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- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
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If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS

Amy L. Honbo

920 Douglas Street, Los Angeles, CA 90026

Cell: 323.356.0601

amy.honbo@gmail.com

June 17, 2020

Christina Park
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St. Room 1350
Los Angeles, CA 90012

Dear Christina,

I would like to apply for the position of Board Member of the Angelino Heights HPOZ. I have lived in Angelino Heights since April 2007 and am passionate about maintaining the unique character of this historic neighborhood. Additionally, shortly after the purchase of my home at 920 Douglas Street, I successfully applied for the Mills Act Historical Property Contract Program. As part of my compliance with the contract, I have coordinated with the Los Angeles City Planning office and completed many renovation and maintenance projects over the years. I would love to be a pivotal part of keeping Angelino Heights as a leader in historic preservation by lending my experience and skills to this organization.

Attached is my resume. I am a CPA by profession and currently work as the Controller of a high net worth family office. I have a strong background in accounting, financial analyses and operations in various industries. With this knowledge and experience along with my commitment to this special neighborhood, I believe I would serve as an excellent Board Member of the Angelino Heights HPOZ.

Please contact me to set up a convenient time for you and your colleagues to discuss this exciting opportunity further. I look forward to hearing from you and thank you very much for your time and consideration.

Sincerely,

Amy Honbo

AMY L. HONBO, CPA

920 Douglas Street, Los Angeles, CA 90026 Cell: (323) 356-0601 E-mail: amy.honbo@gmail.com

EXPERIENCE

TGFO, LLC

August 2018 - Present

(High net worth family office)

Controller

Manage accounting department of fast-paced family office of high net worth family and their charitable family foundation. Responsible for day-to-day operations, treasury activities and monitoring investments, as well as monthly financial reporting to the principals. Work closely with CFO on special projects. Coordinate financial requests from family members, estate managers and outside vendors.

GMTO CORPORATION

February 2013 – May 2018

(Non-profit organization designing and building the Giant Magellan Telescope which will be located in Chile and represent the next class of super giant earth-based telescopes)

Controller

Manage finance department in day-to-day operations as well as prepare monthly consolidated financial statements and ad hoc and quarterly reports to Management and the Board of Directors. Supervise staff of 5. Coordinate and prepare annual audited financial statements and tax returns and present results to Audit Committee. Clean audit opinions achieved each year. Knowledge of multi-currency transactions. Develop accounting policies and procedures and oversee compliance. Design and manage internal controls. Work closely with Project Controls and Procurement/Purchasing departments. Spearheaded the selection and implementation of accounting software (Microsoft Dynamics SL) and its related reporting and fixed asset applications, as well as a timekeeping solution.

In addition to Controller responsibilities, acted as HR Manager from February 2013 to January 2015. Solely responsible for all HR matters for staff of 40, including recruiting, payroll, benefits, immigration issues (work visas and green card applications). Achievements include obtaining group health insurance with superior coverage at decreased cost and re-evaluating 401K administrator and vendor which resulted in improved services and significantly lower investment costs to participants.

M8o SERVICES, INC.

October 2012 – January 2013

(Social Media Marketing and Digital Publicity company. M8o is owned by public media company, WPP Group)

Interim Director of Finance

Solely responsible for all facets of day-to-day accounting, cash management, reporting in accordance with U.S. GAAP and SOX compliance for Los Angeles (company headquarters), New York and Chicago offices (40 employees total). Heavily involved with management decision-making process as well as working closely with both domestic and international subsidiaries of the WPP Group.

AMY L. HONBO, CPA

EXPERIENCE (continued)

SABAN CAPITAL GROUP, INC.

July 2001 – July 2012

(A privately held multi-billion dollar investment management company of 30 entities investing mainly in domestic and international media companies, as well as holding interests in real estate and brands management including Power Rangers and Paul Frank Industries. Includes multi-generational family office, aircraft leasing operations and two charitable family foundations)

Controller

Oversaw accounting staff of two, financial reporting, budgeting and cash management. On a quarterly basis, prepared budget reports and consolidated financial statements. Prepared audit workpapers and interfaced with external auditors. Managed daily cash for all entities and project cash needs. Determined capital contribution and distribution amounts for entities holding private equity investments. Coordinated information and reporting with the following departments: Investment, Tax, Real Estate, Brands Management, Family Office and Charitable Family Foundation departments.

Achievements include:

- Created analysis model used to successfully renegotiate 8 year office lease
- Improved internal control procedures by increasing segregation of duties and internal reviews
- Shortened book closings by 10 days
- Identified cost-savings opportunities for each entity resulting in savings exceeding \$10,000
- Created Accounting Policies and Procedures Manual

FLIXER, INC.

July 2000 - May 2001

(A start-up digital film studio and marketing services company, dba Flixer.com)

Director of Finance and Administration

Managed finance, accounting, human resources and office administration of 20 employees in a fast-paced environment. Developed financial models, budgets and cash management tools. Implemented accounting software and internal controls. Created and monitored budget for company's first film production. Researched office space alternatives to accommodate growing staff. Reported directly to CEO and worked closely with venture capital company. Independently closed operations upon termination of funding.

EL CAMINO MANAGEMENT COMPANY

February 1998 - July 2000

(A well-established multi-generational family office)

Accounting Manager

Supervised accounting staff of five and oversaw the diverse investments and businesses of several trusts, a real estate corporation, oil operations and other holdings of a well-known Los Angeles family (5 principals) and their children.

Prepared financial analyses and budgets and reviewed tax returns and investment reports. Interfaced regularly with manager of real estate corporation specializing in leasing industrial buildings to provide accounting and operational assistance.

AMY L. HONBO, CPA

920 Douglas Street, Los Angeles, CA 90026 Cell: (323) 356-0601 E-mail: amy.honbo@gmail.com

EXPERIENCE (continued)

GRANT, TANI, BARASH AND ALTMAN

September 1993 - February 1998

(A full service business management firm for major entertainment clients, athletes and their related corporations and partnerships)

Senior Accountant

Provided full service financial management in a fast-paced, challenging environment. Responsibilities included: tax preparation, asset management, retirement planning and supervision of bookkeepers. Worked closely with clients to provide concierge as well as financial and accounting services.

WALT DISNEY COMPANY

August 1988 - April 1990

Studio Financial Planning/Senior Financial Analyst

Responsible for reviewing and analyzing monthly and quarterly budgets of all business units in the Filmed Entertainment segment. Duties also included the preparation of the annual business plan and special projects for the entire studio.

Corporate Management Audit/Staff Auditor

Performed planning, performing and reporting the results of domestic and international operating and cost recovery audits and special analytical projects. Projects focused on Consumer Products, including Character Merchandise and Publishing, The Disney Stores and Childcraft.

Ernst & Young

June 1986 - July 1988

Senior Auditor

Responsible for all aspects of audit work leading to auditor's opinion. Duties included engagement planning, supervision and review of staff, resolution of audit issues and drafting of financial statements. Clients were mainly medium-sized entertainment companies, including engagement on six month high-profile SEC audit of Cannon Group.

PROFESSIONAL & EDUCATION

Certified Public Accountant, California

1989 - Present

MS - Accounting, Pace University, New York, NY

1985

BA - Psychology, University of California, Los Angeles

1980

APPLICATION SOFTWARE

Intacct (accounting software), Microsoft Dynamics SL, Management Reporter (financial reporting application), Fixed Assets, ReQLogic (procurement and purchasing), Stratustime (timekeeping), Infor SunSystems, Quickbooks Premier, Datafaction, Cartesis (SAP accounting software), Replicon (timesheet, project tracking and payroll software), Central Desktop (social collaboration software), DocuShare (data management system), Excel (including pivot tables, look-ups), Power Point, and Turbo Tax.



Planning CHC <chc@lacity.org>

Edinburgh Bungalow Court Rehabilitation Plan

1 message

brian harris <jbrianharris@yahoo.com>
To: "chc@lacity.org" <chc@lacity.org>

Tue, Aug 4, 2020 at 3:36 PM

Dear Commissioners,

I will be listening to the continuation of the rehabilitation plan for Edinburgh Bungalow Court this Thursday. I strongly support this project and will follow it through to its completion. I look forward to hearing the progress and your comments and hopefully approval of this preservation plan. I am excited that this property has landed into the hands of two people with the same vision as I have for this property and neighborhood. The chaos of homelessness and crime on this property of previous years has come to a halt and I am extremely grateful to the new owners for overpaying and preserving this landmark and caring about the people who surround it. I have unwavering support for this property. Thank you for guiding this property to full preservation.

Best,

Brian Harris

August 4, 2020

Direct Dial
310.556.7855
Direct Fax
310.843.2655

Email
epaster@glaserweil.com

VIA E-MAIL

Chairman Barron and Commissioners
Los Angeles Cultural Heritage Commission
200 N. Spring, Suite 525
Los Angeles, CA 90012
chc@lacity.org

Re: Edinburgh Bungalow Court, HCM #1105 - CEQA Compliance

Chairman Barron and Commissions:

We write on behalf of our client, BLDG Edinburgh, LLC (“BLDG”) regarding Frank Barbano and Jamie Rosenthal Wolf’s (together “Applicants”) proposed preservation and rehabilitation project at Edinburgh Bungalow Court, HCM #1105 (item number 5 on the Cultural Heritage Commission’s (CHC) August 6, 2020, meeting agenda), located at 750-756 ½ Edinburgh (“Property”).

As expressed in our letter dated April 30, 2020 and in our comments at the May 7, 2020 CHC hearing, we remain concerned that the Applicant continues to do work at the Property without the proper permits and that the City of Los Angeles (“City”) has failed to prevent such work. Demolition and renovation work should be permitted first and commenced thereafter; yet the opposite has occurred here. Mr. Barbano has undertaken significant demolition and renovation work and is now seeking a post-hoc approval of that work (i.e. asking for forgiveness for working without the proper permits). This is contrary to the California Environmental Quality Act (CEQA) and the City’s own laws.

On May 7, 2020 Mr. Barbano admitted that there was no comprehensive plan for renovation of the Property and resisted provided a full set of plans with the type of detail typically required by the City. “You know, so I don’t know exactly what architectural plans -- further detail you would need. We’re merely renovating what’s existing there and replacing anything that was replaced through the years. That’s all we’re doing, very straightforward.” (Transcript of May 7, 2020 CHC Hearing], at p. 32, lns. 11-16.) We appreciate the CHC’s demand that a full set of plans be presented and are glad to see that those plans and historic structures report has finally been submitted to the City (note, they were only made available to the public on August 3,

2020). The Applicants should be treated like any other party restoring an HCM and should not be allowed to skirt the rules.

We still cannot understand, however, how work has continued at the Property since March without a proper CEQA clearance or City approvals. One of the fundamental tenets of CEQA is that a public agency may not subdivide a single project into smaller individual projects in order to avoid responsibility of considering the whole of a project. “The requirements of CEQA, ‘cannot be avoided by chopping up proposed projects into bite-size pieces which, individually considered, might be found to have no significant effect on the environment or to be only ministerial.’ [Citation.]” *Topanga Beach Renters Assn. v. Department of General Services* (1976) 58 Cal.App.3d 188, 195-196. Yet, that is exactly what has been done here. The City allowed demolition of portions of the building and continued work without permits or CEQA review; then, the City issued multiple permits for electrical, HVAC, foundations, plumbing, and replacement of plaster. (Exhibit A.) Still, no CEQA review has occurred because a full set of plans and analysis of how the Project complies with the Secretary of the Interior Standards have been lacking until now.

The fact that some of the permits were ministerial does not excuse the City’s failure to comply with CEQA. The CEQA Guidelines state: “(d) Where a project involves an approval that contains elements of both a ministerial action and a discretionary action, the project will be deemed to be discretionary and will be subject to the requirements of CEQA.” 14 Cal. Admin. Code § 15268(d). That is precisely the case here: the Los Angeles Administrative Code (LAAC) requires discretionary approval by the City for work involving an HCM, thus no permits should have been issued nor should any work have been done prior to the City reviewing a full project description, plans and historic report and a CEQA determination made. That determination could not have been made before submission of complete plans and historic analysis.

Now that the Applicants have finally submitted a historic report and plans, it is incumbent on the City to ensure that the work already done at the Property is consistent with the Secretary of Interior’s Standards and to ensure that historic fabric was not destroyed. While that may be hard to do given the vast amount of work done without oversight and/or what might have been covered up, the law must be followed. Certainly the historic report presumes that the work already done complies with the standards, but without any supervision of such work or details about what has been done, this presumption should be substantiated. This is the type of information that should be included in a staff report to the CHC, along with a full analysis of the proposed plans. No such report has been produced.

Nor is it enough for the City to rely on the already certified Environmental Impact Report (EIR). The EIR already certified for the Property analyzed the total

demolition of the structures and construction of an eight unit small lot subdivision project. The Project being proposed by Applicants was not analyzed in the EIR. *City of San Jose*, supra. 192 Cal. App. 3d 1005 (agency erred by failing to consider whether change in water provider for project triggered need for subsequent or supplemental EIR).

We respectfully request that the time be taken to conduct a proper CEQA analysis and that the City follow its own rules and regulations. Thank you for your consideration of this matter.

Sincerely,

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

Enclosures

cc:
abaum@glaserweil.com
kimberly.huangfu@lacity.org
ken.bernstein@lacity.org
lambert.giessinger@lacity.org

Exhibit A
Pictures from LADBS Website (accessed August 4, 2020)

Permit Information found:

3

750 1/2 N EDINBURGH AVE 90046

Application/Permit #	PC/Job #	Type	Status	Work Description
20041-20000-16113	X20VN06874	Electrical	Issued 5/14/2020	NEW METER UPGRADE + 4 BRANCH CIRCUITS
20044-20000-04525	X20VN06868	HVAC	Issued 5/15/2020	FURNACE CHANGEOUT

750-750 1/2 N EDINBURGH AVE 90046

Application/Permit #	PC/Job #	Type	Status	Work Description
20016-10000-11912	B20LA08972	Bldg-Alter/Repair	Issued 7/17/2020	REPLACE (E) FOUNDATION FOR (E) DUPLEX.

750 N EDINBURGH AVE 90046

Application/Permit #	PC/Job #	Type	Status	Work Description
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752 1/2 N EDINBURGH AVE 90046

Application/Permit #	PC/Job #	Type	Status	Work Description
20041-20000-16115	X20VN06876	Electrical	Issued 5/14/2020	NEW METER UPGRADE + 4 BRANCH CIRCUITS
20044-20000-04527	X20VN06871	HVAC	Issued 5/14/2020	FURNACE CHANGEOUT

752-752 1/2 N EDINBURGH AVE 90046

Application/Permit #	PC/Job #	Type	Status	Work Description
20016-10000-11923	B20LA08979	Bldg-Alter/Repair	Issued 7/17/2020	REPLACE (E) FOUNDATION FOR (E) DUPLEX

752 N EDINBURGH AVE 90046

Application/Permit #	PC/Job #	Type	Status	Work Description
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20044-20000-04526	X20VN06869	HVAC	Issued 5/14/2020	FURNACE CHANGEOUT
20044-20000-04523	X20VN06867	HVAC	Issued 5/15/2020	FURNACE CHANGEOUT

754 1/2 N EDINBURGH AVE 90046

Application/Permit #	PC/Job #	Type	Status	Work Description
20041-90000-14480	--	Electrical	Issued 4/21/2020	meter upgrade
20042-90000-08509	--	Plumbing	Issued 4/27/2020	Re pipe all water and drain lines, re pipe gas lines, install new tank less water heater, install new earthquake gas shut off valve, add water main line.

754-754 1/2 N EDINBURGH AVE 90046

Application/Permit #	PC/Job #	Type	Status	Work Description
20016-10000-11922	B20LA08978	Bldg-Alter/Repair	Issued 7/17/2020	REPLACE (E) FOUNDATION FOR (E) DUPLEX.

754 N EDINBURGH AVE 90046

Application/Permit #	PC/Job #	Type	Status	Work Description
20041-90000-14089	--	Electrical	Issued 4/15/2020	upgrade service panel
20044-90000-04051	--	HVAC	Issued 4/21/2020	furnace changeout
15042-10000-18093	X15LA16890	Plumbing	Permit Expired 10/3/2017	SEWER CAP FOR DEMO
20042-10000-05300	X20LA03947	Plumbing	Permit Withdrawn 4/3/2020	SEWER CAP PERMIT. DEMO # 19019-10000-04564.
20042-90000-08508	--	Plumbing	Issued 4/27/2020	re pipe all water and drain lines, re pipe gas lines, install new tank less water heater,install new earthquake gas shut off valve, add a main water line.

756 1/2 N EDINBURGH AVE 90046

Application/Permit #	PC/Job #	Type	Status	Work Description
20041-90000-14476	--	Electrical	Issued 4/21/2020	meterupgrade
20044-90000-04061	--	HVAC	Issued 4/21/2020	furnace change out
20042-90000-08519	--	Plumbing	Issued 4/27/2020	Re pipe all water and drain lines, re pipe gas lines, install new tank less water heater, install new earthquake gas shut off valve, add water main line.

756-756 1/2 N EDINBURGH AVE 90046

Application/Permit #	PC/Job #	Type	Status	Work Description
20016-10000-11913	B20LA08973	Bldg-Alter/Repair	Issued 7/17/2020	REPLACE (E) FOUNDATION FOR (E) DUPLEX

756 N EDINBURGH AVE 90046

Application/Permit #	PC/Job #	Type	Status	Work Description
20016-10000-09020	X20LA05439	Bldg-Alter/Repair	Issued 4/23/2020	REMOVE DAMAGED PLASTER AND REPLACE. PLAN CHECK ONLY
15019-10000-01382	B15LA05237	Bldg-Demolition	Permit Expired 10/5/2017	DEMOLISH ONE STORY DUPLEX; HAND WRECKING METHOD.
19019-10000-04566	B19LA19070	Bldg-Demolition	Permit Withdrawn 4/3/2020	TO DEMO (E) DUPLEX "B4" Demo by dozer, clear the lot, fence the property. Sewer cap required. canopy required.
20041-90000-14362	--	Electrical	Issued 4/20/2020	meter upgrade
20041-90000-14688	--	Electrical	Permit Finaled 5/1/2020	temp power pole
20044-90000-04052	--	HVAC	Issued 4/21/2020	changeout furnace
20044-90000-04054	--	HVAC	Issued 4/21/2020	change out furnace
15042-10000-18094	X15LA16891	Plumbing	Permit Expired 10/4/2017	SEWER CAP FOR DEMO
20042-10000-05301	X20LA03949	Plumbing	Permit Withdrawn 4/3/2020	SEWER CAP PERMIT DEMO #19019-10000-04566.
20042-90000-08510	--	Plumbing	Issued 4/27/2020	Re pipe all water and drain lines, re pipe gas lines, install new tank less water heater, install new earthquake gas shut off valve, add water main line.



Planning CHC <chc@lacity.org>

STIRES STAIRCASE BUNGALOW COURT PLEASE SAVE NOMINATE

1 message

amyg93@aol.com <amyg93@aol.com>

Tue, Aug 4, 2020 at 11:27 AM

Reply-To: amyg93@aol.com

To: "chc@lacity.org" <chc@lacity.org>, "lambert.giessinger@lacity.org" <lambert.giessinger@lacity.org>, "melissa.jones@monument.org" <melissa.jones@monument.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "ricardo.x.flores@lacity.org" <ricardo.x.flores@lacity.org>, "hugo.ortiz@lacity.org" <hugo.ortiz@lacity.org>, "gerald.gubatan@lacity.org" <gerald.gubatan@lacity.org>, "gilbert.cedillo@lacity.org" <gilbert.cedillo@lacity.org>

To whom it may concern:

Our family owns the property, on Poinsettia Place. A gracious, lovely, vintage bungalow court, much like the Stires Staircase bungalow court, also built in the 20ies.

People stop and take pictures of the Spanish courtyard., I have a waiting list of prospective tenants who want to live in the quaint authenticity of these or charmers we will never see again. They are our history and must be preserved. There are so few left.

Thank you for listening, Please preserve,

Our Family,

Amy Galaudet
Thomas Challenger
Devin Galaudet
Morgana Rae

6120 W 5th St
LA, 90048



Planning CHC <chc@lacity.org>

Support for Stires Bungalow Court as an Historic-Cultural Monument

1 message

brian harris <jbrianharris@yahoo.com>

Tue, Aug 4, 2020 at 1:50 PM

To: "chc@lacity.org" <chc@lacity.org>

Cc: Lambert Giessinger <lambert.giessinger@lacity.org>, Melissa Jones <melissa.jones@lacity.org>, Ken Bernstein <ken.bernstein@lacity.org>, "gerald.gubatan@lacity.org" <gerald.gubatan@lacity.org>, "ricardo.x.flores@lacity.org" <ricardo.x.flores@lacity.org>, "hugo.ortiz@lacity.org" <hugo.ortiz@lacity.org>, "gilbert.cedillo@lacity.org" <gilbert.cedillo@lacity.org>

Dear Commissioners and City Leaders,

As you consider the Stires Staircase Bungalow Court, I would like for you to know that others in the community support these homes as a collective Historic-Cultural Monument. This architectural prototype of housing is so important to the story of Los Angeles. This court, with its staircase to Sunset Blvd., keeps the streetcar history of LA alive and stands proudly amongst a neighborhood of commercial and residential properties. I ask that you add this property as an HCM where people may learn about the history of female business owners and LA history and a type of living arrangement where everyday Angelenos may live and experience views and homes when their income isn't as grand as other peoples. We need to keep our RSO housing, especially the housing with History as this one shares. Thank you for your consideration. One day I hope the streetcar returns to Sunset, but in the meantime I hope the story stays alive with staircase housing such as Stires. Cheers to those who nominated it and to you all for viewing it and allowing it a full moment of consideration.

Thank You,
Brian Harris



Stires Staircase Bungalow Court Historic Designation

1 message

heather white <heatherwhite85@gmail.com>
To: chc@lacity.org

Tue, Aug 4, 2020 at 2:54 PM

Bungalow courts are unique to Los Angeles and part of the city's history. They are truly charming, and as someone born and raised in the area, when I see them I feel at home. Only 9 bungalow courts have historic designation, and many beautiful examples have already been lost. The hillside bungalow courts are unique to Echo Park's history, and we won't find them anywhere else.

Stires Staircase Bungalow Court is a prime example of streetcar-oriented development as these bungalows were built in 1922, at the height of streetcar usage in LA. Built with no garages, driveways or off street parking, they were built uphill along a 112-step concrete staircase that residents used to access the Red Car line known as the "Echo Park Local" which ran down Sunset Blvd. The streetcar lines were instrumental in the design and development of Echo Park and Angelino Heights.

For almost 20 years, the property was part of an estate owned by Lilly Bennett Baldwin Howard, former wife of Gold Rush tycoon Elias J. "Lucky" Baldwin. After his death, she thrived as a successful bank executive in the 1920s-1930s, owning or presiding over half a dozen banking institutions at a time when women entering this male-dominated field was very rare. Her obituary in the NY Times called her a "financial genius".

Please make the Stires Staircase Bungalow Court a Historical Landmark.

Heather L. White
[2243 Aaron St.](#)
[Los Angeles, CA 90026](#)



Planning CHC <chc@lacity.org>

Support for Stires Staircase Bungalow HCM Designation

1 message

Lena Kouyoumdjian <lena.christine.k@gmail.com>

Tue, Aug 4, 2020 at 11:01 AM

To: chc@lacity.org, Lambert Giessinger <lambert.giessinger@lacity.org>, Melissa Jones <melissa.jones@lacity.org>, ken.bernstein@lacity.org, gerald.gubatan@lacity.org, ricardo.x.flores@lacity.org, hugo.ortiz@lacity.org, gilbert.cedillo@lacity.org

Hi there,

I am writing in support of designating the Stires Staircase Bungalow Court as a Historical Cultural Monument.

I've lived in Echo Park for the past decade, and these bungalows have always been a point of beauty, delight, and whimsy in our neighborhood. Beyond their aesthetic appeal, they are one of a very small (and shrinking) number of downhill bungalows, making it essential that we protect the remaining examples of the design. Additionally, the bungalow court is a tangible connection to a past when Echo Park was organized around streetcar lines; their very design is oriented around the idea that, rather than owning a car, one would hop on the streetcar-- hence there are no garages or designated parking.

This sort of bungalow court was designed to give the "every-man" a way to enjoy the indoor/outdoor lifestyle; a piece of the Los Angeles dream to call their own. That is a concept that has become foreign-- if not lost entirely-- in Los Angeles, as new "luxury" (read: soul-less) condos replace older models of housing, rendering beauty and outdoor space a privilege only for the elite. I would argue this is not the true Angelino dream, or the essence of our city. I urge the commission to protect the pieces of history in our city that we have left.

--

LENA KOUYOUMDJIAN // 510.508.5941



Stires Staircase Bungalow Court

1 message

Steinberg, Roxanne <rsteinberg@metabolicstudio.org>

Sun, Aug 2, 2020 at 7:49 PM

To: "chc@lacity.org" <chc@lacity.org>, "lambert.giessinger@lacity.org" <lambert.giessinger@lacity.org>, "melissa.jones@lacity.org" <melissa.jones@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "gerald.gubatan@lacity.org" <gerald.gubatan@lacity.org>, "ricardo.x.flores@lacity.org" <ricardo.x.flores@lacity.org>, "gilbert.cedillo@lacity.org" <gilbert.cedillo@lacity.org>, "hugo.ortiz@lacity.org" <hugo.ortiz@lacity.org>

August 2, 2020

Respected Cultural Heritage Commission Member,

I am writing to express the merits of giving Stires Staircase Bungalow Court designation as having historic significance.

This kind of bungalow hillside living where folks can walk with their feet on the land to their own front door is what keeps Los Angeles a creative and inspiring metropolis.

This property holds part of the history and vision that makes Los Angeles the unique city it is and there are fewer and fewer properties that can tell such stories. It speaks of freedom and mobility - its very conception reaches back to the stories and dreams that established Los Angeles and Echo Park. With so much new construction going on it is important we recognize and hold dear the real gems that make our city what it is.

It is a classic example of a downhill bungalow courtyard, one of a shrinking number of endangered historic bungalow courts. A streetcar-oriented development, these bungalows were built in 1922, at the height of streetcar usage in LA. It holds a key to the understanding of how Los Angeles became the city it is today. Built uphill along a 112-step concrete staircase that residents used to access the Red Car. The streetcar lines were instrumental in the design and development of Echo Park and Angelino Heights.

This important property was part of an estate owned by Lilly Bennett Baldwin Howard, former wife of Gold Rush tycoon Elias J. "Lucky" Baldwin. She thrived as a successful bank executive in the 1920s-1930s, owning or presiding over half a dozen banking institutions at a time when women entering this male-dominated field was very rare.

With so much of this country becoming big box warehouses and cookie-cutter apartments, buildings such as these that tweak imagination and spark joy are the very essence - the stories, pictures, aspirations and vision of a heartfelt and important city.

Thank you very much for your attention.

Roxanne Steinberg

213-361-1764

8/3/2020

City of Los Angeles Mail - Stires Staircase Bungalow Court

Coordinator

Metabolic Studio



Planning CHC <chc@lacity.org>

CHC-2020-896-HCM1 message

Shelley Wagers <shelley@wagersmail.net>

Tue, Aug 4, 2020 at 3:06 PM

To: chc@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org, ken.bernstein@lacity.org, gerald.gubatan@lacity.org, ricardo.x.flores@lacity.org, hugo.ortiz@lacity.org, gilbert.cedillo@lacity.org

Los Angeles needs forward-looking policies that honor the city's past and maintain its character.

Stires Staircase Bungalow Court is a classic example of a “downhill bungalow court,” one of the few left. In this age of “transit-oriented development,” it’s worth noting that Stires Court was built as part of streetcar-oriented development that offered access to the late lamented Red Car line that helped shape Echo Park and Angelino Heights.

For two decades, Stires Court was owned by the legendary Lilly Bennett Baldwin Howard (ex of “Lucky” Baldwin), a trailblazer who made her own name and fortune and was memorialized by the NY Times, no less, as “a financial genius.”

Stires Staircase Bungalow Court richly deserves designation as a Historic Cultural Monument.



Planning CHC <chc@lacity.org>

1251 Sunset Blvd., ENV-2018-6635-CE. SUPPORT NOMINATION1 message

Susan Craig Winsberg <susan@craigrecords.com>

Wed, Aug 5, 2020 at 12:57 AM

To: "lambert.giessinger@lacity.org" <lambert.giessinger@lacity.org>, "melissa.jones@lacity.org" <melissa.jones@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "ricardo.x.flores@lacity.org" <ricardo.x.flores@lacity.org>, "hugo.ortiz@lacity.org" <hugo.ortiz@lacity.org>, "chc@lacity.org" <chc@lacity.org>

Hello.

I am writing you in SUPPORT of the historic nomination for the Stires Staircase Bungalow Court at 1251-1259 Sunset. There are only NINE bungalow court buildings with historic designation. Please add this one to that pathetically short list. It is an interesting building with great historic significance and deserves to be preserved.

Thank you!
Susan Winsberg
Los Angeles
213-446-0362



Planning CHC <chc@lacity.org>

Stires Bungalow Court

1 message

Toby Horn <thorn626@gmail.com>

Tue, Aug 4, 2020 at 10:58 AM

To: ken.bernstein@lacity.org, Lambert Giessinger <lambert.giessinger@lacity.org>, Planning CHC <chc@lacity.org>, gerald.gubatan@lacity.org, hugo.ortiz@lacity.org, melissa.jones@lacity.org

PROPOSED MONUMENT: STIRES STAIRCASE BUNGALOW COURT
CHC-2020-896-HCM
CEQA: ENV-2020-897-CE

The siting of this property and significance of it's ownership make the Stires Bungalow Court a significant addition to the Los Angeles .city HCM rolls . Please consider it for permanent HCM designation. Thank you,

Toby Horn
146 South Fuller Avenue
90036

TMH

BOYLE HEIGHTS COMMUNITY PARTNERS

*Unity with strength for History,
Community and Historic Preservation*

603 North Breed Street
Los Angeles, California 90033

BHCP

Page 1 of 2

4 August, 2020

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

RE: STIRES STAIRCASE BUNGALOW COURT CHC-2020-896-HCM

Dear Ms. Jones,

The Boyle Heights Community Partners (BHCP), expresses its support for the Historical Cultural Monument nomination of the Stires Staircase Bungalow Court, which is a classic example of a downhill bungalow courtyard, one of a shrinking number of endangered historic bungalow courts, and out of 1206 historically designated properties in Los Angeles, only nine(9) bungalow courts have been nominated.

This is a prime example of streetcar-oriented development as these bungalows were built in the early 1920's, at the height of the streetcar usage in Los Angeles. Built without garages, driveways or off street parking, they were built uphill along a 112-step concert staircase that residents used to access the Red Car Line, also known as the "Echo Park Local", which ran down Sunset Boulevard. The streetcar lines were instrumental in the design and development of Echo Park and Angelino Heights.

For almost 20 years, the property was part of an estate owned by Lilly Bennett Baldwin Howard, former wife of Gold Rush tycoon Elias J. "Lucky" Baldwin. After his death, she thrived as a successful bank executive in the 1920's-1930's owning or presiding over half a dozen banking institutions at a time when women entering this male-dominated field was very rare. Her obituary in the NY Times called her a "financial genius".

We know that by preserving historic structures, we are able to share the very spaces and environments in which the generations before us lived. Historic preservation is the visual and tangible conservation of cultural identity. In addition to solidifying a community's past, preservation can help strengthen a community's future.

603 N. Breed Street
Los Angeles, California 90033

BOYLE HEIGHTS COMMUNITY PARTNERS

Unity with strength for History, Community and Historic Preservation

BHCP

Page 2 of 2

Boyle Heights Community Partners supports this nomination, and we urge the Office of Historic Resources, and the Cultural Heritage Commission, to support the designation of the Stires Staircase Bungalow Courts.

Sincerely,



Vivian Escalante
President & CEO, Boyle Heights Community Partners

Enclosure

Cc:

chc@lacity.org

lambert.giessinger@lacity.org

melissa.jones@lacity.org

ken.bernstein@lacity.org

gerald.gubatan@lacity.org

ricardo.x.flores@lacity.org

hugo.ortiz@lacity.org

gilbert.cedillo@lacity.org

perpetua33@gmail.com

christine@silverlakeheritage.org



Planning CHC <chc@lacity.org>

STIRES STAIRCASE BUNGALOW COURT CHC-2020-896-HCM , Letter of Support

1 message

Vivian Escalante Boyle Heights Community Partners

Tue, Aug 4, 2020 at 1:12

<vivian@boyleheightscommunitypartners.com>

PM

To: chc@lacity.org, OHR LA II Lambert Giessinger <lambert.giessinger@lacity.org>, HCM Melissa Jones <melissa.jones@lacity.org>, CITY PLANNING Ken Bernstein <ken.bernstein@lacity.org>, gerald.gubatan@lacity.org, ricardo.x.flores@lacity.org, hugo.ortiz@lacity.org

Cc: SILVER LAKE Carol Cetrone <perpetua33@gmail.com>, SILVER LAKE Christine <christine@silverlakeheritage.org>, "BHCP David A. Silvas" <David@boyleheightscommunitypartners.com>, BHCP Alma Catalan <almaecatalan@gmail.com>, "BHCP Deborah A. Lewis" <venvariety@gmail.com>

Dear Melissa Jones,

Please find our Letter of Support attached for the "STIRES STAIRCASE BUNGALOW COURT CHC-2020-896-HCM".

The Boyle Heights Community Partners (BHCP), expresses its support for the Historical Cultural Monument nomination of the Stires Staircase Bungalow Court, which is a classic example of a downhill bungalow courtyard, one of a shrinking number of endangered historic bungalow courts, and out of 1206 historically designated properties in Los Angeles, only nine(9) bungalow courts have been nominated.

We know that by preserving historic structures, we are able to share the very spaces and environments in which the generations before us lived. Historic preservation is the visual and tangible conservation of cultural identity. In addition to solidifying a community's past, preservation can help strengthen a community's future.

Boyle Heights Community Partners supports this nomination, and we urge the Office of Historic Resources, and the Cultural Heritage Commission, to support the designation of the Stires Staircase Bungalow Courts.

--

Kindly submitted,

Vivian Escalante,

Founder, President & CEO

<http://www.BoyleHeightsCommunityPartners.com>, a California Nonprofit Mutual Benefit Corporation

#4164647

formally CTDR Committee To Defend Roosevelt

Unity with strength for History, Community and Historic Preservation

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STIRES STAIRCASE CUNGALOW COURTS_LETTER OF SUPPORT.pdf

418K

DAY OF HEARING SUBMISSIONS



Corita Kent | Sun Cleaners | Request to Speak

4 messages

Nellie Scott <nellie@corita.org>
To: "chc@lacity.org" <chc@lacity.org>

Thu, Aug 6, 2020 at 9:44 AM

Good morning,

I hope this email finds you well and taking care during these more than unusual times. I am writing to request an opportunity to speak to the project at Western and Franklin (Lazy Acres) at today's Cultural Heritage Commission during public comments to bring it to the attention of the Commission as we learn more on this side. I will also be speaking briefly at the Hollywood Council's PLUM meeting this evening to the same effect.

It was recently brought to the attention that our neighboring property was sold and looking to make significant alterations to a building (5518 Western Avenue, currently Sun Cleaners) that was once the art studio of the artist, educator and social advocate Corita Kent from 1960 to 1968. The historical importance of her work and this physical space can be provided in a presentation of supporting documentation. We would like to request the opportunity of time to explore options with the new owners and city/county of Los Angeles to further examine what best next steps might be in preserving her legacy.

As a larger project of the Immaculate Heart Community, the Corita Art Center is currently located directly across the street from 5518 Western Avenue. The property we are located on is owned by IHC, where they have been located since 1906, significantly contributing to the cultural identity of Hollywood and deeply woven into the larger non-profit fabric of LA.

Excitingly, with the revisitation of notable women artists that have been overlooked, we have seen a surge in interest and deeper academic research that leads to new discoveries from this time period. Including the influence of her male peers, such as Ed Ruscha and Andy Warhol. We have numerous photographs of the space as it was used, interviews and archival materials that can support this special moment in history. With a bit more time, we can certainly put all of those materials together for a more succinct presentation of documentation as the conversation continues.

In the meantime, please find a few screenshots from the Thomas Conrad short film *Alleluia* where you can see Corita walking from the Market Basket (Rite Aid) to her studio space (Sun Cleaners) and screenprinting in the space. I have attached a link to the full film here, it begins around the 11:50 mark.

Best regards,
Nellie Scott
Director
Corita Art Center
corita.org

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6 attachments



Screen Shot 2020-08-05 at 8.44.04 PM.png
652K

Screen Shot 2020-08-05 at 8.41.12 PM.png
896K



Screen Shot 2020-08-05 at 8.40.58 PM.png
837K



Screen Shot 2020-08-05 at 8.40.43 PM.png
630K



Screen Shot 2020-08-05 at 8.40.29 PM.png
708K



CoritaStudio.png
916K

Planning CHC <chc@lacity.org>

Draft To: James Williams <james.k.williams@lacity.org>

Bcc: Richard Barron <richard@richardbarron.com>, Diane Kanner <dlkanner@sbcglobal.net>

Thu, Aug 6, 2020 at 10:30 AM

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6 attachments

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Screen Shot 2020-08-05 at 8.40.29 PM.png
708K

CoritaStudio.png
916K



Planning CHC <chc@lacity.org>

Thu, Aug 6, 2020 at 10:34 AM

To: James Williams <james.k.williams@lacity.org>

Cc: Melissa Jones <melissa.jones@lacity.org>, Lambert Giessinger <lambert.giessinger@lacity.org>, Ken Bernstein <ken.bernstein@lacity.org>

Bcc: Richard Barron <richard@richardbarron.com>, Diane Kanner <dlkanner@sbcglobal.net>, pilar.buelna@usw.salvationarmy.org, Milofsky@m2a-architects.com, gmk@kdgarchitects.com

Good morning Commissioners,

This is a day of meeting submission. I have forwarded it to you due to the attachments.

Best regards,

James

----- Forwarded message -----

From: **Nellie Scott** <nellie@corita.org>

Date: Thu, Aug 6, 2020 at 9:44 AM

Subject: Corita Kent | Sun Cleaners | Request to Speak

To: chc@lacity.org <chc@lacity.org>

[Quoted text hidden]

6 attachments



Screen Shot 2020-08-05 at 8.44.04 PM.png
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Screen Shot 2020-08-05 at 8.40.58 PM.png
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Screen Shot 2020-08-05 at 8.40.43 PM.png
630K



Screen Shot 2020-08-05 at 8.40.29 PM.png
708K



CoritaStudio.png
916K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: chc@lacity.org

Thu, Aug 6, 2020 at 10:35 AM



Message not delivered

Your message couldn't be delivered to **richard@richardbarron.com** because the remote server is misconfigured. See technical details below for more information.

The response from the remote server was:

550 5.7.1 <richard@richardbarron.com>... Relaying denied. IP name lookup failed [172.68.69.11]

Final-Recipient: rfc822; richard@richardbarron.com

Action: failed

Status: 5.7.1

Remote-MTA: dns; mx07.register.com. (172.65.252.97, the server for the domain richardbarron.com.)

Diagnostic-Code: smtp; 550 5.7.1 <richard@richardbarron.com>... Relaying denied. IP name lookup failed [172.68.69.11]

Last-Attempt-Date: Thu, 06 Aug 2020 10:35:04 -0700 (PDT)

----- Forwarded message -----

From: Planning CHC <chc@lacity.org>

To: James Williams <james.k.williams@lacity.org>

Cc: Melissa Jones <melissa.jones@lacity.org>, Lambert Giessinger <lambert.giessinger@lacity.org>, Ken Bernstein <ken.bernstein@lacity.org>

Bcc: richard@richardbarron.com

Date: Thu, 6 Aug 2020 10:34:50 -0700

Subject: Fwd: Corita Kent | Sun Cleaners | Request to Speak

----- Message truncated -----





ECHO PARK NEIGHBORHOOD COUNCIL



Chair:

Darcy Harris

Vice Chair:

Sachin Medhekar

Chief Information Officer:

Lauren Buisson

Treasurer:

Mo Najand

Secretary:

Tad Yenawine

CERTIFIED NEIGHBORHOOD COUNCIL
APRIL 16, 2002

Letter of Support

The Stires Staircase Bungalow Court,
1251-1259 West Sunset Blvd.
Los Angeles, CA 90026.

TELEPHONE: 323 487 9124

WEBSITE: echoparknc.com

EMAIL: info@echoparknc.com

MAILING ADDRESS

1226 Alvarado St.
LOS ANGELES, CA 90026

November 26, 2019

To: Office of Historic Resources/Cultural Heritage Commission; CD1.
melissa.jones@lacity.org, ricardo.X.flores@lacity.org, hugo.ortiz@lacity.org,
Gerald.gubatan@lacity.org, ken.bernstein@lacity.org, lambert.giessinger@lacity.org

The Echo Park Neighborhood Council (EPNC) supports the application of the Silver Lake Heritage Trust for the conservation and recognition as a Historical-Cultural Monument of the Stires Staircase Bungalow Court. at 1251-1259 West Sunset Boulevard, Los Angeles, CA 90026 with APN: 5406015001 and APN: 5406016026.

The 1920's bungalow court-arrangement on a graded hillside, fronting a staircase was reflective of an innovative house-type unique to the Greater Echo Park Elysian hillside areas. Though Spanish courts were common citywide on flat lots, hillside courts fronting staircases had unique functions. They allowed for the preservation and conservation of the hillsides, provided pedestrian mobility and access to transit corridors.

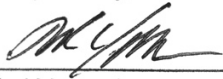
Besides the historical value of this precious site, the preservation of these bungalows will also prevent the displacement of 10 families from their present homes.

With great respect for your work in the Echo Park area, the EPNC earnestly requests your support in this matter, as we advocate for the diversity of affordable housing citywide and especially in Echo Park.

Resolution

On November 26, 2019, the EPNC Board of Governors held a Brown Act noticed-meeting, at 7 p.m., at Echo Park United Methodist Church, 1226 N. Alvarado Street, Los Angeles CA 90026. With a quorum of 17 board members present and a vote count of 17 yeas, 0 nays, and 0 abstentions, the Board resolved to write a letter of support for the **Stires Staircase Bungalow Court**, as set forth above.

Respectfully,



Tad Yenawine
Secretary, Echo Park Neighborhood Council



Please support HCM Historic Designation of Stires Staircase Bungalows.. 1251-1259 W. Sunset Blvd

1 message

poonsy6603@aol.com <poonsy6603@aol.com>

Wed, Aug 5, 2020 at 2:44 PM

To: chc@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org, ken.bernstein@lacity.org, gerald.gubatan@lacity.org, ricardo.x.flores@lacity.org, hugo.ortiz@lacity.org, gilbert.cedillo@lacity.org
Cc: gilbert.cedillo@lacity.org

Dear Cultural Heritage Commissioners,

I am writing to urge you to please support the Historic Cultural Monument designation of the Stires Bungalows.

Los Angeles bungalows are part of the historic fabric of Los Angeles, that add to the charm and uniqueness of our city, and they all come with great history and interesting stories, but Los Angeles is losing them, and that is very sad.

This is an opportunity to preserve a great L.A. Historic Resource, in a time when so much L.A. History is being lost,

I hope that you will support the Historic Designation of the beautiful Stires Bungalows,.

Please help save L.A.'s Historic Bungalows from extinction.

Thank you,
Annie Gagen

40 year resident of Hollywood
United Neighborhoods for Los Angeles member
Franklin Corridor Coalition member
Hollywood Heritage member
Former Youth Chair, Hollywood Hills West NC

[1251-1259 W. Sunset Blvd](#)
CEQA ENV-2020-897-CE
CHC-2020-896-HCM

Why LA's Bungalow Courts Might Go Extinct - Curbed LA....1/31/2018

<https://la.curbed.com/2018/1/31/15860310/bungalow-courts-los-angeles-history-endangered>

Stires Bungalow Court..ABC news....

<https://abc7.com/tenants-affordable-housing-homelessness-crisis/5714391/>

"The current bungalow has been there since 1922, people have lived there for decades so it was going to be a major loss to the neighborhood if we allowed them to do that," said DeVoss.

CHC Agenda.pdf
250K



WINTER
FESTIVAL

BENEFIT SISTERS
IMMACULATE HEART

DEC.
PAN



GOOD THINGS TO BUY
FUN THINGS TO DO
CHRISTMAS IS COMING

sale

OUT IN

STREET
CROSSING
CAUTION







ALLERGEN FREE
GREEN CLEANING
ENVIRONMENTALLY
FRIENDLY