3 Hollywood Plan Area	

BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
2006-2014 Argyle Ave, Hollywood	1920s	Spanish Colonial Revival Style 3S, 3CS, 5S3 Hollywood Plan Area	
5951-5955 Barton Ave, Hollywood		Spanish Colonial Revival Style 3S, 3CS, 5S3 Hollywood Plan Area	
1307-1311 Bates Ave, Hollywood	1920s	Craftsman Style 3S, 3CS, 5S3 Hollywood Plan Area	

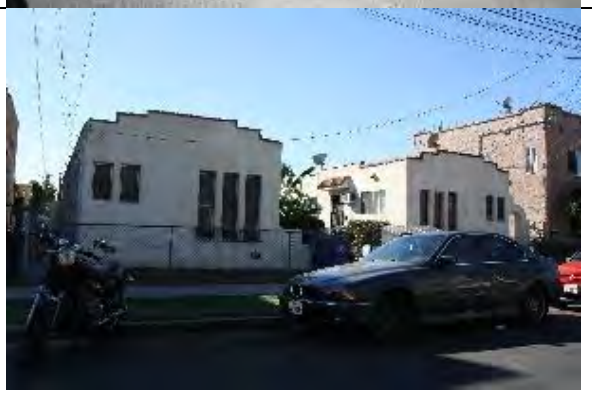
BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
2408-2416 Beachowood Drive, Hollywood	1920s	French Normal Revival Style 3S, 3CS, 5S3 Hollywood Plan Area	
Bella Vista Courts 4142-4148 Normal Avenue, Hollywood	1920s	Craftsman Style 3S, 3CS, 5S3 Hollywood Plan Area	
Bungalows de Primos del Mar Bungalow Courts	1920s	Mediterranean Revival Style 3S, 3CS, 5S3 Hollywood Plan Area	

BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
4215 – 4219 Burns Avenue, Los Angeles	1920s	American Colonial Revival 3S, 3CS, 5S3 Hollywood Plan Area	
4342-4346 Burns Avenue, Los Angeles	1920s	Spanish Colonial Revival Style 3S, 3CS, 5S3 Hollywood Plan Area	
4442-4446 Burns Avenue, Los Angeles	1920s	Spanish Colonial Revival Style 3S, 3CS, 5S3 Hollywood Plan Area	

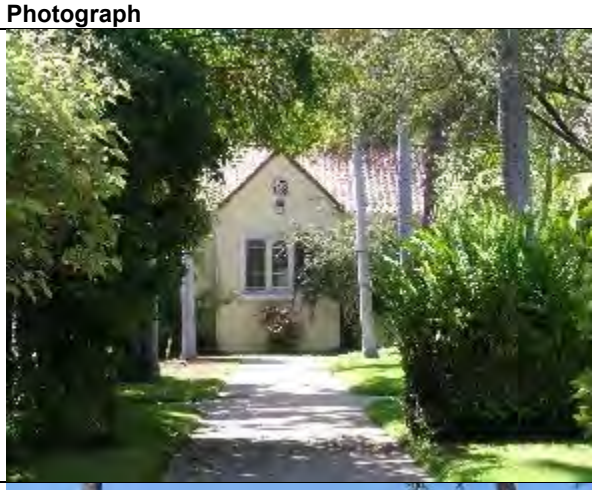
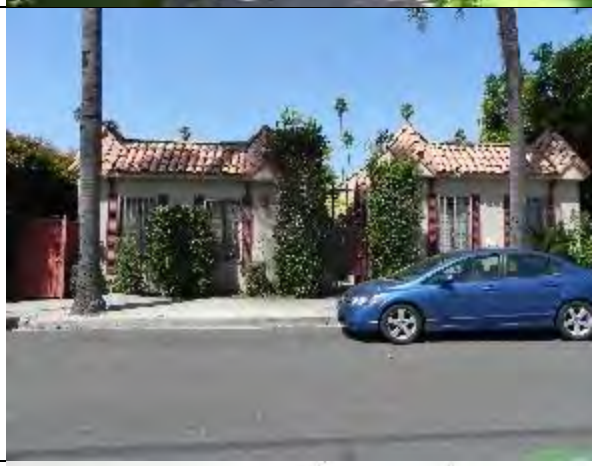
BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
Cappietola Court 4332-4336 Lockwood Avenue	1920s	Spanish Colonial Revival Style 3S, 3CS, 5S3 Hollywood Plan Area	
1421-1425 Catalina Street, Los Angeles	1920s	Spanish Colonial Revival Style 3S, 3CS, 5S3 Hollywood Plan Area	
1427-1429 Catalina Street, Los Angeles	1920s	Colonial Revival Style 3S, 3CS, 5S3 Hollywood Plan Area	

BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
2001-2009 Cheremoya Avenue, Los Angeles	1920s	Mediterranean Revival Style 3S, 3CS, 5S3 Hollywood Plan Area	
1225-1229 Citrus Avenue, Los Angeles	1920s	Spanish Colonial Revival Style 3S, 3CS, 5S3 Hollywood Plan Area	
1227-1229 Commonwealth Avenue, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	

BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
5115-5125 De Longpre Avenue	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
5216-5230 De Longpre Avenue, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
5233-5255 De Longpre Avenue	1920d	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	

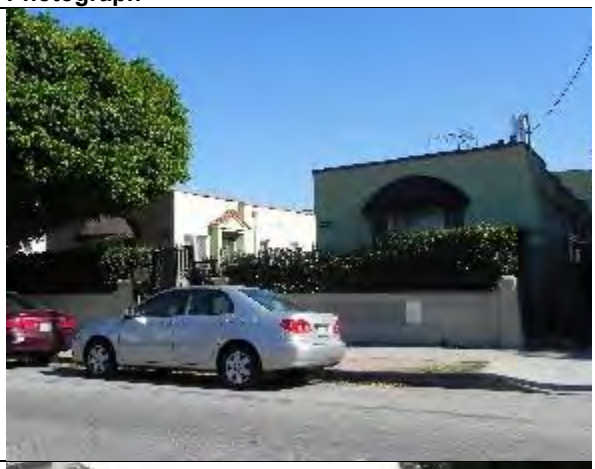
BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
5267-5289 De Long Pre Avenue, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
718-722 Detroit Street, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
806-814 Detroit Street, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	

BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
1322-1326 Edgemont Street, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
1340-1344 Edgemont Street, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
806-808 El Centro Avenue, Los Angeles	1920s	Craftsman Style 3S, 3CS, 5S3 Hollywood Community Plan Area	

BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
El Mirasol Bungalow Court 2006-2014 Vista del Mar Avenue	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
833-835 Formosa Avenue, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
5127-5143 Fountain Avenue, Los Angeles	1920s	Egyptian Revival Style 3S, 3CS, 5S3 Hollywood Community Plan Area	

BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
5154-5158 Fountain Avenue, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
5212-5216 Fountain Avenue, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
4762-4766 Franklin Avenue, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	

BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
806-810 Fuller Avenue, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
812-814 Fuller Avenue, Los Angeles	1930s	Streamline Moderne 3S, 3CS, 5S3 Hollywood Community Plan Area	
1756-1800 Garfield Place, Los Angeles	1912	Craftsman Style 3S, 3CS, 5S3 Hollywood Community Plan Area	

BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
4228-4234 Gateway Avenue	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
769 Gower Street, Hollywood, Los Angeles	1919	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
2488-2492 Gower Street	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	

BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
747-753 Gramercy Place, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
Harvard Court Garden Home 1335-1345 Harvard Boulevard, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
2030-2032 Highland Avenue, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	

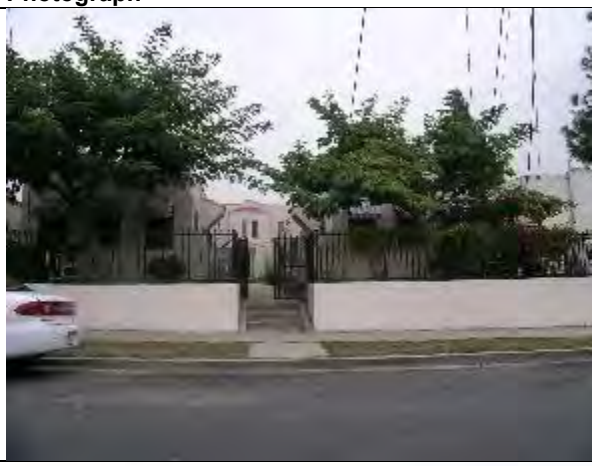
BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
1353-1369 Hobart Boulevard, Hollywood, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
1507-1509 Hoover Street, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
1222-1224 Kenmore Avenue, Hollywood, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	

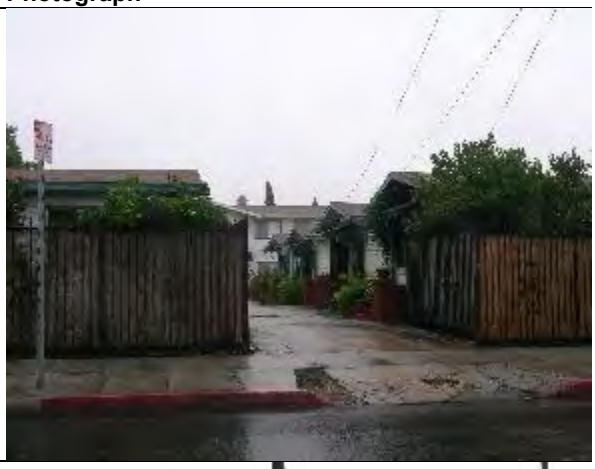
BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
1246-1250 Kenmore Avenue, Hollywood, Los Angeles		Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
1316-1318 Kenmore Avenue, Hollywood, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
710-716 Kingsley Drive, Hollywood, Los Angeles		Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	

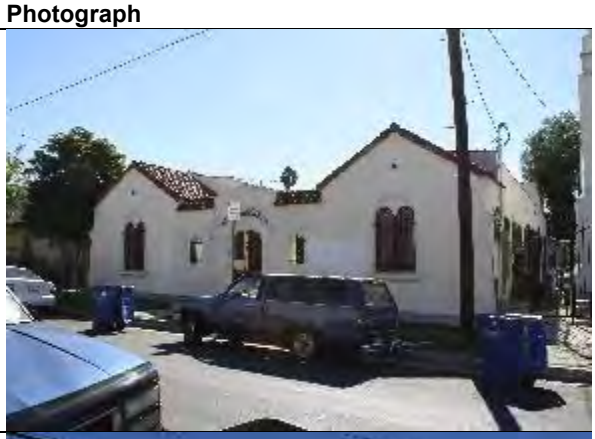
BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
1262-1268 Kingsley Drive, Hollywood, Los Angeles		Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
1631-1639 Kingsley Drive, Los Angeles	1916	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
1721-1729 Kingsley Drive, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	

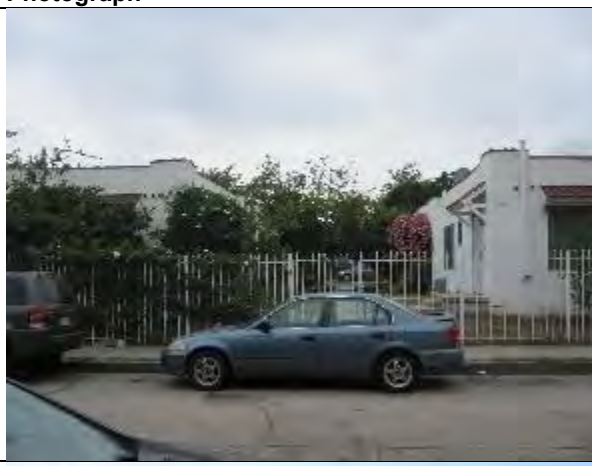
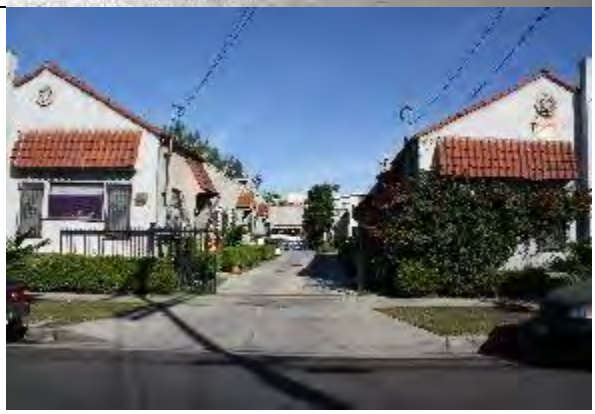
BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
La Hermosa Bungalow Court 4144-4148 Monroe Street	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
4557-4559 Lexington Avenue, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
4641 -46455 Lexington Avenue, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	

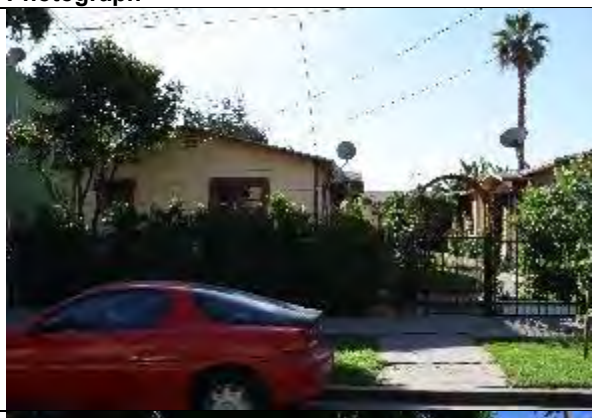
BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
1147-1151 Lillian Way, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
4212-4216 Lockwood Avenue, Los angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
4215-4223 Lockwood Avenue, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	

BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
4426-4430 Lockwood Avenue, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
1146-1154 Madison Avenue, Los Angeles	1919	Craftsman Style 3S, 3CS, 5S3 Hollywood Community Plan Area	
1162-1170 Madison Avenue, Los Angeles	1920s	Amerian Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	

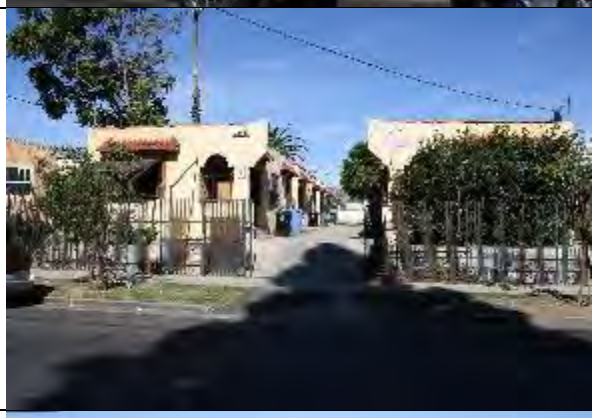
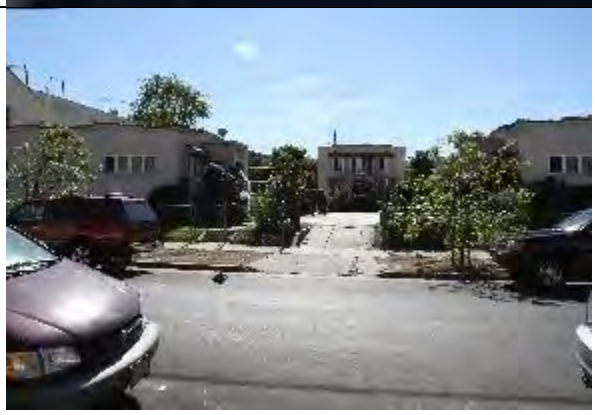
BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
722-728 Manhattan Place, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
3956-3966 ½ Marathon Street, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
3957-3963 Marathon Street, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	

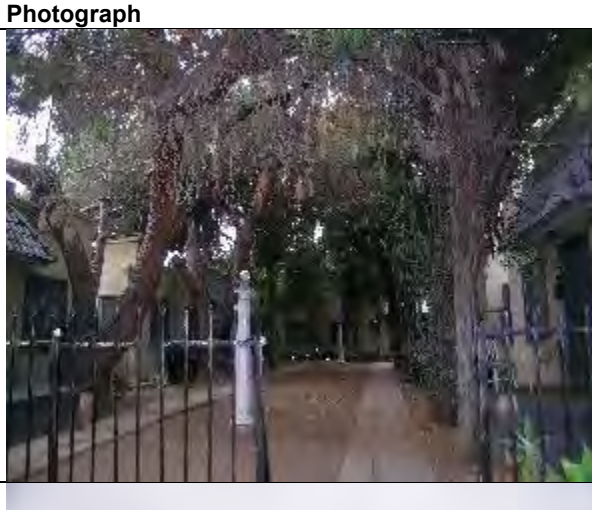
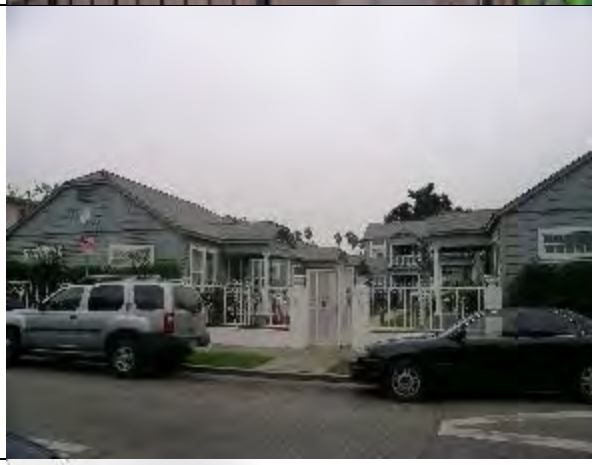
BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
4019-4023 Marathon Street, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
4025-4029 Marathon Street, Los Angles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
4042-4057 Marathon Street, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	

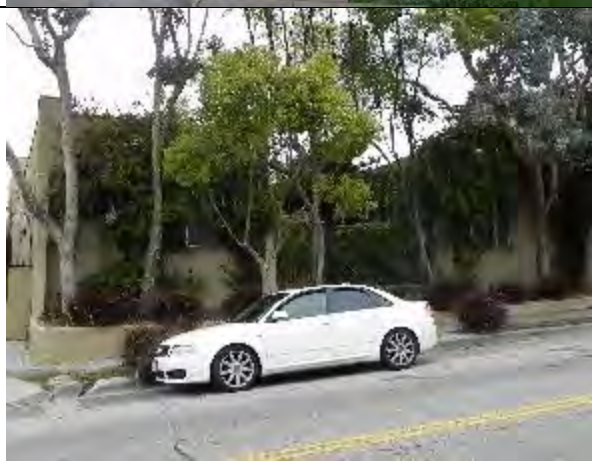
BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
1148-1158 Mariposa Ave, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
1160-1168 Mariposa Avenue, Los Angeles	1919	American Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
1830-1832 Mariposa Avenue, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	

BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
832-834 Martel Avenue, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
946-950 Martel Avenue, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
3927-3931 Melrose Avenue, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	

BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
3951-3953 Melrose Avenue, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
5312-5320 W. Romaine Street	1921	Spanish Colonial Revival Potential Historic District Contributor Hollywood Community Plan Area	
914-925 Serrano Avenue, Los Angeles	1924	Spanish Colonial Revival Potential Historic District Contributor Hollywood Community Plan Area	

BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
905-909 N. Serrano Avenue, Los Angeles	1924	Spanish Colonial Revival Potential Historic District Contributor Hollywood Community Plan Area	
938-944 N. Serrano Avenue, Los Angeles	1924	Spanish Colonial Revival Potential Historic District Contributor Hollywood Community Plan Area	
946-954 N. Serrano Avenue, Los Angeles	1923	Craftsman Style Potential Historic District Altered Contributor Hollywood Community Plan Area	

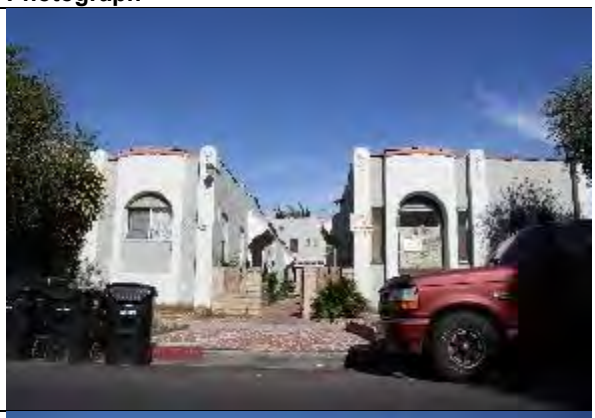
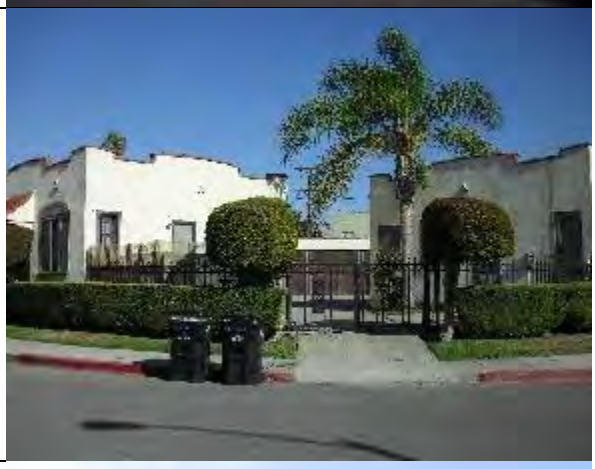
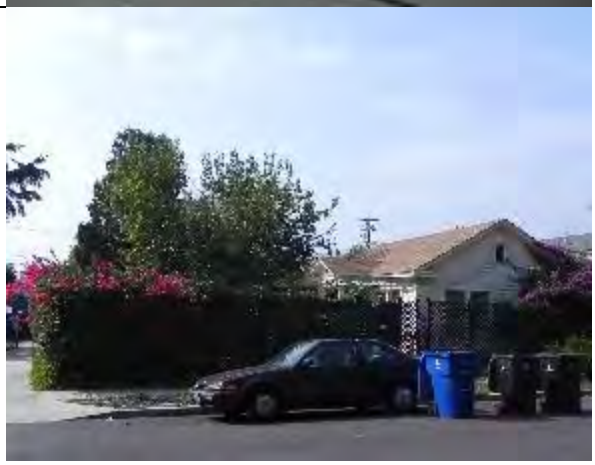
BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
963-969 N. Serrano Avenue, Los Angeles	1923	Spanish Colonial Revival Potential Historic District Altered Contributor Hollywood Community Plan Area	
1010-1018 N. Serrano Avenue, Los Angeles	1921	Spanish Colonial Revival Potential Historic District Contributor Hollywood Community Plan Area	
1020-1028 N. Serrano Avenue, Los Angeles	1921	Spanish Colonial Revival Potential Historic District Contributor Hollywood Community Plan Area	

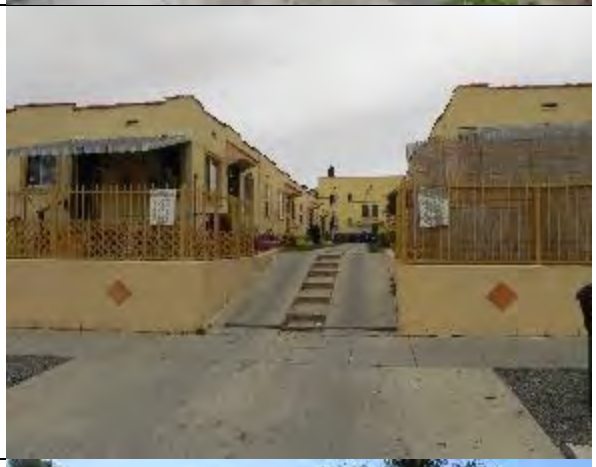
BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
4225-4229 Monroe Street, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
Monroe-La Cresta Bungalow Court, **5400-5404 Monroe Avenue/5401-5405 La Cresta Court**	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
1747-1757 New Hampshire Avenue, Los Angeles	1920s	American Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	

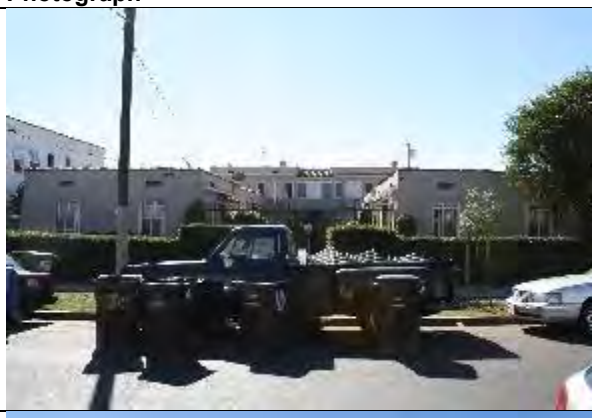
BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
1845-1847 New Hampshire Avenue, Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
4221-4229 Normal Avenue Los Angeles	1920s	Spanish Colonial Revival 3S, 3CS, 5S3 Hollywood Community Plan Area	
4252 – 4258 ½ Normal Avenue, Los Angeles	1921-1922	Craftsman Style 3S, 3CS, 5S3 Hollywood Community Plan Area	

BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
4304-4310 Normal Avenue, Los Angeles	1920s	Spanish Colonial Revival Style 3S, 3CS, 5S3 Hollywood Community Plan Area	
1031 N Normandie Avenue, Los Angeles	1920	Spanish Colonial Revival Style 3S, 3CS, 5S3 Hollywood Community Plan Area	
1056-1068 Normandie Avenue, Los Angeles	1914	Craftsman Style 3S, 3CS, 5S3 Hollywood Community Plan Area	

BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
1061-1065 Normandie Avenue, Los Angeles	1917	Craftsman Style 3S, 3CS, 5S3 Hollywood Community Plan Area	
1826-1834 Normandie Avenue, Los Angeles	1920s	Mediterranean Revival Style 3S, 3CS, 5S3 Hollywood Community Plan Area	
537-545 Orange Drive, Los Angeles	1920s	Tudor Revival Style 3S, 3CS, 5S3 Hollywood Community Plan Area	

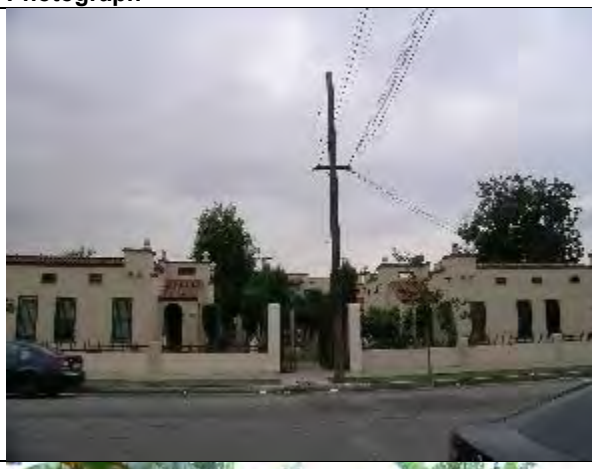
BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
Preston Court 1745-1751 Alexandra Avenue, Los Angeles	1920s	Spanish Colonial Revival Style 3S, 3CS, 5S3 Hollywood Community Plan Area	
6308-6312 Primrose Avenue, Los Angeles	1920s	Spanish Colonial Revival Style 3S, 3CS, 5S3 Hollywood Community Plan Area	
4618 Prospect Avenue Bungalow Court	1920s	Spanish Colonial Revival Style 3S, 3CS, 5S3 Hollywood Community Plan Area	

BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
5312-5320 Romaine Street, Los Angeles	1920s	Spanish Colonial Revival Style 3S, 3CS, 5S3 Hollywood Community Plan Area	
Rose Garden Court **1166 Hobart Boulevard, Los Angeles**	1920s	Spanish Colonial Revival Style 3S, 3CS, 5S3 Hollywood Community Plan Area	
2809-2821 1/2 Rowena Avenue, Los Angeles	1920s	Spanish Colonial Revival Style 3S, 3CS, 5S3 Hollywood Community Plan Area	

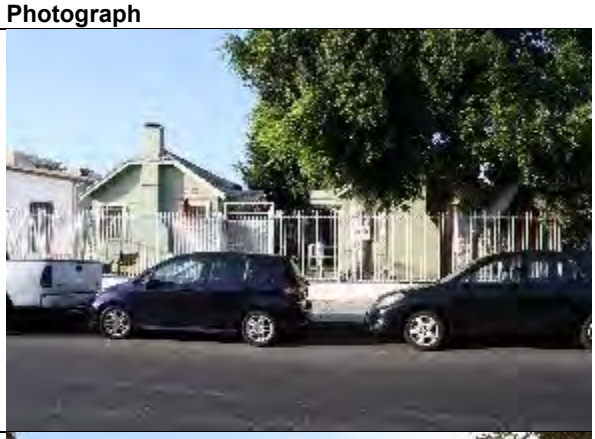
BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
914-928 Serrano Avenue, Los Angeles	1920s	Spanish Colonial Revival Style 3S, 3CS, 5S3 Hollywood Community Plan Area	
936-944 Serrano Avenue, Los Angeles	1920s	Spanish Colonial Revival Style 3S, 3CS, 5S3 Hollywood Community Plan Area	
1010-1028 Serrano Avenue, Los Angeles	1920s	Spanish Colonial Revival Style 3S, 3CS, 5S3 Hollywood Community Plan Area	

BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
5517-5519 Sierra Vista Avenue, Los Angeles	1917	Craftsman Style 3S, 3CS, 5S3 Hollywood Community Plan Area	
Sunshine Court Bungalow Court 852-854 Martel Avenue, Los Angeles	1920s	Spanish Colonial Revival Style 3S, 3CS, 5S3 Hollywood Community Plan Area	
524-530 Sweetzer Avenue, Los Angeles	1920s	Spanish Colonial Revival Style 3S, 3CS, 5S3 Hollywood Community Plan Area	

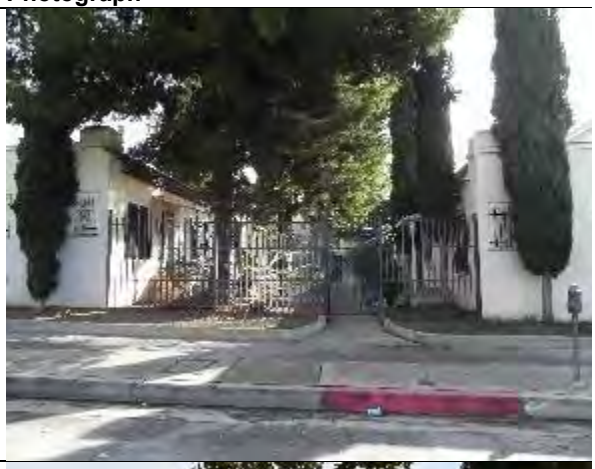
BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
1305-1307 Talmadge Street, Los Angeles	1920s	American Colonial Revival Style 3S, 3CS, 5S3 Hollywood Community Plan Area	
2016-2022 Vista Del Mar, Lis Angeles	1920s	Mediterranean Revival Style 3S, 3CS, 5S3 Hollywood Community Plan Area	
1718-1726 Vista Street, Los Angeles	1930s	Minimal Traditional Bungalow 3S, 3CS, 5S3 Hollywood Community Plan Area	

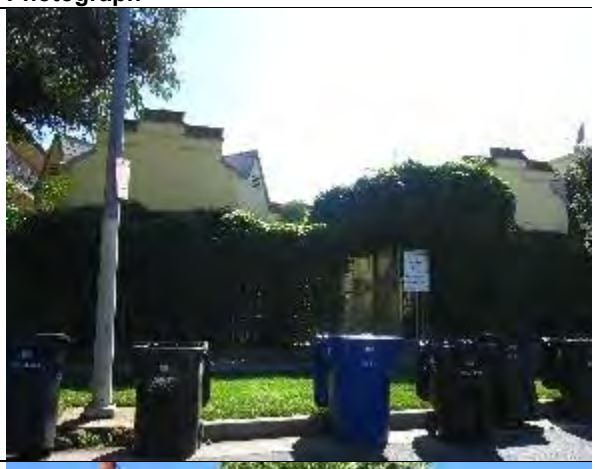
BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
1802-1810 ½ N. Western Avenue, Los Angeles	1920s	Spanish Colonial Revival Style 3S, 3CS, 5S3 Hollywood Community Plan Area	
946-948 Wilcox Avenue, Los Angeles	1920s	Spanish Colonial Revival Style 3S, 3CS, 5S3 Hollywood Community Plan Area	
1026-1028 Wilcox Avenue, Los Angeles	1920s	Spanish Colonial Revival Style 3S, 3CS, 5S3 Hollywood Community Plan Area	

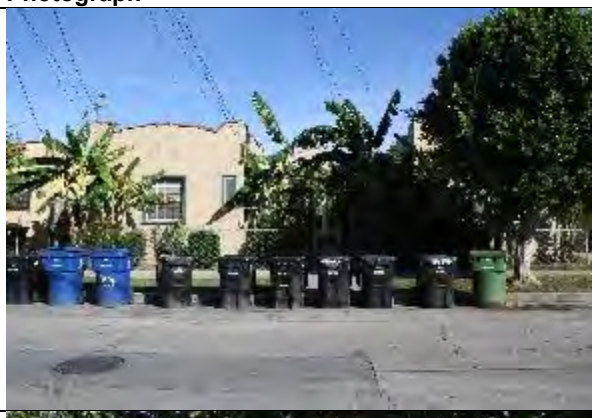
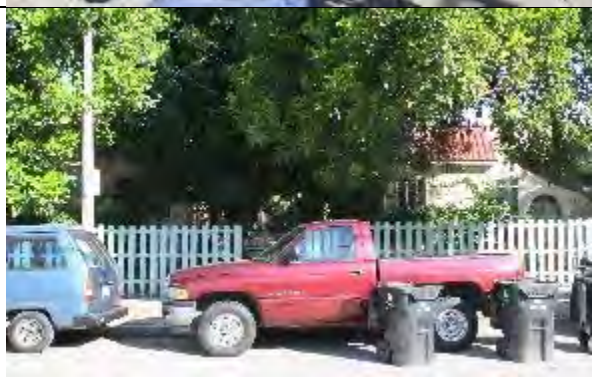
BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
5916 Willoughby Avenue, Los Angeles	1920s	Spanish Colonial Revival Style 3S, 3CS, 5S3 Hollywood Community Plan Area	
5941-5945 Willoughby Avenue, Los Angeles	1915	Spanish Colonial Revival Style 3S, 3CS, 5S3 Hollywood Community Plan Area	
4437-4441 Willow Brook Avenue, Los Angeles	1920s	Spanish Colonial Revival Style 3S, 3CS, 5S3 Hollywood Community Plan Area	

BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
4443-4447 Willow Brook Avenue, Los Angeles	1920s	Spanish Colonial Revival Style 3S, 3CS, 5S3 Hollywood Community Plan Area	
4449-4455 Willow Brook Avenue, Los Angeles	1920s	Spanish Colonial Revival Style 3S, 3CS, 5S3 Hollywood Community Plan Area	
4457-4461 Willow Brook Avenue, Los Angeles	1920s	Spanish Colonial Revival Style 3S, 3CS, 5S3 Hollywood Community Plan Area	

BUNGALOW PROPERTY TYPE IN HOLLYWOOD AND LOS ANGELES

Compiled from National Register, Los Angeles Historic-Cultural Designations, 2010 Hollywood Redevelopment Survey, and 2011 Hollywood Community Plan Area

Address	Year	Notes	Photograph
4515-4519 Willow Brook Avenue, Los Angeles	1920s	Spanish Colonial Revival Style 3S, 3CS, 5S3 Hollywood Community Plan Area	

APPENDIX G

Los Angeles Department of Building and Safety Building Permits

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 2

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2 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. 161 & 162 Block ..... (Description of Property)

District No. 345 M. B. Page 2 F. B. Page .....

No. 230 Loma Location of Job) cor. Warings Society Street

Buck Warings Mac Conal

(USE INK OR INDELIBLE PENCIL)

O.K. City Clerk By ..... Deputy

O.K. City Engineer By ..... Deputy

1. Purpose of Building Dwelling No. of Rooms 6 No. of Families 2
2. Owner's name Jack Kotler Phone Boyle 257
3. Owner's address 230 S. Soto St.
4. Architect's name J. C. Blinn Phone 822-530
5. Contractor's name ..... Phone .....
6. Contractor's address .....
7. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) $ 3,275.00
8. Is there any existing (old) building on lot? No How used? .....
9. Size of proposed building 28 x 38 Height to highest point 13 feet
10. Number of Stories in height 1 Character of ground adobe
11. Material of foundation concrete Size of footings 12 in. Size of wall 6 in. Depth below ground 6 in.
12. Material of chimneys ..... Number of inlets to flue ..... Interior size of flues ..... x .....
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4
    EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 3 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 ..... x ..... Specify material of roof 3 Ply Mop Gravel
14. 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) Jack Kotler (Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued
22205	Plan Examiner	Clerk	L.A. Bldg. Dept. MAY 16 1923 ISSUED

C Juliano

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

REMARKS

I hereby agree to locate and erect this building or structure and every portion thereof, except unenclosed porches, back a distance from the front property line equal to the set-back line of the nearest building now erected on any lot in this block in Zone "A" or "B" on the same side of the street.

.....

Owner.

All Applications must be filled out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2 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

Lot No. 101 & 102 Block ..... (Description of Property)

District No. 54 M. B. Page 2 F. B. Page .....

O.K. City Clerk By ..... Deputy

TAKE TO ROOM No. 405 SOUTH ANNEX

ENGINEER PLEASE VERIFY

No. 750 Street Society Ave (Location of Job) corner Wardrop & Boyle Ave

O.K. City Engineer By ..... Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Pr Garages No. of Rooms 8 No. of Families 1
2. Owner's name Jack Kotler Phone Bay 4257
3. Owner's address 230 S Soto St
4. Architect's name J C Reiman Phone 822-5220
5. Contractor's name ..... Phone .....
6. Contractor's address .....
7. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) $ 1,000.00
8. Is there any existing (old) building on lot? No How used? .....
9. Size of proposed building 14 x 20 Height to highest point 10 feet
10. Number of Stories in height 1 Character of ground Adobe
11. Material of foundation Metal Lath Size of footings 4" concrete floor Size of wall 5 to 1 Depth below ground .....
12. Material of chimneys ..... Number of inlets to flue ..... Interior size of flues ..... x .....
13. Give sizes of following materials: REDWOOD MUDSILLS 3 x 4 Girders Slab
EXTERIOR studs 2 x 3 INTERIOR BEARING studs ..... x ..... Interior Non-Bearing studs ..... x ..... Ceiling joists ..... x ..... Roof rafters 2 x 6 FIRST FLOOR JOISTS Slab
Second floor joists ..... x ..... Specify material of roof 3 ply gravel & mopped
14. 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) Jack Kotler (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued
22201	Plan Examiner	5/14/28 No. Clerk Signed	MAY 16 1928 LOS ANGELES

3rd

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

REMARKS

I hereby agree to locate and erect this building or structure and every portion thereof, except unenclosed porches, back a distance from the front property line equal to the set-back line of the nearest building now erected on any lot in this block in Zone "A" or "B" on the same side of the street.

.....

Owner.

All Applications must be filled out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2 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

Lot No. 102 Block ..... (Description of Property)

District No. 5112 M. B. Page 2 F. B. Page .....

O.K. City Clerk By ..... Deputy

TAKE TO ROOM No. 405 SOUTH ANNEX

ENGINEER PLEASE VERIFY

No. 754-54½ Sacramento Ave Street (Location of Job)

corner Society & Manning Ave.

O.K. City Engineer By ..... Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Dwelling No. of Rooms 6 No. of Families 2
2. Owner's name Jack Kotler Phone Boyle 257
3. Owner's address 230 S. Soto St.
4. Architect's name J. C. Blevins Phone 822-530
5. Contractor's name ..... Phone .....
6. Contractor's address .....
7. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) $ 3,275.00
8. Is there any existing (old) building on lot? No How used? ~
9. Size of proposed building 28 x 38 Height to highest point 13 feet
10. Number of Stories in height 1 Character of ground adobe
11. Material of foundation concrete Size of footings 12 in Size of wall 6 in Depth below ground 6 in
12. Material of chimneys ~ Number of inlets to flue ~ Interior size of flues ~ x ~
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4
    EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 3 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 ~ x ~ Specify material of roof 3 Ply Mop Gravel
14. 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) Jack Kotler (Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is
22202	Plan Examiner	Clerk	ISSUED MAY 16 1923 L.A. Bldg. Dept.

C. Jelins

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

REMARKS

I hereby agree to locate and erect this building or structure and every portion thereof, except unenclosed porches, back a distance from the front property line equal to the set-back line of the nearest building now erected on any lot in this block in Zone "A" or "B" on the same side of the street.

.....

Owner.

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 2

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2 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:

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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. 1 & 2 Block 39 D. of Hollenbeck Heights
(Description of Property)

District No. 52 M. B. Page 2 F. B. Page

No. 756 Society Ave Street
(Location of Job)

Corner Society & Wooring Ave.

(USE INK OR INDELIBLE PENCIL)

O.K. City Clerk By Deputy

O.K. City Engineer By Deputy

1. Purpose of Building Dwelling No. of Rooms 6 No. of Families 2
2. Owner's name Jack Kotler Phone Boyle 257
3. Owner's address 230 S. Soto St.
4. Architect's name J. C. Blinn Phone 822-530
5. Contractor's name Phone
6. Contractor's address
7. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} $ 3,275.00
8. Is there any existing (old) building on lot? No How used?
9. Size of proposed building 28 x 38 Height to highest point 13 feet
10. Number of Stories in height 1 Character of ground adobe
11. Material of foundation concrete Size of footings 12in. Size of wall 6in. Depth below ground 6in.
12. Material of chimneys — Number of inlets to flue — Interior size of flues — x —
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 3 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 — x — Specify material of roof 3 Ply Mop Gravel
14. 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) Jacks Kotler
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued
22203	Plan Examiner	Clerk	ISSUED MAY 16 1923

C. Julius

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

REMARKS

I hereby agree to locate and erect this building or structure and every portion thereof, except unenclosed porches, back a distance from the front property line equal to the set-back line of the nearest building now erected on any lot in this block in Zone "A" or "B" on the same side of the street.

.....

Owner.

All Applications must be filled out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2 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

Lot No. 4 & 5 Block 2

(Description of Property)

Tr. No. 5112

District No. 5112 M. B. Page 2 F. B. Page

O. K. City Clerk By Deputy

TAKE TO ROOM No. 405 SOUTH ANNEX

ENGINEER PLEASE VERIFY

No. 756-56½ Sorority Ave. Street

(Location of Job)

Stan Manning

O.K. City Engineer By Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Dwelling No. of Rooms 6 No. of Families 2
2. Owner's name Louis Kotler Phone Boyle 257
3. Owner's address 230 S. Soto St.
4. Architect's name J. C. Blinn Phone 822-530
5. Contractor's name Phone
6. Contractor's address
7. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} $ 32,7500
8. Is there any existing (old) building on lot? No How used?
9. Size of proposed building 28 x 38 Height to highest point 13 feet
10. Number of Stories in height 1 Character of ground adobe
11. Material of foundation concrete Size of footings 12in Size of wall 6in Depth below ground 6in.
12. Material of chimneys ✓ Number of inlets to flue ✓ Interior size of flues ✓ x ✓
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 3 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 ✓ x ✓ Specify material of roof 3 Ply Mop Gravel
14. 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) Louis Kotler
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued
22204	Plan Examiner	Clerk	RECEIVED MAY 16 1923 BUILDING

C. Jackson

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

REMARKS

I hereby agree to locate and erect this building or structure and every portion thereof, except unenclosed porches, back a distance from the front property line equal to the set-back line of the nearest building now erected on any lot in this block in Zone "A" or "B" on the same side of the street.

Owner.

APPENDIX H

1994 Northridge Earthquake Evaluation

City of Los Angeles
Department of Building and Safety

"NORTHRIDGE EARTHQUAKE" FILE (EQ1-94)

ADDRESS: **750 N EDINBURGH AV**

RECORD NO.: **15935** ***POSTING:** **GREEN**

The document(s) contained in this file are related to the inspection(s) and/or permits issued for buildings surveyed and/or damaged from the January 17, 1994 earthquake or related aftershocks. Many of the damage estimates were made under emergency conditions and should not be used to make bids for repair, demolition, or rebuilding. These records were created for use by the Department of Building and Safety only. The City of Los Angeles and the Department of Building and Safety are not responsible for any use of this data. Check the retrieval index for all available earthquake documents as other documents may have become available for viewing after this file was prepared for viewing (filmed and scanned).

"RECORD NO." refers to a unique computer-generated number assigned by the Damage Assessment database to uniquely identify a structure or, in cases of a vacant lot, the site. Each separate building was assigned a unique Record No. For example, a site with a dwelling and detached garage was assigned two Record Nos. (one for the dwelling and one for the garage).

***"POSTING"** is based on the last inspection report in the earthquake files at the time it was prepared for viewing. It refers to the type of placard affixed to the structure (or site when the lot is vacant) by a Building and Safety Inspector during an inspection for earthquake damage or repair. The official placards are commonly referred to by their color as follows: "RED" is unsafe to occupy; "YELLOW" is limited entry; and "GREEN" is safe to occupy. Other designations were used in the Posting field, but are not postings. They are "CERT" and "PERMIT" and are described as follows:

"CERT" refers to cases where a Certified License Contractor repaired either an earthquake damaged roof, garden wall or chimney (chimney only until 12/94), and certified that the work was completed via a Certificate of Completion. No posting is available as a Building and Safety Inspector did not make an inspection for earthquake damage or repair. WHEN THE POSTING IS "CERT", IT IS EXPECTED THAT ONLY A CERTIFICATE OF COMPLETION WILL FOLLOW THE COVER SHEET.

"PERMIT" is used when no inspection was made by Building and Safety for earthquake damage prior to issuing a permit to repair damage and our records do no indicate that the work was completed for all outstanding earthquake repair permits for this structure at the time the file was prepared for viewing. WHEN THE POSTING IS "PERMIT", IT IS EXPECTED THAT NO DOCUMENTS, EXCEPT POSSIBLY A COPY OF THE PERMIT WITH HAND-WRITTEN ADDRESS CORRECTIONS, WILL FOLLOW THE COVER SHEET.

EQ-1-94

Orig 5935

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
RAPID SCREENING INSPECTION FORM

A. TYPE OF DISASTER: ☐ Fire ☒ Earthquake ☐ Flood ☐ Other ____

B. BUILDING USE: ☒ Residential ☐ Commercial

C. INCLUSIVE ADDRESS: 750 N. Edinburgh Ave — **COUNCIL DISTRICT:** 5

D. OWNER: — **PHONE NO.:**

MANAGER: — **PHONE NO.:**

E. No of Stories: 1 — No. of Living Units: (A) 4 separate structures — Basement: ☐ YES ☒ NO ☐ UNKNOWN

TYPE CONSTRUCTION: URM I II III IV (V) — APPROX. SIZE ____ ft. X ____ ft.

PRIMARY OCCUPANCY: (Check one, only)

☐ 01 DWELLING	☐ 04 AMUSEMENT	☐ 07 PVT. GARAGE	☐ 10 HOSPITAL	☐ 13 OFFICE	☐ 16 RET. STORE	☐ 21 THEATRE	
☐ 02 DUPLEX	☒ 05 APARTMENT	☐ 08 PUB. GARAGE	☐ 11 HOTEL	☐ 14 PUB. ADMIN.	☐ 17 RESTAURANT	☐ 22 WAREHOUSE	
☐ 03 AIRPORT	☐ 06 CHURCH	☐ 09 GAS STATION	☐ 12 MFG.	☐ 15 PUB. UTIL.	☐ 18 SCHOOL	☐ 35 CONDO	☐ 99 OTHER

F. INSTRUCTIONS: Examine the building to determine if any hazardous conditions exist. A "YES" answer in Categories 1, 2, or 4 is grounds for posting building UNSAFE. If condition is suspected to be unsafe and more review is needed, check appropriate Unknown box(es) and post LIMITED ENTRY. A "YES" answer in Category 3 requires posting and/or barricading to indicate AREA UNSAFE. Explain "YES", "UNKNOWN" findings and extent of damage under "Comments."

EXISTING HAZARDOUS CONDITIONS

Condition	YES	NO	UNK
1. *Structure Hazardous Overall*	☐	☒	☐
Collapse/partial collapse	☐	☒	☐
Building or story leaning	☐	☒	☐
Other ____	☐	☐	☐
2. *Hazardous Structural Elements*	☒	☒	☐
Foundations	☐	☒	☐
Roof/Floors (vertical loads)	☐	☒	☐
Columns/pilasters/corbels	☐	☒	☐
Diaphragms/horizontal bracing	☐	☒	☐
Walls/vertical bracing	☐	☒	☐
Moments Frames	☐	☒	☐
Precast connections	☐	☒	☐
Other entry plasterardus	☒	☐	☐

Condition	YES	NO	UNK
3. *Nonstructural Hazards*	☒	☐	☐
Parapets/ornamentation	☒	☐	☐
Cladding/glazing	☐	☒	☐
Ceiling/light fixtures	☐	☒	☐
Interior Walls/partitions	☐	☒	☐
Elevators	☐	☒	☐
Stairs/Exits	☐	☒	☐
Electric/Gas	☐	☒	☐
Chimney	☐	☒	☐
Other entry gates arches	☒	☐	☐
4. *Geotechnical Hazards*	☐	☒	☐
Slope failure/debris	☐	☒	☐
Ground Movement, fissures	☐	☒	☐
Other ____	☐	☐	☐

COMMENTS: gate arch @ S/W corner hazard and N/W corner

G. Vacate Bldg.? ☐ YES ☒ NO — Partially Vacate Bldg.? ☐ YES ☒ NO — No. of Living Units Vacated: 0

EST. DAMAGE: 5 % — EST. DAMAGE: $ 1000.00 — PERMIT REQUIRED? ☒ YES ☐ NO

H. OVERALL RATING:

	Existing	Recommended
INSPECTED (Green)	☐	☒
☒ Exterior Only		
☐ Exterior and Interior		
LIMITED ENTRY (yellow)	☐	☐
UNSAFE (Red)	☐	☐
☐ Building		
☐ Area (See Section I-3)		

I. RECOMMENDATIONS: (Circle Number / Fill in data)

1. No Further Action required.
2. Detailed Evaluation required.
   ☒ Structural ☐ Geotechnical
3. Barricades needed in the following areas: entry gates on front and sides
4. Disconnect utilities:
   ☐ Electric ☐ Gas ☐ Water

J. INSPECTOR:

Name/I.D.: Lawrence Jones 5A0607

Phone: (916) 381-8181

K. INSPECTED:

Date: 1/22/94

Time: 3:30 a.m. (p.m.)

08—G-4 (Rev.6/90) DISTRIBUTION: Original to file for Detailed Inspection (if required) / Duplicate to Data Entry / Triplicate to Dept. Files

APPENDIX I

Page & Turnbull, Inc. Feasibility Study

EDINBURGH BUNGALOW COURT

750 N EDINBURGH AVENUE
LOS ANGELES, CA 90046

Final Feasibility Study Report
Prepared for BLDG Edinburgh

July 26, 2017

TABLE OF CONTENTS

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EXECUTIVE SUMMARY

This report has been prepared for BLDG Edinburgh (Owner/Client)., LLC by Page & Turnbull, who acted as architect on the feasibility study for the Edinburgh Bungalow Court, located at 750 N. Edinburgh, in the Beverly Grove section of Los Angeles, CA. The property is owned by BLDG Edinburgh, LLC., who purchased the property in November 2014. The project consists of an analysis of preservation alternatives, each with varying underlying assumptions (all of which, in any event, also assume the lawsuit is not successful in voiding the "historic" designation"). A cost estimate was prepared for each alternative.

Built in 1923, the Edinburgh Bungalow Court was declared a Los Angeles Historic-Cultural Monument in November 2015, and the Owner has sued to void that designation, amongst other relief sought. Notwithstanding the lawsuit, and in an effort, as the owner states, to mitigate its potential losses from the contested "historic" designation, Page & Turnbull was hired by the Owner to prepare preservation alternatives. The alternatives are being developed for an Environmental Impact Report (EIR), prepared by ESA/PCR Services, the environmental consultant to the Owner.

Page & Turnbull prepared four (4) options for the property. The preservation alternatives address poorly designed foundations, deferred maintenance, and outdated mechanical, electrical and plumbing systems. As part of the study, the foundation system is replaced; deteriorated features are repaired; missing original features are reconstructed in-kind; insensitive alterations are removed and replaced to match the original; and outdated systems are updated for contemporary use.

The preservation alternatives range from a full preservation option (Option 1A) to a partial preservation/addition option (Option 2B). Options 1A and 1B keep the exterior appearance of the bungalows intact, but do not increase the square footage, other than a basement in Option 1B. Option 2A introduces a 500SF addition to each bungalow, and Option 2B introduces a new, 2-story addition to the back two buildings and a new underground parking garage to meet current city parking requirements. All options include necessary structural upgrades and repair to existing, deteriorated features and materials. Necessary structural work entails lifting or relocating the buildings to install new engineered fill and foundations, based on the recommendations of the structural engineers. Based on this preliminary analysis, Options 1A and 1B most likely meet the Secretary of the Interior's *Standards*; Options 2A and 2B may not meet the *Standards*.

The final unit count, square footage, cost per square foot, and overall cost for each alternative breaks down as follows:

	Option 1A	***Option 1B***	***Option 2A***	***Option 2B***
Number of Units	8	4	4	6
Square Feet per Unit	508	1,246	1,715	2 @ 1,246 2 @ 1,523 2 @ 946
Total Rentable SF	4,064	4,984	6,860	7,434
Cost per SF	$690.80	$670.97	$577.08	$842.40
Total Cost	**$2,807,408**	**$3,344,112**	**$3,958,762**	**$6,262,388**

This report is intended to describe the project approach, preservation alternatives explored, recommended repair work, and final cost estimates. Prior to finalizing the four preservation alternatives, Page & Turnbull explored other preservation alternatives that were determined to be infeasible. These alternatives were not pursued for various reasons: they do not meet accepted preservation standards, they do not meet the Owner's Project Goals, nor could they be approved by the City's Department of Building & Planning, based on Page & Turnbull's experience. These alternatives are described in the section *"Preservation Alternatives Determined Infeasible."*

The description of recommended repairs, preservation alternatives, and cost estimate are attached to this report as Appendices.

Based on Page & Turnbull's recent experience moving two historic buildings in the City of Los Angeles, the planning, permitting, and relocating of one building can take up to a year.

METHODOLOGY

Page & Turnbull visited the project site with the Owner on November 22, 2016. The site visit consisted of walking the exterior of the site and the interior of each building, and parts of the garage. The property was documented through digital photographs and hand written field notes. Page & Turnbull reviewed available documentation prior to the visit, which consisted of as-built drawings, the HCM nomination form and Cultural Heritage Commission (CHC) staff report, and previous reports prepared by other consultants. The following prime documentations were reviewed in detail:

- Structural Evaluation, prepared by John Labib + Associates, 2015
- ALTA Land Survey, prepared by Advanced Land Solutions in 2015
- Structural Evaluation, prepared by Structural Focus, 2016
- Cost Estimate for Existing Structure Rehabilitation, prepared by Partner Engineering and Science, Inc., 2016
- As-built drawings, prepared by Precision CAD in 2016
- BLDG Edinburgh's Project Goals, dated January 30, 2017

Other briefly reviewed documents:

- Termite Report, prepared by Termite & Pest Solutions, 2015.
- Tree Report, prepared by Approved Tree Care, 2014.
- Geological Report, prepared by Feffer Geological Consulting, 2016.
- Clarification Letter to Geological Report, prepared by Feffer Geological Consulting, 2016.
- Inspection Report, prepared by Whitecastle Construction, 2016.

No inspection openings of walls or ceilings were made during the site visits, nor were hazardous materials evaluated.

Assumptions

No historic photos or drawings are available for this property, and it is difficult to determine with certainty what is original to the building. Although many features do appear older, without historic documentation it is not clear what is original to the 1923 construction date, identified as the period of significance in the HCM nomination form. For the purpose of the feasibility study, it is assumed that certain features are from the original construction and should be repaired or replaced in-kind to conform with the Secretary of the Interior's *Standards*. These include exterior features such as the arched hoods and tile-clad awnings, multi-lite wood doors, multi-lite windows, tile-capped parapet, plaster medallions, tile vents, and courtyard arches. Interior features include tile fireplace surrounds with adjacent wood built-ins/hearth, wood flooring, hexagonal ceramic flooring, hexagonal tile countertops and wood cabinetry in kitchens, wood cabinets in the bathrooms, and wood base and crown molding. Original materials in good condition will be retained; original materials in fair condition will be repaired; original materials in poor condition will be repaired in-kind; missing materials and features will be replaced in-kind where applicable.

Alterations

Page & Turnbull reviewed the HCM nomination form, which notes three alterations: "some windows replaced, crescent-shaped opening in the arch of the connecting wing wall, and modification to courtyard landscape." In addition to the three alterations in the nomination form, the following alterations were observed during the site visit:

Exterior

- New two-lite and flat panel wood exterior entry doors at two of the units;
- Metal screens on exterior doors;
- Metal handrails at concrete entry steps;
- Resized window;
- Some missing inset plaster medallions;
- Several surface-mounted pipes, wires, metal downspouts, mechanical units and termination vents on the exterior;
- New exterior globe light fixtures above doors;
- Garage doors do not appear original

Interior

- 12x12 vinyl or ceramic flooring in some kitchens;
- 12x12 vinyl or ceramic flooring in some bathrooms;
- Modern laminate cabinetry, countertops, sinks and fittings in some kitchens and bathrooms;
- Plumbing fixtures and fittings – the plumbing fixtures vary throughout the units and most do not appear original – older fixtures would be beyond their lifetime;
- Shower surrounds vary throughout – some have built-in tile shelving, others do not;
- Removal of fireplace surround, full mantle and wood cabinets in one unit;
- Removal of working fireplaces and installation of modern furnaces in the fireplace boxes; it is unclear if working fireplaces were ever installed in the units and some of the boxes have been completely infilled;
- Painted ceramic tile at most of the fireplace surrounds – this includes the field tile, decorative tile, and hearth; only one unit appears unpainted;
- Removed wall scones above fireplaces;
- Some missing glass-lite cabinet doors at the millwork next to fireplace surrounds;
- Some missing wood shelves and drawers at the millwork next to fireplace surrounds;
- Some missing wood drawers and cabinet doors in the kitchen;
- Some modern door hardware;
- Conduit installed through drilled holes in millwork next to fireplace surrounds;
- Some modern light switches;
- Painted door and cabinet hardware;
- Modern ceiling-mounted light fixtures.

As noted above, all altered/missing features will be carefully removed or replaced. All replacement materials shall match the original. Some features (such as plumbing fixtures and light fixtures) to be new fixtures that are compatible with the bungalows.

Note: Interior materials varied greatly in the units – some units were fairly intact and other units were not. Many of the items identified as character-defining features in the HCM nomination form and staff report will need to be reconstructed in-kind where they were removed, altered, or damaged.

Identification of Character-Defining Features

The following features and materials were identified as character-defining features in the CHC staff report, dated November 2015:

- U-shaped configuration and one-story massing
- Main apartment entrances opening onto courtyard
- Concrete pathways and planting areas
- Garage building, with stucco walls, flat roof with stepped parapet with clay tile coping, and original barn-style wood doors

- Stepped parapet roof and clay tile coping
- Arched hoods and bracketed pent roofs over entrances
- Exterior sand-finish stucco walls
- Connecting wing wall with arched gateway façade, connecting the two front bungalows
- Concrete entrance stoops
- Glazed doors with marginal nine-light muntin patterns

The following interior features and materials were identified as character-defining features in the HCM application form, dated September 2015. These interior features were not called out as character-defining in the CHC staff report, although they are listed as original.

Residences – Interior

- Separation of interior spaces to form individual rooms and the progression of spaces from the interior courtyard entrance to back, secondary entrances
- Main apartment entrances opening onto courtyard
- Hardwood floors throughout
- Hexagonal tile and subway tile finishes in kitchens and bathrooms
- Wood built-ins throughout
- Wood and glass-front cabinetry in living rooms and kitchens
- Placement of fireplaces in apartment livings rooms; glazed tile surrounds and decorative reliefs on fireplaces
- Crown moldings in living rooms and bedrooms
- Single-panel interior doors

Cost Estimate

After reviewing numerous reports for the property, including consultant reports prepared for the owner and for the neighborhood group, Page & Turnbull concurs with the assessment prepared by Structural Focus (David Cocke): the foundations, footings and soil are in poor condition, and should be replaced. In some instances, the wall and the floor have fully separated, resulting in bulging cripple walls and uneven floors, large cracks at the exterior stucco and at floor finishes. Additionally, the sill plate does not appear continuous at the foundation and wood shims/bolts appear to be missing or damaged. As far as interior repair work, Page & Turnbull observed many alterations not listed in the HCM nomination. Where character-defining features were altered, these items would be repaired and reconstructed using in-kind materials to meet the *Standards*.

Page & Turnbull retained experienced cost estimator MGAC to prepare estimates for each of the preservation alternatives. In the last two years, Page & Turnbull acted as preservation architect for two historic building rehabilitations in the City of Los Angles, including a HCM. The cost estimate in the feasibility report is based on recent, real-world costs of raising, seismically upgrading, and rehabilitating a wood-framed, historically-designated residence in the city. Based on recent experience, design fees can be up to $100,000 for a single-family, wood-framed structure, and raising and/or relocating a building can range from $30,000 - $60,000 per building.

Direct construction costs, contractor overhead, and permit fees are in addition to these fees. All fees, including design fees, city approvals, and construction oversight were considered in the estimate.

The rehabilitation of historic structures in the City of Los Angeles can be a multi-phased process, and working on historic structures in the city requires knowledge of the unique historic preservation regulatory requirements that will be encountered throughout this process. Design teams for these projects may include the following consultants: architect/preservation architect, structural engineer, mechanical/electrical/plumbing engineer, civil engineer, landscape architect, utility consultant, and building move contractor. As a designated HCM, the design fees would also include meetings with various preservation stakeholders, the Office of Historic Resources, and potential presentations to the city's Cultural Heritage Commission. Additionally, work on historic structures often requires specialty contractors who are experienced with the Secretary of the Interior's *Standards*, and replacement materials typically are custom features, not off-the-shelf, readily available materials. Both items carry a cost premium and were considered in the estimate.

A historic project, if improperly implemented, can result in a denial of city historic approvals/building permits and potential impacts to historic material which can threaten the building's historic status. Therefore, rehabilitation efforts should be guided by professionals that meet the Secretary of the Interior's Professional Qualifications.

It is our experience that the timeline for rehabilitating a historic structure in the city can be up to a year. The process would (at minimum) include the following:

- Design and engineering drawings and specifications for the rehabilitation;
- Meetings with preservation stakeholders and the City of Los Angeles' Office of Historic Resources;
- Potential presentation to the Cultural Heritage Commission
- Drawing submittal to the Los Angeles Department of Building & Safety;
- Building permitting, which requires approval from various city departments including OHR, Bureau of Engineering, City Planning, LA Fire Department and others; relocations require special permit and bonds;
- A preservation architect/preservation consultant overseeing the construction to confirm that the project is meeting the *Standards*. Construction can last 4-9 months for these small rehabilitation projects. Often, field reports are required to be submitted to OHR.

GENERAL BUILDING INFORMATION

- Located at 750 North Edinburgh, in the Hollywood Community Plan Area
- Zoning: RD1.5-1XL
    - Restricted Density, Multiple Dwelling Zone
    - 30'-0" height limit
    - Floor Area Ratio (FAR): 3:1
    - Setbacks: 15'-0" for Front and Rear; 5'-0" for Sides.

- Site Area: 12,560 SF
- Four buildings, at approximately 1,015 SF each. Each building has two (2) 508 SF unit.
- Garage building: 1,200 SF wood-framed building with angled parking stalls.
- Parking Requirements if units constructed today:
    - 2 stalls per 2+ bedroom unit.
    - 1 accessible parking space
    - 1 van parking space

Applicable Codes

- The latest California Code with City of Los Angeles Amendments
- State of California Codes, including the Cal Green Code
- The State Historical Building Code (California Historical Building Code)
- Local City Fire and Building Codes
- State of California Title-24 and Title-19
- Americans with Disabilities Act (ADA)
- American Society of Heating Refrigeration and Air Conditioning Engineers (ASHRAE)
- American National Standards Institute (ANSI)
- National Fire Protection Association (NFPA)
- Underwriters' Laboratories, Inc. Listing Service (U.L.)
- Sheet Metal and Air Conditioning Contractors National Association (SMACNA)
- American Society of Testing and Materials (ASTM)
- Occupational Safety & Health Act (OSHA)
- Environmental Protection Agency (EPA)

BRIEF BUILDING HISTORY AND DESCRIPTION

The bungalow court was built in 1923 and designed by contractor J.C. Binn. The property holds four approximately 1,000 square-foot buildings surrounding a courtyard. Each building contains two (2) 1-bedroom units. There is an ancillary garage building located at the east end of the site, with a concrete driveway between the rear buildings and the garage building. The courtyard contains two non-original planters and trees.

The wood-framed buildings were built in the Spanish Colonial Revival style and are clad in cream-colored stucco with a stepped parapet clad in red clay tile. The main entrance to the courtyard off Edinburgh Avenue features an arched stucco gateway. A matching arch at the back of the site was previously removed at an unknown date for unknown reasons. Six units have entrances off the courtyard, and two units have entrances that face Edinburgh Avenue. There are half-circle stucco awnings over each main entrance. Windows are mostly wood-framed casement and double-hung windows, with several non-original windows found on the back elevations. The interior of each unit varies; some units contain original interior finishes and other units have been altered with non-original ceramic tile, VCT tile flooring, and the removal of the living room millwork.

Based on Page & Turnbull's visual observations and conclusions from the previous reports, the soil is expansive which has resulted in significant bulging at the cripple walls. Floors are generally uneven and in some instances, there is a gap between the floor and the exterior walls possibly due to uneven settlement, and the sill plate is not continuous at the foundation. The concrete footings appear to be of poor quality and several shims at the posts have failed. Page & Turnbull concurs with the assessments by the structural engineers that the building foundations appear inadequate and require complete replacement over repair.

Of the options explored, lifting the buildings for repair work seems the most feasible, as agreed upon by the structural engineer's evaluation (Structural Focus). A thorough structural analysis has not been conducted to see if the buildings can be lifted. For each of the four (4) options prepared, the buildings are raised, new engineered soil replaces the poor, expansive soils, and new foundations/cripple walls are constructed to replace the inadequate foundations and bulging cripple walls.

Figure 1: Northwest unit, looking north. Original stucco hood over entry door and non-original metal bars over door.

The following features had been demolished prior to the Owner purchasing the property in 2015:

- Rear (east) stucco arch
- Fireplaces; *the HCM nomination indicates 'fireplaces' as character-defining features but there are no fireplaces, only tile surrounds.*
- Living room millwork/fireplace surround in northeast unit.
- Several original windows have been replaced with metal windows
- VCT tile flooring in several kitchens
- New ceramic flooring in several bathrooms (Figure 2)

Based on Page & Turnbull's observations and experience, additional alterations may also include:

- The addition of concrete landing and stairs with metal railings
- New plumbing fixtures in bathrooms
- Kitchen cabinetry
- Garage doors

Figure 2: Altered bathroom with 12x12 ceramic tile and metal sliding window.

The interior consists of wood flooring, plaster/gypsum board walls and ceilings, and wood paneled doors. There is some non-original ceramic and VCT tile found in throughout. Several units have original hearths with built-in shelving. No fireplaces are present although there are some non-original fireplace vent terminations on the exterior walls.

Overall, the structural system is in poor condition. As noted in the structural observation memo prepared by John Labib & Associates in November 2015, there is significant slope at the floors and visible bulging/cracks at the base, indicating significant foundation settlement and differential movement. The cracked ground indicates expansive soils as stated in the Feffer Geotechnical Investigation memo, prepared February 2016, which noted expansive soil from 0' to 4' in depth. There is cracking at the exterior stucco, mostly concentrated at the cripple walls, where the foundation has settled. In all options we devised, the existing buildings, we have assumed, will be lifted from their foundations (if possible), and new grade beams and piles will be constructed. The cripple walls will be replaced and new plywood shear walls installed where required. For walls and floors that have shifted or separated due to expansive soil, these framing members will be replaced; for the pricing exercise, it is assumed that 30% of the exterior wall framing will be replaced.

The buildings have been used as residences since their original construction, and have been vacant and without utility connections since August 2015. No change of use or occupancy is

being proposed. Prior pricing for rehabilitation options was prepared by Partner Engineering for the Owner in February 2016, which is attached to this narrative as Attachment 1.

Garage Building

The 1,200-square-foot garage building sits at the east end of the courtyard and features wood-framed walls clad in stucco with a parapet capped in red clay tile (Figure 3). The garage contains eight angled parking stalls divided by wood stud demising walls – some new with gypsum board. There are several swinging wood garage doors that are in poor condition. It is unknown whether the doors are original.

Figure 3: North facade of the garage building, looking southeast. Garage is not currently used for parking.

The angled parking stalls and adjacent turning radius is too small for modern-day parking requirements and does not serve as parking for the units. When the bungalows were occupied, residents would park on the street. Additionally, the structure appears to be in poor condition and should be reviewed by a structural engineer and stabilized if it remains in-place. Page & Turnbull assumes the garage building has inadequate foundations on expansive soils, similar to the bungalows.

The stucco walls are cracked, mostly concentrated at the parapet and base of the wall (Figure 4). Various repairs, such as: stucco patching, stucco crack repair, replacement of missing and damaged clay tile, and the in-kind replacement of the deteriorated wood doors, are required. As viewed from the interior, the roof framing has visible water damage and most likely requires replacement or additional framing.

Figure 4: South facade of the garage building, looking northeast. Arrow points to missing clay tile and deteriorated stucco at the base of the building.

For three of the options, we assume parking would remain as is (on the street), and the garage would be structurally stabilized and used for storage purposes only. For Option 2B (Underground Parking Garage), the garage building would most likely not stay intact if lifted or relocated for the construction work below. Full garage reconstruction is recommended for Option 2B.

Figure 5: Interior photo of the garage building. Roof framing members have evidence of water damage.

Figure 6: Interior photo of the garage building, showing narrow angled stall. There are a number of ad hoc wood framing members that have been added over the years. Structural stability of garage building is unknown.

PRESERVATION ALTERNATIVES - OVERVIEW

The following four preservation alternatives range from a 'stabilization' option (Option 1A) to a rehabilitation option which introduces a two-story addition to the back two buildings (Option 2B). All options consist of the following repairs:

- Lift buildings, demolish inadequate cripple walls/foundation
- Excavate expansive soil to 4'-0" below grade, bring in new, engineered soil to replace
- Installing new plywood shear panels on select exterior walls; installation will consist of removing existing stucco, replacing out-of-plumb wall and floor framing, and replacing the stucco to match existing. Repair assume 30% of exterior walls will receive this treatment.
- Repairing cracks and patching deteriorated stucco with new to match existing
- Replacing of deteriorate wood window and door trim
- Replacing missing/damage red, clay tile

Preservation Option 1A (8 Units Total)

Summary: Option 1A preserves the buildings, while completing necessary soil, structural, and exterior repair. New mechanical, electrical, and plumbing systems will be installed, and damaged original materials will be repaired or replaced.

- Lift buildings (if possible), repair foundations/install plywood shear walls.
- Repair exterior walls.
- New kitchen millwork and appliances
- New bathroom fixtures and finishes
- Minor rehabilitation of interior features; interior stays mostly intact
- Reconstruct missing east courtyard arch
- No new parking, assumes parking structure/garage remains and is structurally upgraded and cosmetically repaired

Total Cost: $2,807,408

Preservation Option 1B (4 Units Total)

Summary: Option 1B preserves the buildings, combines the two units in each building, and adds a partial basement with an exterior concrete stair. Option 1B completes necessary soil, structural, and exterior repair work. New mechanical, electrical, and plumbing systems will be installed, and damaged original materials will be repaired or replaced.

- Combine units in each building, lift buildings (if possible), repair foundations/install plywood shear walls.
- Add small basement with exterior stair.
- Repair exterior walls.

- New kitchen millwork and appliances
- New bathroom fixtures and finishes
- Moderate rehabilitation of interior features.
- Reconstruct missing east courtyard arch
- No new parking, assumes parking structure/garage remains and is structurally upgraded and cosmetically repaired

Total Cost: $3,344,112

Addition Option 2A (4 Units Total)

Summary: Option 2A combines the two units in each building, adds a partial basement with an exterior concrete stair, and constructs a new, 500SF addition 'pop-up' on each bungalow. Option 2A completes necessary soils and structural work and exterior repair. New mechanical, electrical, and plumbing systems will be installed, and damaged original materials will be repaired or replaced.

- Combine units in each building, lift buildings (if possible), repair foundations/install plywood shear walls
- New roof framing and built-up roofing; add 470SF addition to roof
- New roof deck
- Moderate rehabilitation of exterior walls.
- Moderate rehabilitation of interior features.
- Reconstruct missing east courtyard arch
- Add small wood-framed balconies off the bedroom; retain existing door and add steps into courtyard from balcony
- No new parking, assumes parking structure/garage remains and is structurally upgraded and cosmetically repaired

Total Cost: $3,958,792

Addition Option 2B (6 Units Total)

Summary: Option 2B combines the two units in each building, adds a partial basement with an exterior concrete stair, constructs a new 4,000SF addition to the back two buildings, and adds an underground parking garage to accommodate parking for 6 units. Due to the construction of the underground parking garage, all four buildings will be lifted and moved to a storage site. Option 2B completes necessary soils and structural work and exterior repair. New mechanical, electrical, and plumbing systems will be installed, and damaged original materials will be repaired or replaced.

- Lift buildings (if possible), and relocate to an off-site storage location for duration of parking garage construction
- Add small wood-framed balconies off the bedroom; retain existing door and add steps into courtyard from balcony
- Underground Parking: New 9,800 square foot, concrete parking garage with new concrete ramp.
- Demolish existing garage building and reconstruct north façade – add new garage door at north façade.
- Add new exterior walls and roof over driveway.
- Move buildings back to site; repair foundations/install plywood shear walls; combine units in each building
- Moderate rehabilitation of exterior walls.
- Moderate rehabilitation of interior features.

Total Cost: $6,262,388

OPTIONS MATRIX

	Option 1A	**Option 1B**	**Option 2A**	**Option 2B**
Number of Units	8	4	4	6
Square Feet/Unit	508	1,246	1,715	2 @ 1,246 2 @ 1,523 2 @ 946
Total Rentable SF	**4,064**	**4,984**	**6,860**	**7,434**
Balcony/Roof Deck	-	-	350 SF	60 SF
Parking Garage	-	-	-	9,800 SF
Bedroom/Bath/Unit	1 / 1	3 / 2	3 / 3	4 @ 3 / 2 2 @ 3 / 3

ALTERNATIVES DETERMINED INFEASIBLE

The following preservation alternatives were looked at but determine infeasible prior to pricing. The alternatives were determined infeasible for one (or more) of the following reasons:

- Would not be approved by the City of Los Angeles' Department of Building and Planning, i.e., required major variances, per Page & Turnbull's experience.
- Did not meet Owner's Project Goal
- Did not result in the preservation of the main character-defining features
- Were counter to preservation goals, including overwhelming the original buildings
- Does not fit into the neighborhood character or the Hollywood Community Plan

New Southeast Back Building

This option preserves the street frontage along Edinburgh Avenue and Waring Avenue, and replaces the existing southeast building (least visible) with a new, 30'-0" building.

<u>Reason Not Pursued:</u> This option fully demolishes one of the buildings and does not preserve the one-story massing of the original buildings; creates an odd arrangement of three one-story buildings with one three-story building; does not maintain mirrored arrangement of north and south buildings.

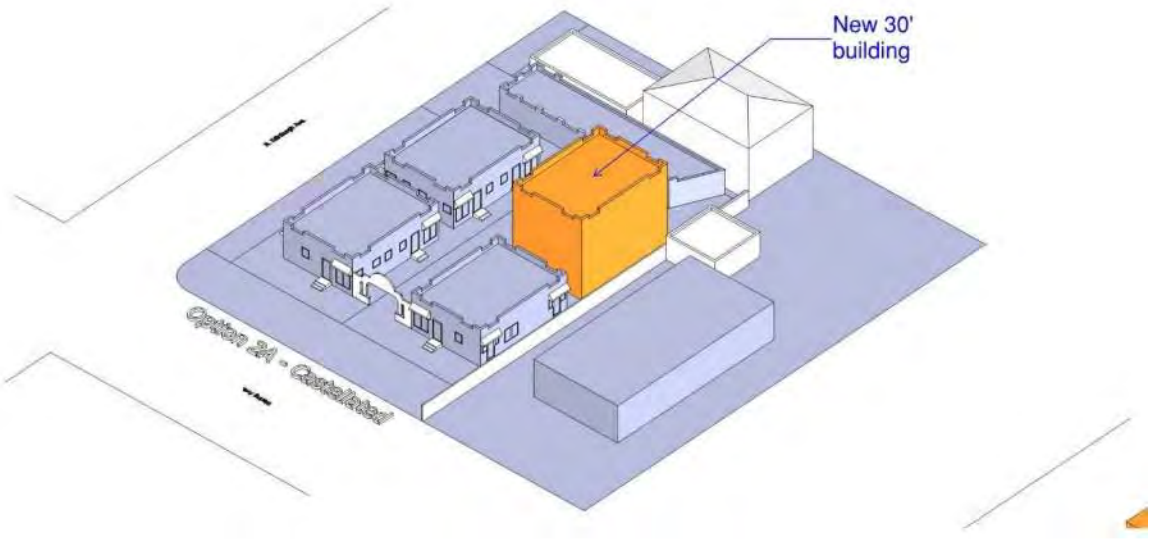

Figure 7: Not pursued: New southeast back building.

New 30'-0" Tall East Building

This option preserves the street frontage along Edinburgh Avenue, and replaces the existing eastern-most buildings with a new, 30'-0" building (allowable height per zoning), enclosing the courtyard.

Reason Not Pursued: This option fully demolishes two of the buildings, does not preserve the one-story massing of the original buildings, cuts off the full open courtyard, and overwhelms the original two western-most buildings.

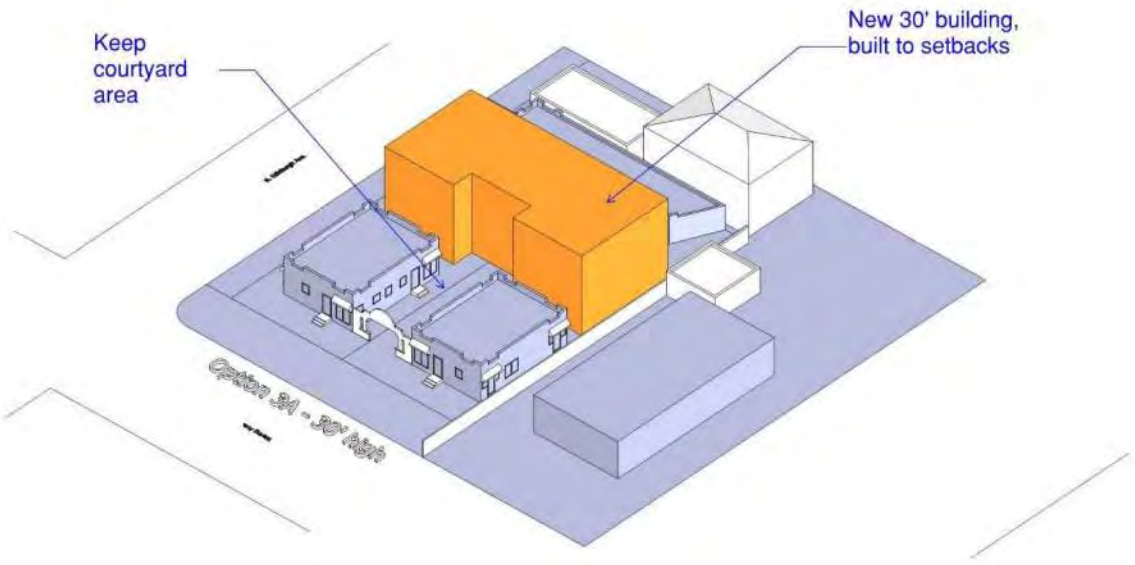

Figure 8: Not pursued: New 30'-0" back building, enclosing courtyard.

New 50'-0" Tall East Building

This option preserves the street frontage along Edinburgh Avenue, and replaces the existing eastern-most buildings with a new, 50'-0" building, enclosing the courtyard.

Reason Not Pursued: This option fully demolishes two of the buildings, does not preserve the one-story massing of the original buildings, cuts off the full open courtyard, and dramatically overwhelms the original two western-most buildings and adjacent buildings in the neighborhood. Additionally, 30'-0" is the current allowable height per zoning. A 50'-0" building would require a variance.

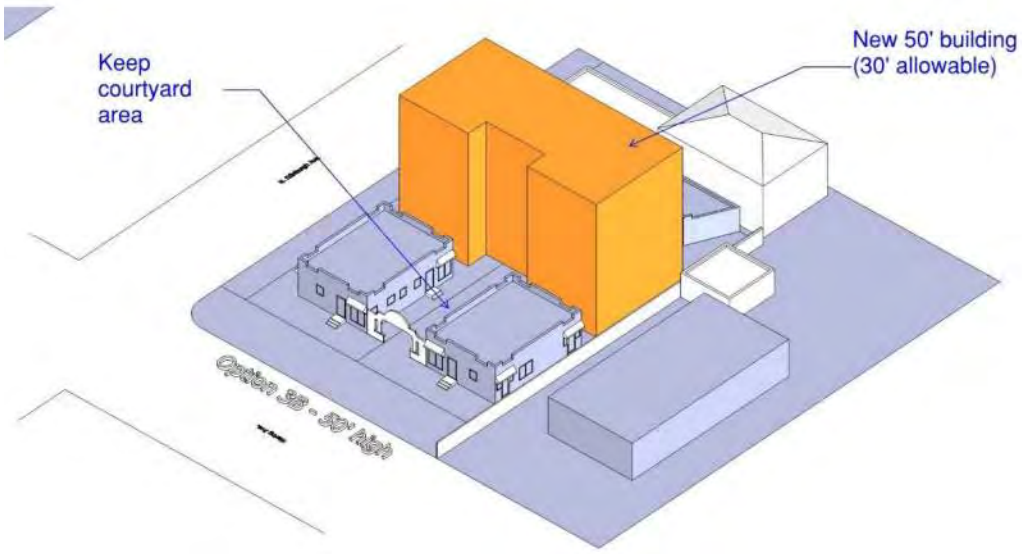

Figure 9: Not pursued: New 50'-0" back building, enclosing courtyard.

New 30'-0" Tall Southeast Building with Site Parking

This option preserves the street frontage along Edinburgh Avenue, demolishes the existing garage building, replaces the existing southeast building with a new, 30'-0" building, creates a driveway through the center courtyard, and creates new surface parking for eleven vehicles.

Reason Not Pursued: This option fully demolishes the southeast building and the garage building, does not preserve the one-story massing of the original buildings, changes the original courtyard into a driveway, and creates surface parking at the east side of the site. Eleven parking stall are most likely not enough to meet current requirements.

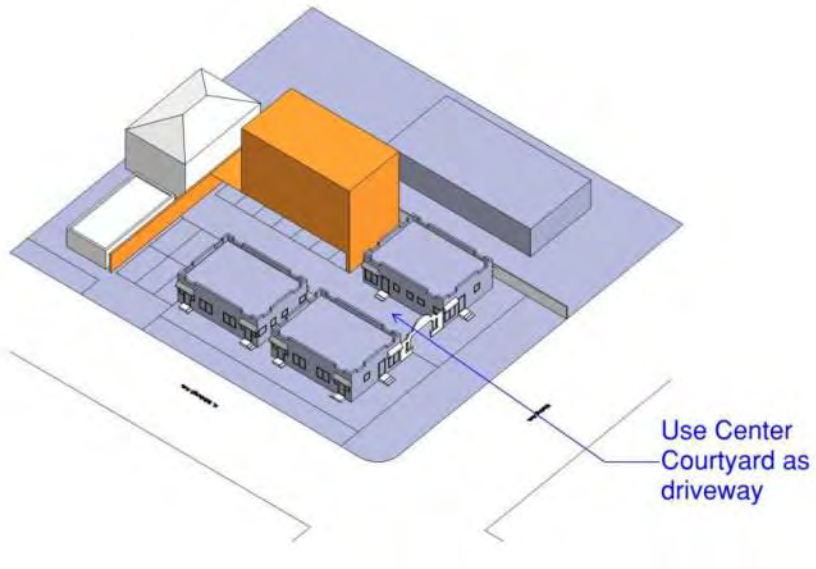

Figure 10: Not pursued: New 30'-0" southeast building, with new driveway in courtyard.

ATTACHMENTS

- Attachment 1 – Feasibility Study Report: Preservation Alternatives
- Attachment 2 – Recommended Repair Work
- Attachment 3 – Cost Estimate

PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

PAGE & TURNBULL is interested in the intersection between the built surroundings we have inherited and the way we live now. Our mission is to imagine change within historic environments through design, research, and technology.

Page & Turnbull was established in 1973 as Charles Hall Page & Associates to provide architectural and conservation services for historic buildings, resources and civic areas. We were one of the first architecture firms in California to dedicate our practice to historic preservation and we are among the longest-practicing such firms in the country. Our offices are located in San Francisco, Sacramento and Los Angeles.

Our staff includes licensed architects, designers and historians, conservators and planners. We approach projects with imagination and flexibility and are committed to the conservation of significant resources—where these resources can be made to function for present and future needs. Our services are oriented to our clients' time and budget. All our professional staff meet or exceed the *Secretary of the Interior's Historic Preservation Professional Qualification Standards*.

Page & Turnbull has an on-call contract with the City of Riverside. Our work in the city has included the production of a Feasibility Study for the Jeckel Building; an assessment of properties within the Heritage Square Historic District; and Historic American Building Survey (HABS) documentation of an industrial building located at 3620 Fairmont Boulevard. Most recently, Page & Turnbull prepared an intensive-level historic resources survey and design guidelines for the newly identified Brockton Arcade Historic District.

ARCHITECTURAL SERVICES We emphasize the re-use of existing buildings and the thoughtful application of new design. Solutions for new construction respect existing architectural values and the context of neighboring structures. When analyzing buildings we are skilled in the assessment and treatment of the most significant architectural and historical spaces and elements. We welcome the challenge of solving problems of repair, seismic strengthening, and integrating new systems. Page & Turnbull ensures that projects comply with the *Secretary of the Interior's Standards for Rehabilitation* for local, state and federal agency review.

PLANNING & RESEARCH Everything we do begins with a deep understanding of historic and cultural resources. As the special investigations unit of our practice, the Cultural Resources Studio completes evaluations for historic significance, Historic Structure Reports, National and California Register nominations, Section 106 and California Environmental Quality Act (CEQA) clearance, Historic American Buildings Surveys, Historic Building Preservation and Maintenance Plans and a variety of surveys, studies and planning reports. Many of these are for repeat clients such as the National Park Service, California Department of Parks & Recreation and the University of California.

PRESERVATION TECHNOLOGY The work of this studio ranges from condition surveys to materials analysis, sequential dating, and adding to the historical record by uncovering the buried work of early craftspersons.

SUSTAINABILITY No ideas today are more compelling than those surrounding the principles of sustainability. We believe that re-using existing buildings is a cornerstone of sustainability, one that spurs ongoing innovation. Beyond incorporating advanced building systems while protecting historic fabric, we seek new technologies, materials and methods to retain the "energy in place" that every standing building represents and to minimize each project's overall footprint.

OUR COMMITMENT TO EXCELLENCE We have been acknowledged by professional organizations and in publications, but most importantly, by the fact that most of our work is from repeat clients and referrals. The National Trust for Historic Preservation, the American Institute of Architects, the U.S. Government, California Preservation Foundation and others have honored us with more than 100 awards.

ARCHITECTURE
PLANNING & RESEARCH
PRESERVATION TECHNOLOGY

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JOHN D. LESAK, AIA, FAPT, LEED AP
Principal

PAGE & TURNBULL

EDUCATION

Verona, Italy, Coursework in the conservation of stone and marble, 2002
University of Illinois, Urbana-Champaign, Master of Architecture (Structures Option), 1993
University of Illinois, Urbana-Champaign, Bachelor of Science, Architecture, 1990
Versailles, France Study Program, 1989-1990

REGISTRATION

California Architect: C26607
LEED Accredited Professional

AFFILIATIONS

City of South Pasadena Cultural Heritage Commission 2005-2014 (Chair 2009, 2010, 2014)
AIA|LA Historic Resource Committee, Vice-Chair
USC Masters of Historic Preservation program, Lecturer
Association for Preservation Technology's Sustainability & Preservation Technical Committee, Co-founder and past chair
Association for Preservation Technology, West Coast chapter, Past President
APT College of Fellows
APTi's 2009 Conference/Los Angeles, Chair
City of Los Angeles Mayor's Design Advisory Panel

HONORS & AWARDS

West Hollywood West Overlay District and Design Guidelines
2015 American Planning Association Award of Merit for Planning Best Practices

Antelope Valley Indian Museum
2011 LA Conservancy Award
2011 California Preservation Foundation Award

John D. Lesak, AIA, LEED AP, FAPT, is a Principal with Page & Turnbull and manager of the Los Angeles area office. With an interdisciplinary education in architecture, engineering, and materials science, John has specialized in the preservation, rehabilitation, repair, and reuse of historic structures since 1993.

During the course of his career, he has been privileged to serve as a historic architect on a number of award-winning preservation projects. He has co-authored published papers and lectured on seismic impacts, deterioration mechanisms and restoration of historic cladding systems. Concerns over the socio-cultural impact of environmental degradation led John to co-found and serve as past US-chair of Association of Preservation Technology International (APTi's) Sustainable Preservation Technical Committee. John has written and/or lectured on the relationship between green building and historic preservation for the APTi, Traditional Building magazine, the National Trust for Historic Preservation, the California Preservation Foundation, and the Municipal Green Building Conference and Expo. John currently teaches Architecture 557: *Sustainable Conservation of the Historic Built Environment* as a part-time faculty member at the University of Southern California – School of Architecture.

John meets the *Secretary of the Interior's Professional Qualification Standards* for Architecture and Historic Architecture.

PROJECT EXPERIENCE

- 888 Brannan Street, San Francisco, CA. Steel Window Survey and Evaluation
- AltaSea, City Dock #1 Master Plan Consultation, San Pedro, CA
- Antelope Valley Indian Museum, Lancaster, CA. Preservation Architect for environmental and structural stabilization; window rehabilitation and upgrade/ investigation and design.
- CalTech, Steele Laboratories, Pasadena, CA. Facade Restoration, Principal-in-Charge
- Carson Block Building Facade Rehabilitation, Eureka, CA. Principal-in-Charge.
- Orange Coast College, Costa Mesa, CA. Project Manager for multi-disciplinary team with fast-track schedule preparing Historic Structures Report for mid-century campus of Neutra-Alexander designed buildings.
- California State Parks, Hearst Castle, San Simeon State Historic Park, CA. Technical study of roof replacement.
- Chronicle Building (Ritz Carlton Club and Residences), 690 Market Street, San Francisco, CA. Facade Restoration
- Fairmont Hotel, San Francisco, CA. Window Repair and Rehabilitation / Investigation and Design
- 417 Metro, 417 South Hill Street, Los Angeles, CA. Facade Stabilization
- Weddington House Relocation, North Hollywood, CA.
- Greek Theatre, Griffith Park, Los Angeles, CA. Historic Preservation Consultant
- Old Orange County Courthouse, Santa Ana, CA. Facade Repair and Maintenance.
- Los Angeles Federal Courthouse, Los Angeles, CA. Historic Structures Report, Reuse Treatment Guidelines, Accessibility Studies. Principal-in-Charge
- Glendora City Hall, Glendora CA. Section 106. Principal-in-Charge
- City of Los Angeles, Office of Historic Resources, SurveyLA: Pilot Surveys, Principal-in-Charge
- Marin County Civic Center, Spire Restoration, Conservation Consultant
- Montgomery Hotel, San Jose, CA. Exterior Rehabilitation and Upgrade / Investigation and Design
- NASA Jet Propulsion Laboratory, La Cañada Flintridge, CA. Cultural Resource Master Plan, Principal-in-Charge
- National Park Service
  - Desert View Watchtower, Grand Canyon National Park, AZ. Consulting Principal. Exterior rehabilitation.

JOHN D. LESAK, AIA, FAPT, LEED AP
Principal

PAGE & TURNBULL

2012 American Association of State and Local History (AASLH) Leadership in History Award for Structural and Environmental Controls Improvement

Sather Tower, UC Berkeley
2010 State of California Governor's Historic Preservation Award

Royal Presidio Chapel
2009 California Preservation Foundation Award

Webb Schools
2008 Claremont Design Excellence Award

San Ysidro HRS & Context Statement
2012 San Diego Historical Resources Board Excellence for Cultural Diversity Award

APTi Presidential Citations 2005, 2009

- City of Riverside: On-call Cultural Resources consultation plus several projects including Brockton Arcade modern commercial historic district survey and draft design guidelines.
- Royal Presidio Chapel, Monterey, CA. Principal-in-Charge for interior finish documentation, conservation, and rehabilitation
- Hunt Ranch, Wildwood Canyon State Park, Yucaipa, CA. Historic Structure Report. Principal-in-Charge.
- San Francisco Conservatory of Music, San Francisco, CA. Historic Architect.
- San Ysidro Reconnaissance Survey and Historic Context Statement, San Ysidro, CA. Principal-in-Charge
- Stanford University, Palo Alto, CA
  - Meyer Buck House. Project Manager for the restoration and rehabilitation into the Provost Residence; Window Rehabilitation and Upgrade / Investigation and Design
  - Nora Suppes Hall, Project Manager
  - The Knoll Rehabilitation, Project Architect; Window Rehabilitation and Upgrade / Investigation and Design
  - Hoover Pavilion Rehabilitation, Consulting Principal. Window Repair and Rehabilitation / Investigation and Design.
- US General Services Administration, Historic Building Preservation Plan Updates, Principal-in-Charge
  - GSA Central Offices, Washington DC.
  - 50 United Nations Plaza, San Francisco, CA.
  - Alexander Hamilton Customhouse, New York, NY.
- US General Services Administration, Principal-in-Charge
  - San Ysidro Border Crossing. Feasibility studies for relocation, interim use and adaptive re-use of historic border station.
  - US Federal Courthouse, Los Angeles. Multiple contracts including construction phase services for terra cotta cladding repair*; feasibility analysis of ADA upgrades, and a Historic Structures Report.
  - 11000 Wilshire Boulevard, Los Angeles. Historic resource evaluation and historic artifact inventory and treatment recommendations for the VA.
  - Tecate Border Crossing. Feasibility studies for adaptive re-use and relocation; and preparation of historic building preservation plan.
  - Point Fermin Light Station, San Pedro, CA. Historic resource analysis and survey.
  - San Francisco Custom House, Granite facade condition assessment and repair recommendations, Project Architect
- University of California, Berkeley.
  - Sather Tower. Stone repair and preservation consultation
- University of California, Los Angeles, CA. Principal-in-Charge.
  - Sunset Canyon Recreation Center, Historic Resource Evaluation
  - University Extension Building, Historic Resource Evaluation
  - Lab School, Peer Review.
- University of San Francisco, San Francisco, CA
  - UC Hall
- Webb Schools, Claremont, CA
  - Copeland-Donahue Black Box Theater, Principal-in-Charge
  - Susan A. Nelson Performing Arts Center/Seely Greenleaf Mudd Auditorium Renovation, Principal-in-Charge
  - Servery Renovation, Price Dining Hall, Principal-in-Charge
  - Rehabilitation of Alamo, Holt, Reynolds, MacLeod, and Appleby Dormitories, Principal-in-Charge; Window replacement in all dormitories.
- City of West Hollywood, West Hollywood, CA
  - Neighborhood Conservation Overlay Zone and Design Guidelines, West Hollywood, CA. Development of overlay zone and design guidelines to manage change in a residential neighborhood.

  - Incentives for Designated Historic Multifamily Properties. Development of financial incentives for the maintenance and rehabilitation of historic apartment buildings under rent control.
- Santa Barbara Historic Museum, Santa Barbara, CA. Conservation assessment of the Trussell-Winchester Adobe, the Covarrubias Adobe, and the Museum Adobe.
- Tustin Hangar 2, Former Tustin Marine Corps Air Station, Tustin, CA. Feasibility assessment and structural evaluation of Hangar 2.
- Arroyo Grande Historic Context Statement, Arroyo Grande, CA. HCS and partial historic resource survey and Mills Act Program Recommendations. Principal-in-Charge.

With *Wiss, Janney, Elstner Associates:*
- Old Chicago Main Post Office. Steel Window Survey and Evaluation
- Hotel Florence, Pullman State Historic Site, Chicago, IL. Rehabilitation / Investigation and Design
- Los Angeles City Hall, Los Angeles. Terra cotta fade investigation and repair
- South Houses, California Institute of Technology, Pasadena, CA. Materials conservation consultant. Recipient of 2007 Pasadena Preservation Recognition Award
- Wisconsin State Capitol, Granite restoration and pavilion waterproofing. Project Architect
- Kennedy Center, Washington DC, New Handrail Design and Marble Cladding Repair, Project Architect
- Los Angeles City Hall. Terra cotta rehabilitation. Project Architect
- San Francisco City Hall. Copper dome cladding investigation. Project Architect
- University of California, Berkeley. Hearst Gymnasium pool deck rehabilitation
- University of California, Los Angeles. Men's Gym exterior masonry rehabilitation
- TransAmerica Building, San Francisco. Investigation and repair design of roofing, waterproofing and concrete panel seals.*
- Bank of America, San Francisco. Plaza waterproofing design.*
- Cape Hatteras, NC. Lighthouse relocation.

PUBLICATIONS

- "Discovering Layers of History at the Royal Presidio Chapel," CRM Journal of Heritage Stewardship 6:1 (Winter 2009).
- "Roundtable 2009: The Changing Architectural Practice in the Age of Lean," Traditional Building 22:1 (February 2009).
- Full list of papers & publications available upon request.

PRESENTATIONS

- *Through The Restoration Glass: Looking at the Preservation of Historic Windows in the Age of Energy Efficiency.* Session Chair and Moderator for this half-day workshop at the Annual California Preservation Foundation Conference, Napa. April, 2008.
- *Windows, Energy Efficiency, and Sustainability in Historic Buildings.* West Hollywood Historic Preservation Commission. December, 2008.
- *Performance Glazing and Historic Properties*, Annual California Preservation Foundation Conference, Grass Valley. April, 2010.
- Full list of presentations available upon request.

LINDSEY MILLER, AIA, LEED AP
Associate, Architect

PAGE & TURNBULL

EDUCATION
University of Southern California, Master of Heritage Conservation, 2014

University of Colorado, Master of Architecture, 2012

University of Colorado, Bachelor of Environmental Design, 2005

REGISTRATION
Colorado Architect #403705

LEED Accredited Professional

AFFILIATIONS
Urban Land Institute Associate

Association for Women in Architecture and Design (AWA+D)

California Preservation Foundation

Los Angeles

Los Angeles Arts District Historical Society

Association for Preservation Technology, Western Chapter

HONORS & AWARDS
2017 California Preservation Foundation Preservation Design Award, Carson Block Building

2015 American Planning Association Los Angeles Award of Merit for Planning Best Practices

West Hollywood West Overlay District and Design Guidelines

ACADEMIC RESEARCH
"Isolation and Authenticity in Los Angeles' Arts District", Graduate Thesis, Master of Heritage Conservation, University of Southern California

As an architect, Lindsey brings a broad background of projects to Page & Turnbull, with extensive experience in Design, Construction Administration, BIM management, consultant coordination, and project permitting. Lindsey has acted as project manager and project architect on rehabilitations of locally landmarked and National Register-listed buildings, and prepared historic tax credit applications for Standards-conforming projects. Lindsey meets the Secretary of the Interior's Professional Qualification Standards for Architecture and Historic Architecture.

Representative Project Experience

SELECT PROJECTS

US GENERAL SERVICES ADMINISTRATION
- US Federal Courthouse, Los Angeles, CA. Multiple contracts including Historic Structures Reports, construction phase services for terra cotta cladding repair, feasibility analysis of accessibility upgrades, feasibility study and project development study.
- Frank E. Moss Courthouse, Salt Lake City, UT. Preservation analysis of proposed infill project at Moss Courthouse. Infill project includes seismic upgrades and building systems modernization.
- Calexico Border Crossing Station, Calexico, CA. Historic preservation and historic architecture consulting services for temporary pedestrian crossing project.
- Point Fermin, San Pedro CA. Historic Resource Analysis. Evaluated over 20 buildings and structures for their individual and district contributor eligibility for listing in the National Register of Historic Places.

DESIGN / ARCHITECTURE
- University of Colorado Visual Arts Complex, Boulder, CO. New, 180,000sf LEED Gold certified art school and museum (With OZ Architecture).

PRESERVATION ARCHITECTURE
- Carson Block Facade Rehabilitation, Eureka CA. Removal of non-contributing exterior stucco and repair and restoration of late 19th century Richardsonian Romanesque facade.
- Weddington House, Los Angeles, CA. Relocation and Rehabilitation of Los Angeles Historical-Cultural Monument #883.
- Peabody/Werden Duplex, Los Angeles, CA. Relocation and Rehabilitation of historic building in Boyle Heights.
- Metro 417, Los Angeles, CA. Facade Stabilization of National Register-listed building in downtown Los Angeles.
- Glendale Grandview Substation, Glendale, CA. Stabilization of unreinforced masonry wall of historically eligible 1930s-era substation.
- Greek Theatre Rehabilitation, Griffith Park, Los Angeles, CA. Evaluate appropriateness of repair and maintenance project on historic features.

FEASIBILITY / DESIGN STUDIES
- Frank Lloyd Wright retail building, Beverly Hills, CA. Fit study.
- US Courthouse, 312 N. Spring Street, Los Angeles, CA. Feasibility study, significance diagrams, code review, and project development study.

DESIGN GUIDELINES

- West Hollywood Neighborhood Conservation Overlay Zone and Design Guidelines, West Hollywood CA. Planning documents to manage change in an early 20th century residential neighborhood
- Point Fermin Light Station Evaluation, San Pedro CA. Historic Resource Analysis.
- Santa Barbara CAP Assessment, Santa Barbara CA

HISTORIC RESOURCE EVALUATIONS (HRE) / HISTORIC STRUCTURES REPORTS (HSR)

- Greek Theatre HSR, Los Angeles, CA.
- Eureka High School, Eureka, CA. HRE for Late-Moderne concrete gym building constructed in 1949.
- LA County Hall of Records, Los Angeles, CA. HSR and design consultation for feasibility study to rehabilitate and modernize the Midcentury Modern county office building.

DESIGN / ARCHITECTURE

- Glenn County Courthouse, Willows, CA. Rehabilitation and new addition.

FEASIBILITY / DESIGN STUDIES

- Frank Lloyd Wright retail building, Beverly Hills, CA. Fit study.
- US Courthouse, 312 N. Spring Street, Los Angeles, CA. Feasibility study, significance diagrams, code review, and project development study.
- Tustin Hangar 2, Tustin CA. Structural evaluation and reuse study for WWII-era lighter-than-air blimp hangar.

DESIGN GUIDELINES

- West Hollywood Neighborhood Conservation Overlay Zone and Design Guidelines, West Hollywood CA. Planning documents to manage change in an early 20th century residential neighborhood.
- Surveys/Historic Resource Surveys (HRS)
- Point Fermin Light Station Evaluation, San Pedro CA. Historic Resource Analysis.
- 425-429 N. Palm Drive, Beverly Hills, CA, Historic Resource Evaluation
- Santa Barbara CAP Assessment, Santa Barbara CA

WITH ARCHITECTURAL ENERGY CORPORATION:

- Energy analysis on LAX Tom Bradley International Terminal
- Ohio State University Medical Center Critical Care and Cancer Tower

WITH OZ ARCHITECTURE:

- University of Colorado Visual Art Complex, Boulder, CO
- The Village at Northstar Resort, Lake Tahoe, CA
- Multiple Historic fire station rehabilitations, Denver, CO

INTRODUCTION TO MGAC

"We are innovators and integrators of people, resources, and materials focused on a common goal: the client's satisfaction through the professional achievement of design and construction project goals and objectives."

Established in 1996 in Washington, DC, MGAC is a 140-person consultancy dedicated to providing fully integrated project, cost, and risk management services to assist clients through all phases of design and construction projects. We efficiently and cost-effectively manage budgets, design, scope, bidding, procurement, and installation, combining technical expertise, creative problem solving, and excellent customer service. Over the past five years alone, MGAC has collectively delivered over $5.5 billion of public, cultural, entertainment, retail, historic, government, higher education, healthcare, hospitality, and corporate projects.

MGAC's Cost & Risk Management team is led by subject matter experts with over 30 years of individual experience delivering projects in California. Working from feasibility and programming through design, construction, and close-out, we use our expertise to develop budget cost plans, align project scope with available funding, explore cost-effective design alternatives, and provide up-to-date estimates reflective of a project's probable construction cost. We utilize the most up to date tools, gather quantities from BIM models, and reference extensive databases of cost developed from past project experience. We provide the means to balance first cost with life cycle and operational costs, and reduce risk, with the ultimate goal of achieving organizational and business success for our clients.

As Cost Manager, MGAC will be actively involved throughout the entire project life-cycle to ensure that the project adheres to all budget and cost requirements. We will ensure the scope and budget are in alignment; provide cost estimates, life-cycle cost analysis, and value engineering throughout the design process; and if necessary, assist in bid valuation, change order, and claims evaluation activities to deliver the highest value to the client.

NICK BUTCHER FRICS

Managing Director, Cost and Risk Services

Nicholas Butcher has 30 years of experience providing cost and risk consulting to the construction industry across North America. A Quantity Surveyor by training, Nick has a broad range of expertise related to the management of cost and risk for hundreds of construction projects nationwide. He has considerable experience working with clients to align expectations at the outset of projects, ensuring that the scope of the project is appropriate to need, that the funding and method of procurement are fitting, that the cost is competitive and represents value for money, and that the delivery process is optimized. In addition, Nick has facilitated numerous value engineering and risk management workshops for a variety of different project types.

EDUCATION

Diploma in Building (Quantity Surveying), Nottingham Trent University

PROFESSIONAL CERTIFICATIONS / AFFILIATIONS

Fellow, Royal Institution of Chartered Surveyors

RELEVANT EXPERIENCE

CORPORATE

American Greetings CLEVELAND, OH
- Headquarters

American Honda Motor Company TORRANCE, CA
- Corporate Headquarters Master Plan

Paramount Picture LOS ANGELES, CA
- Master Plan

NBC Universal, Office Building Studies LOS ANGELES, CA

CULTURAL

California Science Center LOS ANGELES, CA

City of Thousand Oaks THOUSAND OAKS, CA
- Civic Arts Plaza

Dodger's Stadium LOS ANGELES, CA

Long Beach Civic Center LONG BEACH, CA

Los Angeles County Museum of Art LOS ANGELES, CA

Madame Tussauds Museum LOS ANGELES, CA

Natural History Museum of Los Angeles County LOS ANGELES, CA

Philadelphia Museum of Art PHILADELPHIA, PA
- Expansion and Renovation

Perot Museum of Nature and Science DALLAS, TX

Nokia Theater LOS ANGELES, CA

Staples Center LOS ANGELES, CA

Walt Disney Concert Hall LOS ANGELES, CA

GOVERNMENT

Caltrans LOS ANGELES, CA
- Headquarters Building

General Services Administration SAN FRANCISCO, CA
- New Federal Building

Union Station LOS ANGELES, CA

HEALTHCARE

Cedars-Sinai Medical Center LOS ANGELES, CA
- Advanced Health Sciences Pavilion

Children's Hospital of Philadelphia PHILADELPHIA, PA

Cottage Health System GOLETA, CA
- Goleta Valley Cottage Hospital

Department of Veterans Affairs MULTIPLE LOCATIONS, CA
- VA Medical Center Bakersfield Outpatient Clinic
- Mental / Behavioral Health & Community Living Center
- VA Sepulveda Ambulatory Care Center, Seismic Study

Harbor-UCLA Medical Center LOS ANGELES, CA
- Master Plan

Huntington Memorial Hospital PASADENA, CA
- West Tower

The Johns Hopkins Hospital BALTIMORE, MD
- The Charlotte R. Bloomberg Children's Center and The Sheikh Zayed Tower

Palomar Health ESCONDIDO, CA
- Palomar Health Downtown Campus

Providence Health & Services MULTIPLE LOCATIONS, CA
- Providence St. John's Health Center Replacement
- Providence Tarzana Medical Center

UC Irvine Medical Center IRVINE, CA

UCLA Medical Center, Santa Monica SANTA MONICA, CA

University of California, Los Angeles LOS ANGELES, CA
- Ronald Reagan Medical Center

University of Southern California LOS ANGELES, CA
- Keck Medical Center Expansion

HIGHER EDUCATION

California Institute of Technology PASADENA, CA
- Cahill Center for Astronomy and Astrophysics
- Church Laboratory
- Guggenheim Laboratory
- Steele Laboratory Renovations
- Warren & Katherin Schlinger Laboratory for Chemistry and Chemical Engineering
- Advanced Optical Development and Test Facility
- Information Science & Technology Building

Chaffey Community College RANCHO CUCAMONGA, CA
- Phase 1 Master Plan

The Cooper Union NEW YORK, NY
- 41 Cooper Square

Crafton Hills College YUCAIPA, CA
- Master Plan Update

Emerson College LOS ANGELES, CA
- Emerson College Los Angeles Center

Los Angeles Community College District LOS ANGELES, CA
- Los Angeles Trade Technical College South Hall
- Master Plan Update

Los Angeles Pierce College WOODLAND HILLS, CA
- Child Development Center
- Student Services Building

Mount St. Mary's College LOS ANGELES, CA
- Master Plan Update

Riverside Community College RIVERSIDE, CA
- Norco Campus Master Plan

University of California, Irvine IRVINE, CA
- UNEX Classroom Building
- Science Library
- Medical Center
- Engineering Unit 3
- UCI Engineering Unit 3

University of California, Los Angeles LOS ANGELES, CA
- Life Sciences Replacement Building
- Court of Sciences Replacement Instructional Center
- Anderson School of Management

University of California, Merced MERCED, CA
- Social Sciences and Management Building

University of California, Riverside RIVERSIDE, CA
- West Campus Facility Housing
- Boyce Hall / Webber Hall Renovation

University of California, San Diego LA JOLLA, CA
- Biological & Physical Sciences
- Thornton Expansion Center
- Shiley Eye Center Building Expansion
- Natural Sciences Interdisciplinary Laboratory Building

University of California, Santa Barbara SANTA BARBARA, CA
- California Nanosystems Institute
- New Engineering Building Feasibility Study

University of Redlands REDLANDS, CA
- New Science Building

University of Southern California LOS ANGELES, CA
- Glorya Kaufman International Dance Center
- Keck Medical Center Expansion
- Ronald Reagan Medical Center
- Cancer Institute Parking Study
- Tutor Hall of Engineering
- Center for Molecular Medicine, House Ear Institute
- Research Building 3 (Stem Cell)
- School of Dentistry

HOSPITALITY

Wilshire Grand Center LOS ANGELES, CA

EDINBURGH BUNGALOW COURT

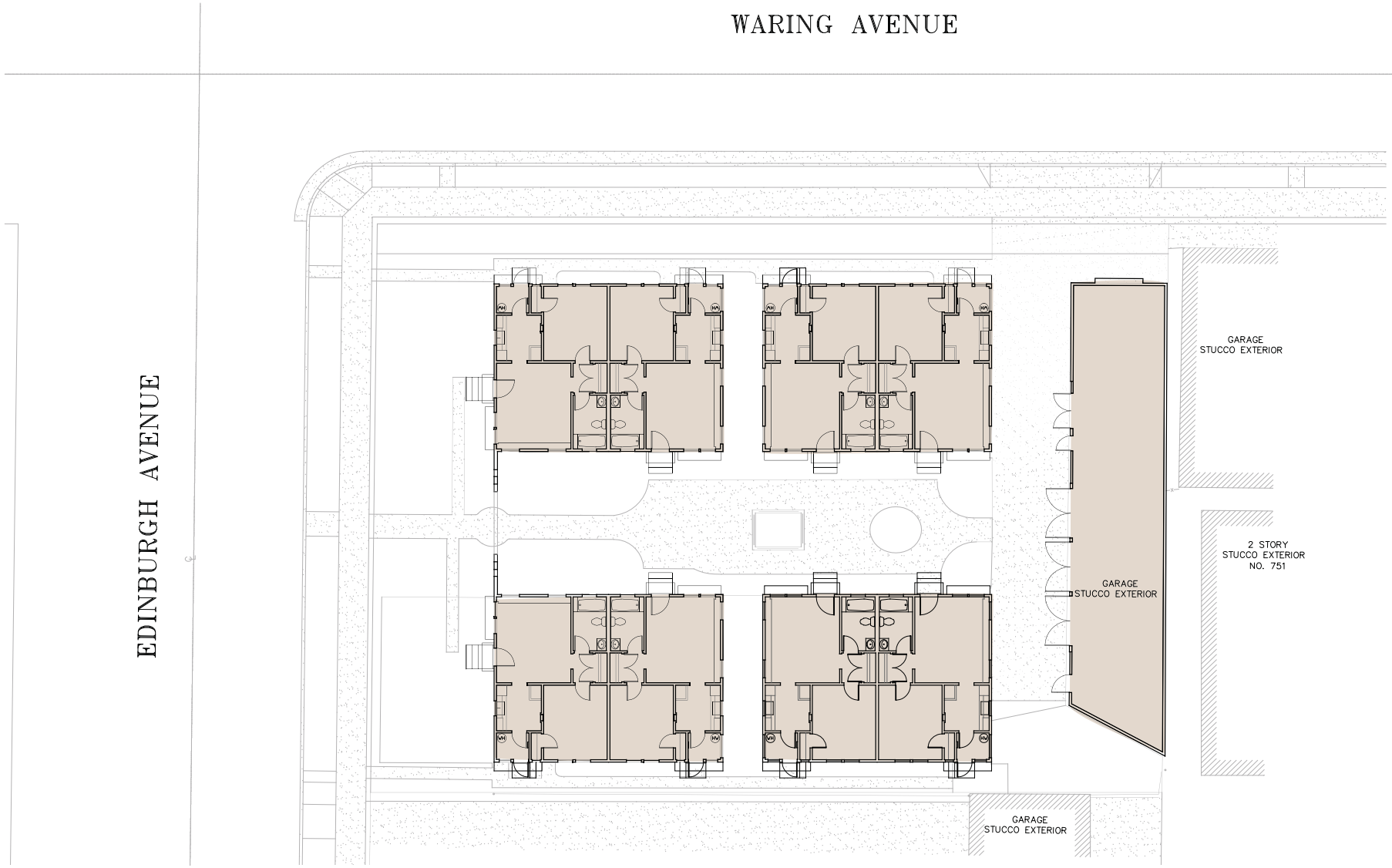
FEASIBILITY STUDY REPORT - PRESERVATION ALTERNATIVES

ATTACHMENT I

Prepared by Page & Turnbull for

BLDG Partners

JULY 2017



EXISTING SITE PLAN

PRESERVATION

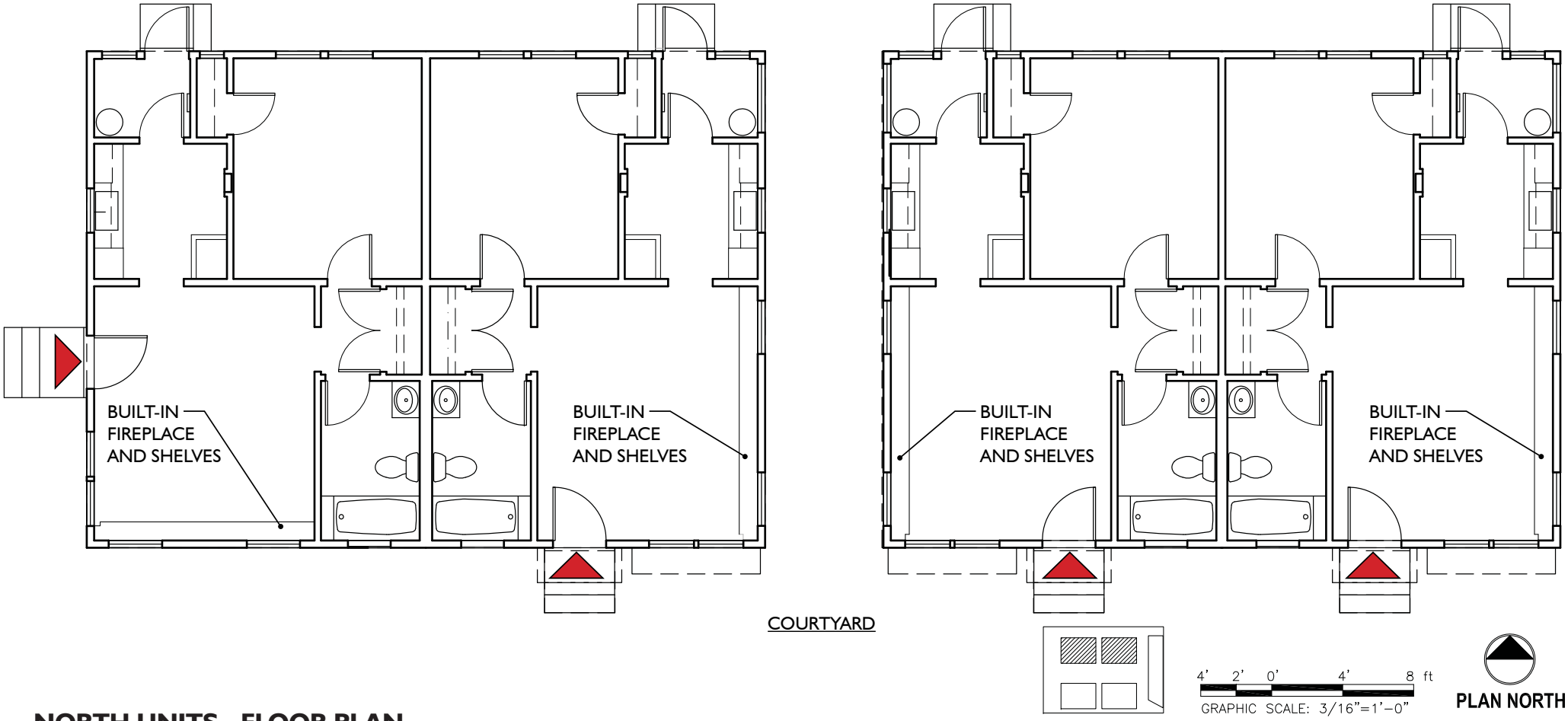
EXISTING FLOOR PLAN

FRONT BUILDING - 2 UNITS @ 508

1 BDRM/1 BA

BACK BUILDING - 2 UNITS @ 508

1 BDRM/1 BA



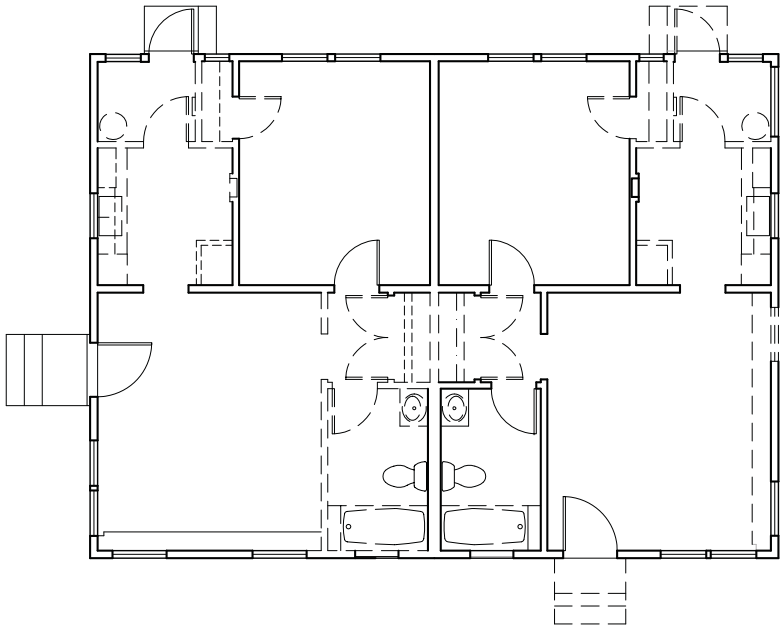
NORTH UNITS - FLOOR PLAN

SUMMARY OF OPTION 1A

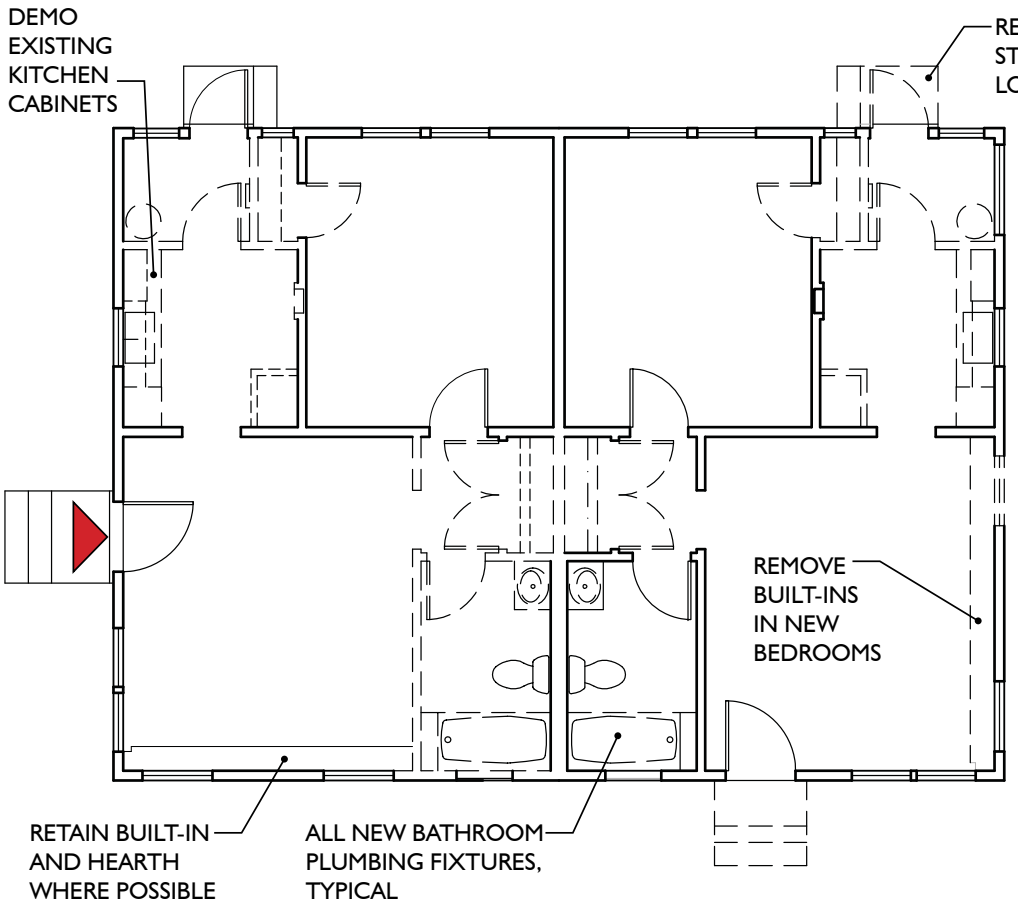
8 Units Total

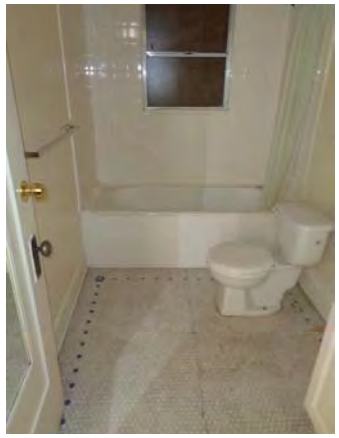
SF	COST/SF	OVERALL
4,064	$690.80	$2,807,408

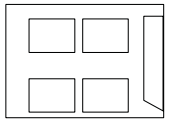
Preservation Option 1A: comprises 8 units for a total rentable area of 4,064 square feet. The buildings maintain their existing layout. The buildings are lifted to facilitate repairs to the foundations and the installation of new plywood shear walls. Exterior walls receive patch and repair, new windows and doors are installed. The interiors are rehabilitated. The missing east courtyard arch is reconstructed. The adjacent garage structural work, patch, and repair; sitework is reinstated.



OPTION 1B - DEMOLITION PLAN







4' 2' 0' 4' 8 ft

GRAPHIC SCALE: 3/16"=1'-0"

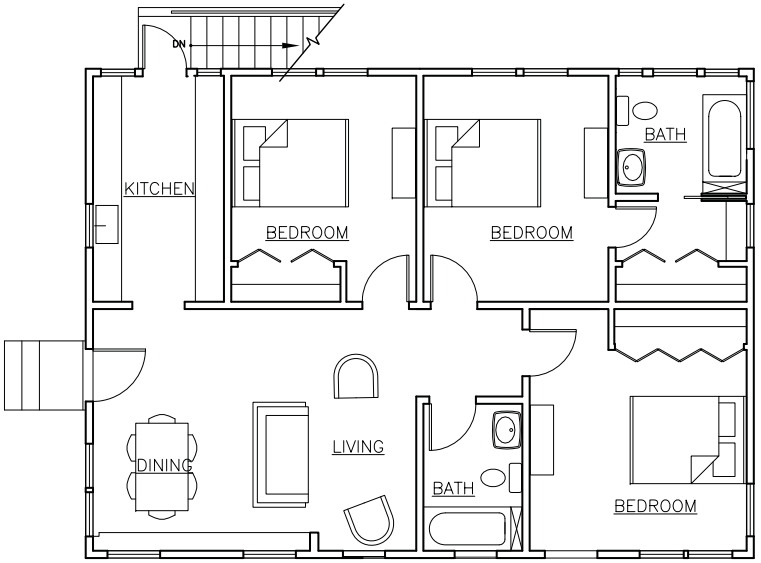
PLAN NORTH

TYPICAL DEMOLITION PLAN

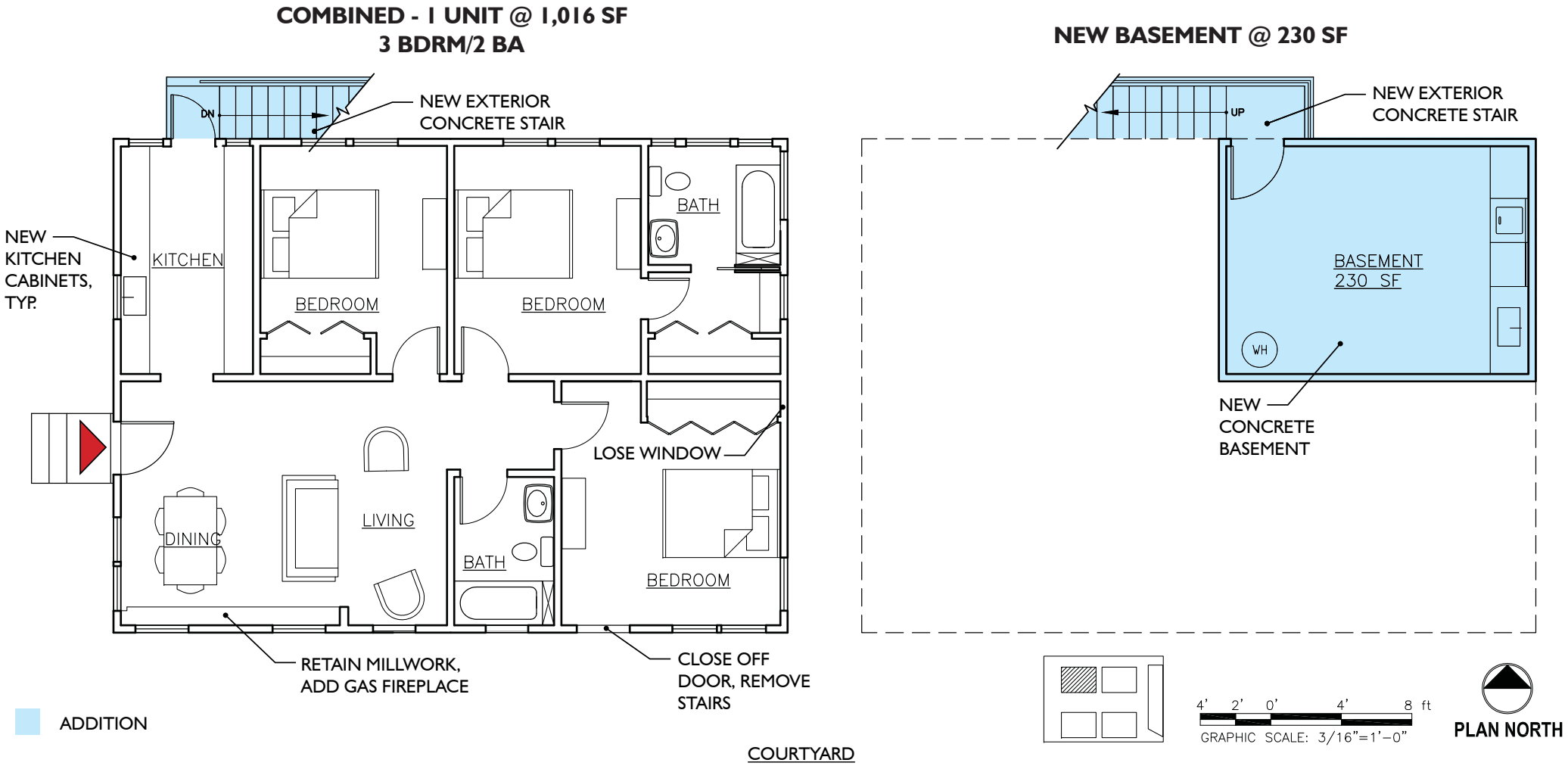
SUMMARY OF OPTION 1B
4 Units Total

SF	COST/SF	OVERALL
4,984	$670.97	$3,344,112

Preservation Option 1B: combines the units in each building for a total of 4 units, with a total rentable area of 4,984 square feet. The buildings are lifted to facilitate repairs to the foundations and the installation of new plywood shear walls; a small new basement with exterior stair is created at each unit. Exterior walls receive patch and repair, new windows and doors are installed. The interiors are rehabilitated. The missing east courtyard arch is reconstructed. The adjacent garage receives structural work, patch, and repair; sitework is reinstated.



PRESERVATION OPTION 1B



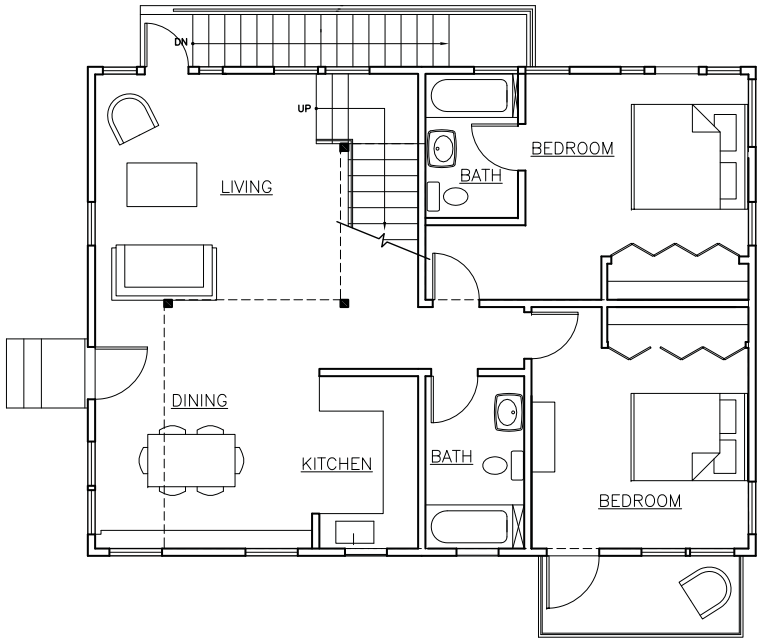
COMBINED UNITS - 3 BEDROOM / NO 2ND FLOOR ADDITION / BASEMENT ADDITION

ADDITION

SUMMARY OF OPTION 2A
4 Units Total

SF	COST/SF	OVERALL
6,860	$577.08	$3,958,762

Addition Option 2A combines the units in each building for a total of 4 units, with a total rentable area of 6,860 square feet. The buildings are lifted to facilitate repairs to the foundations and the installation of new plywood shear walls. Each combined unit has a new exterior stair, a new small balcony at the courtyard and a central interior stair leading to a new second floor addition. Exterior walls receive patch and repair, new windows and doors are installed. The interiors are rehabilitated. The new second story has newly built out interiors and a roof deck at the original roof level. The missing east courtyard arch is reconstructed. The adjacent garage receives structural work, patch, and repair; sitework is reinstated.

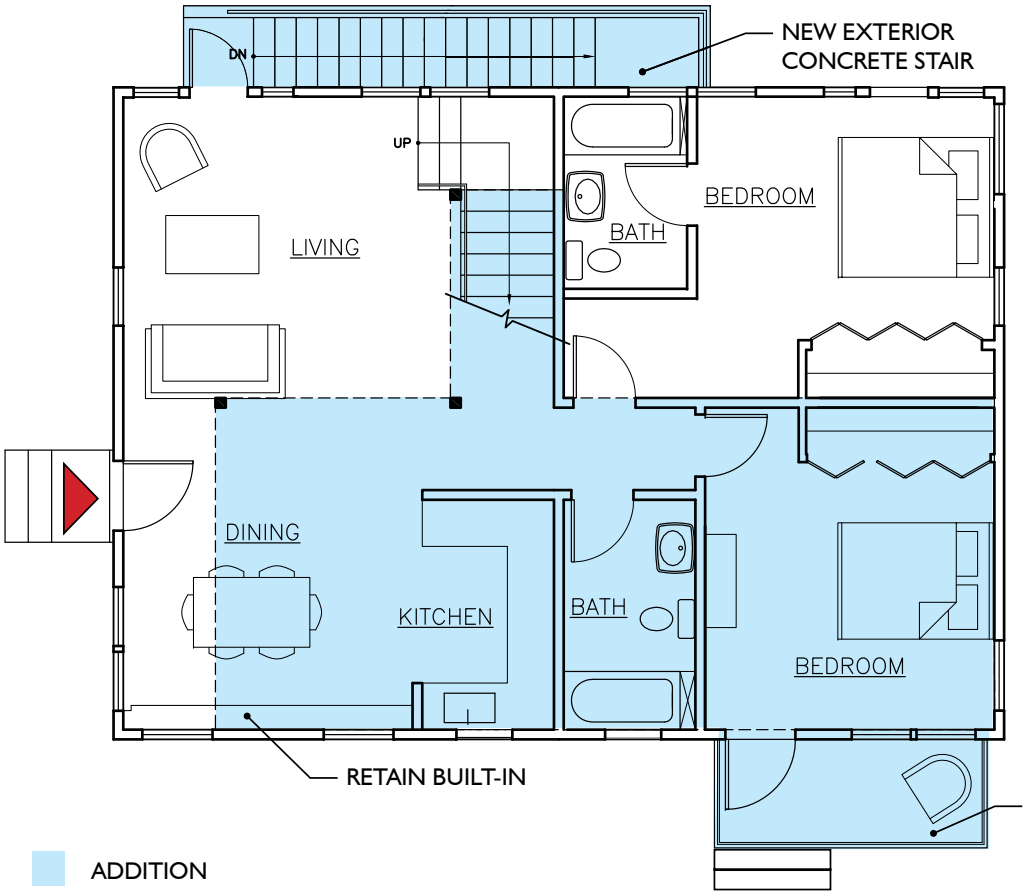


ADDITION OPTION 2A

- **4 Units Total**
- **4 new additions @ 470 SF each**
- **350 SF roof deck, each unit**

ADDITION OPTION 2A

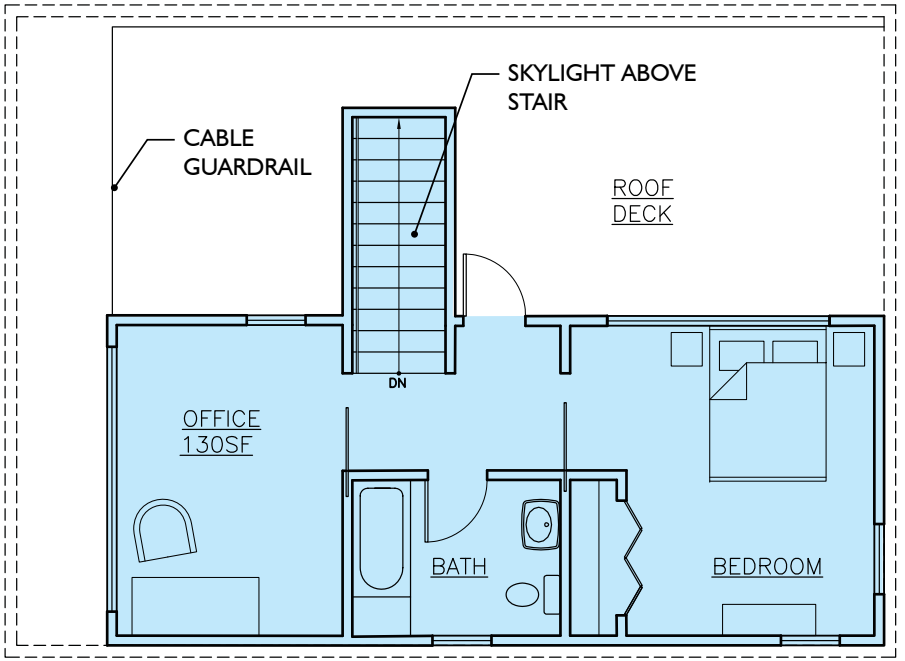
COMBINED - 1 UNIT @ 1,175 SF
3 BDRM/3 BA

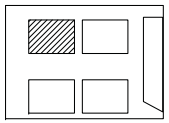


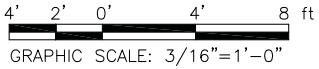
ADDITION

NEW WOOD COLUMN

NEW 2ND FLOOR ADDITION
1 BDRM/1 BA/OFFICE/ROOF DECK







COMBINED UNITS - 3 BEDROOM WITH ADDITION

ADDITION OPTION 2A

FROM EDINBURGH

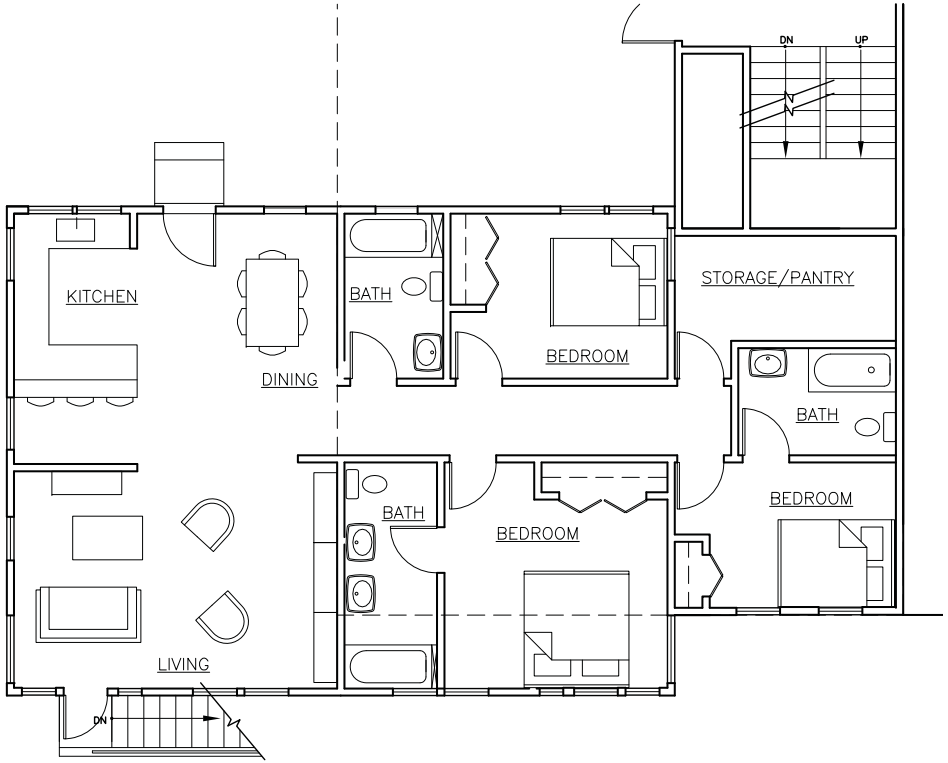
FROM WARING

SUMMARY OF OPTION 2B

6 Units Total

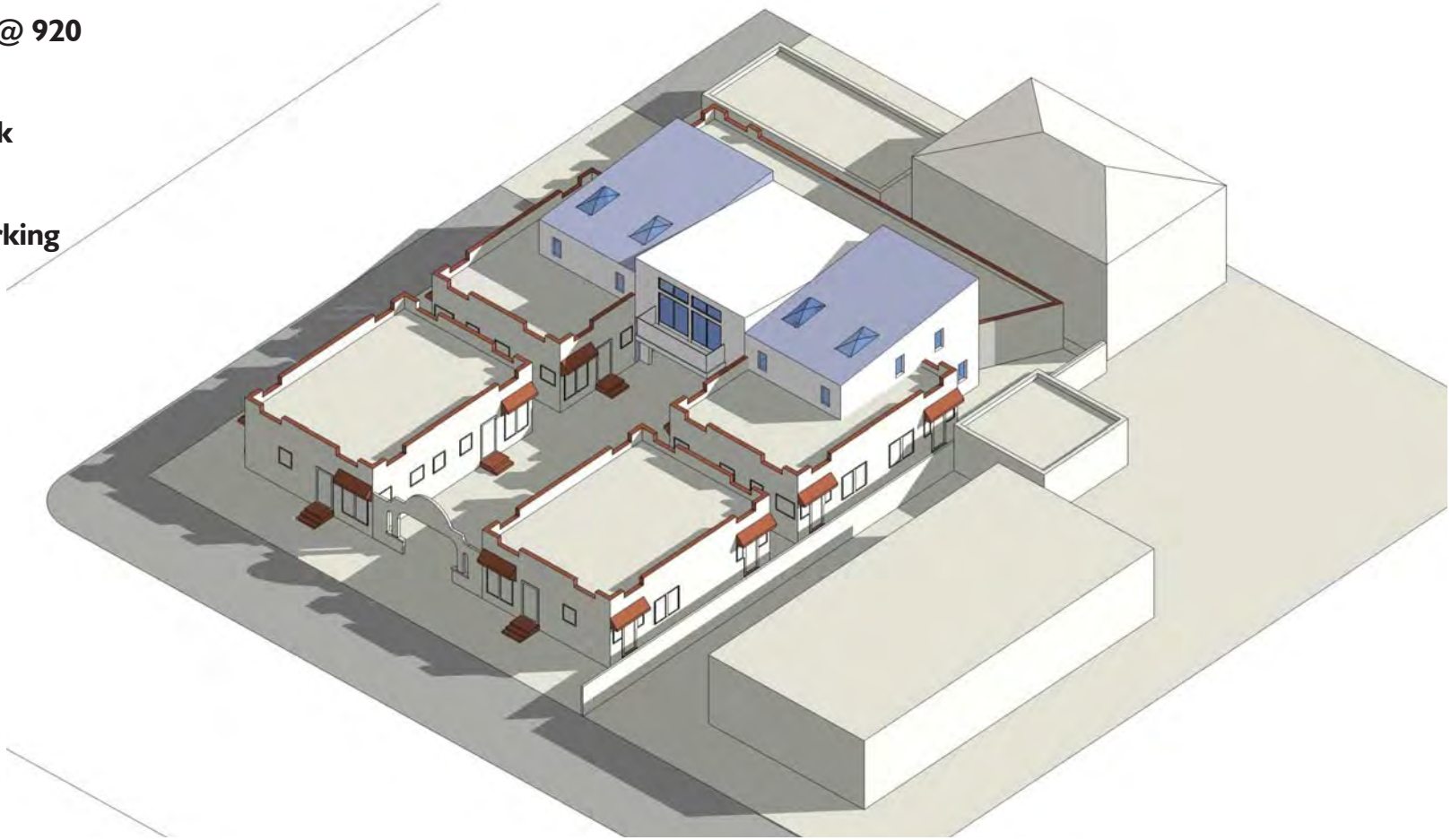
SF	COST/SF	OVERALL
7,434	$842.40	

Addition Option 2B combines the units in each building for a total of 4 ground floor units (the two at the rear are expanded), and two new second floor units are added at the rear for a total rentable area of 7,434 square feet. The existing buildings are temporarily removed from the site to facilitate construction of a new single level underground parking structure. On replacement at the site, the existing structures will be retrofitted with new plywood shear walls. The new second floor units will be served by a new stair and elevator. Exterior walls receive patch and repair, new windows and doors are installed. The interiors are rehabilitated. The new second story has newly built out interiors. The missing east courtyard arch is reconstructed. The adjacent garage is demolished and reconstructed; sitework is reinstated.

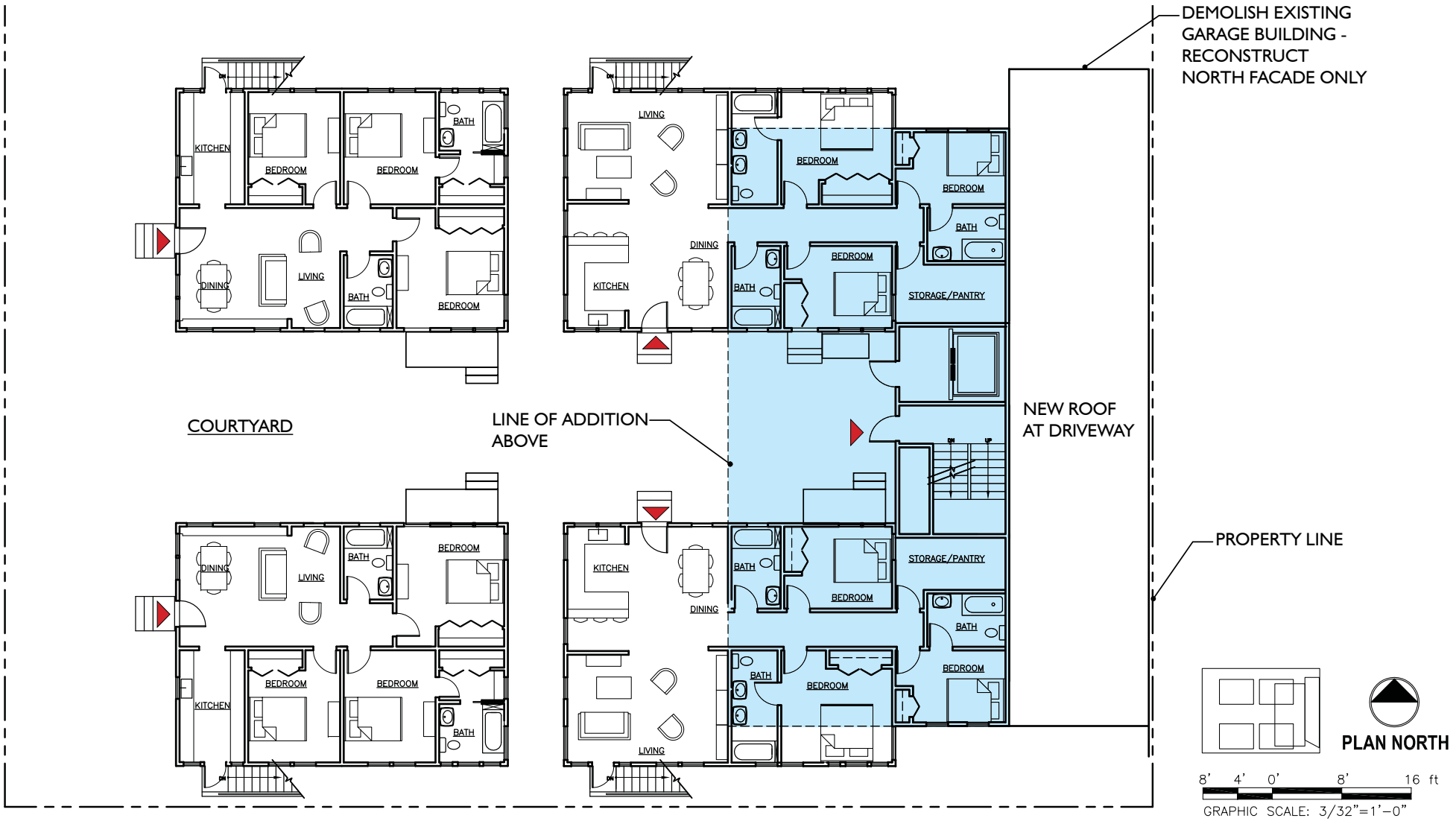


ADDITION OPTION 2B

- 6 Units total
- 2 new 2nd floor units @ 920 SF each
- 330 SF addition to back existing units
- New Underground parking garage (12 stalls)

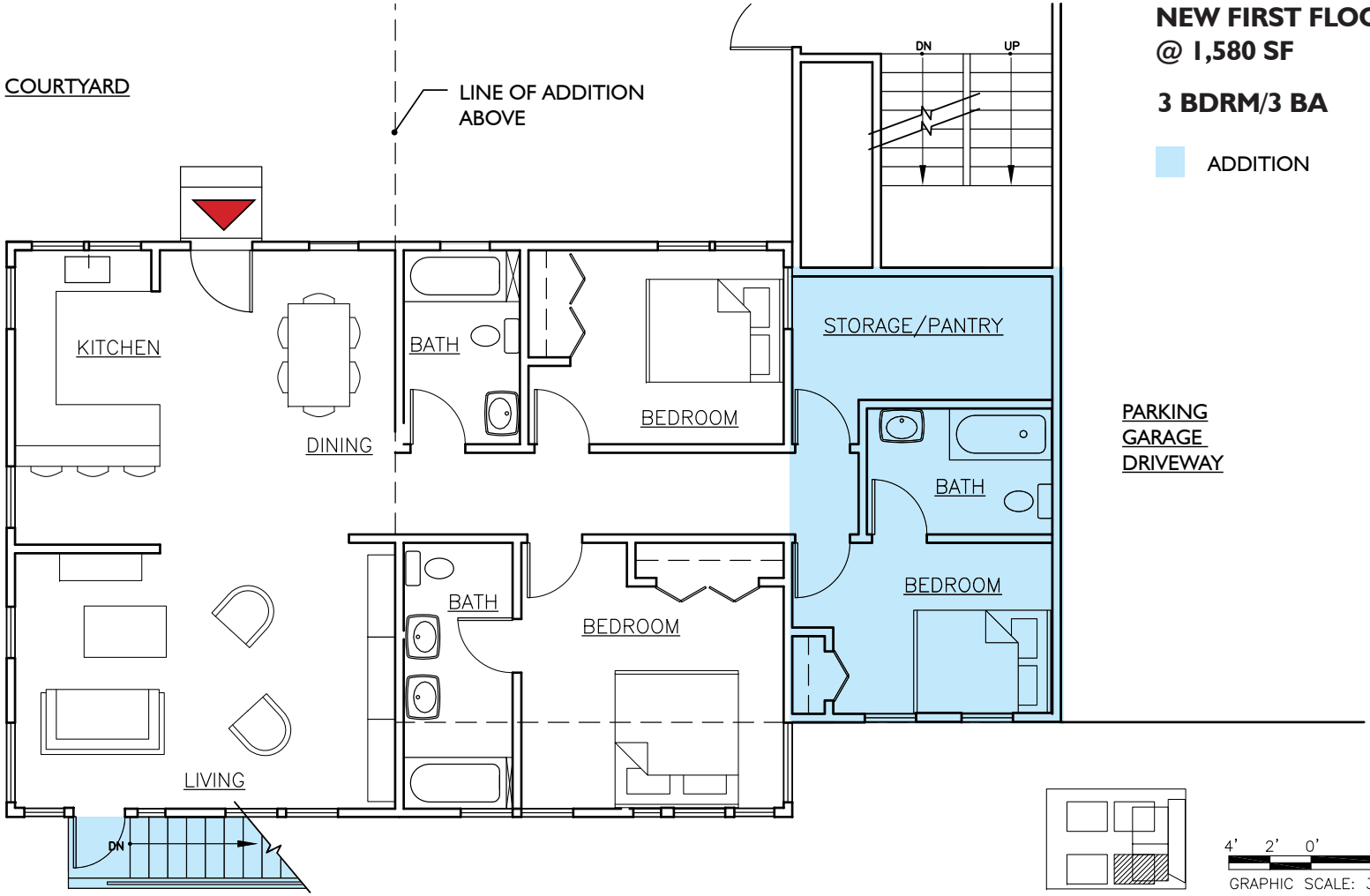


ADDITION OPTION 2B



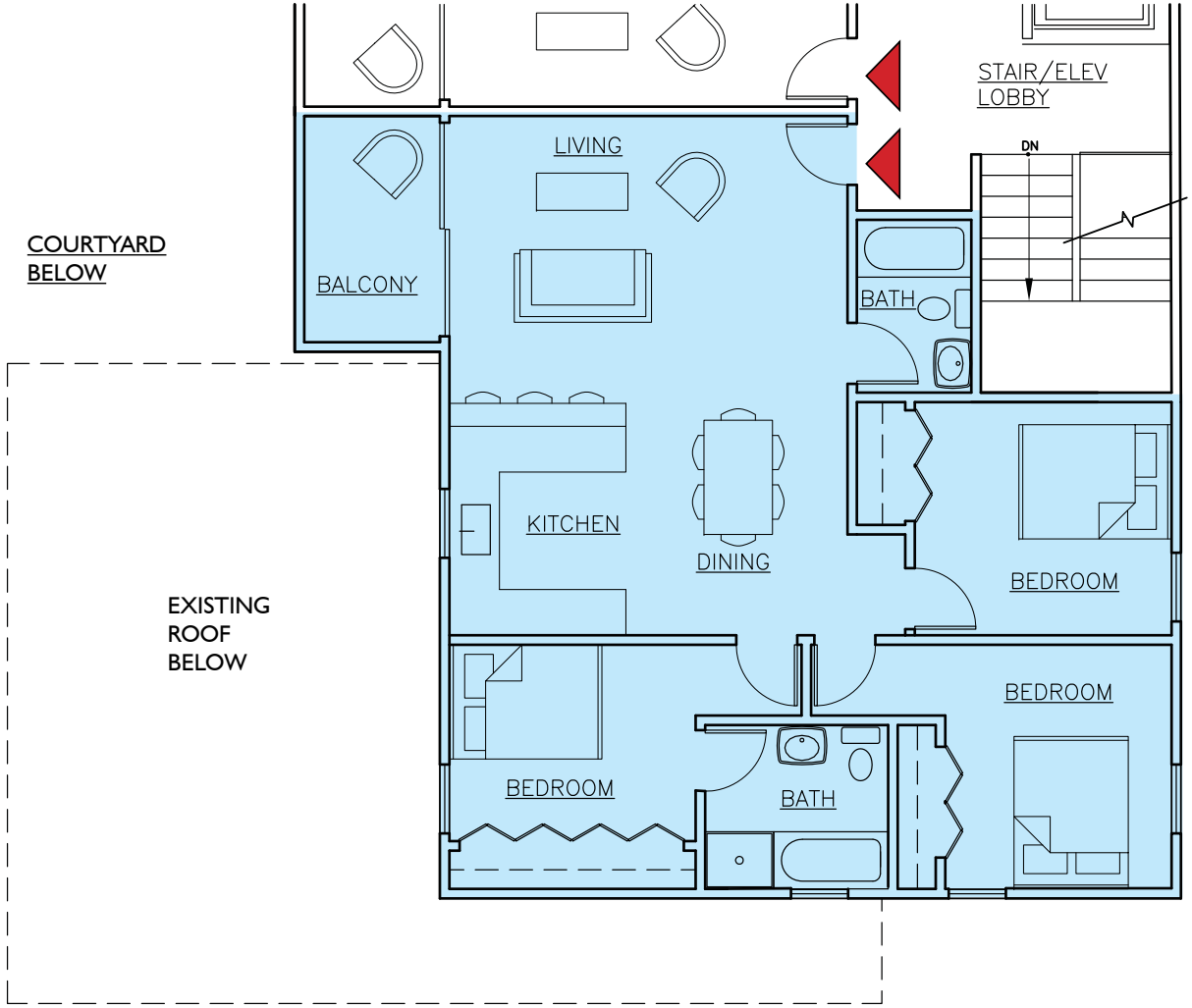
ADDITION OPTION 2B - OVERALL PLAN

ADDITION OPTION 2B



ADDITION AT BACK BUILDINGS - FIRST FLOOR UNIT

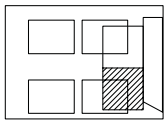
ADDITION OPTION 2B

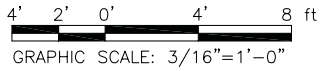


NEW 2ND FLOOR UNIT
@ 920 SF

3 BDRM/2 BA

ADDITION





ADDITION AT BACK BUILDINGS - 2ND FLOOR UNIT

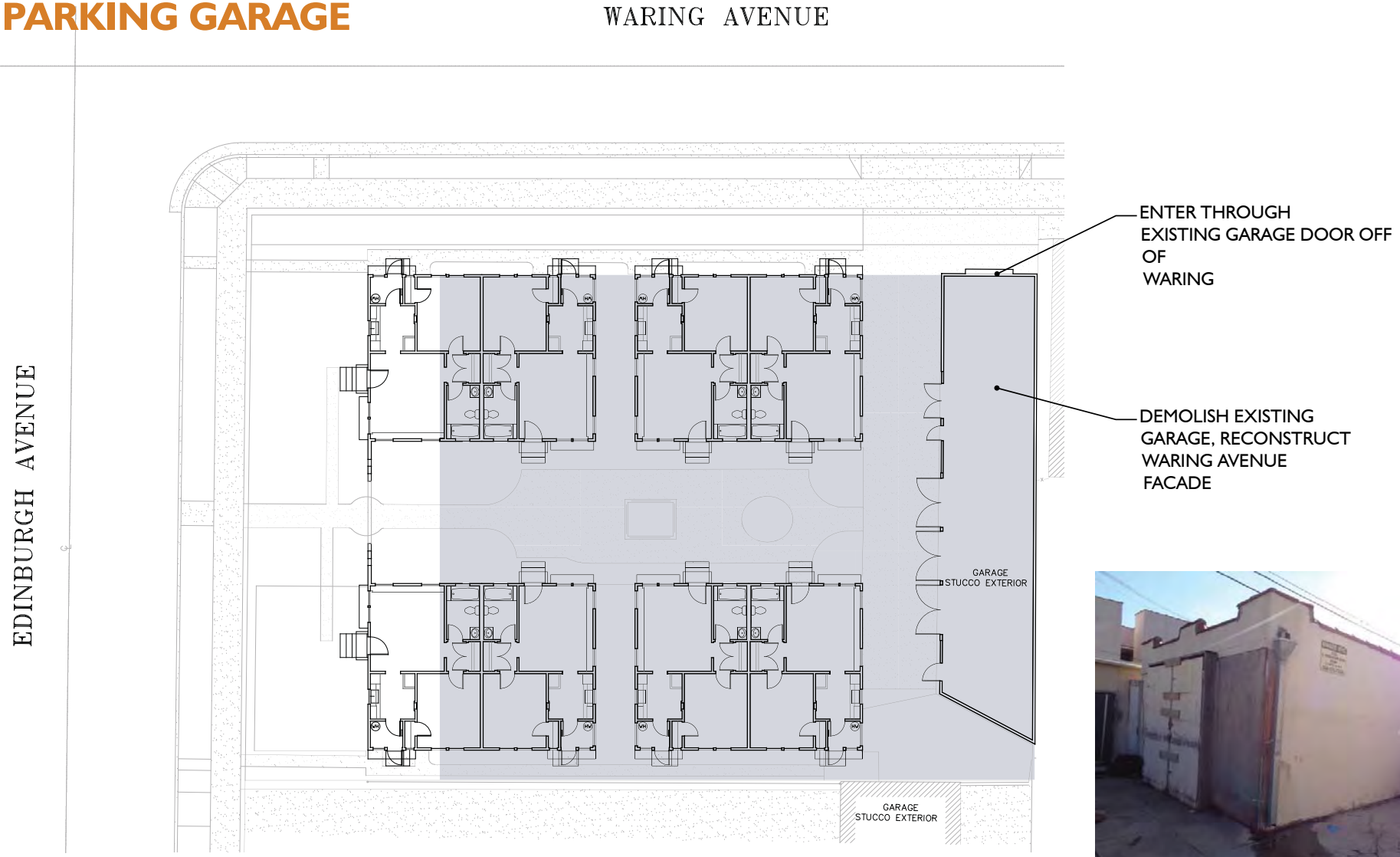
ADDITION OPTION 2B

FROM EDINBURGH

FROM WARING

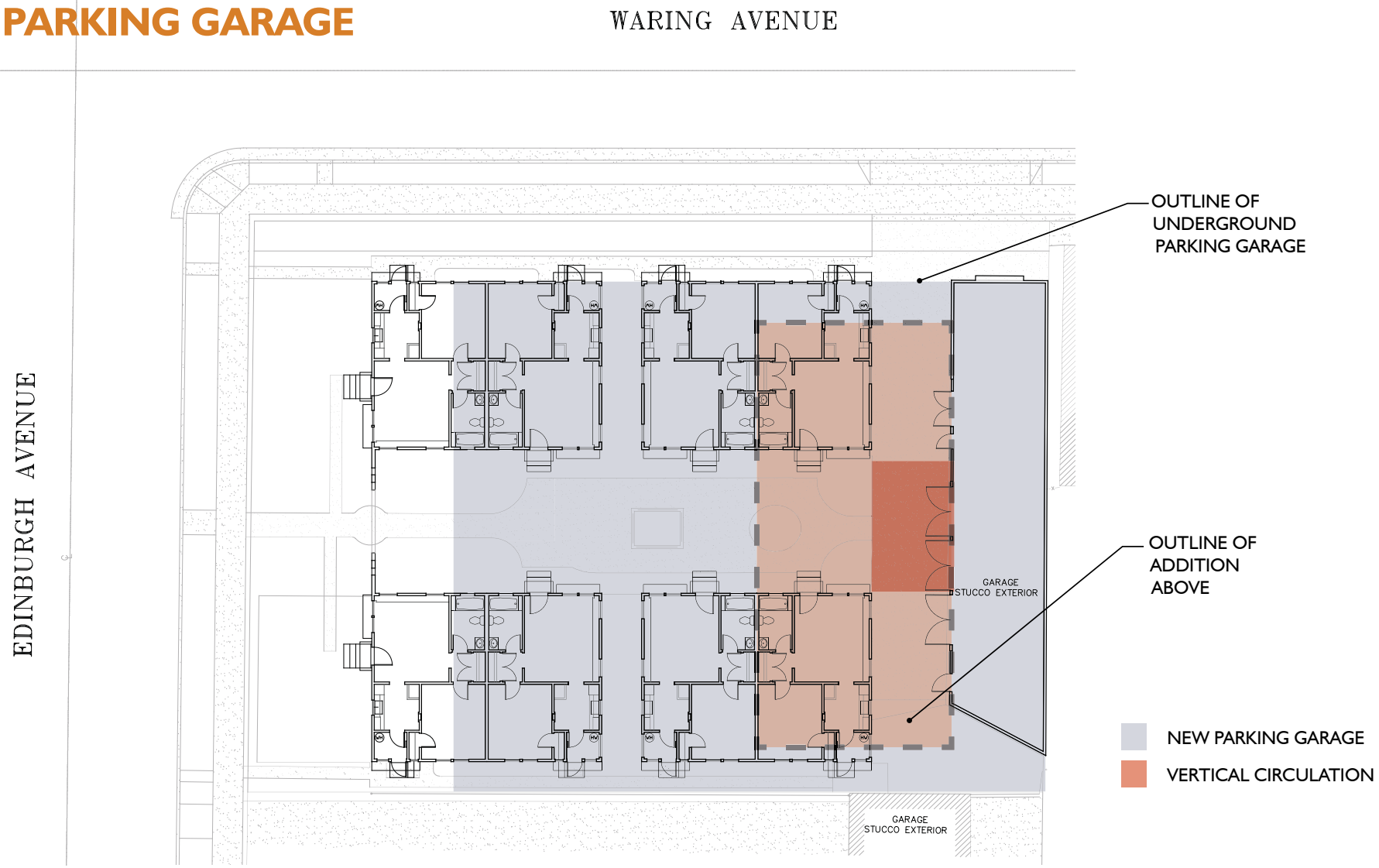
PARKING GARAGE
OPTION 2B

PARKING GARAGE



UNDERGROUND PARKING

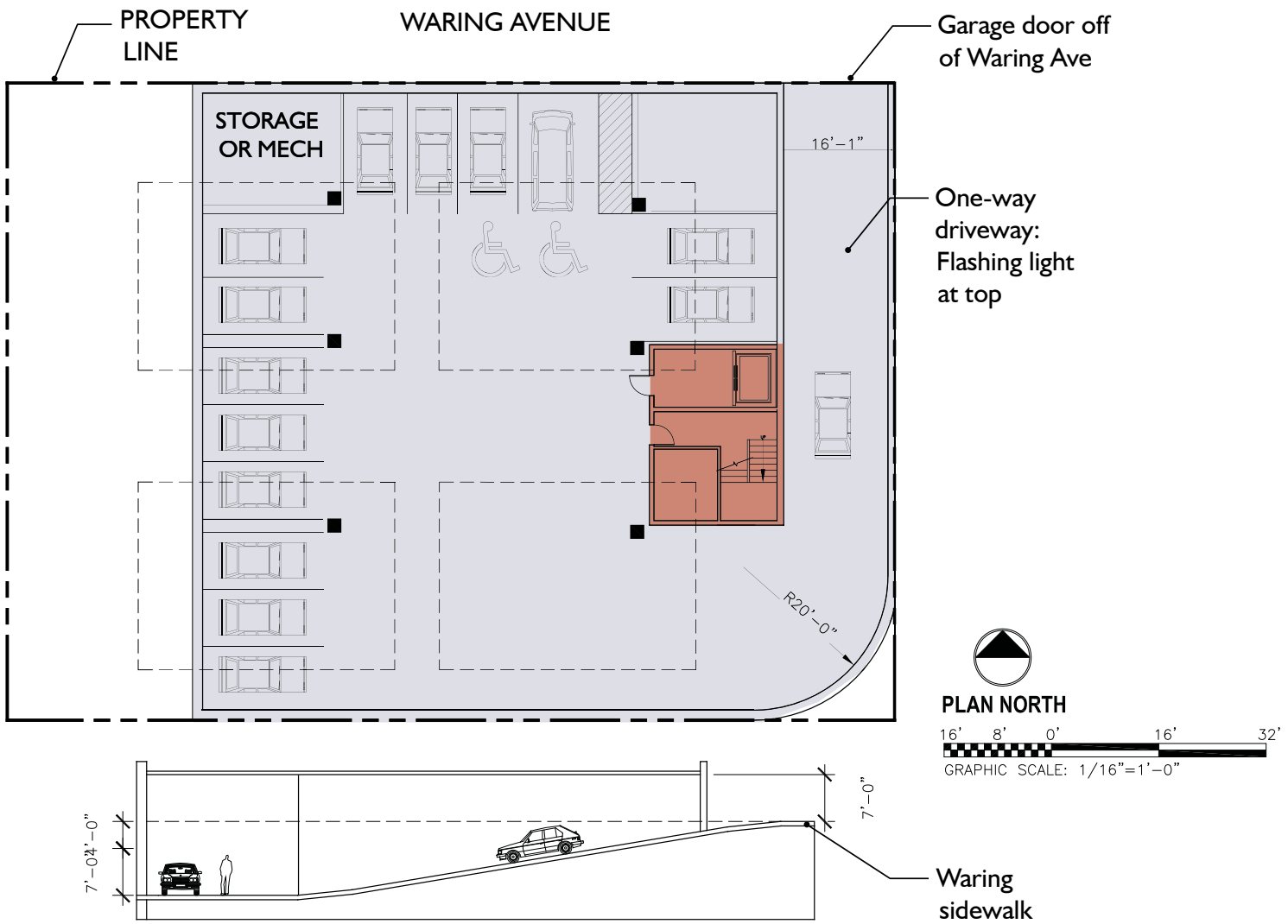
PARKING GARAGE



UNDERGROUND PARKING

PARKING GARAGE

- Option 2B only
- 12 stalls (6 standard, 6 compact)
- One accessible spot required
- One accessible van parking spot required
- One-way ramp/driveway (16'-0" wide)
- 18% ramp slope (20% max. allowed)
- 7'-0" headroom clearance
- Option shown is 9,800 SF



ATTACHMENT 2

RECOMMENDED REPAIR WORK

The following repair descriptions are based on Page & Turnbull's visual observations of the existing conditions of the bungalows, garage building, and site. Additional information was pulled from previous reports as noted in the Methodology section.

Overall Estimate of Replacement Materials

The following replacement assumptions are high-level estimates based on similar rehabilitation projects Page & Turnbull has worked on in the City of Los Angeles in the last two years. Replacements to be "in-kind replacements to conform to the Secretary of the Interior's *Standards*. Some features (such as plumbing fixtures and light fixtures) to be new fixtures that are compatible with the bungalows. A more detailed assessment will be required if one of the options is selected.

Bungalow Exterior

- Roof: 100%
- Concrete foundations and wood cripple wall replacement: 100%
- Exterior wall replacement for installation of shear walls/patching stucco: 30%
- Red clay tile: 15%
- Exterior doors: 25%
- Exterior windows: 15%
- Exterior wood trim: 10%
- Hardscape and landscape: 50%
- Exterior rear arch will be reconstructed

Garage Building

- Garage building exterior walls and interior demising walls: 50%
- Garage building doors: 100%
- Garage building roof: 100%
- Red clay tile: 15%

Interior

- Interior plaster for installation of new electrical/insulation/new shear panels: 60%
- Wood Flooring: 20%
- Living room millwork: 30%
- Kitchen millwork: 40%
- Ceramic Tile Flooring: 90%
- Plumbing fixtures: 100%
- Door Hardware: 50%
- Interior trim: 15%
- Custom wood windows (to replace metal): 15%
- Interior light fixtures: 100%

Site

Site features include a concrete walkway which leads from Edinburgh Avenue into the courtyard. There is a large, concrete pad in the courtyard with a large planter containing mature trees. Each bungalow features a concrete stoop with 2-3 concrete steps at the main entrance with a non-original metal handrail on one side. There is a secondary concrete stoop with steps located off the kitchen of each unit.

During the repair work, it is likely that the existing hardscape and vegetation would be damaged and would require select replacement. None of the trees were found to be historic or endangered, and could be replaced. When the buildings are lifted or relocated, the adjacent vegetation (including grass and shrubs), would be demolished. This vegetation should be replaced.

Figure 1: Concrete walkway leading from Edinburgh Avenue into the courtyard. Tree planter visible in the background.

Structural Upgrades

The existing bungalows are wood-framed buildings on concrete footings and foundations. There is extensive cracking in the expansive soil, and the buildings have shifted, which has resulted in bulging cripple walls and stucco cracks at the base of the buildings.

Figure 2: Bulging cripple wall and cracked stucco.

The following structural repairs are for ALL OPTIONS:

Foundations

The existing building foundations require repair. In several locations, the exterior walls have separated from the floor and the ground is visible from the interior through a gap between the exterior wall and floor. At minimum, the foundation repair would include the following steps:

- Lift all four (4) buildings (if possible)
- Demolish existing concrete footings, foundation walls, and wood cripple walls
- Excavate and remove all expansive clay soils to stable soil (approximately 4'-0")
- Install new compacted fill
- Build new concrete foundations/footings and wood cripple walls
- Lower buildings onto new concrete footings and new wood cripple walls (LABDS does not allow the reuse of wood cripple walls)
- *Note: Option 2B consists of building relocation for construction of parking garage.*

Figure 3: Expansive soils seen under building.

Shear Bracing at Exterior Walls

In addition to the replacement of the cripple walls and foundation repair, the exterior walls require the installation of plywood shear panels. Based on recent experience, approximately 30% of the exterior walls would require the addition of shear wall panels. The installation of shear panels includes:

- Removing exterior stucco at walls identified by the structural engineer
- Installing new plywood shear panels on wood studs
- Replacing any out-of-plumb wall and floor framing members
- Installing new stucco to match existing; texture to match existing
- Prep, prime and paint to match existing.

Figure 4: Wall has pulled away from the floor due possibly to differential settlement and expansive soils. The ground is visible from the interior through the gap.

Figure 5: Wall has pulled away from the floor due possibly to differential settlement and expansive soils. The ground is visible from the interior through the gap.

Abatement/Fumigation

A previous hazardous materials report indicated the presence of lead and asbestos. In late 2015, select abatement was undertaken (abatement in the kitchen floor in unit 756 and removal of some

roof mastic). Additional materials testing and abatement will be required. Typically, full abatement is required by a move contractor prior to lifting or relocating buildings.

The November 2015 pest report indicates the presence of termites. Fumigation would be recommended prior to the building's being lifted/relocated.

Exterior Repair

Exterior Walls

The wood-framed exterior walls are clad in textured, cream-colored stucco. Exterior wall features include semi-circular hoods over each main entrance, clay tile awnings over the large multi-light windows, and recessed blind arches with small medallions. The major repairs to exterior walls are described in 'Structural Upgrades'. Additional repair includes repairing cracks (over 1/8" in width) and the replacement of missing features like the plaster rosettes.

Figure 6: Northeast unit, looking north east. Arrow points to large crack in exterior wall.

Over the years, many non-compatible mechanical units, satellite dishes, conduit, vent terminations, and mailboxes have been added to the exterior walls All of these items will be removed, and the damaged repaired.

Existing Doors

At least two main entrance doors have been replaced with modern doors. Additionally, some back doors have been replaced with modern doors. All non-original doors will be removed and replaced with multi-lite wood doors to match existing. Doors in poor condition will be repaired.

Existing Windows

The windows consist of original wood casement, sliding, and double-hung windows. Large 9-light casement windows flank the entry door to each unit. Most of the original windows are in fair to poor condition and will require repair. Several windows may require full in-kind replacement. The original window hardware has been painted over numerous times which restricts operability. Paint will be carefully removed and hardware restored. Several original windows have been replaced with metal sliding windows which will be replaced with wood windows to match the existing. The windows along Waring Avenue have non-original security bars over them which will be removed and the damage repaired.

The window trim consists of narrow (approximately 2”-3” wide) wood casing with a simple wood sill. While most of the trim can be repaired with epoxy and wood Dutchman patches, in some locations, the trim is completely deteriorated and requires replacement. Custom trim will be created to replace missing or deteriorated trim.

Figure 7: Existing wood casement windows require repair or in-kind replacement. Note original window hardware has been painted multiple times.

Roof

Page & Turnbull did not access the roof during the site visit. However, based on the rest of the building it is assumed that the roof has not been regularly maintained, replaced, or repaired. Satellite images from Google Maps show what appears to be a flat, asphalt, rolled roof with vent penetrations. Some damaged clay tiles that have detached from the parapet are visible in the satellite image. The roofing material is most likely beyond its useful life and requires full

replacement (over repair). The drainage system appears to consist of roof drains that lead to non-original metal scuppers and downspouts at each of the bungalows. The drainage system should be tested for operability.

There is red clay tile capping the stepped parapet and at the awnings over each door. The tile is in fair-to-good condition, although it is damaged or missing in some locations. Missing and damaged tile to be replaced with new, custom clay tile to match existing.

Insulation

The exterior walls are currently uninsulated. New blown insulation (cellulose or mineral wool) will be installed in exterior walls and batt insulation will be installed in the attic space. The installation of the insulation would include opening sections of the exterior walls (from the interior), blowing in the insulation, and patching the plaster/drywall.

Missing Courtyard Arch

The back (east) arch was removed at an unknown date. Reconstruct missing courtyard arch using wood framing to match the dimensions of the existing west arch. Clad in matching stucco.

Figure 8: Existing arch at west side of courtyard. East arch to be reconstructed to match.

Interior Repair

The interior of the bungalows consists of wood-framed walls clad in plaster on wood lath. Some gypsum board is present. Floors in the living rooms and bedrooms are wood. There is simple wood molding throughout. Doors are simple, paneled wood swinging doors.

Figure 9: Unit interior: wood floors, plaster walls, wood molding, and wood paneled doors.

Floors

All existing wood floors to remain and be reconditioned. New wood floors (tongue and groove) to match existing where required. Non-original VCT flooring to be replaced with wood flooring to match existing. Some flooring was removed at part of select abatement and will be replaced

Walls

It is unknown how well the interior plaster will survive lifting or relocation. Interior plaster cracking is typical when lifting and moving buildings, but the extent of the cracking depends on the quality of the original construction, how evenly the buildings are lifted, and how well the building settles once lowered. Some cracks and holes exist in the interior walls, but additional cracking is anticipated after the building is lowered onto a new foundation. Based on recent experience with lifting and rehabilitating a historic building, up to 60% of the interior plaster may need replacement, particularly if new insulation, mechanical, electrical, and plumbing systems are installed. New walls will consist of wood studs with gypsum board/veneer plaster.

- Repair cracks and holes at plaster walls. Repaint.
- New walls: 2x wood partition walls with painted 5/8” gypsum board with veneer plaster.
- Patch, repair and repaint existing plaster walls only as required for work.

Figure 10: Original walls are plaster on wood lath. Repair damaged plaster where required. New walls will feature gypsum board.

Ceilings

- Leave existing plaster ceiling as is; repair plaster as required.
- New painted drywall ceiling at new ceilings; assume 60% new gypsum board/veneer plaster ceilings.

Interior Doors

Replace non-original doors; new paneled wood doors – swinging or pocket doors – where required to match existing. Retain existing original wood paneled doors

Light Fixtures

New fluorescent fixtures to meet Title 24 energy requirements. Fixtures to be compatible with bungalows.

Existing Living Room Millwork

The living rooms feature built-in wood cabinets, drawers, and mantle. There is a fire box clad in tile in the center, with several custom tiles. At least one unit had the millwork/tile surround removed prior to the current Owner's purchase.

- Repair millwork in good condition, replace wood millwork in poor condition.

Figure 11: Existing built-in shelving at fireplace. Remove modern furnace and add new gas fireplace.

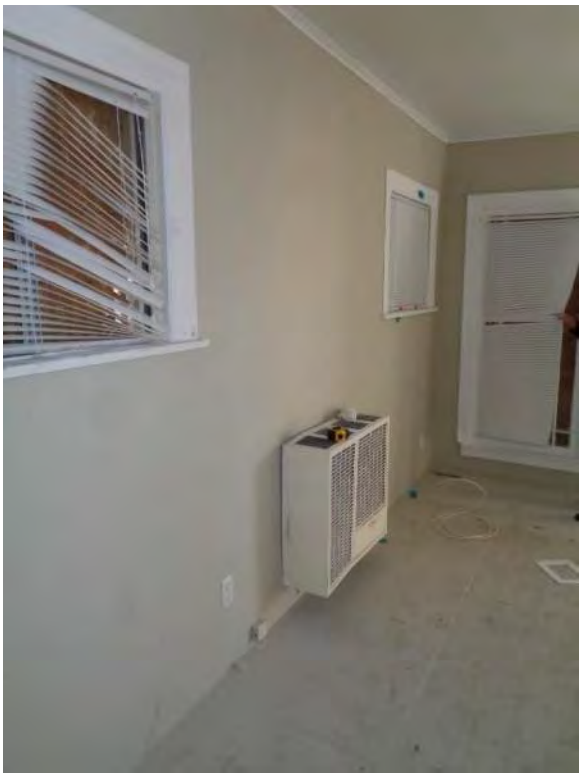


Figure 12: Millwork removed in one of the units.

Window Coverings

Remove existing window coverings. No new windows covering in scope.

Fireplaces

It is unknown if the fire surrounds originally held working fireplaces, or if they were faux fireplaces. No fireplaces exist currently, only modern furnaces. In some instances, the fire boxes have been filled in. Install new gas fireplaces with termination vents at exterior wall. Retain decorative tile surround; carefully remove paint and restore tile.

Outlets

- Four-plex electrical outlets at an average of 8'-0" on center along perimeter walls.
- Data ports at an average of 8'-0" on center along perimeter walls.

Kitchens

The kitchens feature wood base and upper cabinets, a counter with hexagonal tiles, and tile backsplash. Most of the existing cabinetry is in poor condition, and the cabinet and drawer hardware has been painted over multiple times, inhibiting operability. Some kitchens have non-original plastic laminate cabinetry and countertops, and modern hardware.

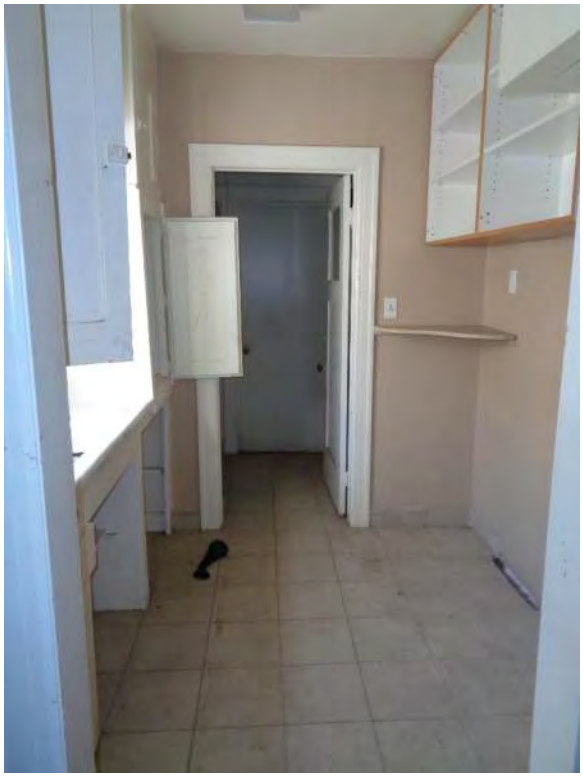


Figure 13: Kitchen with non-original VCT tile and plastic laminate shelving.

Millwork

Where damaged, remove existing cabinets (base and upper cabinets) and replace with new, custom wood cabinets and tile counter and backsplash to match existing. Repair cabinetry in good condition.

Appliances

New appliances at the kitchen. Assume the following:

- Oven and Electric Range
- Refrigerator with freezer
- 24” Dishwasher
- Stainless steel sink and stainless steel faucets
- Garbage disposal
- Acceptable Manufacturers: GE Appliances, Frigidaire, Kohler.

Bathrooms

Each bungalow contains one small bathroom, and the condition of the bathrooms vary. The bathroom fixtures do not appear original. The bathtub surround differs – some units feature tile built-ins and other units do not.

Floors

- Remove existing ceramic tile with cracks.
- Install new 1” hex tile to match existing, on membrane and new water-resistant subfloor.
- Acceptable Manufacturers: Daltile or similar atop thin set mortar bed on wood framing.

Figure 14: Existing restroom with original tile. Note large crack in tile which is typical is several units.

Walls

- Assume cement board at all wet walls.

- Painted wallboard with 4x4 ceramic tile at wet walls up to 6'-0".

Plumbing Fixtures

Assume all new, period-appropriate plumbing fixtures with new chrome fittings:

Lavatories: New basic floor-mounted lavatory.
Bathtubs: New 60" x 30" bathtub
Toilets: New floor-mounted, vitreous china toilet
Mirror: New 48" x 30" frameless mirror
Accessories: New toilet paper holder, towel bars, shower curtain rod, towel rings, robe hooks

- Acceptable Manufacturers: American Standard, Kohler, or Zurn Industries.

Mechanical

The existing mechanical, electrical, and plumbing systems are in poor condition and are beyond their useful life. Tenants have installed improvised mechanical units at windows on makeshift platforms. Platforms and units will be removed and the damaged caused by their installation will be patched. New mechanical, electrical, and plumbing systems will be installed throughout. Damaged caused by the removal of existing systems and the installation of new systems will be repaired.

Figure 15: Arrow points to tenant-installed wall unit at the southeast building. Makeshift platform was constructed for its installation and will be removed.

DESCRIPTION OF NEW CONSTRUCTION

The new construction should consist of high-quality materials that are distinct, yet compatible, with the original building.

Basement

When buildings are lifted for foundation work (assuming such is possible), construct new 230 SF concrete basement underneath.

- Concrete-framed basement with 8'-0" head clearance; new waterproof membrane and drain at foundation walls.
- New exterior concrete stair with concrete retaining walls; metal pipe railing guardrail.
- New water heater
- Washer/Dryer hookups
- New laundry sink

Roof

- Remove existing roof (framing and existing built-up roofing)
- Replace existing roof framing to accommodate 2nd floor addition.
- New built-up roofing

Structure

- New, 2x wood framing on new wood roof of existing buildings.
- Install new wood columns (6x6) to accommodate new addition in existing first floor. Assume 6 new columns per addition.

Exterior Walls

New cement board exterior cladding, Hardiboard or similar.

Balconies

- New wood balconies at courtyard

New Doors/Windows at Addition

- Wood paneled doors
- Wood windows with insulated glazing.

Interior Finishes

- Wood flooring to match existing.
- Painted gypsum board walls
- Wood doors and casing
- Bathroom finishes as described above.

New stairs

Wood-framed stairs with wood flooring; cable rail.

Roof Deck

- New composite wood roof deck (Trex or similar)
- Cable railing and aluminum posts

PARKING GARAGE – OPTION 2B

New, 9,800 SF concrete-framed parking garage with ramp, 12 parking stalls (6 standards, 5 compact, 1 accessible) and one accessible van stall.

- Demolish existing garage building and reconstruct north façade to serve as garage door opening.
- Waterproof membrane and drainage system at foundation walls
- Drains at floor
- One-way driveway (18%) with light at top to indicate car on driveway.
- New CMU/concrete exterior walls and roof over driveway
- Remove and replace all fill at courtyard area; install new planters and trees.

Building Relocation

Relocate all four buildings for parking garage construction

- Raise, and relocate all four (4) buildings for construction of underground parking garage.
- Store buildings at off-site storage facility until garage construction is complete (9 months)
- Bring buildings back to site, construct new foundations and cripple walls and set down.
- Assume new compacted fill at site

Elevator

Assume one new elevator for underground parking Option 2B

- Elevator pit, machine room or machine cabinet (machine room-less)
- ThyssenKrupp, Schindler, Kone, or similar.
- All elevator cabs to include hooks for handing blankets, metal base, and handrail.

Signage

Provide new ADAAG handicap path way-finding signage for accessible path of travel to building entrance from parking.

Fire /Life Safety

- Provide up-to-date fire alarm/smoke detection system
- Provide fire sprinklers in underground garage and new addition areas
- Provide illuminated exit signage

- Provide emergency exit lighting on battery backup.

Attachment 3

CONCEPT ESTIMATE

Edinburgh Bungalow Court
Los Angeles

page & turnbull 417 s hill street, suite 211, los angeles, ca 90013

May 17, 2017
Project No:E821.110

Report by MGAC

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MGAC

Concept Estimate

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Introduction

MGAC is a project and cost management firm serving projects in the Los Angeles area and across North America. The cost management team in Los Angeles assist projects in various different industry sectors; developing project budgets from design concepts, managing and controlling costs throughout the design and construction stages. The team's experience in this market place dates back 30 years.

For this project we have measured and priced quantities of construction components where identified on the concept drawings and included budget allowances for items not yet identified but required, based upon our experience with the building type. Benchmark cost data from past projects has been applied to each of the construction elements in order to arrive at a total projected construction cost for each option. Mark-ups for design fees, project management, contingencies and other indirect costs have been applied as percentages on top of construction costs based upon industry standards.

Description

The project considers four options for the preservation and possible expansion of a bungalow court at 750 N. Edinburgh Avenue in Los Angeles, California. Expansive soils have caused excessive movement at the bungalows creating sloped floors and bulging cripple walls. New fill and concrete foundations, piers and wood cripple walls are required at all bungalows.

Options

The existing condition is of four approximately 1,000 square foot single story buildings surrounding a courtyard. Each building contains two 1-bedroom units. There is a garage behind the units (to the east) with a concrete driveway between this and the units. The 4 building alternatives priced as part of this study are as follows:

1. Preservation Option 1A: comprises 8 units for a total rentable area of 4,064 square feet. The buildings maintain their existing layout. The buildings are lifted to facilitate repairs to the foundations and the installation of new plywood shear walls. Exterior walls receive patch and repair, new windows and doors are installed. The interiors are rehabilitated. The missing east courtyard arch is reconstructed. The adjacent garage receives structural work, exterior patch and repair and new doors; sitework is reinstated.

2. Preservation Option 1B: combines the units in each building for a total of 4 units, with a total rentable area of 4,984 square feet. The buildings are lifted to facilitate repairs to the foundations and the installation of new plywood shear walls; a small new basement with exterior stair is created at each unit. Exterior walls receive patch and repair, new windows and doors are installed. The interiors are rehabilitated. The missing east courtyard arch is reconstructed. The adjacent garage is demolished and reconstructed with new stucco, clay tile and wood doors; sitework is reinstated.

3. Addition Option 2A: combines the units in each building for a total of 4 units, with a total rentable area of 6,860 square feet. The buildings are lifted to facilitate repairs to the foundations and the installation of new plywood shear walls. Each combined unit has a new exterior stair, a new small balcony at the courtyard and a central interior stair leading to a new second floor addition. Exterior walls receive patch and repair, new windows and doors are installed. The interiors are rehabilitated. The new second story has newly built out interiors and a roof deck at the original roof level. The missing east courtyard arch is reconstructed. The adjacent garage is demolished and reconstructed with new stucco, clay tile and wood doors; sitework is reinstated.

4. Addition Option 2B: combines the units in each building for a total of 4 ground floor units (the two at the rear are expanded), and two new second floor units are added at the rear for a total rentable area of 7,434 square feet. The existing buildings are temporarily removed from the site to facilitate construction of a new single level underground parking structure. On replacement at the site, the existing structures will be retrofitted with new plywood shear walls. The new second floor units will be served by a new stair and elevator. Exterior walls receive patch and repair, new windows and doors are installed. The interiors are rehabilitated. The new second story has newly built out interiors. The missing east courtyard arch is reconstructed. The adjacent garage is demolished and reconstructed with new stucco, clay tile and wood doors; sitework is reinstated.

Documents / Drawings

Building Alternatives for Pricing, prepared by Page & Turnbull (March 2017)

Architectural Narrative for ROM Pricing (March 30, 2017)

Assumptions / Clarifications

The Concept Level estimates include construction costs at current pricing levels with no allowance for escalation.

A soft cost allowance is included, above and beyond the construction cost, to cover design fees, project management costs, utility connection charges, permit fees, change order contingencies and the like

No allowance is included for furnishings, fixtures and equipment beyond the line items specifically listed in the estimate.

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Concept Estimate — Overall Summary

	SF	$/SF	TOTAL $ x 1,000
Option 1A	4,064	690.80	2,807,408
Option 1B	4,984	670.97	3,344,112
Option 2A	6,860	577.08	3,958,792
Option 2B	7,434	842.40	6,262,388

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Concept Estimate — Option 1A

	Quantity	Unit	Rate	Total
This option comprises 8 units for a total rentable area of 4,064 square feet. The buildings maintain their existing layout. The buildings are lifted to facilitate repairs to the foundations and the installation of new plywood shear walls. Exterior walls receive patch and repair, new windows and doors are installed. The interiors are rehabilitated. The missing east courtyard arch is reconstructed. The adjacent garage receives structural work, exterior patch and repair and new doors; sitework is reinstated.				
Site Preparation				
Building lift in place	4,064	SF	15.00	60,960
Excavate	750	CY	25.00	18,750
New fill	750	CY	50.00	37,500
Hazardous material abatement	1	LS	150,000.00	150,000
Miscellaneous demolition work	1	LS	50,000.00	50,000
Structure				
New foundations	4,064	SF	25.00	101,600
New structural framing	4,064	SF	25.00	101,600
Exterior				
Patch and repair exterior	6,000	SF	25.00	150,000
Wall insulation	12,000	SF	1.00	12,000
Repair existing windows	950	SF	70.00	66,500
Doors and hardware	64	EA	750.00	48,000
New exterior trim	6,000	SF	5.00	30,000
Roofing, insulation, flashings	4,064	SF	15.00	60,960
Repair clay tile	1	LS	15,000.00	15,000
Interiors				
Interior wall finishes	4,064	SF	5.00	20,320
Patch and paint interior surfaces	4,064	SF	5.00	20,320
Floor finishes	4,064	SF	12.00	48,768
Ceramic tile	1	LS	12,000.00	12,000
Shower and tub enclosures	8	EA	1,000.00	8,000
Cabinets and countertops	8	Units	7,500.00	60,000
Appliances	8	Units	2,500.00	20,000
Plumbing	8	Units	5,000.00	40,000
Mechanical	8	Units	4,500.00	36,000
Electrical	8	Units	5,000.00	40,000
Fire life safety	1	LS	2,000.00	2,000

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Concept Estimate — Option 1A

	Quantity	Unit	Rate	Total
Site work				
Patch and repair site finishes	1	LS	75,000.00	75,000
Utility connections	1	LS	50,000.00	50,000
Garage - structural upgrade, repair stucco, new doors	1	LS	200,000.00	200,000
Landscape and irrigation	1	LS	40,000.00	40,000
Site lighting	1	LS	25,000.00	25,000
Subtotal				**1,600,278**
General conditions including construction management	13%			208,036
Contractor Overhead & Profit	15%			271,247
Contingency	20%			415,912
Total for Construction				**2,495,474**
Soft Costs				
Design fees				187,161
Project management				62,387
Permits and utility charges				62,387
Total Project Budget				**$ 2,807,408**
Cost per Unit (8 total)				**$ 350,926**
Cost per square foot of rentable space (4,064 square feet)				**$ 691**

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Concept Estimate — Option 1B

	Quantity	Unit	Rate	Total
This option combines the units in each building for a total of 4 units, with a total rentable area of 4,984 square feet. The buildings are lifted to facilitate repairs to the foundations and the installation of new plywood shear walls; a small new basement with exterior stair is created at each unit. Exterior walls receive patch and repair, new windows and doors are installed. The interiors are rehabilitated. The missing east courtyard arch is reconstructed. The adjacent garage is demolished and reconstructed with new stucco, clay tile and wood doors; sitework is reinstated.				
Site Preparation				
Building lift in place	4,064	SF	15.00	60,960
Excavate	1,150	CY	25.00	28,750
New fill	900	CY	50.00	45,000
Hazardous material abatement	1	LS	150,000.00	150,000
Miscellaneous demolition work	1	LS	50,000.00	50,000
Structure				
New foundations	4,064	SF	25.00	101,600
New basement construction	920	SF	250.00	230,000
New structural framing	4,064	SF	25.00	101,600
Exterior				
Patch and repair exterior	6,000	SF	25.00	150,000
Wall insulation	12,000	SF	1.00	12,000
Repair existing windows	950	SF	70.00	66,500
Doors and hardware	32	EA	750.00	24,000
New exterior trim	6,000	SF	5.00	30,000
New exterior stair	4	EA	20,000.00	80,000
Roofing, insulation, flashings	4,064	SF	15.00	60,960
Repair clay tile	1	LS	15,000.00	15,000
Interiors				
Interior wall finishes	4,920	SF	5.00	24,600
Patch and paint interior surfaces	4,920	SF	5.00	24,600
Floor finishes	4,920	SF	12.00	59,040
New ceilings	920	SF	5.00	4,600
Ceramic tile	1	LS	12,000.00	12,000
Shower and tub enclosures	8	EA	1,000.00	8,000
Cabinets and countertops	4	Units	10,000.00	40,000
Appliances	4	Units	2,500.00	10,000
Plumbing	4	Units	8,500.00	34,000
Mechanical	4	Units	7,500.00	30,000
Electrical	4	Units	5,000.00	20,000
Fire life safety	1	LS	3,000.00	3,000

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Concept Estimate — Option 1B

	Quantity	Unit	Rate	Total
Site work				
Patch and repair site finishes	1	LS	75,000.00	75,000
Utility connections	1	LS	50,000.00	50,000
Demolish and reconstruct garage	1,200	SF	200.00	240,000
Landscape and irrigation	1	LS	40,000.00	40,000
Site lighting	1	LS	25,000.00	25,000
Subtotal				**1,906,210**
General conditions including construction management	13%			247,807
Contractor Overhead & Profit	15%			323,103
Contingency	20%			495,424
Total for Construction				**2,972,544**
Soft Costs				
Design fees				222,941
Project management				74,314
Permits and utility charges				74,314
Total Project Budget				**$ 3,344,112**
Cost per Unit (4 total)				**$ 836,028**
Cost per square foot of rentable space (4,984 square feet)				**$ 671**

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Concept Estimate — Option 2A

	Quantity	Unit	Rate	Total
This option combines the units in each building for a total of 4 units, with a total rentable area of 6,860 square feet. The buildings are lifted to facilitate repairs to the foundations and the installation of new plywood shear walls. Each combined unit has a new exterior stair, a new small balcony at the courtyard and a central interior stair leading to a new second floor addition. Exterior walls receive patch and repair, new windows and doors are installed. The interiors are rehabilitated. The new second story has newly built out interiors and a roof deck at the original roof level. The missing east courtyard arch is reconstructed. The adjacent garage is demolished and reconstructed with new stucco, clay tile and wood doors; sitework is reinstated.				
Site Preparation				
Building lift in place	4,064	SF	15.00	60,960
Excavate	1,150	CY	25.00	28,750
New fill	900	CY	50.00	45,000
Hazardous material abatement	1	LS	150,000.00	150,000
Miscellaneous demolition work	1	LS	50,000.00	50,000
Structure				
New foundations	4,064	SF	25.00	101,600
New structural framing	4,064	SF	25.00	101,600
New building addition	1,880	SF	150.00	282,000
Exterior				
Patch and repair exterior	6,000	SF	25.00	150,000
Wall insulation	12,000	SF	1.00	12,000
Repair existing windows	950	SF	70.00	66,500
New windows	550	SF	70.00	38,500
Doors and hardware	36	EA	750.00	27,000
New exterior trim	6,000	SF	5.00	30,000
New exterior stair	4	EA	20,000.00	80,000
Roofing, roof deck, insulation, flashings	4,064	SF	20.00	81,280
Repair clay tile	1	LS	15,000.00	15,000
Skylight	4	EA	2,500.00	10,000
Trex deck	360	SF	20.00	7,200
Guardrail	230	LF	100.00	23,000
Interiors				
Interior wall finishes	6,860	SF	5.00	34,300
Patch and paint interior surfaces	6,860	SF	5.00	34,300
Floor finishes	6,860	SF	12.00	82,320
New ceilings	1,880	SF	6.00	11,280
Ceramic tile	1	LS	14,000.00	14,000
Shower and tub enclosures	12	EA	1,000.00	12,000
Cabinets and countertops	4	Units	15,000.00	60,000
Appliances	4	Units	2,500.00	10,000
New interior stair	4	EA	10,000.00	40,000

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Concept Estimate — Option 2A

	Quantity	Unit	Rate	Total
Interiors (continued)				
Elevator	1	EA	75,000.00	75,000
Plumbing	4	Units	10,000.00	40,000
Mechanical	4	Units	7,500.00	30,000
Electrical	4	Units	5,000.00	20,000
Fire life safety	1	LS	3,000.00	3,000
Site work				
Patch and repair site finishes	1	LS	75,000.00	75,000
Utility connections	1	LS	50,000.00	50,000
Demolish and reconstruct garage	1,200	SF	200.00	240,000
Landscape and irrigation	1	LS	40,000.00	40,000
Site lighting	1	LS	25,000.00	25,000
Subtotal				**2,256,590**
General conditions including construction management	13%			293,357
Contractor Overhead & Profit	15%			382,492
Contingency	20%			586,488
Total for Construction				**3,518,926**
Soft Costs				
Design fees				263,919
Project management				87,973
Permits and utility charges				87,973
Total Project Budget				**$ 3,958,792**
Cost per Unit (4 total)				**$ 989,698**
Cost per square foot of rentable space (6,860 square feet)				**$ 577**

Concept Estimate — Option 2B

	Quantity	Unit	Rate	Total
This option combines the units in each building for a total of 4 ground floor units (the two at the rear are expanded), and two new second floor units are added at the rear for a total rentable area of 7,434 square feet. The existing buildings are temporarily removed from the site to facilitate construction of a new single level underground parking structure. On replacement at the site, the existing structures will be retrofitted with new plywood shear walls. The new second floor units will be served by a new stair and elevator. Exterior walls receive patch and repair, new windows and doors are installed. The interiors are rehabilitated. The new second story has newly built out interiors. The missing east courtyard arch is reconstructed. The adjacent garage is demolished and reconstructed with new stucco, clay tile and wood doors; sitework is reinstated.				
Site Preparation				
Building remove, store off site and replace	4,064	SF	75.00	304,800
Hazardous material abatement	1	LS	150,000.00	150,000
Miscellaneous demolition work	1	LS	100,000.00	100,000
Structure				
New foundations	4,064	SF	7.50	30,480
New garage construction	9,800	SF	100.00	980,000
New structural framing	4,064	SF	25.00	101,600
New building addition	2,450	SF	125.00	306,250
Exterior				
Patch and repair exterior	6,000	SF	25.00	150,000
Wall insulation	12,000	SF	1.00	12,000
Repair existing windows	950	SF	70.00	66,500
New windows	550	SF	70.00	38,500
Doors and hardware	68	EA	750.00	51,000
New exterior trim	6,000	SF	5.00	30,000
New exterior stair	4	EA	20,000.00	80,000
Roofing, roof deck, insulation, flashings	5,000	SF	20.00	100,000
Repair clay tile	1	LS	15,000.00	15,000
Skylight	4	EA	2,500.00	10,000
Interiors				
Interior wall finishes	7,434	SF	5.00	37,170
Patch and paint interior surfaces	7,434	SF	5.00	37,170
Floor finishes	7,434	SF	12.00	89,208
New ceilings	3,370	SF	6.00	20,220
Ceramic tile	1	LS	12,000.00	12,000
Shower and tub enclosures	14	EA	1,000.00	14,000
Cabinets and countertops	6	Units	15,000.00	90,000
Appliances	6	Units	2,500.00	15,000
New interior stair	1	EA	15,000.00	15,000
Plumbing	6	Units	6,000.00	36,000
Mechanical	6	Units	6,000.00	36,000
Electrical	6	Units	5,000.00	30,000

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Concept Estimate — Option 2B

	Quantity	Unit	Rate	Total
Interiors (continued)				
Fire life safety	1	LS	4,000.00	4,000
Site work				
Site landscape and hardscape	1	LS	150,000.00	150,000
Utility connections	1	LS	50,000.00	50,000
Demolish and reconstruct garage	1,200	SF	200.00	240,000
Site lighting	1	LS	25,000.00	25,000
Subtotal				**3,426,898**
General conditions including construction management	13%			445,497
Contractor Overhead & Profit	15%			580,859
Contingency	25%			1,113,313
Total for Construction				**5,566,567**
Soft Costs				
Design fees				417,493
Project management				139,164
Permits and utility charges				139,164
Total Project Budget				**$ 6,262,388**
Cost per Unit (6 total)				**$ 1,043,731**
Cost per square foot of rentable space (7,434 square feet)				**$ 842**

Subject: FW: Edinburgh Bungalow Court
From: Adrian Fine <afine@laconservancy.org>
Date: 1/14/2016 12:49 PM
To: Ken Bernstein <ken.bernstein@lacity.org>

FYI below and attached flier the owner is handing out in neighborhood

Adrian Scott Fine
Director of Advocacy
Los Angeles Conservancy
523 West Sixth Street, Suite 826
Los Angeles, CA 90014
(213) 430-4203

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From: Adrian Fine
Sent: Tuesday, January 05, 2016 4:25 PM
To: 'Heather Fox'; Carol Cetrone; brian harris; Steven Luftman; John Henning; KEITH B NAKATA; Katie Horak
Subject: RE: Edinburgh Bungalow Court

Hi all,

Happy new year! I heard back from our structural engineer contact on the Edinburgh Bungalow Court. Here's what he has to say.

He read through their report and thinks it appears to be pretty accurate and complete, in terms of their conclusions. That said, he doesn't think the owner's consultant should determine what is "feasible" or not. He states, "the definition of feasible that I like to use is "capable of being done with means at hand (aka $) and circumstances as they are." He believes someone still needs to estimate the costs and then the owner can decide if he wants to spend the money or not.

He says, "the good news about the buildings is that they are one story and very light structures. Therefore, the demand on them from seismic shaking and from gravity loads is less than larger multi-story buildings. The CHBC [California Historical Building Code] does not require any upgrade to the buildings as long as there is a load path and it's not unsafe."

That said, he says the buildings have several issues as it does sound and look like they are in poor condition, including:

- "The foundations are inadequate and settling of the soil will continue to be a problem. Although not especially life-threatening in the short term, the differential settlement could eventually result in significant damage and even develop into life safety issues in the long term. Even if the foundations are repaired and the building is adequately bolted to the foundations, they will continue to experience differential settlement and significant structural damage will continue to be a result. The only options are to jack up the building and excavate per the recommendations of the geotech report down several

feet and construct a new foundation, or possibly to install a new array of deep drilled foundation piers. In either case, the work will be extensive, and the buildings should be "braced" adequately before the work is started."

- "Obviously, much of the wood framing is in bad shape due to decay or termites and should be repaired, at least in kind."
- "The lateral force resisting system (LFRS) is composed of the roof diaphragms, stucco covered exterior walls and interior partition walls. The LFRS could be upgraded with the addition of new plywood sheathing on the walls and completion of a load path down to the foundations using framing hardware and foundation bolts. The stucco appears to be in poor condition, so likely the best practice would be to remove the exterior stucco, add plywood sheathing to the perimeter walls, then covering again with building paper and stucco. The perimeter stem walls would then be braced by the new plywood and the sill plates can be bolted to the foundation."

Overall he says rehabilitation is doable however it will require extensive work. He thinks next steps (if he were the owner) should be to develop concepts and prepare estimates.

I think this is helpful for us as it's realistic without being an alarmist in terms of saying the buildings are too far gone (which they're not). Thoughts?

Thanks, Adrian

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From: Heather Fox [mailto:hfoxen@gmail.com]
Sent: Monday, December 21, 2015 8:53 PM
To: Carol Cetrone
Cc: Adrian Fine; brian harris; Steven Luftman; John Henning; KEITH B NAKATA; Katie Horak
Subject: Re: Edinburgh Bungalow Court

I can do either day, let me know.

Thanks,
Heather
323-610-6344

On Monday, December 21, 2015, Carol Cetrone <perpetua33@gmail.com> wrote:
I'll be traveling tomorrow but available by phone as I will be sitting in a car for hours, perfect time to talk. After that it will be harder to find time. let me know, my number 323.669.8619
Thanks,

c

On Dec 21, 2015, at 2:38 PM, Adrian Fine wrote:

Hi all again,

I'm sorry for my late response. I'm glad to hear all are wanting to get together. Maybe we do this by phone instead given the holidays and busy schedules? I can set up a conference call for us.

How does tomorrow look for schedules? I could do it late afternoon, any time after 3:00 pm. I'm also around all day on Wednesday if that works.

Thanks and best, Adrian

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From: Heather Fox [mailto:hfoxen@gmail.com]
Sent: Saturday, December 19, 2015 5:25 PM
To: Carol Cetrone
Cc: Adrian Fine; brian harris; Steven Luftman; John Henning; KEITH B NAKATA; Katie Horak
Subject: Re: Edinburgh Bungalow Court

I'm very anxious to hear everyone's thoughts on what exactly Jacob's may be up to. Although I could guess.

We officially have a Council File # now and Jim Bickhart at Koretz's office said he will follow up with scheduling for PLUM when he gets back in the office on December 29th. Sharon Dickenson at the City Clerk's office will be back in the office on the 28th. If you want to be notified when they schedule PLUM, leave a message for Sharon at 2139781074 I know some people did not get the letter in the mail.

https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=15-1518

That's all I got for now. Happy Holidays everyone!

H

On Sat, Dec 19, 2015 at 9:39 AM, Carol Cetrone <perpetua33@gmail.com> wrote:
hi Adrian and all,
Brian forwarded your email to me and we spoke yesterday about what a good idea this is.

SECONDARY

SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3b. Please note that "compliance" means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission's ROPs can be accessed at **http://planning.lacity.org**, by selecting "Commissions & Hearings" and selecting the specific Commission.

All materials in response to a Recommendation Report or additional comments which were received by the Commission Executive Assistant electronically no later than 24 hours prior to the Commission meeting AND which do not exceed ten (10) pages including exhibits are included in this file.

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If you have any questions, please contact the Commission Office at (213) 978-1300.

DAY OF HEARING

SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3c. Please note that "compliance" means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission's ROPs can be accessed at **http://planning.lacity.org**, by selecting "Commissions & Hearings" and selecting the specific Commission.

All submissions distributed to the Commission during the Commission Meeting are included in this file.

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