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

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If you have any questions, please contact the Commission Office at (213) 978-1300.



Planning CHC <chc@lacity.org>

CHC—2022-4609-HCM— Troyer Bros Four Flat

arlene abelow <arleneabelow1@yahoo.com>

Thu, Oct 20, 2022 at 6:40 PM

To: chc@lacity.org, lambertgiessinger@lacity.org, melissajones@lacity.org

Dear Cultural Heritage Commission

I write this in full support regarding the historic nomination of 806 N Edinburgh, the Troyer Bros four flat. It was designed by one of LA's early great local architects, S Charles Lee, who created some of the iconic early 20th century theaters.

I live on the 700 block of Edinburgh. One of the reasons I moved to this area fifteen years ago, was to enjoy daily walks around a lovely original LA neighborhood.

In the last 10 years, many of those charming residences have been torn down to become sterile concrete boxes with no character. They have not enhanced the area, they create a blank response. Especially since this structure is representative of the charm of LA, when it was the destination for those who had a Hollywood dream to fulfill, must be left standing.

What makes these streets so special is their originality & authenticity. People who lived in these apartments were drawn to them because they are not pretending to be anything more than what they are, a lovely & comfortable place to call home.

Having another cell block structure is not what LA needs. It must preserve the unique identity that inspired many of our ancestors & now us, to live here.

Thanks for your support & consideration.

Arlene Abelow

Sent from my iPad



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat

1 message

Amelia Borella <hellaborella@gmail.com>

Mon, Oct 24, 2022 at 5:54 PM

To: lambert.giessinger@lacity.org, chc@lacity.org, melissa.jones@lacity.org

Cc: afine@laconservancy.com

Dear Cultural Heritage Commission,

I'm writing to support the HCM nomination for The Troyer Brothers Four-Flat at [806 N. Edinburgh Ave.](#), initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy.

I love this building for its beautiful oval windows, high ceiling entry way, warm and inviting interior and quintessential LA design -which unfortunately is being completely decimated all over the city by new, generic and boring buildings. It's more important than ever to preserve LA's unique, historic architecture.

This building was designed by Master Architect S. Charles Lee, whose early career building workforce housing during the 1920's was an integral part of the City's early development and an important part of Lee's journey to becoming the most prolific and celebrated theatre designer of the 20th Century. The four-flat housing type is also a significant part of Los Angeles history, deserving of recognition along with bungalow courts, courtyard apartments and dingbats.

Survey LA, in its Jewish Context Statement, calls out the Fairfax District for its "symbolic focus of the Jewish community in the postwar period." S. Charles Lee was Jewish and designed the nearby Temple Israel of Hollywood. Greti Herman, (owner of [806 N. Edinburgh Ave.](#) between 1959-2018), was a Jewish Holocaust survivor, who narrowly escaped the train to Auschwitz and later survived thanks to a protector who hid her family in a hollowed-out space in a wall. She, along with other Jews, migrated to the Fairfax District in search of synagogues, kosher food, medical services and a community. Like Canter's, the Fairfax Theatre and the Beverly Fairfax Historic District, [806 N Edinburgh Ave.](#) is an important piece to the puzzle which collectively tells the Jewish history of Los Angeles.

S. Charles Lee deserves to be celebrated not just for his ornate theatres, but for his contribution to housing for common people where his skills and attention to detail are also present - from the Italianate entryway, faux fireplaces and center lightwells - and give residents a sense of community and connection. It is also vital that we preserve our collective history and memory of holocaust survivors who were significant for their role in world history and whose memory remains alive in the Fairfax District and for the tenants of [806 N. Edinburgh Ave.](#)

Thank you for your time and support,

Amelia Borella

Voice Over Artist

<https://ameliaborella.com>



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat

1 message

Barbara Gallen <barbaragallen1@gmail.com>

Wed, Oct 26, 2022 at 4:16 PM

To: chc@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org

Cc: afine@laconservancy.com

Dear Commissioners,

I am writing to support the HCM nomination of The Troyer Brothers Four-Flat at [806 N. Edinburgh Avenue](#).

I am Jewish, and when I moved to Los Angeles 34 years ago I eagerly investigated Los Angeles' Jewish community and its special cultural history. Living as I did since 1988 in the Miracle Mile Apartment District (itself recently successfully nominated and recommended to the keeper of the national register), I quickly began exploring other neighborhoods with Jewish roots such as the Fairfax District.

I became aware of the Jewish master architect S. Charles Lee and have the pleasure to patronize some of his noted creations, The Alex in Glendale, The Los Angeles Theater, and the Bruin Theatre in Westwood. I was delighted to learn he also designed workforce housing of great quality and architectural beauty.

The Four-Flat at [806 N. Edinburgh Avenue](#) is one such memorable example.

Architect Lee is widely lauded as one of the most celebrated and prolific theatre designers in American history. It's imperative that we preserve as many worthy examples of his work as possible to have a complete picture of his genius and contribution to Los Angeles and the legacy of the Jewish community.

Art museums do not merely collect Picasso's "Blue Period."

Similarly, we must preserve not just Architect Lee's theatre masterpieces.

We should preserve examples of his other architectural work, particularly those which represent part of the Los Angeles Jewish Community's cultural history as this worthy structure at [806 Edinburgh Avenue](#).

Thank you for your consideration and support.

Barbara Gallen
Los Angeles, CA
(310) 490-0715





Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat1 message

Franco Martinece <everythingfranco@yahoo.com>

Thu, Oct 27, 2022 at 3:25 PM

To: chc@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org

Cc: afine@laconservancy.com

Dear Cultural Heritage Commission,

My name is Franco Martinez

I live at:

[736 N Edinburgh ave](#)[Los Angeles Ca 90046](#)

Cell 310-994-0372

I want to reach out in support of the HCM nomination for The Troyer Brothers Four-Flat at [806 N. Edinburgh Ave.](#), both Councilmember Paul Koretz and supported by The Los Angeles Conservancy also support.

My neighborhood has some of the most beautiful historic 1920s fourPlex buildings. In my 14 years of living in my unit I have seen so much of it bought up and destroyed to build high rise apartments all in the name of profit. We must preserve history in this part of town made famous by the hit tv show "Melrose Place". This beautiful building was designed by Master Architect S. Charles Lee

And I always continue to learn the rich history this particular area has such as this:

Survey LA, in its Jewish Context Statement, calls out the Fairfax District for its "symbolic focus of the Jewish community in the postwar period." S. Charles Lee was Jewish and designed the nearby Temple Israel of Hollywood. Greti Herman, (owner of [806 N. Edinburgh Ave.](#) between 1959-2018), was a Jewish Holocaust survivor, who narrowly escaped the train to Auschwitz and later survived thanks to a protector who hid her family in a hollowed-out space in a wall. She, along with other Jews, migrated to the Fairfax District in search of synagogues, kosher food, medical services and a community. Like Canter's, the Fairfax Theatre and the Beverly Fairfax Historic District, [806 N Edinburgh Ave.](#) is an important piece to the puzzle which collectively tells the Jewish history of Los Angeles.

Please let me know if you have any questions from me. It would be a travesty to let this part of our history be destroyed for profit.

Kind regards,
Franco

Sent from my iPhone

Benjamin M. Reznik
bmr@jmbm.com

1900 Avenue of the Stars, 7th Floor
Los Angeles, California 90067-4308
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www.jmbm.com

October 26, 2022

BY EMAIL ONLY

Cultural Heritage Commission
Attn: James K. Williams, Executive Assistant II
City of Los Angeles
200 N. Spring Street
Rm. 1010, City Hall
Los Angeles, CA 90012
E-Mail: CHC@lacity.org

Re: **Case No(s).** CHC-2022-4609-HCM, ENV-2022-4610-CE
Hearing Date: November 3, 2022; **Agenda Item No. 4.**
Property Address: 806 N. Edinburgh Avenue

Dear President Milofsky and Hon. Members of the Cultural Heritage Commission:

Our office represents Generation Real Estate Partners, LLC, the owner of 806 N. Edinburgh Avenue (the "Property"). Our client purchased the Property in April of this year with the intent of demolishing the existing 4-unit structure and replacing it with a new 28-unit, fully rent controlled, Transit Oriented Communities development, with 6 dedicated affordable units (the "Project"). Prior to purchasing the Property, our client performed substantial due-diligence work to confirm the viability of the Project and to confirm that the Property does not contain a historic resource, either individually or as a contributor to a district. As part of this diligence, our client confirmed that the existing structures are not identified as resources under Survey LA - or any other listings - and communicated directly with the Office of Historic Resources to confirm their findings. Only after our client was confident that the Property did not contain a historic resource, did they agree to move forward with purchasing the Property. Given this effort, the fact that this building was nominated shortly after our client purchased the Property, is both shocking and exceedingly unfair.

Notwithstanding the curious timing of this nomination, we submit this letter in support of the staff report's conclusion that that the building does not meet any of the Historic-Cultural Monument criteria set forth in the Los Angeles Administrative Code. Significantly, the staff report's conclusions are echoed by a wide variety of experts and interested parties that have weighed in on this nomination. For example:

Sapphos Environmental Inc., Historic Resource Assessment, dated 9/29/22, found that the "property does not meet the criteria for designation as an HCM." (**Exhibit A.**)

Kaplan Chen Kaplan's Peer Review Evaluation, dated 10/20/2022, concurred that the "property at 806 N. Edinburgh Avenue does not meet the criteria for designation as a [...] Historic-Cultural Monument." (**Exhibit B.**)

Mid City West Neighborhood Council, Community Impact Statement, dated 9/13/22, explained that "after reviewing the HCM application and guidelines for a property to qualify... [it found] the existing property at 806 N Edinburgh Ave does not constitute an HCM." (**Exhibit C.**)

Miracle Mile Democratic Club letter, dated 10/11/2022, opposes the nomination, and highlights that the "property has never been included as part of Survey LA, or the Hollywood Community Plan [] Update, or any other historic resource listings..." (**Exhibit D.**)

All of these reports and opinions support staff's view that this Property does not meet the criteria for designation as an HCM. Moreover, while many opponents to this nomination have also raised reasonable and valid concerns over the propriety and last-minute nature of the nomination itself, ultimately, the most important point shared among all objectors is that the Property simply does not meet the criteria for designation. Accordingly, while we preserve our client's right to object to the blatant and improper use of the City's HCM process to subvert our client's housing development project, we strongly believe that this nomination can and should be denied on the merits. Accordingly, we respectfully request the Cultural Heritage Commission adopt the staff's findings and recommend against designating this Property as an HCM. Thank you for your consideration.

Sincerely,



BENJAMIN M. REZNIK and
DANIEL F. FREEDMAN of
Jeffer Mangels Butler & Mitchell LLP

Attachments

CC: Joan Pelico, Chief of Staff, Council District 5
Dylan Sittig, Senior Planning Deputy, Council District 5.
Lambert Giessinger, Historic Preservation Architect, Office of Historic Resources
Melissa Jones, City Planning Associate, Office of Historic Resources
Shannon Ryan, Senior City Planning, Office of Historic Resources

Exhibit A

September 29, 2022
Job Number: 2727-001
Historic Preservation Services for 806 N. Edinburgh Avenue, Los Angeles

MEMORANDUM FOR THE RECORD

2.6 2727-001.M02

TO: Mr. Steven Scheibe

FROM: Sapphos Environmental, Inc.
(Ms. Carrie Chasteen)

SUBJECT: Historic Preservation Services for 806 N. Edinburgh Avenue,
Los Angeles, California

EXECUTIVE SUMMARY

Councilperson Paul Koretz (CD5) passed a motion on June 1, 2022, for the subject property located at 806 N. Edinburgh Avenue, Los Angeles, California to be considered for designation as a City of Los Angeles Historic-Cultural Monument (HCM). Because the property owner objects to the proposed HCM designation, Sapphos Environmental, Inc. was engaged to conduct additional independent third-party research of the subject property. Relevant sources to inform this Memorandum for the Record (MFR) include SurveyLA, the Pacific Coast Architecture Database (PCAD), *An Architectural Guidebook to Los Angeles*, historic building permits, and ProQuest (*Los Angeles Times* and *Los Angeles Sentinel*). A site visit was conducted on July 11, 2022, by a fully qualified Architectural Historian to document the current condition of the subject property using digital photography. This MFR was prepared to support the administrative record that the subject property does not qualify for designation as an HCM and to help inform decisions made by the City of Los Angeles Cultural Heritage Commission (CHC).

No research was found to suggest persons or events significant in history are known to be associated with the subject property. Although the building was designed by a master architect, it is a low-style example of his body of work. Furthermore, the property more closely associated with Lee, his personal residence located at 1078 S. Hayworth Avenue, has already been designated as an HCM (No. 1134). Therefore, the subject property does not meet the criteria for designation as an HCM.

Corporate Office:
430 North Halstead Street
Pasadena, CA 91107
TEL 626.683.3547
FAX 626.628.1745

Billing Address:
P.O. Box 655
Sierra Madre, CA 91025
Web site:
www.sapphosenvironmental.com

INTRODUCTION

Councilperson Paul Koretz (CD5) passed a motion on June 1, 2022, for the subject property located at 806 N. Edinburgh Avenue (subject property), Los Angeles, California to be considered for designation as a City of Los Angeles Historic-Cultural Monument (HCM).

The motion describes the subject property as follows:

The property located at 806 N. Edinburgh Avenue, Los Angeles, CA 90046, is a two-story Mediterranean Revival fourplex, and the work of master architect S. Charles Lee, embodies distinguishing characteristics of Lee's designs for the fourplex building typology from the earliest years of his architectural practice in Los Angeles, making it valuable to a study of his career. The structure utilizes a lightwell for increased light and ventilation, while the Mediterranean Revival façade, with multi-lite casement windows and a rusticated door surround, features Lee's contrasting treatment of window shapes, wall planes and rooflines.¹

Because the property owner objects to the proposed HCM designation, Sapphos Environmental, Inc. was engaged to conduct additional independent third-party research of the subject property. Relevant sources to inform this Memorandum for the Record (MFR) include SurveyLA, the Pacific Coast Architecture Database (PCAD), *An Architectural Guidebook to Los Angeles*,² historic building permits, and ProQuest (*Los Angeles Times* and *Los Angeles Sentinel*). A site visit was conducted on July 11, 2022, by a fully qualified Architectural Historian (Ms. Carrie Chasteen) to document the current condition of the subject property using digital photography. Ms. Chasteen also participated in the Cultural Heritage Commission site visit on July 28, 2022. This MFR was prepared to support the administrative record that the subject property does not qualify for designation as an HCM and to help inform decisions made by the City of Los Angeles Cultural Heritage Commission (CHC).

METHODOLOGY

Due diligence research for the subject property was conducted to determine whether or not prior studies or historical analysis identified the subject property as historically significant. The following resources were consulted:

- Survey LA – Hollywood Community Plan
- Survey LA – Wilshire Community Plan
- Hollywood Community Plan (including updated and recently approved Hollywood Community Plan Update)
- Historic Landmarks – Hollywood
- Historic Landmarks – Wilshire

The subject property was not identified, listed, mentioned, or referenced in any of these resources and surveys conducted. Additionally, the subject property was not flagged as potentially significant in SurveyLA because it is a common example of a 4-flat that does not reflect a single style of architecture.

¹ City of Los Angeles. 10 June 2022. Council File: 22-0693. Available at: <https://cityclerk.lacity.org/m.clerkconnect/#/CFIResult>

² Gebhard, David, and Robert Winter. 24 September 2003. *An Architectural Guidebook to Los Angeles*. Rev. ed. Salt Lake City, UT: Gibbs Smith.

The various resources provide a detailed history of the Hollywood Community Plan Area and the events and people during various time periods that contributed to the historic nature and history of Hollywood. The entertainment industry exploded in the 1910s, and the Hollywood Community Plan area saw a boom of construction to support the industry. Particular callouts in these resources include bungalow courts situated near the studios along Hollywood Boulevard; single-family residences built for people working in the entertainment industry in Los Feliz, Laurel Canyon, and Beachwood Canyon; and apartment house buildings built in the flatlands for infill.

In addition, the various surveys conducted included a detailed history of important people, locations, builders, and designers associated with the growth of the Hollywood Community Plan Area during the period of significance. The period of significance for the subject property is 1926, the year the buildings were constructed.

CONSTRUCTION HISTORY

The HCM nomination erroneously asserts only the original building permit has been issued for the subject property. The City of Los Angeles Department of Building and Safety historic permits were reviewed to determine the construction history of the subject property. The two-story, four-family flat was designed in 1925 by S. Charles Lee. Table 1, *Permit History*, summarizes the permitted work completed for the property.

**TABLE 1
PERMIT HISTORY**

Permit No.	Date	Architect/Engineer	Scope of Work
1925LA40751	November 28, 1925	S. Charles Lee/NA	Construct 2-story 4-family flat
1939LA44093	November 9, 1939	None/None	Repair fire damage to be same as original
1940LA1941	October 16, 1940	None/None	Repair fire damage around heater
1950LA20103	August 15, 1950	None/None	Termite report
99016-10000-15253	August 17, 1999	None/None	General garage repair
99016-20000-21293	November 10, 1999	None/None	Repair north wall of 5-car garage; provide 4×4 braces at entry of two side garage openings; and 3 square piers to support north wall
14016-90000-08377	May 1, 2014	None/None	Reroof

Unpermitted alterations include a secondary coat of textured stucco, the majority of the windows were replaced with inappropriate materials, unmatching metal grills were installed on the primary façade, and the rear stairway was reconstructed.

The building was constructed for a cost of \$11,000 per the original permit, which is equivalent of \$186,230 in 2022 dollars. In 1925, the cost per square foot of the 4,480-square-foot building was \$0.41 per square foot. The average cost to building a single-family residence during this time period was \$11,000 to \$26,000.³ Based on oral interviews, the current average cost to build a similar product type in Los Angeles in 2022 is \$500 or greater per square foot, meaning that the building was constructed cheaply.

³ "Two Good Buys in Wilshire." 23 May 1920. *Los Angeles Times*, 3.

When the building was permitted, there was little fanfare in the press. Only one notice was published in the *Hollywood Citizen* to announce the construction of the building.⁴ The notice does not identify the architect and mentions the building will have a tile and composition roof, be two stories in height, measure 40 by 56 feet, and have 20 rooms arranged in four units.

A review of the Sanborn Fire Insurance Maps shows the buildings on the subject property generally retain their footprint as of 1951 (Figure 1, *Sanborn Fire Insurance Map*).

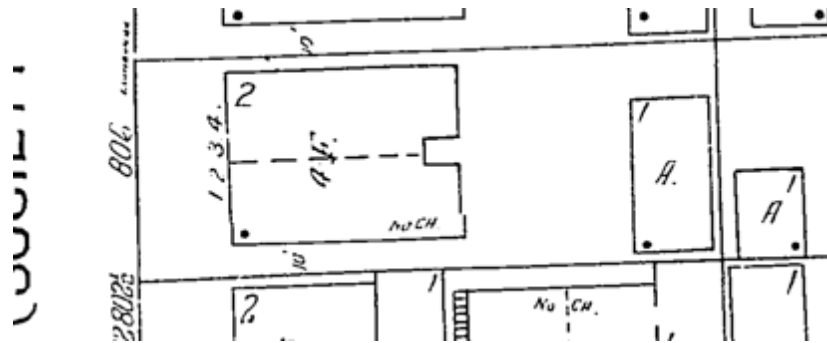


Figure 1. Sanborn Fire Insurance Map

SOURCE: Sanborn Fire Insurance Company,
Los Angeles 1906 – January 1951, Vol. 20, Sheet 2035

Mediterranean Revival Style of Architecture

According to SurveyLA, the period of significance for the Mediterranean Revival style of architecture is 1918 to 1942. SurveyLA identifies the character-defining features of this style of architecture as follows:

Character-Defining/Associative Features:

- Retains most of the essential character-defining features of the style
- Stucco exterior walls (rarely, brick or cast stone)
- Low-pitched clay tile roof typically hipped
- Relatively simple massing, with stress on the horizontal
- Relatively formal composition, approaching symmetry in parts or in whole
- Arched openings, including arched focal windows
- Clay tile roof or roof trim
- Limited use of applied decoration
- Landscaping of formal gardens extending away from building⁵

The subject property is not an excellent example the Mediterranean style of architecture. It lacks a distinct style and is therefore better classified as vernacular (Figure 2, 806 N. Edinburgh Avenue).

⁴ "To Build Apartment." 5 December 1925. *Hollywood Citizen* (Los Angeles, CA).

⁵ City of Los Angeles Department of City Planning. November 2018. "SurveyLA Citywide Historic Context Statement: Context: Architecture and Engineering/Mediterranean and Indigenous Revival Architecture, 1893–1948." Available at: https://planning.lacity.org/odocument/097f6db5-fee4-43f5-a448-fd140763de90/MediterraneanandIndigenousRevivalArchitecture_1893-1948.pdf



Figure 2. 806 N. Edinborough Avenue
SOURCE: *Sapphos Environmental, Inc., 2022*

Although the building was originally clad in stucco, the secondary coat of stucco greatly diminishes the reveals around the window openings, altering the overall appearance of the building. The building has a flat roof with parapet clad in Spanish tile coping, not the low-pitched hipped roof identified in SurveyLA. The parapet coping appears to be an afterthought in light of the other design elements. Lee's love of Art Deco shows through with the vertical fins on the southern end of the primary façade as well as the three oval windows that are evocative of portal windows on a steamer ship. The metal awnings and metal grills are later additions, which obscure the arched window openings on the upper floors and primary entryway. Although historic photographs were not found, the landscape currently does not reflect a formal garden. The interiors of the units have been altered with a variety of flooring types, stucco textures, and replacement fixtures. No built-in cabinetry is extant.

COMPARATIVE ANALYSIS

The 4-flat apartment building is ubiquitous in Hollywood and the City. An examination was completed to compare the subject property to other fourplexes in the area that were specifically identified by the Hollywood Community Plan Update as a part of the Redevelopment Project Area. A total 15 fourplexes were identified and, of those, 10 were Mediterranean Revival. The properties are listed below along with images (Table 2, *Comparative Analysis*).

**TABLE 2
COMPARATIVE ANALYSIS**

Address	Architectural Style	Photograph
1126 Beachwood	Craftsman	
1206 Beachwood	Mediterranean Revival	
1157 Bronson Ave	Mediterranean Revival	
5907 W Carlton Way	Mediterranean Revival	
1546 N Cassil	Craftsman	

TABLE 2
COMPARATIVE ANALYSIS, *Continued*

Address	Architectural Style	Photograph
1206 N Gordon Street	Mediterranean Revival	
1219 N Gordon Street	Mediterranean Revival	
5432 W Harold Way	Mediterranean Revival	
6826 W Leland Way	Mediterranean Revival	
5514 W Lexington Ave	Spanish Colonial Revival	

TABLE 2
COMPARATIVE ANALYSIS, *Continued*

Address	Architectural Style	Photograph
5540 W Lexington Ave	Craftsman	
1413 N Mansfield Ave	Mediterranean Revival	
1205 N Tamarind Ave	Vernacular	
1812 N Wilcox	Mediterranean Revival	
1843 N Wilcox Ave	Mediterranean Revival	

Although none of these buildings have been formally designated as HCMs, the majority of the Mediterranean Revival examples are higher style than the subject property with more elaborate character-defining features associated with this style of architecture.

The subject property is more properly identified as vernacular as it does not reflect a single style of architecture. As seen in the examples in Table 2, Mediterranean Revival buildings reflect an emphasis on symmetry, horizontality, and often feature decorative Churrigueresque detailing, all of which the subject property lacks. The subject property does not embody the distinctive characteristics of this style of architecture and does not possess high artistic value; therefore, the subject property does not possess sufficient architectural merit for consideration as an HCM. The subject property was not flagged in SurveyLA for quality of architecture, and this finding remains valid based upon comparative analysis.

Simeon Charles Lee

Simeon Charles Lee (1899–1990) was born in Chicago, Illinois, and moved to Los Angeles in 1921. Lee opened his own architecture practice the following year. Upon his arrival in Los Angeles, Lee was quoted as he had “quite a few clients, mostly speculative builders for whom I designed a number of apartment buildings.”⁶ Many of those designs were nondescript and did not reflect a style of architecture. According to Valentine, “In 1926 he joined forces with two friends, forming the Universal Holding Company (UHC). Together they built speculative houses, duplexes, and apartments in various parts of the city, including the Carthay Circle area, where they created a community of duplexes. Lee built one of the two-story duplexes for his wife and himself, renting out the other half as a showcase for his work and as a source of income. The duplexes cost approximately \$12,000 to build.”⁷ Based on a review of PCAD, the majority of Lee’s noted works are theatres ranging from Miami, Florida to Berkeley, California.⁸ Lee’s theatres are high-style examples of architecture; however, none were designed in the Mediterranean Revival style of architecture. The Mediterranean Revival style of architecture is more commonly associated with single-family residences.

In order to reduce costs, Lee often reused designs, which remains a common architectural practice. For example, 1270 N. Kingsley Drive is nearly identical to the subject property through the use of vertical fins, arched openings, and an accent window at the top of the central interior staircase (Figure 3, *1270 N. Kingsley Drive*). 1270 N. Kingsley Drive better reflects the character-defining features of the Mediterranean Revival style of architecture: hipped tile roof; finials; Churrigueresque detailing; and arched openings.

⁶ Valentine, Maggie. 1996. *The Show Starts on the Sidewalk*. New Haven, CT: Yale University Press.

⁷ Valentine, Maggie. 1996. *The Show Starts on the Sidewalk*. New Haven, CT: Yale University Press.

⁸ Pacific Coast Architecture Database (PCAD). “Simeon Charles Lee (Architect).” Available at: <https://pcad.lib.washington.edu/person/464/>



Figure 3. 1270 N. Kingsley Drive
SOURCE: Google Earth, 2022

Other cost savings employed by Lee included “ice less” refrigerators to eliminate the need for weekly ice deliveries.⁹ According to Valentine,

“The speculative apartments built in Hollywood and Los Angeles followed a typical pattern of combinations of singles and doubles. These apartments were, to quote the architect ‘nondescript, no special style’. Although the exteriors of these buildings may not have been unusual, the interiors revealed innovations ... Lee included, for example; parking facilities, steam heating, and iceless refrigeration, replacing the weekly delivery of ice by truck with the recently invented electric icebox.”¹⁰

However, Fred W. Wolf invented the first home electric refrigerator in 1913,¹¹ more than 10 years before the subject property was constructed. Electric refrigerators were a modern amenity that were readily available. The use of the “ice less” refrigerator in the units reflects the thriftiness of the design and the original owner’s budget. The use of the light wells is not a unique feature to this building, for example, 1832 N. Cahuenga Boulevard in Hollywood also has light wells for ventilation and air flow. The use of lightwells dates to the 1800s when buildings began gaining stories for the same purposes. The fact that the subject property has light wells does not mean the building is unique or significant.

⁹ Valentine, Maggie. 1996. *The Show Starts on the Sidewalk*. New Haven, CT: Yale University Press.

¹⁰ Valentine, Maggie. 1996. *The Show Starts on the Sidewalk*. New Haven, CT: Yale University Press.

¹¹ Whirlpool. “The History of the Refrigerator: Ancient Origins to Today.” Available at: <https://www.whirlpool.com/blog/kitchen/history-of-the-refrigerator.html>

After concluding the subject property does not reflect historic significance based on its architectural merit, further study was then performed to identify notable persons and/or events associated with the subject property. It was noted that the property was designed by S. Charles Lee, a well-known architect in Los Angeles with several historically significant works. Below is a listing of S. Charles Lee projects identified by the Office of Historic Resources in HistoricPlacesLA:

- 344 N Oakhurst Drive (District Contributor, Building, was designed by /designed)
- Lincoln Heights Department of Water and Power Building (Building, was designed by /designed)
- Talmadge House (Building, was designed by /designed)
- Los Feliz Heights Residential Historic District - Contributor (District Contributor, Building, was designed by /designed)
- Bay Theater (Building, was designed by /designed)
- Comunidad Cesar Chavez (Building, was designed by /designed)
- Tower Theater (Building, was designed by /designed)
- 5057 W. Los Feliz Blvd (Building, was designed by /designed)
- Max Factor Makeup Salon (Building, was designed by /designed)
- 154 N. La Brea Ave (Building, was designed by /designed)
- Du Barry Apartments (Building, was designed by /designed)
- Fox Bruin Theater (Building, was designed by /designed)
- Reseda Theater (Building, was designed by /designed)
- Oxford-Serrano-Hobart Residential Historic District - Contributor (District Contributor, Building, was designed by /designed)

HistoricPlacesLA notes single-family residences designed by Lee including the Talmadge House (4320 W. Cedarhurst Circle); 5057 W. Los Feliz Boulevard; and his personal residence located in Carthay Square (1078 S. Hayworth Avenue; HCM No. 1134).

The Talmadge House is a stately Mediterranean Revival mansion, with many high-style features associated with this style of architecture. The building features an elaborate surround at the primary entrance, arched windows, starburst vents, and decorative and ornate metal grills (Figure 4, *Talmadge House*).



Figure 4. Talmadge House
SOURCE: Google Earth, 2022

5057 W. Los Feliz Boulevard is a Tudor Revival in the Los Feliz neighborhood of the City. The building features stone details, false timbering, and decorative art glass windows (Figure 5, 5057 W. Los Feliz Boulevard).



Figure 5. 5057 W. Los Feliz Boulevard
SOURCE: *HistoricPlacesLA*, 2010

These residences differ from the subject property through attention to detail and higher quality materials. These buildings unquestioningly reflect a specific style of architecture and embody the character-defining features of these styles.

Lee's personal residence, 1078 S. Hayworth Avenue, was designated an HCM in 2016 (No. 1134). The residence features an arcaded entry courtyard, art glass windows, hipped roofs clad in Spanish tile, and decorative door and window surrounds. Based upon the detail and quality of his personal residence, Lee clearly understood the language of Mediterranean Revival architecture. The lack of detail in the subject property can likely be attributed to Lee's client's taste (Figure 6, 1078 S. Hayworth Avenue).



Figure 6. 1078 S. Hayworth Avenue

SOURCE: Google Earth, 2022

The subject property lacks the sophistication and quality of design as seen in the other examples of Lee's work. The subject property is largely devoid of details, and those present do not reflect the Mediterranean Revival style of architecture.

Gebhard and Winter does not acknowledge any potential significance associated with the subject property due to lack of mention.¹² The Gebhard and Winter Los Angeles architecture guidebooks are the commonly accepted bibles for residential, commercial, and institutional buildings within the City, and the lack of mention in these books is significant in and of itself.

Lee is a noted master architect, particularly for opulent Art Deco-style theatres. Although the apartment building may be a rare example of a multi-family residence in his body of work, it is a low-style example of his creative genius and does not rise to the level of significance to merit designation as an HCM. According to National Register Bulletin No. 15, *How to Apply the National Register Criteria for Evaluation*,

*The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea of theme in his or her craft. A property is not eligible as the work of a master, however, simply because it was designed by a prominent architect. For example, not every building designed by Frank Lloyd Wright is eligible under this portion of Criterion...*¹³

The building was not flagged as significant for its architecture in SurveyLA. Based on a review of Lee's body of work, the subject property is a low-style example of his work and does not pass the significance test identified in the National Register bulletin as above quoted.

¹² Gebhard, David, and Robert Winter. 24 September 2003. *An Architectural Guidebook to Los Angeles*. Rev. ed. Salt Lake City, UT: Gibbs Smith.

¹³ U.S. Department of the Interior, National Park Service. "National Register Bulletin: How to Apply the National Register Criteria for Evaluation." Available at: https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf

TROYER BROTHERS

No information was found in historic issues of the *Los Angeles Times* or *Los Angeles Sentinel* (ProQuest) pertaining to the Troyer Brothers or their company. Additionally, the Troyer Brothers were not particularly active contractors in the City, and they have a limited body of work based upon a search of the historic newspapers. The Troyer Brothers built 800 N. Edinburg Avenue, which was not designed by Lee. The partnership between the Troyer Brothers and S. Charles Lee was not significant. Lee designed other buildings for other contractors, including a pair of 4-flats located at 1270¹⁴ and 1278¹⁵ Kinglsey Drive. The subject property is not the only example of a building designed by Lee and built by the Troyer Brothers. Five additional buildings are known to be the result of this partnership. The Troyer Brothers were only active in Los Angeles for approximately 20 years based upon newspaper advertisements. Based upon lack of fanfare in the press, the Troyer Brothers and their company cannot be considered significant in the history of the City.

GRETI AND ERNEST HERMAN

Greti and Ernest Herman owned the subject property but only resided in it for three years.¹⁶ They owned other rental properties, including 508 N. Alpine.¹⁷ Although the couple were immigrants, achieving the American dream of owning property admirable; however, it is not a uniquely significant event. Immigrants purchase property in the City regularly.

PERIOD OF SIGNIFICANCE

The HCM nomination indicates the subject property's period of significance is 1926, the year it was completed. The nomination also erroneously indicates Hollywood's period of significance for the entertainment industry was 1924 to 1929, implying this building is significant because it was constructed in this narrow window of time as working housing that was critically needed to support the booming entertaining industry. However, the 2020 Hollywood Redevelopment Plan Area Historic Resources Survey Report¹⁸ states the period of significance for entertainment began in 1911 with the first film shot in Hollywood, and the peak of the entertainment industry occurred between 1946 to 1950, when films started routinely being filmed in other cities around the world. Peak oil (oil exports exceeded imports) occurred at the Port of Los Angeles in 1924. The entire City, not just Hollywood, experienced a real estate boom as a result of the revenue acquired from oil sales. The subject property was one of countless apartment buildings constructed throughout the City and does not reflect a significant association with a period of development. Numerous apartment buildings were constructed throughout Hollywood as well. The subject property has no known association with the entertainment industry and is not significant for this reason.

¹⁴ City of Los Angeles. Issued 2 July 1925. Building Permit No. 23183.

¹⁵ City of Los Angeles. Issued 2 July 1925. Building Permit No. 23184.

¹⁶ City of Los Angeles Directories, 1960–1963.

¹⁷ *Los Angeles Times*. 15 September 1959. Advertisement, 60.

¹⁸ CRA/LA, A Designated Local Authority. 2020. "Historic Resources Survey Report: Hollywood Redevelopment Plan Area." Prepared by Architectural Resources Group, GPA Consulting, and Historic Resources Group, Pasadena, CA. Available at: https://planning.lacity.org/odocument/74350ef7-7041-4c77-b5bb-6e3ca4e77dac/HollywoodRDP_HistoricResourcesSurveyReport_REV013020.pdf

CONCLUSION

No research was found to suggest persons or events significant in history are known to be associated with the subject property. Although the building was designed by a master architect (S. Charles Lee), it is a low-style example of his body of work. Furthermore, the property more closely associated with S. Charles Lee, 1078 S. Hayworth Avenue, has already been designated as an HCM (No. 1134). The building is a common vernacular 4-flat with minimal detailing and no architectural merit. Therefore, the subject property does not meet the criteria for designation as an HCM.

Should there be any questions regarding the information contained in this MFR, please contact Ms. Carrie Chasteen at (626) 683-3547.

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Exhibit B



Kaplan Chen Kaplan

Architects & Planners

2526 Eighteenth Street

Santa Monica CA 90405

MEMO

October 20, 2022

To: Mr. Steven Scheibe
Generation Real Estate Partners, LLC

From: Pam O'Connor
Architectural Historian/Preservation Planner

Re: Historic Resource Evaluation Memo
806 N. Edinburgh Avenue, Los Angeles

Summary

Kaplan Chen Kaplan (KCK) conducted a review of historic resource evaluations of the property at 806 N. Edinburgh Avenue in the City of Los Angeles. Documents reviewed included SurveyLA, the Historic Cultural Monument Nomination Form for the property and the Sapphos Environmental Inc., historic resource assessment Memorandum for the Record.

A field review and photography of the building was conducted. Supplemental sources researched included building permit records, City Directories, historic newspaper databases, and online research. This information was analyzed and evaluated by Pam O'Connor, an architectural historian and historic preservation planner who meets the Secretary of the Interior's Professional Qualification Standards for Historic Preservation.

Based on the analysis and evaluation presented in the report below, the property at 806 N. Edinburgh Avenue does not meet the criteria for designation as a City of Los Angeles Historic-Cultural Monument as:

1. The property is not identified with important events of national, state, or local history. Development of the four-plex apartment building does not exemplify significant contributions to the broad cultural, economic, or social history of the nation, state, or local history.
2. The property is not associated with the lives of historic personages important to national, state, city, or local history.

Telephone 310.452.7505

Facsimile 310.452.1494

3. The building does not embody the distinctive characteristics of the Mediterranean Revival architectural style nor is it a rare or significant example of the apartment four-plex property type. The building does not represent a notable work of master architect S. Charles Lee. The builders, the Troyer brothers are not considered to be master builders.

Property Information

The subject property is located at 806 N. Edinburgh Avenue in the Hollywood Community Plan Area. The Assessor Parcel Number is 5529-021-065. There is one residential building of 4,348 square feet on the subject parcel and a rear garage.

Residential Development of Hollywood

The SurveyLA *Historic Resource Survey Report* provides the context for residential growth in Hollywood in the first decades of the 20th Century:

“From the 1920s through the boom of the 1920s and into the 1930s, Hollywood experienced tremendous population growth. The rapidly expanding film business attracted migrants from around the United States and around the globe, resulting in a true ‘melting pot. For a period of time preceding World War II, the entertainment industry also became a refuge for emigres from Eastern Europe. To accommodate the growing population of newcomers, there was a sharp increase in residential development. Concentrations of residential properties from this period are located adjacent to the major motion picture studios and include modest single-family residences along with a wide variety of multi-family housing types.”ⁱ

The first tract of the area was recorded in 1914 but development of the block did not occur until that tract was further subdivided in 1922 as Tract No. 2678. The building at 806 N. Edinburgh Avenue was constructed in 1926, during the height of 1920s housing production. The population of Los Angeles grew from 576,000 in 1920 to 1.2 million in 1930 and in the decade of the 1920s the City’s population doubled. The subject building was one of thousands of residential buildings constructed in the 1920s.

The subject building at 806 N. Edinburgh Avenue is not an example of the early residential development of Hollywood or the City of Los Angeles. When the building was constructed in



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the mid-to-late 1920s, it was one of many apartment buildings constructed to accommodate the growing population of Los Angeles. There is no evidence that this building influenced the further development of the area.

Property Type

The subject building is an apartment house that consists of four units. This multi-family residential building type is also known as a four-plex. According to SurveyLA “the typical four-flat, or fourplex, was symmetrical in plan and façade, and consisted of a pair of units on each of the two floors...with its most notable feature...its clustering of the four separate entrance doors within a single, large front porch or entry portal creating the impression of a large single-family dwelling.”ⁱⁱ

SurveyLA states that character-defining features of the property type is that the building is “oriented toward the street, with architectural detailing on the street-facing façade” and “generally rectangular in plan” and “often with one or more light wells.”ⁱⁱⁱ

The subject building is a typical example of a four-plex apartment building with an interior light well and a single front entry door into the building. The building is not a rare example of the property type.

Architectural Style

The building’s architectural style is closest to the Mediterranean Revival style. According to SurveyLA, character-defining features of the Mediterranean Revival style includes stucco exterior walls; low-pitched clay tile roof typically hipped; relatively simple massing, with stress on the horizontal; relatively formal composition, approaching symmetry in parts or in whole; arched openings, including arched focal windows; clay tile roof or roof trim; limited use of applied decoration.

The front elevation of the two-story building at 806 N. Edinburgh Avenue is stucco-clad and divided into three modules. The southernmost module projects out slightly and has a flat roof. This module has a stacked set of tripartite windows – the upper set of arched windows and the lower level with rectangular windows. These windows are separated by thin vertical ribs. The two modules to the north have a shed roof clad in clay tile. The middle module has the entry door with three oval windows at the upper level. The north module has the same array of windows as the south module. The window sets have added metal railings.



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806 N. Edinburgh Avenue

The original stucco has been obscured by application of a later coat of stucco with a rough finish. The side elevations are visible from the right-of-way as paved driveways run along the sides of the building but there are no architectural details on either of the building sides.





1270 N. Kingsley Drive

There is another four-plex apartment building in the Hollywood Community Plan Area designed by S. Charles Lee that is a better example of the Mediterranean Revival architectural style. Located at 1270 N. Kingsley Drive it was built in 1925. This building displays the horizontal emphasis characteristic of the Mediterranean Revival style. The ground level windows have a horizontal header and the arched entry is enframed with a decorative relief.

The subject building at 806 N. Edinburgh Avenue is not a good or excellent example of the Mediterranean Revival architectural style nor is it a rare example of a Mediterranean Revival style residential building. The only elevation with some architectural details evocative of the Mediterranean Revival style is the front elevation. The building's design is not reflective of high artistic value.

Architect, S. Charles Lee

S. Charles Lee (1899-1990) is considered a master architect. He arrived in Los Angeles around 1922 after completing his architectural education and working at a highly regarded Chicago architectural firm. Lee is known for his designs of movie theaters. Lee was highly regarded for his business acumen and his artistic ability.

Architectural historian Maggie Valentine observed that Lee's "architectural career would reveal both the Beaux-Arts discipline and emphasis on planning and the modernistic functionalism and freedom of form. His work also encompassed his belief in business efficiency – as measured in increased profits – as the moving force behind commercial architecture...he was not an ungrounded visionary but a practical businessperson."^{iv}



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Lee's first experience in Los Angeles was a partnership with a real estate developer where they built and sold single-family residences in Mid-Wilshire. The relationship did not last long but allowed Lee to establish a "career in real estate as well as n architecture from his earliest days in Los Angeles."^v In 1925 Lee's architectural practice "had grown sufficiently to warrant a move...where I had a small but well-decorated office and quite a few clients, mostly speculative builders for whom I designed numerous apartment buildings."^{vi}

Valentine observed that Lee's "initial commissions were for small speculative houses, duplexes, and apartment buildings, and for a few custom-designed houses, all in and around Los Angeles...the "speculative apartments built in Hollywood and Los Angeles followed a typical pattern of combinations of singles and doubles...these apartments were, to quote the architect, 'nondescript, no special style.'"^{vii}

In 1926, the same year that the subject building was designed, Lee undertook his first theater commission, designing the Tower Theater in Los Angeles. Over the next decades Lee specialized in theater design and is credited with designing over 400 theaters throughout his career.

S. Charles Lee is considered a master architect based on his body of work for which he was best known and recognized – motion picture theater design. Many of Lee's early commissions were for speculative residential buildings for small scale developers. The subject building is modest structure with architectural features limited to the street-facing elevation. The subject building's design, modest and stripped down, built as a speculative apartment building, did not influence Lee's theater designs. The subject building is not a notable work of a master architect.

Contractor, Troyer Brothers

The owners and contractors of the subject building at 806 N. Edinburgh Avenue were the Troyer Brothers, William Carey Troyer (1899-1962), Jesse Vance Troyer (1901-1970), and Gifford L. Troyer (1903-1954). The Troyer family relocated to Los Angeles from Nebraska around 1911. The 1922 City Directory shows the Troyer family living on Sunset Boulevard. Mary, widowed, was head of the household with sons William, Jesse and Gifford all listed as "students." The following year, 1923, the family had moved to Hollywood Boulevard. Gifford was still a student, but both William and Jesse had their occupations listed as builder.

The 1924 City Directory shows that William and Jesse had both moved to their own homes



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and both had the occupation of building contractor. The business section of the directory had both of the brothers listed under “Contractors – Building. In the 1925 and 1928 City Directories Jesse was listed as a contractor and William as a carpenter. In the business directory section, only Jesse, as J.V. Troyer, was listed.

In the 1930 City Directory Gifford Troyer was listed as the manager of the Melrose Hotel, a building owned and constructed by the Troyer brothers. Jesse was listed with his occupation as building contractor but he was not listed in the business directory section. William was not listed in the 1930 City Directory however he was listed in the 1931 City Directory, with no occupation. In 1931 Jesse was listed as J. Vance with the occupation of builder but was not listed in the business directory. The 1931 listing was the last City Directory citation for any of the Troyer brothers.

In 1920 the City Directory lists around 600 building contractors. In 1922 there were around 1,000 and in 1924, when the Troyer brothers took up the occupation, there were over 1,300 building contractors listed in the City Directory. The number of contractors peaked in 1926, the year the subject building was constructed, at close to 2,000. In 1928 there were about 1,100 contractors listed and it went down to 800 in 1930 and 600 in 1931.

Jesse V. Troyer was building contractor between 1924 and 1931, eight years. His brother, William, also worked as a contractor and carpenter during some of those eight years. By the mid-1920s there were close to 2,000 building contractors working in Los Angeles. The Troyer brothers, Jesse V., and William were active in Los Angeles during the building boom of the 1920s starting in 1924. Their tenure as building contractors spanned a short period of time, less than a decade. Jesse V. Troyer and William Troyer are not notable contractors. There is no evidence to consider them to be master builders or craftsmen.

Building Owners and Occupants

The HCM nomination form provides a table of occupants of the subject building between 1928 into the 1960s. A review of City Directory listings concurs with that list. Occupants worked in range of occupations. Most of the occupants lived in the units for only a few years.

Around 1960 building owners Ernest and Margit Herman lived in the building for around three years. Ernest was an engineer and Margit (also known as Greti) worked in the insurance industry as an executive for the Beneficial Standard Life Insurance Co. Margit Berger was born in 1923 and survived imprisonment during the Holocaust. After World



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War II Greti married Ernest Herman and around 1956 they immigrated to the United States, settling in Los Angeles. After the Hermans moved out of the subject building, family members resided in the subject building until it was sold a few years ago.

There is no evidence that any of the occupants or owners of the subject building at 806 N. Edinburgh Avenue are historic persons. Greti Herman's survival story is meaningful history but Gerti's approximately three years at the subject property took place over a decade later. Ernest and Gerti Herman are not persons of historic significance. There is no evidence that any historic events occurred at the subject property.

Conclusion

The building at 806 N. Edinburgh Avenue does not meet the criteria to be eligible for designation as a City of Los Angeles Historic Cultural Monument, as:

1. The property is not identified with important events of national, state, or local history. The four-plex apartment building does not exemplify significant contributions to the broad cultural, economic, or social history of the nation, state, or local history.
2. The property is not associated with the lives of historic personages important to national, state, city, or local history.
3. The building does not embody the distinctive characteristics of the Mediterranean Revival architectural style nor is it a rare or significant example of the apartment four-plex property type. The building does not represent a notable work of master architect S. Charles Lee. The builders, the Troyer brothers are not considered to be master builders.

The building at 806 N. Edinburgh Avenue does not meet the criteria to be considered eligible for historic designation as a City of Los Angeles Historic-Cultural Monument.



Kaplan Chen Kaplan

Architects & Planners

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ⁱ SurveyLA, *Historic Resources Survey Report, Hollywood Community Plan Area*, p. 7.

ⁱⁱ SurveyLA, *Los Angeles Citywide Historic Context Statement, Multi-family Residential Development*, p. 26.

ⁱⁱⁱ SurveyLA, *Los Angeles Citywide Historic Context Statement, Multi-family Residential Development*, p. 35.

^{iv} Valentine, Maggie. *The Show Starts on the Sidewalk*, pp. 32-33.

^v Valentine, Maggie. *The Show Starts on the Sidewalk*, p. 43

^{vi} Valentine, Maggie. *The Show Starts on the Sidewalk*, p. 43

^{vii} Valentine, Maggie. *The Show Starts on the Sidewalk*, p. 44



Exhibit C



**BOARD OF DIRECTORS
2021 -2023**

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James Panozzo
Clark Raustiala
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Thao Tran
J. Keith van Straaten
Valerie Washburn
Don Whitehead



PASSED 23 yeas; 0 nays; 3 abstentions; 0 ineligible; ON 9/13/2022

Los Angeles City Council
Melissa Jones, Office of Historic Resources (OHR)
Lambert Geissinger, Office of Historic Resources (OHR)
Cultural Heritage Commission
Department of City Planning
Mayor Eric Garcetti

To whom it may concern:

On June 10, 2022, the City Council's Planning & Land Use Management Committee passed a motion (Council File [22-0693](#)) to recommend the inclusion of the property at 806 N. Edinburgh Avenue, Los Angeles, California 90046 be included in the City's list of Cultural-Historical Monuments (HCM). The motion was moved by Councilmember Paul Koretz and seconded by Marqueece Harris- Dawson. The City Council voted on this motion on June 28, 2022.

We strongly encourage that this motion be rescinded as we do not believe that this property deserves this distinction. This property has never been included as part of Survey LA, the Hollywood Community Plan Overlay Update, or any other historic resource listing. Furthermore, the Mid City West Neighborhood Council (MCWNC) requests that the Office of Historic Resources (OHR) deny the HCM nomination as, in our opinion, after reviewing the HCM application and the guidelines for a property to qualify as an HCM, the existing property at 806 N Edinburgh Ave does not constitute an HCM. In addition, we believe the historic nomination has been applied for in bad faith.

Moreover, we are very concerned about the process used to consider historic preservation status for this project. When it is used without due diligence and is improperly applied on this or any project, it further prevents the production of much needed housing.

Thank you, in advance, for your efforts to create an environment where we can successfully continue to address the housing crisis that is adversely affecting all of our communities and lives.



Sincerely,

Lauren Borchard
Co-Chair, Planning & Land Use Committee
Mid City West Neighborhood Council

Exhibit D



October 11, 2022

Los Angeles City Council
Melissa Jones, Office of Historic Resources (OHR)
Lambert Geissinger, Office of Historic Resources (OHR)
Cultural Heritage Commission

Re: **Council File 22-0693. OPPOSE**

Dear Decision Makers,

The Miracle Mile Democratic Club (MMDC) opposes City Council File 22-0693, which could (in error) designate the property at 806 N. Edinburgh Avenue, Los Angeles, CA 90046 as a Cultural-Historical Monument.

Fairness is a bedrock principle of good governance. This process towards Cultural-Historic Monument (CHM) designation fails that principle.

The property owner prior to purchase did their due diligence. Their findings were the property has never been included as part of Survey LA, or the Hollywood Community Plan Overlay Update, or any other historic resource listings.

The only reason this case is before you is a tenant living at the property was negotiating with the property owners, because the owners were preparing to redevelop the site with much needed housing. All parties appeared to be negotiating in good faith, until the tenant asked for \$500,000 dollars to leave. The property owners rejected her request and shortly thereafter she lobbied Councilmember Koretz to seek historic designation through the council motion process.

We are concerned the active involvement of the councilmember will unduly influence the decision on the merits. We also are concerned there is a bias because the Councilmember made the request. Finally, the process was further corrupted because the Councilmember failed to use their power of convening to find a fair resolution, instead of the blunt force of a City Council request that may force the property owners to keep the tenant in place.

Lastly, we are in an unprecedented housing crisis and unfortunately historic preservation has been used to prevent the production of much needed housing of all types. Do we need CHM, yes. And, we need to balance the need for historic preservation with the need to create more living opportunities for the people that make our communities.

For these reasons, the **Miracle Mile Democratic Club** opposes the motion.

Sincerely,

Mark R. Edwards
President



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat1 message

Morgana Rae <morganarae@gmail.com>

Wed, Oct 26, 2022 at 2:50 PM

To: chc@lacity.org, melissa.jones@lacity.org, lambert.giessinger@lacity.org

Cc: afine@laconservancy.com, Amy Galaudet <amyg93@aol.com>

Dear Cultural Heritage Commission,

I'm writing to support the HCM nomination for The Troyer Brothers Four-Flat at [806 N. Edinburgh Ave.](#), initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy.

This building was designed by Master Architect S. Charles Lee, whose early career building workforce housing during the 1920's was an integral part of the City's early development and an important part of Lee's journey to becoming the most prolific and celebrated theatre designer of the 20th Century. The four-flat housing type is also a significant part of Los Angeles history, deserving of recognition along with bungalow courts, courtyard apartments and dingbats.

Survey LA, in its Jewish Context Statement, calls out the Fairfax District for its "symbolic focus of the Jewish community in the postwar period." S. Charles Lee was Jewish and designed the nearby Temple Israel of Hollywood. Greti Herman, (owner of [806 N. Edinburgh Ave.](#) between 1959-2018), was a Jewish Holocaust survivor, who narrowly escaped the train to Auschwitz and later survived thanks to a protector who hid her family in a hollowed-out space in a wall. She, along with other Jews, migrated to the Fairfax District in search of synagogues, kosher food, medical services and a community. Like Canter's, the Fairfax Theatre and the Beverly Fairfax Historic District, [806 N Edinburgh Ave.](#) is an important piece to the puzzle which collectively tells the Jewish history of Los Angeles.

S. Charles Lee deserves to be celebrated not just for his ornate theatres, but for his contribution to housing for common people where his skills and attention to detail are also present - from the Italianate entryway, faux fireplaces and center lightwells - and give residents a sense of community and connection. It is also vital that we preserve our collective history and memory of holocaust survivors who were significant for their role in world history and whose memory remains alive in the Fairfax District and for the tenants of [806 N. Edinburgh Ave.](#)

I am a Jewish women who grew up in this neighborhood and returned as an adult. This is NOT the time to erase Jewish history.

Thank you for your time and support,

your name

Morgana Rasch



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat1 message

Mandy Sherman <peeweesherm@aol.com>

Mon, Oct 24, 2022 at 5:36 PM

Reply-To: Mandy Sherman <peeweesherm@aol.com>

To: "chc@lacity.org" <chc@lacity.org>, "lambert.giessinger@lacity.org" <lambert.giessinger@lacity.org>, "melissa.jones@lacity.org" <melissa.jones@lacity.org>

Cc: "afine@laconservancy.com" <afine@laconservancy.com>

Dear Cultural Heritage Commission,

I'm writing to support the HCM nomination for The Troyer Brothers Four-Flat at [806 N. Edinburgh Ave.](#), initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy.

This building was designed by Master Architect S. Charles Lee, whose early career building workforce housing during the 1920's was an integral part of the City's early development and an important part of Lee's journey to becoming the most prolific and celebrated theatre designers of the 20th Century. S. Charles Lee deserves to be celebrated not just for his ornate theatres, but for his contribution to housing for common people where his skills and attention to detail are also present - from the Italianate entryway, faux fireplaces and center light wells - and give residents a sense of community and connection. Architects like Mr. Lee deserve to have their work preserved.

I live in the building right behind this one and I pass by it every day on my walk. I have been inside and the design is beautiful and unique. As a Jewish woman living in a world with rampant anti-Semitism and a desire of many to erase my people's history, It brings me joy knowing the history of the building. Greti Herman, (owner of [806 N. Edinburgh Ave.](#) between 1959-2018), was a Jewish Holocaust survivor, who narrowly escaped the train to Auschwitz and later survived thanks to a protector who hid her family in a hollowed-out space in a wall. She has played a role in not only world history but The Fairfax District, known for its "symbolic focus of the Jewish community in the postwar period." My grandmother grew up in this district so I especially appreciate the history of such a building.

Thank you for your time and support,

Mandy Sherman
Resident of 811 North Hayworth



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PASSED 23 yeas; 0 nays; 3 abstentions; 0 ineligible; ON 9/13/2022

Los Angeles City Council
Melissa Jones, Office of Historic Resources (OHR)
Lambert Geissinger, Office of Historic Resources (OHR)
Cultural Heritage Commission
Department of City Planning
Mayor Eric Garcetti

To whom it may concern:

On June 10, 2022, the City Council's Planning & Land Use Management Committee passed a motion (Council File [22-0693](#)) to recommend the inclusion of the property at 806 N. Edinburgh Avenue, Los Angeles, California 90046 be included in the City's list of Cultural-Historical Monuments (HCM). The motion was moved by Councilmember Paul Koretz and seconded by Marqueece Harris- Dawson. The City Council voted on this motion on June 28, 2022.

We strongly encourage that this motion be rescinded as we do not believe that this property deserves this distinction. This property has never been included as part of Survey LA, the Hollywood Community Plan Overlay Update, or any other historic resource listing. Furthermore, the Mid City West Neighborhood Council (MCWNC) requests that the Office of Historic Resources (OHR) deny the HCM nomination as, in our opinion, after reviewing the HCM application and the guidelines for a property to qualify as an HCM, the existing property at 806 N Edinburgh Ave does not constitute an HCM. In addition, we believe the historic nomination has been applied for in bad faith.

Moreover, we are very concerned about the process used to consider historic preservation status for this project. When it is used without due diligence and is improperly applied on this or any project, it further prevents the production of much needed housing.

Thank you, in advance, for your efforts to create an environment where we can successfully continue to address the housing crisis that is adversely affecting all of our communities and lives.



Sincerely,

Lauren Borchard
Co-Chair, Planning & Land Use Committee
Mid City West Neighborhood Council



October 11, 2022

Los Angeles City Council
Melissa Jones, Office of Historic Resources (OHR)
Lambert Geissinger, Office of Historic Resources (OHR)
Cultural Heritage Commission

Re: **Council File 22-0693. OPPOSE**

Dear Decision Makers,

The Miracle Mile Democratic Club (MMDC) opposes City Council File 22-0693, which could (in error) designate the property at 806 N. Edinburgh Avenue, Los Angeles, CA 90046 as a Cultural-Historical Monument.

Fairness is a bedrock principle of good governance. This process towards Cultural-Historic Monument (CHM) designation fails that principle.

The property owner prior to purchase did their due diligence. Their findings were the property has never been included as part of Survey LA, or the Hollywood Community Plan Overlay Update, or any other historic resource listings.

The only reason this case is before you is a tenant living at the property was negotiating with the property owners, because the owners were preparing to redevelop the site with much needed housing. All parties appeared to be negotiating in good faith, until the tenant asked for \$500,000 dollars to leave. The property owners rejected her request and shortly thereafter she lobbied Councilmember Koretz to seek historic designation through the council motion process.

We are concerned the active involvement of the councilmember will unduly influence the decision on the merits. We also are concerned there is a bias because the Councilmember made the request. Finally, the process was further corrupted because the Councilmember failed to use their power of convening to find a fair resolution, instead of the blunt force of a City Council request that may force the property owners to keep the tenant in place.

Lastly, we are in an unprecedented housing crisis and unfortunately historic preservation has been used to prevent the production of much needed housing of all types. Do we need CHM, yes. And, we need to balance the need for historic preservation with the need to create more living opportunities for the people that make our communities.

For these reasons, the **Miracle Mile Democratic Club** opposes the motion.

Sincerely,

Mark R. Edwards
President



Planning CHC <chc@lacity.org>

SUBJECT: CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat

1 message

Symie Dahut <symiegirl@gmail.com>

Thu, Oct 27, 2022 at 1:52 PM

To: chc@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org

Cc: "AmyG93@aol.com" <amyg93@aol.com>

Dear Cultural Heritage Commission,

I'm writing to support the HCM nomination for The Troyer Brothers Four-Flat at [806 N. Edinburgh Ave.](#), initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy.

This building was designed by Master Architect S. Charles Lee, whose early career building workforce housing during the 1920's was an integral part of the City's early development and an important part of Lee's journey to becoming the most prolific and celebrated theatre designer of the 20th Century. The four-flat housing type is also a significant part of Los Angeles history, deserving of recognition along with bungalow courts, courtyard apartments and dingbats.

Survey LA, in its Jewish Context Statement, calls out the Fairfax District for its "symbolic focus of the Jewish community in the postwar period." S. Charles Lee was Jewish and designed the nearby Temple Israel of Hollywood. Greti Herman, (owner of [806 N. Edinburgh Ave.](#) between 1959-2018), was a Jewish Holocaust survivor, who narrowly escaped the train to Auschwitz and later survived thanks to a protector who hid her family in a hollowed-out space in a wall. She, along with other Jews, migrated to the Fairfax District in search of synagogues, kosher food, medical services and a community. Like Canter's, the Fairfax Theatre and the Beverly Fairfax Historic District, [806 N. Edinburgh Ave.](#) is an important piece to the puzzle which collectively tells the Jewish history of Los Angeles.

S. Charles Lee deserves to be celebrated not just for his ornate theatres, but for his contribution to housing for common people where his skills and attention to detail are also present - from the Italianate entryway, faux fireplaces and center lightwells - and give residents a sense of community and connection. It is also vital that we preserve our collective history and memory of holocaust survivors who were significant for their role in world history and whose memory remains alive in the Fairfax District and for the tenants of [806 N. Edinburgh Ave.](#)

Thank you for your time and support,

Symie Dahut



Kaplan Chen Kaplan

Architects & Planners

2526 Eighteenth Street

Santa Monica CA 90405

MEMO

October 20, 2022

To: Mr. Steven Scheibe
Generation Real Estate Partners, LLC

From: Pam O'Connor
Architectural Historian/Preservation Planner

Re: Historic Resource Evaluation Memo
806 N. Edinburgh Avenue, Los Angeles

Summary

Kaplan Chen Kaplan (KCK) conducted a review of historic resource evaluations of the property at 806 N. Edinburgh Avenue in the City of Los Angeles. Documents reviewed included SurveyLA, the Historic Cultural Monument Nomination Form for the property and the Sapphos Environmental Inc., historic resource assessment Memorandum for the Record.

A field review and photography of the building was conducted. Supplemental sources researched included building permit records, City Directories, historic newspaper databases, and online research. This information was analyzed and evaluated by Pam O'Connor, an architectural historian and historic preservation planner who meets the Secretary of the Interior's Professional Qualification Standards for Historic Preservation.

Based on the analysis and evaluation presented in the report below, the property at 806 N. Edinburgh Avenue does not meet the criteria for designation as a City of Los Angeles Historic-Cultural Monument as:

1. The property is not identified with important events of national, state, or local history. Development of the four-plex apartment building does not exemplify significant contributions to the broad cultural, economic, or social history of the nation, state, or local history.
2. The property is not associated with the lives of historic personages important to national, state, city, or local history.

Telephone 310.452.7505

Facsimile 310.452.1494

3. The building does not embody the distinctive characteristics of the Mediterranean Revival architectural style nor is it a rare or significant example of the apartment four-plex property type. The building does not represent a notable work of master architect S. Charles Lee. The builders, the Troyer brothers are not considered to be master builders.

Property Information

The subject property is located at 806 N. Edinburgh Avenue in the Hollywood Community Plan Area. The Assessor Parcel Number is 5529-021-065. There is one residential building of 4,348 square feet on the subject parcel and a rear garage.

Residential Development of Hollywood

The SurveyLA *Historic Resource Survey Report* provides the context for residential growth in Hollywood in the first decades of the 20th Century:

“From the 1920s through the boom of the 1920s and into the 1930s, Hollywood experienced tremendous population growth. The rapidly expanding film business attracted migrants from around the United States and around the globe, resulting in a true ‘melting pot. For a period of time preceding World War II, the entertainment industry also became a refuge for emigres from Eastern Europe. To accommodate the growing population of newcomers, there was a sharp increase in residential development. Concentrations of residential properties from this period are located adjacent to the major motion picture studios and include modest single-family residences along with a wide variety of multi-family housing types.”ⁱ

The first tract of the area was recorded in 1914 but development of the block did not occur until that tract was further subdivided in 1922 as Tract No. 2678. The building at 806 N. Edinburgh Avenue was constructed in 1926, during the height of 1920s housing production. The population of Los Angeles grew from 576,000 in 1920 to 1.2 million in 1930 and in the decade of the 1920s the City’s population doubled. The subject building was one of thousands of residential buildings constructed in the 1920s.

The subject building at 806 N. Edinburgh Avenue is not an example of the early residential development of Hollywood or the City of Los Angeles. When the building was constructed in



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the mid-to-late 1920s, it was one of many apartment buildings constructed to accommodate the growing population of Los Angeles. There is no evidence that this building influenced the further development of the area.

Property Type

The subject building is an apartment house that consists of four units. This multi-family residential building type is also known as a four-plex. According to SurveyLA “the typical four-flat, or fourplex, was symmetrical in plan and façade, and consisted of a pair of units on each of the two floors...with its most notable feature...its clustering of the four separate entrance doors within a single, large front porch or entry portal creating the impression of a large single-family dwelling.”ⁱⁱ

SurveyLA states that character-defining features of the property type is that the building is “oriented toward the street, with architectural detailing on the street-facing façade” and “generally rectangular in plan” and “often with one or more light wells.”ⁱⁱⁱ

The subject building is a typical example of a four-plex apartment building with an interior light well and a single front entry door into the building. The building is not a rare example of the property type.

Architectural Style

The building’s architectural style is closest to the Mediterranean Revival style. According to SurveyLA, character-defining features of the Mediterranean Revival style includes stucco exterior walls; low-pitched clay tile roof typically hipped; relatively simple massing, with stress on the horizontal; relatively formal composition, approaching symmetry in parts or in whole; arched openings, including arched focal windows; clay tile roof or roof trim; limited use of applied decoration.

The front elevation of the two-story building at 806 N. Edinburgh Avenue is stucco-clad and divided into three modules. The southernmost module projects out slightly and has a flat roof. This module has a stacked set of tripartite windows – the upper set of arched windows and the lower level with rectangular windows. These windows are separated by thin vertical ribs. The two modules to the north have a shed roof clad in clay tile. The middle module has the entry door with three oval windows at the upper level. The north module has the same array of windows as the south module. The window sets have added metal railings.



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806 N. Edinburgh Avenue

The original stucco has been obscured by application of a later coat of stucco with a rough finish. The side elevations are visible from the right-of-way as paved driveways run along the sides of the building but there are no architectural details on either of the building sides.



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1270 N. Kingsley Drive

There is another four-plex apartment building in the Hollywood Community Plan Area designed by S. Charles Lee that is a better example of the Mediterranean Revival architectural style. Located at 1270 N. Kingsley Drive it was built in 1925. This building displays the horizontal emphasis characteristic of the Mediterranean Revival style. The ground level windows have a horizontal header and the arched entry is enframed with a decorative relief.

The subject building at 806 N. Edinburgh Avenue is not a good or excellent example of the Mediterranean Revival architectural style nor is it a rare example of a Mediterranean Revival style residential building. The only elevation with some architectural details evocative of the Mediterranean Revival style is the front elevation. The building's design is not reflective of high artistic value.

Architect, S. Charles Lee

S. Charles Lee (1899-1990) is considered a master architect. He arrived in Los Angeles around 1922 after completing his architectural education and working at a highly regarded Chicago architectural firm. Lee is known for his designs of movie theaters. Lee was highly regarded for his business acumen and his artistic ability.

Architectural historian Maggie Valentine observed that Lee's "architectural career would reveal both the Beaux-Arts discipline and emphasis on planning and the modernistic functionalism and freedom of form. His work also encompassed his belief in business efficiency – as measured in increased profits – as the moving force behind commercial architecture...he was not an ungrounded visionary but a practical businessperson."^{iv}



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Lee's first experience in Los Angeles was a partnership with a real estate developer where they built and sold single-family residences in Mid-Wilshire. The relationship did not last long but allowed Lee to establish a "career in real estate as well as n architecture from his earliest days in Los Angeles."^v In 1925 Lee's architectural practice "had grown sufficiently to warrant a move...where I had a small but well-decorated office and quite a few clients, mostly speculative builders for whom I designed numerous apartment buildings."^{vi}

Valentine observed that Lee's "initial commissions were for small speculative houses, duplexes, and apartment buildings, and for a few custom-designed houses, all in and around Los Angeles...the "speculative apartments built in Hollywood and Los Angeles followed a typical pattern of combinations of singles and doubles...these apartments were, to quote the architect, 'nondescript, no special style.'"^{vii}

In 1926, the same year that the subject building was designed, Lee undertook his first theater commission, designing the Tower Theater in Los Angeles. Over the next decades Lee specialized in theater design and is credited with designing over 400 theaters throughout his career.

S. Charles Lee is considered a master architect based on his body of work for which he was best known and recognized – motion picture theater design. Many of Lee's early commissions were for speculative residential buildings for small scale developers. The subject building is modest structure with architectural features limited to the street-facing elevation. The subject building's design, modest and stripped down, built as a speculative apartment building, did not influence Lee's theater designs. The subject building is not a notable work of a master architect.

Contractor, Troyer Brothers

The owners and contractors of the subject building at 806 N. Edinburgh Avenue were the Troyer Brothers, William Carey Troyer (1899-1962), Jesse Vance Troyer (1901-1970), and Gifford L. Troyer (1903-1954). The Troyer family relocated to Los Angeles from Nebraska around 1911. The 1922 City Directory shows the Troyer family living on Sunset Boulevard. Mary, widowed, was head of the household with sons William, Jesse and Gifford all listed as "students." The following year, 1923, the family had moved to Hollywood Boulevard. Gifford was still a student, but both William and Jesse had their occupations listed as builder.

The 1924 City Directory shows that William and Jesse had both moved to their own homes



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and both had the occupation of building contractor. The business section of the directory had both of the brothers listed under “Contractors – Building. In the 1925 and 1928 City Directories Jesse was listed as a contractor and William as a carpenter. In the business directory section, only Jesse, as J.V. Troyer, was listed.

In the 1930 City Directory Gifford Troyer was listed as the manager of the Melrose Hotel, a building owned and constructed by the Troyer brothers. Jesse was listed with his occupation as building contractor but he was not listed in the business directory section. William was not listed in the 1930 City Directory however he was listed in the 1931 City Directory, with no occupation. In 1931 Jesse was listed as J. Vance with the occupation of builder but was not listed in the business directory. The 1931 listing was the last City Directory citation for any of the Troyer brothers.

In 1920 the City Directory lists around 600 building contractors. In 1922 there were around 1,000 and in 1924, when the Troyer brothers took up the occupation, there were over 1,300 building contractors listed in the City Directory. The number of contractors peaked in 1926, the year the subject building was constructed, at close to 2,000. In 1928 there were about 1,100 contractors listed and it went down to 800 in 1930 and 600 in 1931.

Jesse V. Troyer was building contractor between 1924 and 1931, eight years. His brother, William, also worked as a contractor and carpenter during some of those eight years. By the mid-1920s there were close to 2,000 building contractors working in Los Angeles. The Troyer brothers, Jesse V., and William were active in Los Angeles during the building boom of the 1920s starting in 1924. Their tenure as building contractors spanned a short period of time, less than a decade. Jesse V. Troyer and William Troyer are not notable contractors. There is no evidence to consider them to be master builders or craftsmen.

Building Owners and Occupants

The HCM nomination form provides a table of occupants of the subject building between 1928 into the 1960s. A review of City Directory listings concurs with that list. Occupants worked in range of occupations. Most of the occupants lived in the units for only a few years.

Around 1960 building owners Ernest and Margit Herman lived in the building for around three years. Ernest was an engineer and Margit (also known as Greti) worked in the insurance industry as an executive for the Beneficial Standard Life Insurance Co. Margit Berger was born in 1923 and survived imprisonment during the Holocaust. After World



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War II Greti married Ernest Herman and around 1956 they immigrated to the United States, settling in Los Angeles. After the Hermans moved out of the subject building, family members resided in the subject building until it was sold a few years ago.

There is no evidence that any of the occupants or owners of the subject building at 806 N. Edinburgh Avenue are historic persons. Greti Herman's survival story is meaningful history but Gerti's approximately three years at the subject property took place over a decade later. Ernest and Gerti Herman are not persons of historic significance. There is no evidence that any historic events occurred at the subject property.

Conclusion

The building at 806 N. Edinburgh Avenue does not meet the criteria to be eligible for designation as a City of Los Angeles Historic Cultural Monument, as:

1. The property is not identified with important events of national, state, or local history. The four-plex apartment building does not exemplify significant contributions to the broad cultural, economic, or social history of the nation, state, or local history.
2. The property is not associated with the lives of historic personages important to national, state, city, or local history.
3. The building does not embody the distinctive characteristics of the Mediterranean Revival architectural style nor is it a rare or significant example of the apartment four-plex property type. The building does not represent a notable work of master architect S. Charles Lee. The builders, the Troyer brothers are not considered to be master builders.

The building at 806 N. Edinburgh Avenue does not meet the criteria to be considered eligible for historic designation as a City of Los Angeles Historic-Cultural Monument.



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References

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SurveyLA, *Los Angeles Citywide Historic Context Statement: Multi-family Residential Development, 1895-1970*.
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Valentine, Maggie. *The Show Starts on the Sidewalk: An Architectural History of the Movie Theatre*. Cambridge: Yale University Press, 1994.

ⁱ SurveyLA, *Historic Resources Survey Report, Hollywood Community Plan Area*, p. 7.

ⁱⁱ SurveyLA, *Los Angeles Citywide Historic Context Statement, Multi-family Residential Development*, p. 26.

ⁱⁱⁱ SurveyLA, *Los Angeles Citywide Historic Context Statement, Multi-family Residential Development*, p. 35.

^{iv} Valentine, Maggie. *The Show Starts on the Sidewalk*, pp. 32-33.

^v Valentine, Maggie. *The Show Starts on the Sidewalk*, p. 43

^{vi} Valentine, Maggie. *The Show Starts on the Sidewalk*, p. 43

^{vii} Valentine, Maggie. *The Show Starts on the Sidewalk*, p. 44



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Planning CHC <chc@lacity.org>

806 N. Edinburgh (CHC-2022-4609-HCM)

1 message

William Wilson <wgwilson333@gmail.com>

Mon, Oct 24, 2022 at 1:47 PM

To: chc@lacity.org

Cc: Afine@laconservancy.com

SUBJECT: CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat

Dear Cultural Heritage Commission,

I reside next door to the subject property, and I am writing to express my SUPPORT for the Heritage Status application which was initiated by Paul Koretz and is supported by the Los Angeles Conservancy.

This building has a long history—100 years—as a part of the Los Angeles we love and want to preserve as a family oriented neighborhood. Allowing construction of a multi-story contemporary building would literally destroy our neighborhood. Already there are serious encroachments as older buildings are pulled down one by one. Please don't allow this to happen to us.

This building was designed by Master Architect S. Charles Lee, whose early career building workforce housing during the 1920's was an integral part of the City's early development and an important part of Lee's journey to becoming the most prolific and celebrated theatre designer of the 20th Century. The four-flat housing type is also a significant part of Los Angeles history, deserving of recognition along with bungalow courts, courtyard apartments and dingbats.

Survey LA, in its Jewish Context Statement, calls out the Fairfax District for its “symbolic focus of the Jewish community in the postwar period.” S. Charles Lee was Jewish and designed the nearby Temple Israel of Hollywood. Greti Herman, (owner of [806 N. Edinburgh Ave.](#) between 1959-2018), was a Jewish Holocaust survivor, who narrowly escaped the train to Auschwitz and later survived thanks to a protector who hid her family in a hollowed-out space in a wall. She, along with other Jews, migrated to the Fairfax District in search of synagogues, kosher food, medical services and a community. Like Canter's, the Fairfax Theatre and the Beverly Fairfax Historic District, [806 N Edinburgh Ave.](#) is an important piece to the puzzle which collectively tells the Jewish history of Los Angeles.

S. Charles Lee deserves to be celebrated not just for his ornate theatres, but for his contribution to housing for common people where his skills and attention to detail are also present - from the Italianate entryway, faux fireplaces and center lightwells - and give residents a sense of community and connection. It is also vital that we preserve our collective history and memory of holocaust survivors who were significant for their role in world history and whose memory remains alive in the Fairfax District and for the tenants of [806 N. Edinburgh Ave.](#)

Thank you for your time and support,

WILLIAM G. WILSON

[802 1/2 N. EDINBURGH AVENUE](#)[LOS ANGELES, CA 90046](#)

SECONDARY SUBMISSIONS

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WWW.DLANC.COM

EMAIL: DLANC@EMPOWERLA.ORG

To Whom It May Concern,

At a regularly scheduled board meeting on October 11th, 2022, the DLANC board voted to support the letter written by many Downtown Los Angeles HOAs in regards to the Mills Act changes. The Downtown Neighborhood Council's mission is to voice the wishes of its constituents to City Hall. The attached letter represents a large number of our stakeholders, we intend to support this document and consider supporting other future letters that might come from other entities in DTLA, as well as sending our own comments forth on the Mills Act study.

We hope you take the time to include these stakeholders and the DLANC board in every part of the process.

Respectfully,

Claudia Oliveira

President, DLANC

City of Los Angeles, Department of City Planning
Office of Historic Resources
221 N. Figueroa St. Suite 1350
Los Angeles, CA 90012
planning.millsact@lacity.org

September 14, 2022

Dear Office of Historic Resources,

The conclusions drawn from the “Mills Act Assessment Report 2022” commissioned from Chattel Architecture and AECOM are irremediably flawed in that the report: (1) draws conclusions at the contract level rather than the housing unit/household level, (2) fails to take the distribution of historic buildings into account, (3) utilizes equity or opportunity indices that are not validated, (4) presents no viable underlying socio-demographic data to support any of its assertions, conclusions and recommendations, (5) fails to show how sunseting the existing contracts will achieve program sustainability and equity, (6) makes recommendations that undermine housing affordability and the current incentives for maintaining the historical residential buildings in the downtown Los Angeles community, and (7) fails to rationally explain how eliminating the Mills Act program in downtown Los Angeles will safeguard social equity and affordable housing in other areas.

1. The report equates single-family property contracts with condominium property contracts by comparing them at the contract level rather than the housing unit/household level, stating that “Condominium properties represent only 3 percent of the program (26 properties), but 33 percent of Mills Act savings....” It’s not surprising that condominiums represent more savings than contracts — each contract represents potentially hundreds of units. Why does the report fail to consider condominiums as multi-family residential properties with separate ownerships, housed in one structure? If the goal is efficiency and low staff burden, then multi-family buildings should be privileged: one contract, many households. As it stands, the report presents no logical reason for this exclusion.

2. The report fails to take the geographic distribution of historic buildings into account. Any discussion of equitable distribution across neighborhoods needs to consider the distribution of historic buildings. Large scale Mills Act eligible buildings are heavily concentrated in certain neighborhoods like downtown. So, while the report states that “50 percent of Mills Act savings went to Mills Act properties located in Downtown,” it fails to note that a concentration of extant historic properties are located there because it was, for decades, the thriving commercial and entertainment hub of the city. Accordingly, the application of any equitable distribution metric needs to be relative to the potential eligible buildings.

3. The report utilizes equity or opportunity indices that are not validated and are subject to large variance. As presented by the report, the LA Equity Index is a compendium of variables that could be used to measure neighborhood features, however it is not validated against any

particular outcome. Compounding this problem is the failure to fully describe the methodology that was applied (the Assessor's Office also does not appear to provide methodology for the Index online).

As an example, the Census tract including the Douglas Building has a score of 6.5/10 on the LA Equity Index, the second highest category implying low-medium barriers to opportunity (i.e., higher opportunity). On the state's Opportunity Map (<https://belonging.berkeley.edu/2022-tcac-opportunity-map>), which guides affordable housing development investment, the same Census tract is considered "low resource." This is the second lowest category and in the bottom 40% of tracts in LA County. Both indices claim to measure education, economic, and environmental features, yet they achieve very different conclusions about whether the Douglas Building's neighborhood provides opportunities. The point is not that one index is better, but that these indices are potentially flawed and not validated. Any index like this must be created with a specific program goal in mind, and not as a guide for all programs.

Another major flaw is that the index employed does not take neighborhood change or gentrification into account. As such, it fails to provide displacement protection in gentrifying areas. This also overlooks how in the case of the downtown Los Angeles Historic Core, Mills Act condominium buildings help to revitalize a once abandoned city center by attracting new residents and investments. Indeed, the tax-paying residents of the downtown community's historic properties — who were and remain committed to realizing and sustaining downtown's ongoing revitalization — have contributed substantially to the city's coffers via a hundreds-fold increase in downtown property taxes. It is their presence that established and created a welcoming climate for new business and what that brings, including increased employment opportunities and city revenue.

4. The report fails to present viable underlying socio-demographic data to support its assertions, conclusions and recommendations. This undeniable fact is readily admitted in the report's Project Limitations section at page 10 of the Introduction. It states: "The following data sources are not presently reflected in this study:

- Racial equity analysis ...
- Review of gentrification and displacement data ...
- Program-wide interviews or surveys of existing Mills Act property owners ...
- Inclusion of properties identified as potentially eligible for designation through SurveyLA ...
- Historical data on Mills Act contract savings ...
- Assessor data on last owner change to study the length of ownership."

In addition, because, as the report states, "several data limitations were encountered in the course of research, generally due to budget and time constraints," only three property owners **with** Mills Act contracts (described as "stakeholders") were contacted and interviewed for this study; one, a property management company, the other two, for-profit developers. This means no residential property owner in any of the downtown Los Angeles condominium properties with Mills Act contracts were contacted or consulted for this report.

5. The report fails to show how sunseting the existing contracts would achieve the dual program goals of sustainability and equity. Sustainability and equity are not mutually exclusive, and there is no need to sunset existing contracts to achieve stated equity goals if the funding needs are met. Indeed, were some, if not all, of the funding proposals made in the report adopted, the stated funding goals would more easily be achieved by retaining the existing contracts.

For example, Contract Maintenance Fees alone (excluding all other program fees being considered in the report) would add multiple times more money to the program than the estimated \$70,000 to \$140,000 that attendees were told in the August 8 hearing has been allocated annually to the Program from the Planning Committee's share of the General Funds over the years.

Per the report and based on the approved fee amount of \$538.60 per property per year, and 948 properties currently under contract, the potential revenue stream dedicated to the program should generate \$510,024 annually. This is \$370,000 more than the \$140,000 we were informed is the most the program has received in a year. Clearly, \$510,024 would go a long way to supporting the reported need for an expanded staff devoted full-time to the management and administration of the program, as well as equipping them with a new database system. In addition, were the City to assess condominium properties separately, based on the number of units on the property — which is also recommended in the report — even more money would be dedicated to the program. None of this will be achieved by sunseting the existing contracts.

6. Some of the report's recommendations undermine housing affordability and the current incentives to maintain historical residential buildings in downtown Los Angeles. A Mills Act contract makes historic properties more appealing to potential new owners and first-time buyers because it offers a tax incentive and advantage that other non-historic properties lack. Most of the historic properties cannot physically accommodate or offer the kind of amenities available in the new high-rise properties surrounding our area, such as gyms, movie theaters, game rooms, bars, spas, rooftop gardens. The value of the historic buildings lies in their intrinsic worth as historic gems. Our Mills Act contracts keeps them that way by contributing to the preservation and maintenance of the unfortunately few historic properties that remain in downtown Los Angeles.

Condominiums under the Mills Act provide affordable homeownership. Data from the MLS (Multiple Listing Service) from August 2021-August 2022 shows that the average sales price for Mills Act downtown Los Angeles Condos is \$595,000. Compare this with data from the California Association of Realtors showing the Median SFH (Single Family Home) price is \$750,860; the median California Condo price is \$575,450; and the Median Home Price in the Los Angeles Metropolitan area is \$680,000. In general, the average sales price for downtown Los Angeles condos with Mills Act contracts is 15% below the Los Angeles Median SFH price, and 20% below the California SFH price.

7. The report fails to explain how eliminating the Mills Act program in downtown Los Angeles will safeguard affordable housing and promote social equity in other areas. The majority of the multi-family Mills Act eligible properties in the report are under the Rent Stabilization Ordinance (RSO). The RSO's Primary Renovation Cost Recovery Program and Tenant Habitability Program

were created to make sure there is no net loss of affordable rental units during rehabilitation. How does elimination of our Mills Act contracts ensure greater safeguards for retaining affordable units in other areas? What connection exists between the two?

Similarly, the LA Conservancy's article titled "Historic Multi-Family Housing", states that the primary cause of loss of historic multi-family housing is the Small-Lot Subdivision Ordinance. Yet, the report does not explain how sunseting existing Mills Act Contracts in downtown Los Angeles, while expanding the program in other areas, can reverse the consequences of this ordinance in other communities. Mills Act benefits do not represent a profit to be spread across and used by the owners of RSO properties as they see fit. Mills Act benefits are tax savings that must be reinvested to restore and preserve historic properties. These statutory requirements carry serious penalties if not met.

In addition to the above enumerated deficiencies, it bears mentioning that the downtown Los Angeles historic property owners were astonished to learn at the eleventh hour that the Mills Act Program was so disastrously underfunded and understaffed (as reported both in the hearings and the assessment). We were never previously informed (1) of the risk to the program's sustainability; (2) that only two City employees are tasked with part-time management and administration of the program and its nearly 1000 contracts; and (3) of the City's repeated failure to increase requested program funding in response to the program's significant expansion. It is unconscionable to now fall back and use these past failures as a reason to sunset older existing contracts with program-compliant property owners -- particularly as we were never forewarned of this dire situation.

To conclude, while there are recommendations in the report we are inclined to support — such as adopting program-dedicated fees which would expand staff and significantly contribute to the program's fiscal sustainability — we strongly maintain the conclusions drawn in the report are irretrievably flawed. In order to avert further escalating this matter, we request and strongly recommend that the Los Angeles Planning Department adopt a more equitable and transparent course of action -- one that benefits all parties, and the community, who are dedicated to the continued revitalization and preservation of historic downtown Los Angeles.

Sincerely,

DocuSigned by:

Linda Cordeiro
705DC7BACDEA423...

9/15/2022

Linda Cordeiro, President of Pan American Loft Community Association

DocuSigned by:

Mark Rataj
AFD99800167F486...

9/15/2022

Mark Rataj, President of The Rowan Building Property Owners' Association

DocuSigned by:
Alexandra Rubinstein
E3C2F86958684C8...

9/15/2022

Alexandra Rubinstein, President of Douglas Lofts Property Owners Association

DocuSigned by:
Sheila Swanson
7F6F4DF9D6F34C9...

9/15/2022

Sheila Swanson, President of Eastern Columbia Lofts Homeowners Association

Cc: Emma Howard, Emma.howard@lacity.org, Planning Director
Office of Councilmember Kevin de León
200 N. Spring Street, Suite 425
Los Angeles, CA 90012

Cc: Claudia Oliveira, claudiaoliveira.dlanc@gmail.com, President
[DLANC](#) – Downtown Los Angeles Neighborhood Council

Cc: Lambert Giessinger, Lambert.Giessinger@lacity.org, Architect
Los Angeles City Planning, Office of Historic Resources



Planning CHC <chc@lacity.org>

SUPPORT DESIGNATION FOR 806 N. EDINBURGH.

1 message

Amy <amyg93@aol.com>

Mon, Oct 31, 2022 at 11:42 AM

Reply-To: Amy <amyg93@aol.com>

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

Cc: "melissa.jones@lacity.org" <melissa.jones@lacity.org>, "chc@lacity.org" <chc@lacity.org>, "afine@laconservancy.org" <afine@laconservancy.org>

To concerned parties, and CHC.

I belong to many resident /homeowner association, because I own properties in different locations. I am privy to to information, and am into preservation.
and so are all the organization,.

806 N. Edinburg, is very worthy of being designated for Historic and we all agree. That we would hope it will be.

Unfortunately, our Neighborhood Council. Mid City "West, does not speak in our behalf, and has it's own agenda.
but, we in the community have a different agenda.
as, we so care about the culture, architecture, and the history of our city.

To Restore, is our goal,. We live here, and know the value that can only add to the beauty, and continuity to preserve our city.

As an Artist, we also learned how important balance is with art and architecture, and the surrounding structures.

Please, Please, SUPPORT 806 N EDINBURG TO BE ADDED TO THE OTHER DEEMED WORTHY. of Historic Designation

Thanks for listening,.

Amy Galaudet
Member of

Beverly wilshire Home owners
Greater Fairfax Residents assoc,
LA Conservancy,
So, Carthay
Carthay Square HOA
LaBrea, Coalition.



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat

1 message

Amy Jerominek <amyjerominek@gmail.com>

Tue, Nov 1, 2022 at 8:14 PM

To: chc@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org

Cc: afine@laconservancy.com

Dear Cultural Heritage Commission,

I'm writing to support the HCM nomination for The Troyer Brothers Four-Flat at 806 N. Edinburgh Ave., initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy.

I've working in real estate for many years. I worked as a buyer during housing crash and afterwards as a real estate agent. I've driven around much of LA and can say that the property in question, as well as the neighboring units have a charm that deserves to live on. There are many older building in LA, some in states of disrepair that I wish we could rehabilitate, and others that should be torn down and forgotten BUT, 806 is an example of property in excellent condition that we can save and should save.

Best regards,

Amy Jerominek
DRE License # 01881416
NMLS License # 2135992

P



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat1 message

Andrew Jhun <drewjhun@gmail.com>

Tue, Nov 1, 2022 at 7:41 PM

To: chc@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org

Cc: afine@laconservancy.com

Dear Cultural Heritage Commission,

My name is Andrew Jhun. I am an attorney and a former neighborhood council member of the Mid City West Neighborhood Council for nearly eight years. In addition, I have served as its first vice chair for a number of years. I write this email in support of the HCM nomination in my personal capacity.

I am writing in strong support of the HCM nomination for The Troyer Brothers Four-Flat at 806 N. Edinburgh Ave., initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy.

In my many years as a member of the neighborhood council in this area, we have seen a number of applicants seeking approval for historic designation. This building among many others particularly merits this commission's approval for being designated and preserved for many reasons. This building has a unique historic significance and it is also a remnant of a type of housing that is much needed today given persisting housing shortages.

This building was designed by Master Architect S. Charles Lee, whose early career was an integral part of the City's early development and an important part of Lee's journey to becoming the most prolific and celebrated theatre designer of the 20th Century. The four-flat housing type is also a significant part of Los Angeles history, deserving of recognition along with bungalow courts, courtyard apartments and dingbats.

Survey LA, in its Jewish Context Statement, calls out the Fairfax District for its "symbolic focus of the Jewish community in the postwar period." S. Charles Lee was Jewish and designed the nearby Temple Israel of Hollywood. I am informed that the property was owned and occupied by a Holocaust survivor for decades. 806 N Edinburgh Ave. is an important piece to the puzzle which collectively tells the Jewish history of Los Angeles.

In the current political atmosphere and the tragic proliferation of anti-semitism, it is more important than ever for the City to engage in active efforts to protect and preserve this history and the communities it stands for.

Please approve the application for the nomination for this property. It is squarely a proper candidate worthy of this designation and it should immediately be passed.

Andrew Jhun



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat

1 message

Archie Silvester <archiesilvester83@gmail.com>

Tue, Nov 1, 2022 at 3:12 PM

To: chc@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org

Dear Cultural Heritage Commission,

I'm writing in vehement support of the HCM nomination for The Troyer Brothers Four-Flat at 806 N. Edinburgh Avenue, initiated by Councilmember Paul Koretz, and supported by The Los Angeles Conservancy.

This building was designed by highly revered, Jewish Master Architect S. Charles Lee, whose early career building workforce housing during the 1920's was an integral part of the City's early development and an important part of Lee's journey to becoming the most prolific and celebrated theatre designer of the 20th Century. The four-flat housing type is also a significant part of Los Angeles history, deserving of recognition along with bungalow courts, courtyard apartments and dingbats. To know that 806 N. Edinburgh was, not only bought by Holocaust survivors in the 1950s, but was designed and built by S. Charles Lee, its foundations at the core, both literally and metaphorically speaking, are deeply rooted in our Jewish cultural heritage which must be preserved at all costs.

For me personally, as a resident of N. Edinburgh Avenue since 2011, and as a Jew, this nomination is extremely personal to me. I am from England, and my German grandpa was a holocaust survivor whose mother was taken to Łódź, in Poland, where she was gassed to death. When I moved to LA in 2006, and moved to N. Edinburgh Avenue in 2011, one of the deciding factors was knowing that my building was owned by two holocaust survivors who escaped Nazi Germany, and came to Los Angeles to build up their life and legacy for generations to come.

I want to expound upon the background of 806 N. Edinburgh Avenue's original owners (from 1959-2018), Greti Herman, who was a Jewish Holocaust survivor. Her story is quite remarkable as she narrowly escaped the train to Auschwitz, and later survived thanks to a protector who hid her family in a hollowed-out space in a wall. She, along with other Jews, migrated to the Fairfax District in search of synagogues, kosher food, medical services and a community. Like Canter's, the Fairfax Theatre and the Beverly Fairfax Historic District, 806 N Edinburgh Ave. is an important piece to the puzzle which collectively tells the Jewish history of Los Angeles. In fact, Survey LA, in its Jewish Context Statement, calls out the Fairfax District for its "symbolic focus of the Jewish community in the postwar period." In honor of S. Charles Lee who has left us with such a rich architectural legacy, we owe it to his memory to preserve what he pored his heart and soul into all those years ago.

In terms of S. Charles Lee, he truly deserves to be celebrated not just for his ornate theatres, but for his contribution to housing for common people where his skills and attention to detail are also present, from the Italianate entryway, faux fireplaces and center light wells all of which give residents a sense of community and connection. It is also vital that we preserve our collective history, and memory, of holocaust survivors who were significant for their role in world history, and whose memory remains alive in the Fairfax District, and still very much so for the tenants of 806 N. Edinburgh Ave.

Lee's vision has left LA with such a rich architectural legacy with institutional buildings that are still being used, enjoyed, and admired to this day. From the gorgeous Temple Israel of Hollywood, to the Fox Wilshire Theater, to the Hollywood and Western building in Hollywood, to at least eighteen more buildings in LA, it's imperative that S. Charles Lee's work is preserved and celebrated in its entirety.

Given the horrendous rise of anti-semitism in America of late, now is the time, more than ever, to appreciate all the vital contributions Jews have made to Los Angeles' culture and heritage. With only 15M Jews globally, and now so few Holocaust survivors left it's essential that we preserve any and every piece of Jewish heritage that we can. This is why I feel it's imperative, when it comes to this special building at 806 N. Edinburgh Avenue, that it is given a HCM nomination so that we can preserve this precious building as a continuing part of architectural culture, and our scarce Jewish heritage in LA.

Thank you for your time, and support, and consideration.

Archie Silvester



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat

1 message

Christian Eimer <mischu.la@aol.com>

Sun, Oct 30, 2022 at 1:25 PM

Reply-To: Christian Eimer <mischu.la@aol.com>

To: "chc@lacity.org" <chc@lacity.org>, "lambert.giessinger@lacity.org" <lambert.giessinger@lacity.org>, "melissa.jones@lacity.org" <melissa.jones@lacity.org>

Cc: "afine@laconservancy.com" <afine@laconservancy.com>

Dear Cultural Heritage Commission,

We are writing to support the HCM nomination for The Troyer Brothers Four-Flat at [806 N. Edinburgh Avenue](#), initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy. We have been living on [813 N. Edinburgh Avenue](#) for many years - directly vis-a-vis The Troyer Brothers Four-Flat. We always enjoyed looking at this historic building which forms such an integral part of this homy neighborhood and strongly support the preservation of this classic example of architecture LA is known for, especially in times of the nondescript, impersonal "MacMansion" style (which is more reminiscent of an enlarged box or defunct warehouse).

The beautiful building on [806 N. Edinburgh Avenue](#) was designed by Master Architect S. Charles Lee, whose early career building workforce housing during the 1920's was an integral part of Los Angeles' early development and an important part of Lee's journey to becoming one of the most prolific and celebrated theater designer of the 20th Century. The four-flat housing type is also a significant part of Los Angeles history, deserving of recognition along with bungalow courts, courtyard apartments and dingbats.

"Survey LA", in its Jewish Context Statement, calls out the Fairfax District for its "symbolic focus of the Jewish community in the postwar period." S. Charles Lee was Jewish and designed the nearby Temple Israel of Hollywood. Greti Herman, (owner of [806 N. Edinburgh Ave.](#) between 1959-2018), was a Jewish Holocaust survivor. She, along with other Jews, migrated to the Fairfax District in search of synagogues, kosher food, medical services and a community. Like "Canter's", the "Fairfax Theatre" and the Beverly Fairfax Historic District, [806 N Edinburgh Ave.](#) is an important part of the Jewish community and history of Los Angeles.

S. Charles Lee deserves to be celebrated not just for his ornate theaters, but for his contribution to housing for common people where his skills and attention to detail are present - from the Italian-style entryway, faux fireplaces and center light wells - and give residents a sense of community and connection. It is of outmost importance that we preserve our collective history and memory of Holocaust survivors whose lives remain alive in the Fairfax District of Los Angeles and for our wonderful neighbors Heather, Mark and Zosia, the current tenants of [806 N. Edinburgh Ave.](#)

Thank you for supporting this important matter.

Best regards,

Christian Eimer and Rand Smith
(former residents of [813 N. Edinburgh Ave.](#))







Planning CHC <chc@lacity.org>

Support HCM Designation for Troyer Bros. Four-Flat, CHC-2022-4609-HCM1 message

cmaddren@gmail.com <cmaddren@gmail.com>

Sat, Oct 29, 2022 at 10:38 AM

To: chc@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org

Cc: afine@laconservancy.com

Members of the Cultural Heritage Commission,

I'm writing to support HCM designation for the Troyer Brothers Four-Flat, located at [806 N. Edinburgh Ave.](#) in the Fairfax District. This building deserves HCM status because it satisfies two of the criteria for historic designation:

1. It exemplifies a significant contribution to the broad cultural, economic or social history of the city and community.
2. It is associated with the life of a historic personage important to city and local history.

To take the second point first, the building was designed by architect S. Charles Lee, who was an important player in the growth of LA in the early 20th century. Lee designed a number of significant buildings, including the Tower and Los Angeles theatres in Downtown, and the Bruin in Westwood. The Troyer Brothers Four-Flat is an early example of the work of this architect, who would help to shape the look of Los Angeles during a career that spanned decades.

As for the first criterion, the Troyer Brothers Four-Flat also exemplifies a significant contribution to the cultural and social history of the city and community. Located in the Fairfax District, it's an example of the workforce housing that was built to satisfy the need for housing as immigrants moved to this burgeoning community. Over time the Fairfax District became the center of Jewish life in LA. Lee himself was of German-Jewish stock, having been born Simeon Charles Levi in 1899. Not only is the Troyer Brothers Four-Flat an early example of Lee's work, it also exemplifies a housing type that was important to the development of the area in the early 20th century.

For these reasons, I urge you to recommend HCM designation for the Troyer Brothers Four-Flat.

Thank you for your time.

Sincerely,

Casey Maddren

[2141 Cahuenga Blvd., Apt. 17](#)

[Los Angeles, CA 90068](#)



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat

1 message

CMR Rivera <cmrpostla@gmail.com>

Tue, Nov 1, 2022 at 2:13 PM

To: chc@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org

Cc: afine@laconservancy.com

Dear Cultural Heritage Commission,

I'm writing to support the HCM nomination for The Troyer Brothers Four-Flat at 806 N. Edinburgh Ave., initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy.

This building was designed by Master Architect S. Charles Lee, whose early career building workforce housing during the 1920's was an integral part of the City's early development and an important part of Lee's journey to becoming the most prolific and celebrated theatre designer of the 20th Century. The four-flat housing type is also a significant part of Los Angeles history, deserving of recognition along with bungalow courts, courtyard apartments and dingbats.

Survey LA, in its Jewish Context Statement, calls out the Fairfax District for its "symbolic focus of the Jewish community in the postwar period." S. Charles Lee was Jewish and designed the nearby Temple Israel of Hollywood. Greti Herman, (owner of 806 N. Edinburgh Ave. between 1959-2018), was a Jewish Holocaust survivor, who narrowly escaped the train to Auschwitz and later survived thanks to a protector who hid her family in a hollowed-out space in a wall. She, along with other Jews, migrated to the Fairfax District in search of synagogues, kosher food, medical services and a community. Like Canter's, the Fairfax Theatre and the Beverly Fairfax Historic District, 806 N Edinburgh Ave. is an important piece to the puzzle which collectively tells the Jewish history of Los Angeles.

S. Charles Lee deserves to be celebrated not just for his ornate theatres, but for his contribution to housing for common people where his skills and attention to detail are also present - from the Italianate entryway, faux fireplaces and center lightwells - and give residents a sense of community and connection. It is also vital that we preserve our collective history and memory of holocaust survivors who were significant for their role in world history and whose memory remains alive in the Fairfax District and for the tenants of 806 N. Edinburgh Ave.

Thank you for your time and support,

Chiara Rivera

Chiara M. Rivera

C: 213.448.7108

E: CMRpostLA@gmail.com

*"Let yourself be silently drawn by the strange pull of what you really love,
It will not lead you astray" ~Rumi*



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat

1 message

chasrosasco@aol.com <chasrosasco@aol.com>

Sat, Oct 29, 2022 at 9:15 AM

Reply-To: chasrosasco@aol.com

To: "chc@lacity.org" <chc@lacity.org>, "lambert.giessinger@lacity.org" <lambert.giessinger@lacity.org>, "melissa.jones@lacity.org" <melissa.jones@lacity.org>, "afine@laconservancy.com" <afine@laconservancy.com>, "hfoxen@gmail.com" <hfoxen@gmail.com>

I'm writing to support the HCM nomination for The Troyer Brothers Four-Flat at [806 N. Edinburgh Ave.](#), initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy.

This building was designed by Master Architect S. Charles Lee, whose early career building workforce housing during the 1920's was an integral part of the City's early development and an important part of Lee's journey to becoming the most prolific and celebrated theatre designer of the 20th Century. The four-flat housing type is also a significant part of Los Angeles history, deserving of recognition along with bungalow courts, courtyard apartments and dingbats.

Survey LA, in its Jewish Context Statement, calls out the Fairfax District for its "symbolic focus of the Jewish community in the postwar period." S. Charles Lee was Jewish and designed the nearby Temple Israel of Hollywood. Greti Herman, (owner of [806 N. Edinburgh Ave.](#) between 1959-2018), was a Jewish Holocaust survivor, who narrowly escaped the train to Auschwitz and later survived thanks to a protector who hid her family in a hollowed-out space in a wall. She, along with other Jews, migrated to the Fairfax District in search of synagogues, kosher food, medical services and a community. Like Canter's, the Fairfax Theatre and the Beverly Fairfax Historic District, [806 N. Edinburgh Ave.](#) is an important piece to the puzzle which collectively tells the Jewish history of Los Angeles.

S. Charles Lee deserves to be celebrated not just for his ornate theatres, but for his contribution to housing for common people where his skills and attention to detail are also present - from the Italianate entryway, faux fireplaces and center lightwells - and give residents a sense of community and connection. It is also vital that we preserve our collective history and memory of holocaust survivors who were significant for their role in world history and whose memory remains alive in the Fairfax District and for the tenants of [806 N. Edinburgh Ave.](#)

Thank you for your time and support,

Charles Rosasco , Los Angeles



Planning CHC <chc@lacity.org>

SUBJECT: CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat

1 message

Dina Brown <dina@dinabrownartappraisals.com>

Mon, Oct 31, 2022 at 12:32 PM

To: chc@lacity.org

Cc: lambert.giessinger@lacity.org, melissa.jones@lacity.org, afine@laconservancy.com

Dear Cultural Heritage Commission,

I'm writing to support the HCM nomination for The Troyer Brothers Four-Flat at [806 N. Edinburgh Ave.](#), initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy.

This building was designed by Master Architect S. Charles Lee, whose early career building workforce housing during the 1920's was an integral part of the City's early development and an important part of Lee's journey to becoming the most prolific and celebrated theatre designer of the 20th Century. The four-flat housing type is also a significant part of Los Angeles history, deserving of recognition along with bungalow courts, courtyard apartments and dingbats.

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S. Charles Lee deserves to be celebrated not just for his ornate theatres, but for his contribution to housing for common people where his skills and attention to detail are also present - from the Italianate entryway, faux fireplaces and center lightwells - and give residents a sense of community and connection. It is also vital that we preserve our collective history and memory of holocaust survivors who were significant for their role in world history and whose memory remains alive in the Fairfax District and for the tenants of [806 N. Edinburgh Ave.](#)

Thank you for your time and support.

Sincerely,

Dina Brown, ISA CAPP
International Society of Appraisers
Certified Appraiser of Personal Property
Director, ISA Board of Directors
Accredited Member, Appraisers Association of America
DINA BROWN ART APPRAISALS
323.651.1956
www.dinabrownartappraisals.com





Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat1 message

DALE KENDALL <kdk500@aol.com>

Mon, Oct 31, 2022 at 10:00 AM

To: chc@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org

Cc: Adrian <afine@laconservancy.org>

Dear Honorable Commissioners,

My name is Dale Kendall I am a long-term resident in the area.

Thank you for taking the time to hear this nomination.

I'm writing in support of the HCM nomination for The Troy brothers four-flat at [806 N. Edinburgh Ave.](#), initiated by Council Member Paul Koretz and supported by The Los Angeles Conservancy.

I have been very active in the preservation of our historic architectural history in Los Angeles over the years. I serve on Mid City West Neighborhood Council. I am co-president of Save Beverly Fairfax. I am on the Board of Directors of Beverly Wilshire Home Association. I am also vice president of Friends of Miracle Mile. Today I am writing on my own behalf.

I believe this nomination is an important one and I hope you will see it the same way. S. Charles Lee is a noted Jewish Architect, who created magnificent movie palaces and theaters which are historic today. Until this nomination I had no idea he designed small modest apartment buildings as well. The Troy brothers four-flat apartment building is part of Mr. Lees story. It's part of the first chapter of his career. The building is modest compared to Mr. Lee's bigger projects but just as important. This four flat was built for work force housing. And even today it is still in use for that purpose. One of its most unique features is a small court yard/atrium in the middle of the building where all four units open into a space where light streams in from above. I have been in hundreds of four flat buildings in our area over the years and have never seen anything like this. This feature makes this building truly unique for our area. I believe if Survey LA had seen unique features on the interiors of buildings such as this one then this four flat would have been listed as others were on the street. This feature not only reminds me of my trips to great cities of Western Europe but it brings about the shared community aspect of living that we are all craving, especially since living through Covid isolation. Imagine looking outside into the interior of your building to see your neighbor also having coffee with light streaming in and having a moment of connection and communication. In all of my years service in the preservation of LA architecture I have never seen such a unique and desirable feature. Truly unique.

Thank you so much for taking the time to read my letter. I am urging you to please vote in support of this nomination. This building will help future generations get the complete story of this master Architect and provide a template of ideas worthy of repeating in future buildings.

Sincerely,

Dale Kendall

Sent from my iPhone



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat1 message

David Shomaker <david@shomakerbrothers.com>

Tue, Nov 1, 2022 at 9:49 PM

To: chc@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org

Cc: afine@laconservancy.com

Dear Cultural Heritage Commission,

My name is David Shomaker. I fully support the HCM nomination of the Troyer-Brother's Four-Flat.

I have been visiting my friends Mark and Heather here for many years. It is a lovely building with original wood features, arched entryways, and a small but classic front and back yard. Several of the houses in the area were also built in the 1920s and they retain the charm of old Los Angeles. I particularly admire these four-flat style apartments and hope you can see the necessity of protecting classic homes. Beyond this building's many athletic charms, the architectural connection to the past is an element that naturally creates thriving communities.

In addition, another friend of mine who also lived in the building is Jeremy Herman. He has a family connection to this building. His grandmother, Greti Herman, a Jewish Holocaust survivor and immigrant to the USA from war-torn Europe at the end of World War II, owned and operated the apartment from 1959 - 2018. Jeremy would often talk of visiting his grandma when I first became friends with him in 2006. Over the years I heard parts of her historic life and business gusto that are all a part of the American Dream, especially in Los Angeles. I believe that protecting these types of historic connections is why your Commission exists.

I hope you share my views that this home should be designated as an historic site. Should you want to contact me, please write to me at davidshomaker@gmail.com.

Thank you,

David Shomaker



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat1 message

Dee Ann Newkirk <dnewki@yahoo.com>

Mon, Oct 31, 2022 at 2:57 PM

To: chc@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org

Cc: afine@laconservancy.com

Dear Cultural Heritage Commission,

As a former neighbor, I have been honored to visit the Troyer Brothers Four-Flat numerous times and have a first memory of standing in awe at the very moment I stepped foot into the stairwell design and Italianate entryway of Master S. Lee Charles' work for the first time! I felt I was transported back into another period in time. A time when architects created a feeling of awe, grandeur and beauty, similar to when you walk into a grand theatre or Temple Israel of Hollywood created and designed by S. Lee Charles' expert hand as well!

I remember the first time I entered the building, just looking up at the grand beauty of this wide foyer, and the window and stairs, and how majestic it felt, as I had never seen a staircase like that before, and yet, at the same time so welcoming to its residents who were lucky enough to call it "home"!

Obviously S. Lee Charles knew how to create this grandeur feeling from his previous creations of many wonderful theaters here in Hollywood, and the Temple Israel of Hollywood, but when he used his beautiful, artful talents to create homes where now common folks could live and have been living for decades and decades here in the Jewish Fairfax District, it makes one feel immediately that this grand fourplex with its overwhelming beauty should stand forever as it has served this neighborhood for almost a century!

And equally, the moment one walks into the Troyer Brothers Four Flat, you are also humbled realizing how many souls lived here at [806 N Edinburg](#): this building was built for the Jewish community, who many were new to America, and later, many had narrowly escaped the horrific Holocaust, and here, in these sound walls, with ornate design, center lightwells and faux fireplaces, these survivors of the Holocaust found a home here—a safety—a place to begin again and build their lives over again from nothing.

The stories that are here within these walls call to us to preserve its history!

The Troyer Brothers Four Flat should receive HCM status because it not only signifies the major work of one of our prized master architect's in S Lee Charles' work, but because this building symbolizes in this historic Jewish neighborhood those who lived here through the numerous decades all the way through to today: a Jewish neighborhood that is quickly fading into bento boxes and squeezed-in sardine condos as opposed to the beauty of what this Jewish area, according to Survey LA, originally intended to be!

Please, I ask you, to vote in favor and support the HCM nomination before you for The Troyer Brothers Four-Flat at [806 N. Edinburg Ave.](#), initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy.

Sincerely

City of Los Angeles Mail - CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat

https://mail.google.com/mail/b/AO3mRRblk80Mlt6x6HthlIRI_eSijNGzNvyw5CBPEioyqB4bsP_D/u/0/?ik=af94feea32&view=pt&search=all&permthid=thr... 2/2



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat1 message

James Dastoli <james.dastoli@gmail.com>

Mon, Oct 31, 2022 at 11:39 AM

To: "chc@lacity.org" <chc@lacity.org>, Lambert Giessinger <lambert.Giessinger@lacity.org>, Melissa Jones <melissa.jones@lacity.org>

Cc: Adrian Scott Fine <afine@laconservancy.org>

Dear Cultural Heritage Commission,

I'm writing to support the HCM nomination for the Troyers Brothers Four-Flat at [806 N. Edinburgh Ave.](#), initiated by Councilmember Paul Koretz and supported by the Los Angeles Conservancy.

The building's designer, S. Charles Lee, is famous for monumental structures along some of Los Angeles' most prominent streets. Here at [806 N. Edinburgh](#), we have an entirely different, but equally important example of his work. In order to fully appreciate the range of possibilities of Mediterranean Revival architecture, we must study all types of buildings where the style was applied, from grand movie palaces to small homes for ordinary people. No matter what the scale, the style mixes elements of romanticism and classicism to create picture-perfect compositions on our city's streets. The four-flat on Edinburgh Ave uses the type of texture palette that is essential to building neighborhoods with a real sense of place. The main entrance and oval windows offer unique details that make this particular Mediterranean Revival apartment building stand out among its neighbors. Having lived in similar apartment buildings myself, I know firsthand how magical it can be to call a place like this home.

Thank you for your time and support,

James Dastoli

JOHN A. HENNING, JR.
ATTORNEY AT LAW
125 N. SWEETZER AVENUE
LOS ANGELES, CALIFORNIA 90048

TELEPHONE: (323) 655-6171
E-MAIL: jhenning@planninglawgroup.com

November 2, 2022

LETTER IN SUPPORT OF APPLICATION AND IN RESPONSE TO OWNER'S MATERIALS

VIA ELECTRONIC MAIL

Cultural Heritage Commission
c/o Office of Historic Resources
200 N. Spring Street, Room 620
Los Angeles, CA 90012

Re: Troyer Brothers Four-Flat at 806 N. Edinburg Avenue (Case No. CHC-2022-4609-HCM) / Hearing Date November 2, 2022

Honorable Commissioners:

The Commission will need to chart its own course on this nomination, as it often does. The developer-owner has expended enormous resources to defeat the nomination, hiring the usual experts who make the usual arguments. The neighborhood council has been co-opted by a "density-at-all-costs" agenda, inevitably favoring the developer's proposed new 28-unit building over the existing 8 units provided by two adjoining 1920s-era four-flats. City staff, perhaps weighing the political pros and cons of a designation, recommends letting this building go.

Yet the building deserves to be saved. It offers a window into the compelling career of S. Charles Lee. Originally Simeon Charles Levi, he opened his first office in downtown Los Angeles in 1923, when he was only 24 years old. That same year, he changed his name to S. Charles Lee in order to fend off anti-Jewish stereotypes that might jeopardize his architectural practice. A few short years later, in 1927, Lee designed the magnificent Tower Theater on Broadway. He went on to design hundreds of theaters, including the Los Angeles Theater (1931) and the Bruin (1937), and numerous other buildings, many of which are designated landmarks.

The Four-Flat is from the early years of Lee's career between 1923 and 1926, in which he designed four-flats and other multi-family residential buildings for developers to serve the extraordinary influx of people into Hollywood during the mid-1920s, and just before he started developing his own, more elaborate residential projects in 1926.

To be sure, the building is not a thousand-seat theater or an ornate mansion. It is “just” a four-flat, built by a speculative builder for regular working people. However, that is exactly the point. These practical economic constraints did not keep Lee from injecting significant architectural quality into the building. Indeed, that is Lee’s genius and is surely why, in just a few short years, he graduated from building four-flats into becoming one of the era’s master architects.

That architectural quality remains all these years later because, as is frequently the case with multi-unit buildings, the landlords have made few alterations to the property.

The building is not included in Survey L.A. However, that is not the final arbiter of a building’s historic significance. It is a starting point. Many buildings have been designated that were not mentioned in Survey L.A., invariably because further study by an applicant shows that the building qualifies for designation. Conversely, many buildings mentioned in Survey L.A. have been denied a designation because further study established that the building did not qualify. Here, the primary basis for the designation is that the building is associated with a master architect and tells the story of a specific period of his early career. These facts would not necessarily have been known to the survey personnel who prepared the Survey L.A. reports.

1. Developer’s Arguments.

The developer brings in Sapphos Environmental, which almost uniformly opposes HCM applications. Their report is beautifully written and utterly deceiving. It makes the case that because there are other four-flats in the neighborhood, and even other four-flats designed by Lee, this one should not be designated. Sapphos points to several lavish single-family homes built by Lee, saying they deserve designation while his more prosaic structures do not. It describes the building as “constructed cheaply” in the 1920s, because it cost about as much as a typical single-family home at the time. Finally, Sapphos identifies numerous inconsequential “alterations” like metal awnings, a secondary coat of stucco and the absence of a formal garden, which it argues would disqualify the building.

Yet Sapphos does make some inadvertent admissions. As just one example, it says that “the apartment building may be a rare example of a multi-family residence in [Lee’s] body of work,” albeit a purportedly “low style” example. (Sapphos report at pg. 13.) The fact that is a rare example is yet more reason for it to be designated.

The developer also commissioned additional research (though not in the form of a formal report) by one Anna Marie Brooks, who describes herself as a “historian.” Ms. Brooks makes several dubious assertions, noting for example that because a certain wrought-iron light fixture in the vestibule is hung upside-down, “one is assured that it is a replacement.” (Brooks report at pp. 5-6.) Ms. Brooks does, however, conclusively rebut a misstatement in the Sapphos report, to the effect that none of the original built-in cabinetry remains. In fact, Ms. Brooks states that the

same kitchen cabinetry found in one of the units “is found in the kitchen where this historian resides This indicates that the cabinets were a builders’ supply item.” (Brooks report at pg. 7.) She also notes that in Unit 4, the original built-in “iceless” refrigerator remains. (Brooks report at pp. 8-9.)

The developer’s representative, Steven Scheibe, also submitted a report containing his own analysis of the potential grounds for a nomination. (See Notes for Historical Nomination, by Steven Scheibe.) Mr. Scheibe makes the curious argument that other fourplexes identified in the Hollywood Community Plan as significant historic resources are there because they “are centrally located along Hollywood Boulevard, Sunset Boulevard, or the studios along Fountain and Gower,” which locations are “major historic contributing areas to the boom of the entertainment industry in this location.” (Scheibe report, Appendix A.) Mr. Scheibe goes on to contend that the subject property is not near those locations. In fact, the nominated building is less than 1 mile from Sunset and Hollywood boulevards, less than 3 miles from Paramount Studios on Melrose Avenue and less than 3 miles from the corner of Fountain and Gower. In other words, in the 1920s it was just a streetcar ride away from the Hollywood studios.

Elsewhere in the developer/owner’s submittal, Mr. Scheibe speaks politely about the tenants of the building, but carries a knife behind his back. He details at great length his efforts to “work with” the tenants, even including a testimonial from one of them. Yet when one of the tenants rejects his overtures and proceeds to support a historic designation, Mr. Scheibe devolves into accusing her of using the nomination process maliciously and for personal financial gain. Mr. Scheibe does not explain why numerous other people frequently present before this Commission, who have never met the developer and who stand to gain nothing from a nomination, would spend hundreds of hours in an effort to protect this building.

Mr. Scheibe also misrepresents the economics of owning the building. He says the developer/owner bought the building “for land value” and that it is “cost prohibitive” to renovate and rehabilitate the building. Developers always say that. The building is in fine condition, and minimal renovations are necessary to preserve it. The developer may have overpaid for the building, but that was at its own risk. Given a single option, i.e., to restore and maintain the original building after designation by the Commission, the developer will surely select that option or else sell it to someone else who will.

2. Federal, State and Local Criteria for Designation.

The standards for designation of HCMs include the National Register, California Register and the City’s own Cultural Heritage Ordinance. Each of these standards clearly argues for designating the nominated buildings as HCMs. Under all three of the relevant regulatory regimes, the first three criteria for designation have all been met. If the Commission finds that just one of the criteria has been met, the property is eligible to be designated as a Historic-Cultural Monument. The three criteria are addressed in turn below.

A. Criterion A: Association With Events in the “Broad Patterns of Our History”.

Although the application is for a local designation rather than for placement on the National Register, the relevant criteria for designation of an HCM are derived from Criteria A, B, C and D used by the National Register. Under Criterion A, a building is eligible for National Register status if:

A. It is associated with events that have made a significant contribution to the broad patterns of our history.

The California Register contains a similar set of four criteria. Among these is Criterion 1. A building is eligible for California Register status if the building:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

The City of Los Angeles Cultural Heritage Ordinance echoes the National Register and California Register criteria. Under the first criterion of the City’s ordinance, HCM designation is available for a building:

- In which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified.

Here, Criterion A and the corresponding state and local criteria are all satisfied because the nominated building is associated with events that have made a significant contribution to the broad patterns of history, including the economic and social history of the City of Los Angeles. The building tracks, and physically reflects, the population boom serving Hollywood during the 1920s, and the construction of four-flats to satisfy the demand for worker housing.

In considering Criterion A, a *National Register Bulletin* states that “a property that is significant for its historic association is eligible for National Register status 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).” Here, although a National Register nomination is not at issue, this requirement is easily satisfied. The “period of [the buildings’] association with the important event, historical pattern, or person(s)” is the mid-1920s. The nominated structure clearly “retains the essential physical features that made up its character or appearance” during that time. The numerous (and mostly minor) alterations identified by the developer and its experts do not mean that the “essential physical features” of the nominated structure has been lost, as would be necessary to exclude it from consideration for National Register status under Criteria A.

A historic resource eligible for listing in the California Register must “retain enough of its historic character or appearance to be recognizable as a historic resource and to convey the reasons for its significance.” Although California Register nomination is not at issue here, this additional requirement is easily satisfied: The nominated building, even to the casual observer, retains a great deal of historic character and appearance and is recognizable as a historic four-flat from the mid-1920s. The building richly conveys the reasons for its significance, which relate to the Hollywood boom of the 1920s and the unique quality of the “house-like” four-flat. The modest alterations to the building do not detract from that impression in the slightest.

B. Criterion B: Association With “Persons Significant in Our Past”.

A separate and distinct basis for National Register status is Criterion B. Under this criterion, a building is eligible if:

B. It is associated with the lives of persons significant in our past.

The California Register contains a similarly worded criterion, Criterion 2. Under this criterion, a building is eligible for California Register status if the building:

2. Is associated with the lives of persons important in our past.

The City of Los Angeles Cultural Heritage Ordinance also contains a second criterion, which tracks the National Register and California Register criteria. Under the second criterion of the City’s ordinance, HCM designation is available for a building:

- Which is identified with historic personages or with important events in the main currents of national, State or local history.

Both City staff and the developer/owner acknowledge that S. Charles Lee was a historically important person for purposes of Criterion B. However, they hasten to add that Lee’s status as a historic person was the result mainly of theaters and other structures that he designed and/or built after 1926. In essence, while conceding that Lee is a “historic person relevant to ... community history” for purposes of Criterion B, staff and the developer contend that he was only a “historic person” for as long as he was building famous buildings.

This conclusion is not warranted. Lee’s status as a “historic person” in the community for purposes of Criterion B did not suddenly begin when he started designing so-called “notable” buildings, any more than a famous painter or author only becomes a historic person once he completes his most notable works. Instead, Lee was a “historic person” in 1926, just before he designed the Tower Theater, and he remained a “historic person” until the end of his career, even after he ceased designing “notable” buildings.

Moreover, even if Lee's status as a "historic person" for purposes of Criterion B could somehow be parsed into certain periods of his life, neither staff nor the developer/owner actually analyzes the full body of Lee's work before the 1927 Tower Theater to determine whether any of that work was "notable". Without a systematic review of this work, there is no basis to contend that Lee was not building "notable" buildings during the early years of his architectural practice between 1923 and 1926. Thus, any conclusion that Lee's status as a "historic person" only commenced in 1927 is not justified.

C. **Criterion C: Work That "Embodies the Distinctive Characteristics of a Type, Period, or Method of Construction or That Represent the Work of a Master".**

A separate and distinct basis for National Register status is Criterion C. Under that criterion, a building is eligible if:

C. It 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.

The California Register contains a similarly worded criterion, Criterion 3. Under this criterion, a building is eligible for California Register status if the building:

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.

The City of Los Angeles Cultural Heritage Ordinance also contains a third criterion, which tracks the National Register and California Register criteria. Under the third criterion of the City's ordinance, HCM designation is available for a building:

- Which embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction.

As the application explains, the nominated building satisfies Criterion C because it embodies the distinctive characteristics of mid-1920s "four-flats" in Los Angeles, and particularly the Mediterranean Revival style that characterizes the building. In addition, the building represents the work of a master builder, namely S. Charles Lee.

In applying Criterion C, a *National Register Bulletin* states that "a property important for illustrating a particular architectural style or construction technique must retain most of the

Honorable Commissioners
November 2, 2022
Page 7

physical features that constitute that style or technique.” Although this application concerns local designation rather than placement on the National Register, the building meets this standard. Even with the modest alterations that have been made over the years, the building nonetheless retains “most of the physical features” of the Mediterranean Revival style in which it was constructed.

Thank you for your kind consideration of this application.

Very truly yours,

A handwritten signature in blue ink, appearing to read "John A. Henning, Jr.", with a stylized, cursive script.

John A. Henning, Jr.



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM-SUPPORT for The Troyer Bros. Four Flat1 message

Julie Noel <julielnoel@aol.com>

Mon, Oct 31, 2022 at 8:03 PM

Reply-To: Julie Noel <julielnoel@aol.com>

To: "chc@lacity.org" <chc@lacity.org>, "lambert.giessinger@lacity.org" <lambert.giessinger@lacity.org>, "melissa.jones@lacity.org" <melissa.jones@lacity.org>

Dear Commissioners,

I'm writing in support of the HCM nomination for the Troyer Brothers Four Flat at [806 N. Edinburgh Ave.](#)

I was born and raised in Los Angeles, and went to Fairfax High School. I attended Synagogue at Etz Jacob Congregation on Beverly Blvd.

I no longer live in Los Angeles but visit family and friends often.

I had a dear friend that lived at 806 N. Edinberg Ave. in the lower unit. We used to sit in the central courtyard and have coffee.

We loved sitting there and felt protected from the world. We called it our secret garden.

I also remember talking to a Holocaust survivor that lived in the building. I think she might of been the owner of the building.

Until recently I didn't know this building was designed by a Master Architect, but I knew this building was special.

Since I have found out about this nomination I have been reading about S. Charles Lee and his magnificent movie palaces.

It is amazing to me how his work evolved over his life time.

I feel it is important to protect as much of our Jewish history as possible. This building is a part of an architectural journey of a noted Jewish American Architect.

I am asking you to please support this nomination. I t would mena so much to me and others.

Thank you,

Julie Morris



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat

1 message

John Schumacher <jsnlaca@gmail.com>

Sun, Oct 30, 2022 at 6:23 PM

To: chc@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org

Cc: afine@laconservancy.com

SUBJECT: CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat

Dear Cultural Heritage Commission,

I'm writing to support the HCM nomination for The Troyer Brothers Four-Flat at [806 N. Edinburgh Ave.](#), initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy.

I've had the pleasure of visiting this building and it's design is simple while at the same time full of evocative details that make it so warm and welcoming. This building was designed by Master Architect S. Charles Lee, whose early career building workforce housing during the 1920's was an integral part of the City's early development and an important part of Lee's journey to becoming the most prolific and celebrated theatre designer of the 20th Century. The four-flat housing type is also a significant part of Los Angeles history, deserving of recognition along with bungalow courts, courtyard apartments and dingbats.

This building is not only revered for its design but for its place in history. Greti Herman, (owner of [806 N. Edinburgh Ave.](#) between 1959-2018), was a Jewish Holocaust survivor, who narrowly escaped the train to Auschwitz and later survived thanks to a protector who hid her family in a hollowed-out space in a wall. She, along with other Jews, migrated to the Fairfax District in search of synagogues, kosher food, medical services and a community. S. Charles Lee was Jewish and designed the nearby Temple Israel of Hollywood. Like Canter's, the Fairfax Theatre and the Beverly Fairfax Historic District, [806 N. Edinburgh Ave.](#) is an important piece to the puzzle which collectively tells the Jewish history of Los Angeles.

S. Charles Lee deserves to be celebrated not just for his ornate theatres, but for his contribution to housing for common people where his skills and attention to detail are also present - from the Italianate entryway, faux fireplaces and center lightwells - and give residents a sense of community and connection. It is also vital that we preserve our collective history and memory of holocaust survivors who were significant for their role in world history and whose memory remains alive in the Fairfax District and for the tenants of [806 N. Edinburgh Ave.](#)

Thank you for your time and support,

John Schumacher



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat

Jack Sundmacher <jacksundmacher@hotmail.com>

Tue, Nov 1, 2022 at 10:13 PM

To: "chc@lacity.org" <chc@lacity.org>, "lambert.giessinger@lacity.org" <lambert.giessinger@lacity.org>, "melissa.jones@lacity.org" <melissa.jones@lacity.org>

Dear Cultural Heritage Commission,

I am honored to write in SUPPORT of the Troyer Brothers Four-Flat at 806 N Edinburgh.

My wife and I lived in this neighborhood for over a decade, and one of the reasons we chose this area was the rich, historic architecture that IS this neighborhood.

The Troyer Brother Four Flat should receive HCM status because it overwhelmingly meets two of the four criteria: it exhibits the master work from Master S. Lee Charle's and this building supports the historic Jewish Fairfax District, according to Survey LA!

Master S. Lee Charle's was a master architect, designing and building the Temple of Hollywood and many grand theaters, and for our neighborhood to have his fabulous architecture here in our midst, to have people today get the privilege of living in his walls, is something we and the entire City of Los Angeles should not take for granted!

We need to hold on and HONOR the works of this great architect, otherwise, they become extinct all too quickly.

The Italianate stairwell, the faux fireplaces, the detailed work of this master architect are featured throughout 806 N Edinburgh, and should be honored in the very Jewish Fairfax District where it was created and who it was created for: the Jewish immigrants coming to America to start a new home—or to begin anew—like Grita, the landlady of the Troyer Bros. Four Flat who narrowly escaped the Holocaust, and spent her remaining days—over fifty years—living here, owning her own property for the first time in the Los Angeles' Jewish Fairfax District, despite the fact that she was a "Jew".

Please, I ask you, because the Troyer Brothers Four Flat meets these criteria, that your Commission vote in favor and support the HCM nomination before you, initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy.

Thank you!

Sincerely,

Jack Sundmacher

Former Fairfax resident



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat1 message

Karen Garner <kgarner@lindenentertainment.com>

Mon, Oct 31, 2022 at 2:44 PM

To: "chc@lacity.org" <chc@lacity.org>, "lambert.giessinger@lacity.org" <lambert.giessinger@lacity.org>, "melissa.jones@lacity.org" <melissa.jones@lacity.org>

Hello Cultural Heritage Commissioners,

I am writing to you hopeful that you will vote to support the nomination of The Troyer Brothers Four-Flat at 806 N. Edinburgh Avenue. This is an early work by noted Architect S. Charles Lee.

I have lived in the Los Angeles area for decades and love our architectural history. I especially love the new Apple store that is in the Tower Theatre designed by S. Charles Lee.

The Troyer brothers Four-Flat Does not have the grandeur of the Tower Theatre but it is a representation of S. Charles Lee's early work. When I look at the photographs of the interior entranceway you can see how he evolved into creating public spaces.

The Four Flat is part of the body of work by this master architect.

I'm asking you to please support this nomination.

Regards,

Karen Garner

KAREN GARNER
O: (310) 860-6012

LINDEN
ENTERTAINMENT



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat1 message

katrina gourley <katrinagourley@yahoo.com>

Tue, Nov 1, 2022 at 3:14 PM

To: lambert.giessinger@lacity.org, chc@lacity.org, melissa.jones@lacity.org

Dear Cultural Heritage Commission,

I'm writing to support the HCM nomination for The Troyer Brothers Four-Flat at 806 N. Edinburgh Ave., initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy.

This building was designed by Master Architect S. Charles Lee. In his early career, Lee built workforce housing during the 1920's, which helped support working individuals who couldn't afford to buy a home. The workforce model of housing is one society should continue embracing and preserve buildings representative of this important housing movement. Workforce housing was an integral part of the City's early development and an important part of Lee's journey to becoming the most prolific and celebrated theatre designer of the 20th Century. Being a city renowned for performance and art, works of the artists who helped shape and build the city artistically are important landmarks to be preserved. Additionally, 806 N. Edinburgh Ave. represents the four-flat housing type, which is a significant part of Los Angeles history, deserving of recognition along with bungalow courts, courtyard apartments and dingbats. This four-flat is a beautiful representation of the style with units containing hardwood floors, original molding, and stylings of the era. The large, long apartments are ideal spaces for raising a family. The common shared yard space behind the unit encourages and supports neighborly community.

Survey LA, in its Jewish Context Statement, calls out the Fairfax District for its "symbolic focus of the Jewish community in the postwar period." S. Charles Lee was Jewish and designed the nearby Temple Israel of Hollywood. Greti Herman, (owner of 806 N. Edinburgh Ave. between 1959-2018), was a Jewish Holocaust survivor, who narrowly escaped the train to Auschwitz and later survived thanks to a protector who hid her family in a hollowed-out space in a wall. She, along with other Jews, migrated to the Fairfax District in search of synagogues, kosher food, medical services and a community. It is vital that we preserve our collective history and memory of holocaust survivors who were significant for their role in world history and whose memory remains alive in the Fairfax District and for the tenants of 806 N. Edinburgh Ave. Like Canter's, the Fairfax Theatre and the Beverly Fairfax Historic District, 806 N Edinburgh Ave. is an important piece to the puzzle which collectively tells the Jewish history of Los Angeles making it both an architectural and cultural landmark.

S. Charles Lee deserves to be celebrated not just for his ornate theatres, but for his contribution to housing for common people where his skills and attention to detail are also present - from the Italianate entryway, faux fireplaces and center lightwells. These details are lacking in many modern apartment styles making the preservation of early Los Angeles architecture critical so future generations are aware of the rich history that built the City of Angels.

Thank you for your time and support,

Katrina Gourley

Sent from Yahoo Mail for iPhone



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat1 message

kate parisian <kparisian@gmail.com>

Mon, Oct 31, 2022 at 5:48 PM

To: "chc@lacity.org" <chc@lacity.org>, "lambert.giessinger@lacity.org" <lambert.giessinger@lacity.org>,

"melissa.jones@lacity.org" <melissa.jones@lacity.org>

Cc: afine@laconservancy.org

Dear Cultural Heritage Commission,

I am happy to write this letter in support of the HCM nomination for The Troyer Brothers Four-Flat at [806 N. Edinburgh Ave.](#), initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy, and to offer my personal experience and connection to the building and the area for your consideration.

I came from a predominantly Jewish area in Brooklyn NY where the vast majority of regular people live in cramped, generic, depressing buildings. I loved my neighborhood for the rich cultural heritage, but I left because it had gotten to the point where nobody but the 1% could even afford an apartment that got any amount of sunlight, let alone anything remotely of any architectural significance or value. When I arrived at my rental just a few blocks north of the Melrose/Fairfax area, I felt so privileged to be able to live in a similar authentically culturally Jewish area, but this time in a different setting, one where everyday people had access to the higher quality of life that comes with living in spaces that were built with intention and care. The first home that I visited when I got here was 806 Edinburgh, the home of my dear friend of nearly 25 years and her husband and daughter. I loved, and still love, this building, where I have spent every Thanksgiving and most Christmases. My favorite feature is the beautiful Italianate entryway, the first thing I noticed on the first day that I walked in.

In the time since I first arrived in Los Angeles in 2016, we have witnessed an alarming rise in anti-Semitism and I also fear that what I am starting to see in LA is a depressing repeat of what went on in Brooklyn before I left: the slow erosion and erasure of a culture, as a result of hypercapitalism. In this climate, it is more urgent than ever to celebrate and preserve Jewish history and culture such as the beautiful four-flat at 806 Edinburgh designed by Jewish architect S Charles Lee and previously owned for nearly 60 years by Holocaust survivor Greti Herman. It deserves HCM status for numerous reasons, but this aspect particularly is one that I feel strongly about and feel that I can speak to.

Thank you for your consideration.

Best,
Kate Parisian

--

kateparisian.com



Planning CHC <chc@lacity.org>

SUBJECT: CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat

1 message

Lynn Struiksma <lynn42@me.com>

Mon, Oct 31, 2022 at 2:45 PM

To: chc@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org

Dear Cultural Heritage Commission,

My name is Lynn Struiksma and I have lived at [800 1/2 N Edinburgh Ave.](#) for 18 years. I have known my neighbor Heather Fox & her family next door for over 10 years and have been so very lucky for it. I'm writing to support the HCM nomination for The Troyer Brothers Four-Flat at [806 N. Edinburgh Ave.](#), initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy. I worked with Heather in helping to preserve our neighborhood by being able to help with the beautiful revitalization of the Edinburgh Bungalow Court, that I proudly look over every day. It would be an honor to have another Historic Monument on the other side as well. This neighborhood is filled with beautiful old buildings, but the story of [806 N. Edinburgh](#) is pretty impressive!

Her building was designed by Master Architect S. Charles Lee, whose early career building workforce housing during the 1920's was an integral part of the City's early development and an important part of Lee's journey to becoming the most prolific and celebrated theatre designer of the 20th Century. The four-flat housing type is also a significant part of Los Angeles history, deserving of recognition along with bungalow courts, courtyard apartments and dingbats.

Survey LA, in its Jewish Context Statement, calls out the Fairfax District for its "symbolic focus of the Jewish community in the postwar period." S. Charles Lee was Jewish and designed the nearby Temple Israel of Hollywood. Greti Herman, (owner of [806 N. Edinburgh Ave.](#) between 1959-2018), was a Jewish Holocaust survivor, who narrowly escaped the train to Auschwitz and later survived thanks to a protector who hid her family in a hollowed-out space in a wall. She, along with other Jews, migrated to the Fairfax District in search of synagogues, kosher food, medical services and a community. Like Canter's, the Fairfax Theatre and the Beverly Fairfax Historic District, [806 N. Edinburgh Ave.](#) is an important piece to the puzzle which collectively tells the Jewish history of Los Angeles.

S. Charles Lee deserves to be celebrated not just for his ornate theatres, but for his contribution to housing for common people where his skills and attention to detail are also present - from the Italianate entryway, faux fireplaces and center lightwells - and give residents a sense of community and connection. It is also vital that we preserve our collective history and memory of holocaust survivors who were significant for their role in world history and whose memory remains alive in the Fairfax District and for the tenants of [806 N. Edinburgh Ave.](#)

Thank you for your time and support,

Lynn Struiksma

DGA(Directors Guild of America) - Key 2nd AD

Currently working on a Disney project I can't reveal right now.

(323)363-3529

lynn42@mac.com



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat

1 message

Margot at Art Deco Los Angeles <artdecola.adsla@gmail.com>

Tue, Nov 1, 2022 at 11:03 PM

To: Planning CHC <chc@lacity.org>, Lambert Giessinger <lambert.giessinger@lacity.org>, Melissa Jones <melissa.jones@lacity.org>

Cc: afine@laconservancy.com

Dear Cultural Heritage Commission,

I'm writing to support the HCM nomination for The Troyer Brothers Four-Flat at [806 N. Edinburgh Ave.](#), initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy. I am a 30 year resident of this unique area with an abundance of endangered small apartment buildings and duplexes that open onto gardens. This is a disappearing way of life.

This building was designed by Master Architect S. Charles Lee, whose early career building workforce housing during the 1920's was an integral part of the City's early development and an important part of Lee's journey to becoming the most prolific and celebrated theatre designer of the 20th Century. The four-flat housing type is also a significant part of Los Angeles history, deserving of recognition along with bungalow courts, courtyard apartments and dingbats.

Survey LA, in its Jewish Context Statement, calls out the Fairfax District for its "symbolic focus of the Jewish community in the postwar period." S. Charles Lee was Jewish and designed the nearby Temple Israel of Hollywood. Greti Herman, (owner of [806 N. Edinburgh Ave.](#) between 1959-2018), was a Jewish Holocaust survivor, who narrowly escaped the train to Auschwitz and later survived thanks to a protector who hid her family in a hollowed-out space in a wall. She, along with other Jews, migrated to the Fairfax District in search of synagogues, kosher food, medical services and a community. Like Canter's, the Fairfax Theatre and the Beverly Fairfax Historic District, [806 N Edinburgh Ave.](#) is an important piece to the puzzle which collectively tells the Jewish history of Los Angeles.

S. Charles Lee deserves to be celebrated not just for his ornate theatres, but for his contribution to housing for common people where his skills and attention to detail are also present - from the Italianate entryway, faux fireplaces and center lightwells - and give residents a sense of community and connection. It is also vital that we preserve our collective history and memory of holocaust survivors who were significant for their role in world history and whose memory remains alive in the Fairfax District and for the tenants of [806 N. Edinburgh Ave.](#)

Thank you for your time and support,

--

Margot Gerber

President

Art Deco Society of Los Angeles

Preserve, Protect, Cherish

[Facebook](#)[Instagram](#)[Twitter](#)www.adsla.orgSave the Fairfax Theatre - [Click to Sign Our Petition](#)***Join us in saving The Hollywood Reporter Building. Sign our petition now!***



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat

1 message

NICOLE STUART <nique1280@aol.com>

Tue, Nov 1, 2022 at 6:05 PM

To: chc@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org

Cc: afine@laconservancy.com

Dear Cultural Heritage Commission,

I'm writing to support the HCM nomination for The Troyer Brothers Four-Flat at 806 N. Edinburgh Ave., initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy. This has to stop our neighborhoods are disappearing and being replaced with cheaply built buildings that offer nothing to our cultural historic landmark of LA. If we don't stop these developers NOTHING will remain.

This building was designed by Master Architect S. Charles Lee, whose early career building workforce housing during the 1920's was an integral part of the City's early development and an important part of Lee's journey to becoming the most prolific and celebrated theatre designer of the 20th Century. The four-flat housing type is also a significant part of Los Angeles history, deserving of recognition along with bungalow courts, courtyard apartments and dingbats.

Survey LA, in its Jewish Context Statement, calls out the Fairfax District for its "symbolic focus of the Jewish community in the postwar period." S. Charles Lee was Jewish and designed the nearby Temple Israel of Hollywood. Greti Herman, (owner of 806 N. Edinburgh Ave. between 1959-2018), was a Jewish Holocaust survivor, who narrowly escaped the train to Auschwitz and later survived thanks to a protector who hid her family in a hollowed-out space in a wall. She, along with other Jews, migrated to the Fairfax District in search of synagogues, kosher food, medical services and a community. Like Canter's, the Fairfax Theatre and the Beverly Fairfax Historic District, 806 N Edinburgh Ave. is an important piece to the puzzle which collectively tells the Jewish history of Los Angeles.

S. Charles Lee deserves to be celebrated not just for his ornate theatres, but for his contribution to housing for common people where his skills and attention to detail are also present - from the Italianate entryway, faux fireplaces and center lightwells - and give residents a sense of community and connection. It is also vital that we preserve our collective history and memory of holocaust survivors who were significant for their role in world history and whose memory remains alive in the Fairfax District and for the tenants of 806 N. Edinburgh Ave.

Thank you for your time and support,

Best

Nicole Stuart

Nicole Stuart
213.598.1029
www.nicolestuart.com

**Nicole Stuart**

p:213-598-1029 |

e:nique1280@aol.com |



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat

1 message

Nora Wyman <norawyman@gmail.com>

Mon, Oct 31, 2022 at 10:05 AM

To: chc@lacity.org, Lambert Giessinger <Lambert.giessinger@lacity.org>, Melissa Jones <melissa.jones@lacity.org>

Cc: Adrian Scott Fine <afine@laconservancy.org>

Dear Cultural Heritage Commission,

My name is Nora Wyman. I am writing in support of the HCM nomination for The Troyer Brothers Four-Flat at [806 N. Edinburgh Ave.](#), initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy.

[806 N. Edinburgh Ave](#) is part of this city's collective history both for its architectural contributions and its cultural history as a place where holocaust survivors came to rebuild their lives after the horrors of WWII at the hands of the Nazis. Today, during a time of great division, with many Americans lacking basic knowledge of the Holocaust, there has never been a more pressing time to keep the history of the Jewish people at the forefront of our minds.

This building was designed by Master Architect S. Charles Lee, whose early career building workforce housing during the 1920's was an integral part of the City's early development, and an important part of Lee's journey to becoming the most prolific and celebrated theatre designer of the 20th Century. The four-flat housing type is a significant part of Los Angeles history, deserving of recognition along with bungalow courts, courtyard apartments and dingbats.

Survey LA, in its Jewish Context Statement, calls out the Fairfax District for its "symbolic focus of the Jewish community in the postwar period." S. Charles Lee was Jewish and designed the nearby Temple Israel of Hollywood. Greti Herman, (owner of [806 N. Edinburgh Ave.](#) between 1959-2018), was a Jewish Holocaust survivor, who narrowly escaped the train to Auschwitz and later survived thanks to a protector who hid her family in a hollowed-out space in a wall. She, along with other Jews, migrated to the Fairfax District in search of synagogues, kosher food, medical services and a community. Like Canter's, the Fairfax Theatre and the Beverly Fairfax Historic District which I helped to get listed in the National Register of Historic places, [806 N Edinburgh Ave.](#) is an important piece to the puzzle which collectively tells the Jewish history of Los Angeles.

S. Charles Lee deserves to be celebrated not just for his ornate theatres, but for his contribution to housing for common people where his skills and attention to detail are also present - from the Italianate entryway, faux fireplaces and center lightwells - and give residents a sense of community and connection. It is also vital that we preserve our collective history and memory of holocaust survivors whose memory remains alive in the Fairfax District and for the tenants of [806 N. Edinburgh Ave.](#)

Thank you for your time and support,

Nora Wyman

Co-President, Save Beverly Fairfax



Planning CHC <chc@lacity.org>

The Troyer Brothers Four - Flat Nomination

1 message

Paul Roy <paulgeorgeroy@gmail.com>

Mon, Oct 31, 2022 at 4:49 PM

To: chc@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org

Dear Honorable Cultural Heritage Commissioners,

I am writing to you in hopes you will support the nomination of The Troyer Brothers Four-Flat at [806 N. Edinburgh Ave.](#)

S. Charles Lee was a master architect.

In order to fully appreciate a master architect's body of work we must have examples of all of their work.

The Troyer Brothers Four-Flat is a great example of Lee's early work.

I urge you to please support this nomination.

Regards,

Paul Roy



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat1 message

Richard Courtney <richardwcourtney@me.com>

Tue, Nov 1, 2022 at 8:47 PM

To: chc@lacity.org, Lambert Giessinger <lambert.giessinger@lacity.org>, melissa.jones@lacity.org

Cc: afine@laconservancy.com

Greetings Cultural Heritage Commission,

I am so excited to be writing you to speak about amazing building that is up for nomination. As you know several years ago, I went through similar steps for my home and this building definitely exceeds expectation in regards to historic status. I'm writing to support the HCM nomination for The Troyer Brothers Four-Flat at [806 N. Edinburgh Ave.](#). Councilmember Paul Koretz initiated this nomination and it is supported by The Los Angeles Conservancy.

This building was designed by Master Architect S. Charles Lee, whose early career building workforce housing during the 1920's was an integral part of the City's early development and an important part of Lee's journey to becoming the most prolific and celebrated theatre designer of the 20th Century. The four-flat housing type is also a significant part of Los Angeles history, deserving of recognition along with bungalow courts, courtyard apartments and dingbats. The details are magnificent. The arches are stunning and definitely uphold what was unique about that time. S. Charles Lee deserves to be celebrated not just for his ornate theatres, but for his contribution to housing for common people where his skills and attention to detail are also present - from the Italianate entryway, faux fireplaces and center lightwells - and give residents a sense of community and connection. It is also vital that we preserve our collective history and memory of holocaust survivors who were significant for their role in world history and whose memory remains alive in the Fairfax District and for the tenants of [806 N. Edinburgh Ave.](#)

Thank you for your time and support,

Richard Courtney
Restovich House, HCM #1110
Built 1905, declared 2016



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat1 message

Rick Franks <r_franksinc@yahoo.com>

Tue, Nov 1, 2022 at 5:06 PM

To: "chc@lacity.org" <chc@lacity.org>, "lambert.giessinger@lacity.org" <lambert.giessinger@lacity.org>, "melissa.jones@lacity.org" <melissa.jones@lacity.org>

Dear Commission,

I'm writing to support the HCM nomination for The Troyer Brothers Four-Flat at 806 N. Edinburgh Ave., initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy.

I am a property owner of a 1920's apartment building up the street and couldn't be more thrilled that the tenants of this building are working hard to protect this nice looking complex. In my opinion every single one on our side of the street should be protected because they tell the story of our city and we will never get that back if they keep tearing down all of them. I have to look across the street at a terrible Wiseman property, tenants moving in and out, people starting fires, the place is breaking down all the time and no one ever stays past a year. The rest of the neighborhood consists of historic apartments and homes with character and stories to tell and the people who choose to live in them often choose to stay and raise families. Good people.

I'll never understand why developers choose our neighborhoods to destroy when there are so many other places that make more sense and don't evict families with children who take the time to get to know their neighbors and fight to protect their community from this nonsense.

S. Charles Lee was a great man. He built homes that has housed good people. I doubt the current owners care, but I hope you vote to protect this nice apartment building and the people who live in it, it'll be shame to lose another side of the block to something awful. These old buildings have better bones than anything built today. Mark my words.

Rick Franks
Owner, 846 N. Edinburgh. Ave



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat1 message

Ron Morehouse <rmorehouse85@gmail.com>

Sun, Oct 30, 2022 at 9:09 PM

To: chc@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org

Cc: afine@laconservancy.com

Dear Cultural Heritage Commission,

I am writing in support of the HCM nomination for [806 N. Edinburgh Ave](#). I have been a frequent visitor to this beautiful building for many years, always admiring the vestibule that looks like something from another time and the way all four units are connected with a center lightwell. And after finding out it was built by S. Charles Lee, I find myself taking pause when I pass the Hollywood Historic Hotel or the Max Factor building, surprised they were built by the same person. We cherish the early works from other Master architects and simple flats that famous people lived in, and 806 N. Edinburgh should be cherished as well. Not just for the famous architect who built it but for the people who took great care of it and their stories, like Greti Herman.

They don't make them like they used to and to think that this piece of history could soon be erased is a tragedy for the community. This place matters. To the people who live there now, to people like me who pass through, and with your support, for future generations to enjoy.

Thank you for your time.

Ron Morehouse



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four-Flat1 message

Stephanie B <shiefski007@gmail.com>

Sat, Oct 29, 2022 at 12:19 PM

To: chc@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org

Cc: afine@laconservancy.com

Dear Cultural Heritage Commission:

I am writing to support the HCM nomination for The Troyer Brothers Four-Flat at [806 N. Edinburgh Avenue](#), initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy.

[806 N. Edinburgh Avenue](#) is like a second home to me. I often drive all the way from Pasadena to visit my family there. And if the landlords would rent the vacant units, I would happily move in so I can be closer to my children and granddaughter!

This property should be preserved for the recognized benefits of community character and architectural diversity. It adds value to the community that cannot be replaced. The character-defining features of this property are well worth keeping as they offer a valuable insight into local culture and history. You don't have to imagine what the past was like when you can see it for yourself. And when it's gone, it's gone!

Please vote **YES** to preserve this precious early work of S. Charles Lee as well as the memory of Greti Herman. It is vital that we protect our collective local history, memories of holocaust survivors who were significant for their role in world history and in the Fairfax District, and for the tenants of [806 N. Edinburgh Avenue](#).

Thank you for your time and support,

Stephanie Barshefski
(aka Grandma Busia)



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat1 message

Susan Hunter <heysuzhunter@gmail.com>

Tue, Nov 1, 2022 at 2:24 PM

To: melissa.jones@lacity.org, chc@lacity.org, lambert.giessinger@lacity.org

Dear Cultural Heritage Commission,

I'm writing to support the HCM nomination for The Troyer Brothers Four-Flat at 806 N. Edinburgh Ave., initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy.

This building was designed by Master Architect S. Charles Lee, whose early career building workforce housing during the 1920's was an integral part of the City's early development and an important part of Lee's journey to becoming the most prolific and celebrated theatre designer of the 20th Century. The four-flat housing type is also a significant part of Los Angeles history, deserving of recognition along with bungalow courts, courtyard apartments and dingbats.

Survey LA, in its Jewish Context Statement, calls out the Fairfax District for its "symbolic focus of the Jewish community in the postwar period." S. Charles Lee was Jewish and designed the nearby Temple Israel of Hollywood. Greti Herman, (owner of 806 N. Edinburgh Ave. between 1959-2018), was a Jewish Holocaust survivor, who narrowly escaped the train to Auschwitz and later survived thanks to a protector who hid her family in a hollowed-out space in a wall. She, along with other Jews, migrated to the Fairfax District in search of synagogues, kosher food, medical services and a community. Like Canter's, the Fairfax Theatre and the Beverly Fairfax Historic District, 806 N. Edinburgh Ave. is an important piece to the puzzle which collectively tells the Jewish history of Los Angeles.

S. Charles Lee deserves to be celebrated not just for his ornate theatres, but for his contribution to housing for common people where his skills and attention to detail are also present - from the Italianate entryway, faux fireplaces and center lightwells - and give residents a sense of community and connection. It is also vital that we preserve our collective history and memory of holocaust survivors who were significant for their role in world history and whose memory remains alive in the Fairfax District and for the tenants of 806 N. Edinburgh Ave.

It is disheartening to witness so many of our older structures bought up with the pipe dream of selling the property entitled to a wealthy developer to develop the property. The gold rush of development has hit its end due to steel being used for the war effort, rising inflation rates on loans, and supply chain issues. Projects already under way are stalled. We don't need another structure sitting empty and allowed to dilapidate for a magical investor who will never appear. We need our housing to house people. That is what the original intent of this structure was for, and that is what it is doing.

Thank you for your time and support,

Susan Hunter



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat

1 message

Sam Yebri <sam@samforla.com>

Sun, Oct 30, 2022 at 10:36 PM

To: chc@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org

Cc: afine@laconservancy.com

Dear Cultural Heritage Commission,

My name is Sam Yebri. I am a former Los Angeles City Commissioner, a long-time Jewish community non-profit leader, and a candidate for Los Angeles City Council to represent the 5th District.

I am writing to support the HCM nomination for The Troyer Brothers Four-Flat at [806 N. Edinburgh Ave.](#), initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy.

As you know, this building was designed by Master Architect S. Charles Lee, whose early career building workforce housing during the 1920's was an integral part of the City's early development and an important part of Lee's journey to becoming the most prolific and celebrated theatre designer of the 20th Century. The four-flat housing type is also a significant part of Los Angeles history, deserving of recognition along with bungalow courts, courtyard apartments, and dingbats.

Of additional importance is the building's historic connection to the development of the Los Angeles Jewish community. Survey LA, in its Jewish Context Statement, calls out the Fairfax District for its "symbolic focus of the Jewish community in the postwar period." S. Charles Lee was Jewish and designed the beautiful beloved Temple Israel of Hollywood nearby. Greti Herman (owner of [806 N. Edinburgh Ave.](#) between 1959-2018) was a Jewish Holocaust survivor, who narrowly escaped the train to Auschwitz and later survived thanks to a protector who hid her family in a hollowed-out space in a wall. She, along with other Jews, migrated to the Fairfax District in search of synagogues, kosher food, medical services, and a community. Like Canter's, the Fairfax Theatre and the Beverly Fairfax Historic District, [806 N. Edinburgh Ave.](#) is a very important piece of Los Angeles Jewish history.

It is a public policy priority to preserve our collective history, the Jewish history of the Fairfax District, and the memory of Holocaust Survivors.

Sincerely,
Sam Yebri
LA City Council Candidate, 5th District



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Fourplex

1 message

Toby Horn <thorn626@gmail.com>

Tue, Nov 1, 2022 at 10:03 PM

To: chc@lacity.org

Cc: lambert.giessinger@lacity.org, Adrian Fine <afine@laconservancy.org>, paul.koretz@lacity.org, Joan Pelico <joan.pelico@lacity.org>

Dear Cultural Heritage Commission,

As a committed preservationist and longtime resident of the mid city area, I'm writing to support the HCM nomination for The Troyer Brothers Four-Flat at [806 N. Edinburgh Ave.](#), initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy.

This building was designed by Master Architect S. Charles Lee, whose early career building workforce housing during the 1920's was an integral part of the City's early development and an important part of Lee's journey to becoming the most prolific and celebrated theatre designer of the 20th Century. The four-flat housing type is also a significant part of Los Angeles history, deserving of recognition along with bungalow courts, courtyard apartments and dingbats.

Survey LA, in its Jewish Context Statement, calls out the Fairfax District for its "symbolic focus of the Jewish community in the postwar period." S. Charles Lee was Jewish and designed the nearby Temple Israel of Hollywood. Greti Herman, (owner of [806 N. Edinburgh Ave.](#) between 1959-2018), was a Jewish Holocaust survivor, who narrowly escaped the train to Auschwitz and later survived thanks to a protector who hid her family in a hollowed-out space in a wall. She, along with other Jews, migrated to the Fairfax District in search of synagogues, kosher food, medical services and a community. Like Canter's, the Fairfax Theatre and the Beverly Fairfax Historic District, [806 N Edinburgh Ave.](#) is an important piece to the puzzle which collectively tells the Jewish history of Los Angeles.

S. Charles Lee deserves to be celebrated not just for his ornate theatres, but for his contribution to housing for common people where his skills and attention to detail are also present - from the Italianate entryway, faux fireplaces and center lightwells - and give residents a sense of community and connection. It is also vital that we preserve our collective history and memory of holocaust survivors who were significant for their role in world history and whose memory remains alive in the Fairfax District and for the tenants of [806 N. Edinburgh Ave.](#)

Thank you for serious consideration and positive action about this project.

Toby Horn

- Former two term Board member and Chair, Miracle Mile North HPOZ

- Founder and Director, Los Angeles County+USC Medical Center Music Program
- Board member, CARES Auxiliary Los Angeles County+USC Medical Center



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat1 message

Uyen C. Tran <whatsmynameu@gmail.com>

Fri, Oct 28, 2022 at 1:43 PM

To: chc@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org

Cc: afine@laconservancy.com

Dear Cultural Heritage Commission,

I'm writing to support the HCM nomination for The Troyer Brothers Four-Flat at [806 N. Edinburgh Ave.](#), initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy.

This building was designed by Master Architect S. Charles Lee, whose early career building workforce housing during the 1920's was an integral part of the City's early development and an important part of Lee's journey to becoming the most prolific and celebrated theatre designer of the 20th Century. The four-flat housing type is also a significant part of Los Angeles history, deserving of recognition along with bungalow courts, courtyard apartments and dingbats.

Survey LA, in its Jewish Context Statement, calls out the Fairfax District for its "symbolic focus of the Jewish community in the postwar period." S. Charles Lee was Jewish and designed the nearby Temple Israel of Hollywood. Greti Herman, (owner of [806 N. Edinburgh Ave.](#) between 1959-2018), was a Jewish Holocaust survivor, who narrowly escaped the train to Auschwitz and later survived thanks to a protector who hid her family in a hollowed-out space in a wall. She, along with other Jews, migrated to the Fairfax District in search of synagogues, kosher food, medical services and a community. Like Canter's, the Fairfax Theatre and the Beverly Fairfax Historic District, [806 N Edinburgh Ave.](#) is an important piece to the puzzle which collectively tells the Jewish history of Los Angeles.

S. Charles Lee deserves to be celebrated not just for his ornate theatres, but for his contribution to housing for common people where his skills and attention to detail are also present - from the Italianate entryway, faux fireplaces and center lightwells - and give residents a sense of community and connection. It is also vital that we preserve our collective history and memory of holocaust survivors who were significant for their role in world history and whose memory remains alive in the Fairfax District and for the tenants of [806 N. Edinburgh Ave.](#)

Thank you for your time and support,

Uyen Tran

DAY OF HEARING SUBMISSIONS

CITY OF LOS ANGELES
CALIFORNIA

**DOWNTOWN LOS ANGELES
NEIGHBORHOOD COUNCIL
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CLAUDIA OLIVEIRA
PRESIDENT

JIM SARRATORI
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ANGELA DELEON
VICE PRESIDENT OF
COMMUNICATION & OUTREACH

DEBBY ZHOU
SECRETARY

TONY HOOVER
TREASURER



WWW.DLANC.COM

EMAIL: DLANC@EMPOWERLA.ORG

To Whom It May Concern,

At a regularly scheduled board meeting on October 11th, 2022, the DLANC board voted to support the letter written by many Downtown Los Angeles HOAs in regards to the Mills Act changes. The Downtown Neighborhood Council's mission is to voice the wishes of its constituents to City Hall. The attached letter represents a large number of our stakeholders, we intend to support this document and consider supporting other future letters that might come from other entities in DTLA, as well as sending our own comments forth on the Mills Act study.

We hope you take the time to include these stakeholders and the DLANC board in every part of the process.

Respectfully,

Claudia Oliveira

President, DLANC

City of Los Angeles, Department of City Planning
Office of Historic Resources
221 N. Figueroa St. Suite 1350
Los Angeles, CA 90012
planning.millsact@lacity.org

September 14, 2022

Dear Office of Historic Resources,

The conclusions drawn from the “Mills Act Assessment Report 2022” commissioned from Chattel Architecture and AECOM are irremediably flawed in that the report: (1) draws conclusions at the contract level rather than the housing unit/household level, (2) fails to take the distribution of historic buildings into account, (3) utilizes equity or opportunity indices that are not validated, (4) presents no viable underlying socio-demographic data to support any of its assertions, conclusions and recommendations, (5) fails to show how sunseting the existing contracts will achieve program sustainability and equity, (6) makes recommendations that undermine housing affordability and the current incentives for maintaining the historical residential buildings in the downtown Los Angeles community, and (7) fails to rationally explain how eliminating the Mills Act program in downtown Los Angeles will safeguard social equity and affordable housing in other areas.

1. The report equates single-family property contracts with condominium property contracts by comparing them at the contract level rather than the housing unit/household level, stating that “Condominium properties represent only 3 percent of the program (26 properties), but 33 percent of Mills Act savings....” It’s not surprising that condominiums represent more savings than contracts — each contract represents potentially hundreds of units. Why does the report fail to consider condominiums as multi-family residential properties with separate ownerships, housed in one structure? If the goal is efficiency and low staff burden, then multi-family buildings should be privileged: one contract, many households. As it stands, the report presents no logical reason for this exclusion.

2. The report fails to take the geographic distribution of historic buildings into account. Any discussion of equitable distribution across neighborhoods needs to consider the distribution of historic buildings. Large scale Mills Act eligible buildings are heavily concentrated in certain neighborhoods like downtown. So, while the report states that “50 percent of Mills Act savings went to Mills Act properties located in Downtown,” it fails to note that a concentration of extant historic properties are located there because it was, for decades, the thriving commercial and entertainment hub of the city. Accordingly, the application of any equitable distribution metric needs to be relative to the potential eligible buildings.

3. The report utilizes equity or opportunity indices that are not validated and are subject to large variance. As presented by the report, the LA Equity Index is a compendium of variables that could be used to measure neighborhood features, however it is not validated against any

particular outcome. Compounding this problem is the failure to fully describe the methodology that was applied (the Assessor's Office also does not appear to provide methodology for the Index online).

As an example, the Census tract including the Douglas Building has a score of 6.5/10 on the LA Equity Index, the second highest category implying low-medium barriers to opportunity (i.e., higher opportunity). On the state's Opportunity Map (<https://belonging.berkeley.edu/2022-tcac-opportunity-map>), which guides affordable housing development investment, the same Census tract is considered "low resource." This is the second lowest category and in the bottom 40% of tracts in LA County. Both indices claim to measure education, economic, and environmental features, yet they achieve very different conclusions about whether the Douglas Building's neighborhood provides opportunities. The point is not that one index is better, but that these indices are potentially flawed and not validated. Any index like this must be created with a specific program goal in mind, and not as a guide for all programs.

Another major flaw is that the index employed does not take neighborhood change or gentrification into account. As such, it fails to provide displacement protection in gentrifying areas. This also overlooks how in the case of the downtown Los Angeles Historic Core, Mills Act condominium buildings help to revitalize a once abandoned city center by attracting new residents and investments. Indeed, the tax-paying residents of the downtown community's historic properties — who were and remain committed to realizing and sustaining downtown's ongoing revitalization — have contributed substantially to the city's coffers via a hundreds-fold increase in downtown property taxes. It is their presence that established and created a welcoming climate for new business and what that brings, including increased employment opportunities and city revenue.

4. The report fails to present viable underlying socio-demographic data to support its assertions, conclusions and recommendations. This undeniable fact is readily admitted in the report's Project Limitations section at page 10 of the Introduction. It states: "The following data sources are not presently reflected in this study:

- Racial equity analysis ...
- Review of gentrification and displacement data ...
- Program-wide interviews or surveys of existing Mills Act property owners ...
- Inclusion of properties identified as potentially eligible for designation through SurveyLA ...
- Historical data on Mills Act contract savings ...
- Assessor data on last owner change to study the length of ownership."

In addition, because, as the report states, "several data limitations were encountered in the course of research, generally due to budget and time constraints," only three property owners **with** Mills Act contracts (described as "stakeholders") were contacted and interviewed for this study; one, a property management company, the other two, for-profit developers. This means no residential property owner in any of the downtown Los Angeles condominium properties with Mills Act contracts were contacted or consulted for this report.

5. The report fails to show how sunseting the existing contracts would achieve the dual program goals of sustainability and equity. Sustainability and equity are not mutually exclusive, and there is no need to sunset existing contracts to achieve stated equity goals if the funding needs are met. Indeed, were some, if not all, of the funding proposals made in the report adopted, the stated funding goals would more easily be achieved by retaining the existing contracts.

For example, Contract Maintenance Fees alone (excluding all other program fees being considered in the report) would add multiple times more money to the program than the estimated \$70,000 to \$140,000 that attendees were told in the August 8 hearing has been allocated annually to the Program from the Planning Committee's share of the General Funds over the years.

Per the report and based on the approved fee amount of \$538.60 per property per year, and 948 properties currently under contract, the potential revenue stream dedicated to the program should generate \$510,024 annually. This is \$370,000 more than the \$140,000 we were informed is the most the program has received in a year. Clearly, \$510,024 would go a long way to supporting the reported need for an expanded staff devoted full-time to the management and administration of the program, as well as equipping them with a new database system. In addition, were the City to assess condominium properties separately, based on the number of units on the property — which is also recommended in the report — even more money would be dedicated to the program. None of this will be achieved by sunseting the existing contracts.

6. Some of the report's recommendations undermine housing affordability and the current incentives to maintain historical residential buildings in downtown Los Angeles. A Mills Act contract makes historic properties more appealing to potential new owners and first-time buyers because it offers a tax incentive and advantage that other non-historic properties lack. Most of the historic properties cannot physically accommodate or offer the kind of amenities available in the new high-rise properties surrounding our area, such as gyms, movie theaters, game rooms, bars, spas, rooftop gardens. The value of the historic buildings lies in their intrinsic worth as historic gems. Our Mills Act contracts keeps them that way by contributing to the preservation and maintenance of the unfortunately few historic properties that remain in downtown Los Angeles.

Condominiums under the Mills Act provide affordable homeownership. Data from the MLS (Multiple Listing Service) from August 2021-August 2022 shows that the average sales price for Mills Act downtown Los Angeles Condos is \$595,000. Compare this with data from the California Association of Realtors showing the Median SFH (Single Family Home) price is \$750,860; the median California Condo price is \$575,450; and the Median Home Price in the Los Angeles Metropolitan area is \$680,000. In general, the average sales price for downtown Los Angeles condos with Mills Act contracts is 15% below the Los Angeles Median SFH price, and 20% below the California SFH price.

7. The report fails to explain how eliminating the Mills Act program in downtown Los Angeles will safeguard affordable housing and promote social equity in other areas. The majority of the multi-family Mills Act eligible properties in the report are under the Rent Stabilization Ordinance (RSO). The RSO's Primary Renovation Cost Recovery Program and Tenant Habitability Program

were created to make sure there is no net loss of affordable rental units during rehabilitation. How does elimination of our Mills Act contracts ensure greater safeguards for retaining affordable units in other areas? What connection exists between the two?

Similarly, the LA Conservancy's article titled "Historic Multi-Family Housing", states that the primary cause of loss of historic multi-family housing is the Small-Lot Subdivision Ordinance. Yet, the report does not explain how sunseting existing Mills Act Contracts in downtown Los Angeles, while expanding the program in other areas, can reverse the consequences of this ordinance in other communities. Mills Act benefits do not represent a profit to be spread across and used by the owners of RSO properties as they see fit. Mills Act benefits are tax savings that must be reinvested to restore and preserve historic properties. These statutory requirements carry serious penalties if not met.

In addition to the above enumerated deficiencies, it bears mentioning that the downtown Los Angeles historic property owners were astonished to learn at the eleventh hour that the Mills Act Program was so disastrously underfunded and understaffed (as reported both in the hearings and the assessment). We were never previously informed (1) of the risk to the program's sustainability; (2) that only two City employees are tasked with part-time management and administration of the program and its nearly 1000 contracts; and (3) of the City's repeated failure to increase requested program funding in response to the program's significant expansion. It is unconscionable to now fall back and use these past failures as a reason to sunset older existing contracts with program-compliant property owners -- particularly as we were never forewarned of this dire situation.

To conclude, while there are recommendations in the report we are inclined to support — such as adopting program-dedicated fees which would expand staff and significantly contribute to the program's fiscal sustainability — we strongly maintain the conclusions drawn in the report are irretrievably flawed. In order to avert further escalating this matter, we request and strongly recommend that the Los Angeles Planning Department adopt a more equitable and transparent course of action -- one that benefits all parties, and the community, who are dedicated to the continued revitalization and preservation of historic downtown Los Angeles.

Sincerely,

DocuSigned by:

Linda Cordeiro
705DC7BACDEA423...

9/15/2022

Linda Cordeiro, President of Pan American Loft Community Association

DocuSigned by:

Mark Rataj
AFD99800167F486...

9/15/2022

Mark Rataj, President of The Rowan Building Property Owners' Association

DocuSigned by:
Alexandra Rubinstein
E3C2F86958684C8...

9/15/2022

Alexandra Rubinstein, President of Douglas Lofts Property Owners Association

DocuSigned by:
Sheila Swanson
7F6F4DF9D6F34C9...

9/15/2022

Sheila Swanson, President of Eastern Columbia Lofts Homeowners Association

Cc: Emma Howard, Emma.howard@lacity.org, Planning Director
Office of Councilmember Kevin de León
200 N. Spring Street, Suite 425
Los Angeles, CA 90012

Cc: Claudia Oliveira, claudiaoliveira.dlanc@gmail.com, President
[DLANC](#) – Downtown Los Angeles Neighborhood Council

Cc: Lambert Giessinger, Lambert.Giessinger@lacity.org, Architect
Los Angeles City Planning, Office of Historic Resources



Planning CHC <chc@lacity.org>

SUPPORT DESIGNATION FOR 806 N. EDINBURGH.

1 message

Amy <amyg93@aol.com>

Mon, Oct 31, 2022 at 11:42 AM

Reply-To: Amy <amyg93@aol.com>

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

Cc: "melissa.jones@lacity.org" <melissa.jones@lacity.org>, "chc@lacity.org" <chc@lacity.org>, "afine@laconservancy.org" <afine@laconservancy.org>

To concerned parties, and CHC.

I belong to many resident /homeowner association, because I own properties in different locations. I am privy to to information, and am into preservation.
and so are all the organization,.

806 N. Edinburg, is very worthy of being designated for Historic and we all agree. That we would hope it will be.

Unfortunately, our Neighborhood Council. Mid City "West, does not speak in our behalf, and has it's own agenda.
but, we in the community have a different agenda.
as, we so care about the culture, architecture, and the history of our city.

To Restore, is our goal,. We live here, and know the value that can only add to the beauty, and continuity to preserve our city.

As an Artist, we also learned how important balance is with art and architecture, and the surrounding structures.

Please, Please, SUPPORT 806 N EDINBURG TO BE ADDED TO THE OTHER DEEMED WORTHY. of Historic Designation

Thanks for listening,.

Amy Galaudet
Member of

Beverly wilshire Home owners
Greater Fairfax Residents assoc,
LA Conservancy,
So, Carthay
Carthay Square HOA
LaBrea, Coalition.



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat

1 message

Amy Jerominek <amyjerominek@gmail.com>

Tue, Nov 1, 2022 at 8:14 PM

To: chc@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org

Cc: afine@laconservancy.com

Dear Cultural Heritage Commission,

I'm writing to support the HCM nomination for The Troyer Brothers Four-Flat at 806 N. Edinburgh Ave., initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy.

I've working in real estate for many years. I worked as a buyer during housing crash and afterwards as a real estate agent. I've driven around much of LA and can say that the property in question, as well as the neighboring units have a charm that deserves to live on. There are many older building in LA, some in states of disrepair that I wish we could rehabilitate, and others that should be torn down and forgotten BUT, 806 is an example of property in excellent condition that we can save and should save.

Best regards,

Amy Jerominek
DRE License # 01881416
NMLS License # 2135992

P



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat1 message

Andrew Jhun <drewjhun@gmail.com>

Tue, Nov 1, 2022 at 7:41 PM

To: chc@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org

Cc: afine@laconservancy.com

Dear Cultural Heritage Commission,

My name is Andrew Jhun. I am an attorney and a former neighborhood council member of the Mid City West Neighborhood Council for nearly eight years. In addition, I have served as its first vice chair for a number of years. I write this email in support of the HCM nomination in my personal capacity.

I am writing in strong support of the HCM nomination for The Troyer Brothers Four-Flat at 806 N. Edinburgh Ave., initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy.

In my many years as a member of the neighborhood council in this area, we have seen a number of applicants seeking approval for historic designation. This building among many others particularly merits this commission's approval for being designated and preserved for many reasons. This building has a unique historic significance and it is also a remnant of a type of housing that is much needed today given persisting housing shortages.

This building was designed by Master Architect S. Charles Lee, whose early career was an integral part of the City's early development and an important part of Lee's journey to becoming the most prolific and celebrated theatre designer of the 20th Century. The four-flat housing type is also a significant part of Los Angeles history, deserving of recognition along with bungalow courts, courtyard apartments and dingbats.

Survey LA, in its Jewish Context Statement, calls out the Fairfax District for its "symbolic focus of the Jewish community in the postwar period." S. Charles Lee was Jewish and designed the nearby Temple Israel of Hollywood. I am informed that the property was owned and occupied by a Holocaust survivor for decades. 806 N Edinburgh Ave. is an important piece to the puzzle which collectively tells the Jewish history of Los Angeles.

In the current political atmosphere and the tragic proliferation of anti-semitism, it is more important than ever for the City to engage in active efforts to protect and preserve this history and the communities it stands for.

Please approve the application for the nomination for this property. It is squarely a proper candidate worthy of this designation and it should immediately be passed.

Andrew Jhun



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat

1 message

Archie Silvester <archiesilvester83@gmail.com>

Tue, Nov 1, 2022 at 3:12 PM

To: chc@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org

Dear Cultural Heritage Commission,

I'm writing in vehement support of the HCM nomination for The Troyer Brothers Four-Flat at 806 N. Edinburgh Avenue, initiated by Councilmember Paul Koretz, and supported by The Los Angeles Conservancy.

This building was designed by highly revered, Jewish Master Architect S. Charles Lee, whose early career building workforce housing during the 1920's was an integral part of the City's early development and an important part of Lee's journey to becoming the most prolific and celebrated theatre designer of the 20th Century. The four-flat housing type is also a significant part of Los Angeles history, deserving of recognition along with bungalow courts, courtyard apartments and dingbats. To know that 806 N. Edinburgh was, not only bought by Holocaust survivors in the 1950s, but was designed and built by S. Charles Lee, its foundations at the core, both literally and metaphorically speaking, are deeply rooted in our Jewish cultural heritage which must be preserved at all costs.

For me personally, as a resident of N. Edinburgh Avenue since 2011, and as a Jew, this nomination is extremely personal to me. I am from England, and my German grandpa was a holocaust survivor whose mother was taken to Łódź, in Poland, where she was gassed to death. When I moved to LA in 2006, and moved to N. Edinburgh Avenue in 2011, one of the deciding factors was knowing that my building was owned by two holocaust survivors who escaped Nazi Germany, and came to Los Angeles to build up their life and legacy for generations to come.

I want to expound upon the background of 806 N. Edinburgh Avenue's original owners (from 1959-2018), Greti Herman, who was a Jewish Holocaust survivor. Her story is quite remarkable as she narrowly escaped the train to Auschwitz, and later survived thanks to a protector who hid her family in a hollowed-out space in a wall. She, along with other Jews, migrated to the Fairfax District in search of synagogues, kosher food, medical services and a community. Like Canter's, the Fairfax Theatre and the Beverly Fairfax Historic District, 806 N Edinburgh Ave. is an important piece to the puzzle which collectively tells the Jewish history of Los Angeles. In fact, Survey LA, in its Jewish Context Statement, calls out the Fairfax District for its "symbolic focus of the Jewish community in the postwar period." In honor of S. Charles Lee who has left us with such a rich architectural legacy, we owe it to his memory to preserve what he pored his heart and soul into all those years ago.

In terms of S. Charles Lee, he truly deserves to be celebrated not just for his ornate theatres, but for his contribution to housing for common people where his skills and attention to detail are also present, from the Italianate entryway, faux fireplaces and center light wells all of which give residents a sense of community and connection. It is also vital that we preserve our collective history, and memory, of holocaust survivors who were significant for their role in world history, and whose memory remains alive in the Fairfax District, and still very much so for the tenants of 806 N. Edinburgh Ave.

Lee's vision has left LA with such a rich architectural legacy with institutional buildings that are still being used, enjoyed, and admired to this day. From the gorgeous Temple Israel of Hollywood, to the Fox Wilshire Theater, to the Hollywood and Western building in Hollywood, to at least eighteen more buildings in LA, it's imperative that S. Charles Lee's work is preserved and celebrated in its entirety.

Given the horrendous rise of anti-semitism in America of late, now is the time, more than ever, to appreciate all the vital contributions Jews have made to Los Angeles' culture and heritage. With only 15M Jews globally, and now so few Holocaust survivors left it's essential that we preserve any and every piece of Jewish heritage that we can. This is why I feel it's imperative, when it comes to this special building at 806 N. Edinburgh Avenue, that it is given a HCM nomination so that we can preserve this precious building as a continuing part of architectural culture, and our scarce Jewish heritage in LA.

Thank you for your time, and support, and consideration.

Archie Silvester



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat1 message

Christian Eimer <mischu.la@aol.com>

Sun, Oct 30, 2022 at 1:25 PM

Reply-To: Christian Eimer <mischu.la@aol.com>

To: "chc@lacity.org" <chc@lacity.org>, "lambert.giessinger@lacity.org" <lambert.giessinger@lacity.org>, "melissa.jones@lacity.org" <melissa.jones@lacity.org>

Cc: "afine@laconservancy.com" <afine@laconservancy.com>

Dear Cultural Heritage Commission,

We are writing to support the HCM nomination for The Troyer Brothers Four-Flat at [806 N. Edinburgh Avenue](#), initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy. We have been living on [813 N. Edinburgh Avenue](#) for many years - directly vis-a-vis The Troyer Brothers Four-Flat. We always enjoyed looking at this historic building which forms such an integral part of this homy neighborhood and strongly support the preservation of this classic example of architecture LA is known for, especially in times of the nondescript, impersonal "MacMansion" style (which is more reminiscent of an enlarged box or defunct warehouse).

The beautiful building on [806 N. Edinburgh Avenue](#) was designed by Master Architect S. Charles Lee, whose early career building workforce housing during the 1920's was an integral part of Los Angeles' early development and an important part of Lee's journey to becoming one of the most prolific and celebrated theater designer of the 20th Century. The four-flat housing type is also a significant part of Los Angeles history, deserving of recognition along with bungalow courts, courtyard apartments and dingbats.

"Survey LA", in its Jewish Context Statement, calls out the Fairfax District for its "symbolic focus of the Jewish community in the postwar period." S. Charles Lee was Jewish and designed the nearby Temple Israel of Hollywood. Greti Herman, (owner of [806 N. Edinburgh Ave.](#) between 1959-2018), was a Jewish Holocaust survivor. She, along with other Jews, migrated to the Fairfax District in search of synagogues, kosher food, medical services and a community. Like "Canter's", the "Fairfax Theatre" and the Beverly Fairfax Historic District, [806 N Edinburgh Ave.](#) is an important part of the Jewish community and history of Los Angeles.

S. Charles Lee deserves to be celebrated not just for his ornate theaters, but for his contribution to housing for common people where his skills and attention to detail are present - from the Italian-style entryway, faux fireplaces and center light wells - and give residents a sense of community and connection. It is of outmost importance that we preserve our collective history and memory of Holocaust survivors whose lives remain alive in the Fairfax District of Los Angeles and for our wonderful neighbors Heather, Mark and Zosia, the current tenants of [806 N. Edinburgh Ave.](#)

Thank you for supporting this important matter.

Best regards,

Christian Eimer and Rand Smith
(former residents of [813 N. Edinburgh Ave.](#))







Planning CHC <chc@lacity.org>

Support HCM Designation for Troyer Bros. Four-Flat, CHC-2022-4609-HCM1 message

cmaddren@gmail.com <cmaddren@gmail.com>

Sat, Oct 29, 2022 at 10:38 AM

To: chc@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org

Cc: afine@laconservancy.com

Members of the Cultural Heritage Commission,

I'm writing to support HCM designation for the Troyer Brothers Four-Flat, located at [806 N. Edinburgh Ave.](#) in the Fairfax District. This building deserves HCM status because it satisfies two of the criteria for historic designation:

1. It exemplifies a significant contribution to the broad cultural, economic or social history of the city and community.
2. It is associated with the life of a historic personage important to city and local history.

To take the second point first, the building was designed by architect S. Charles Lee, who was an important player in the growth of LA in the early 20th century. Lee designed a number of significant buildings, including the Tower and Los Angeles theatres in Downtown, and the Bruin in Westwood. The Troyer Brothers Four-Flat is an early example of the work of this architect, who would help to shape the look of Los Angeles during a career that spanned decades.

As for the first criterion, the Troyer Brothers Four-Flat also exemplifies a significant contribution to the cultural and social history of the city and community. Located in the Fairfax District, it's an example of the workforce housing that was built to satisfy the need for housing as immigrants moved to this burgeoning community. Over time the Fairfax District became the center of Jewish life in LA. Lee himself was of German-Jewish stock, having been born Simeon Charles Levi in 1899. Not only is the Troyer Brothers Four-Flat an early example of Lee's work, it also exemplifies a housing type that was important to the development of the area in the early 20th century.

For these reasons, I urge you to recommend HCM designation for the Troyer Brothers Four-Flat.

Thank you for your time.

Sincerely,

Casey Maddren

[2141 Cahuenga Blvd., Apt. 17](#)

[Los Angeles, CA 90068](#)



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat

1 message

CMR Rivera <cmrpostla@gmail.com>

Tue, Nov 1, 2022 at 2:13 PM

To: chc@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org

Cc: afine@laconservancy.com

Dear Cultural Heritage Commission,

I'm writing to support the HCM nomination for The Troyer Brothers Four-Flat at 806 N. Edinburgh Ave., initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy.

This building was designed by Master Architect S. Charles Lee, whose early career building workforce housing during the 1920's was an integral part of the City's early development and an important part of Lee's journey to becoming the most prolific and celebrated theatre designer of the 20th Century. The four-flat housing type is also a significant part of Los Angeles history, deserving of recognition along with bungalow courts, courtyard apartments and dingbats.

Survey LA, in its Jewish Context Statement, calls out the Fairfax District for its "symbolic focus of the Jewish community in the postwar period." S. Charles Lee was Jewish and designed the nearby Temple Israel of Hollywood. Greti Herman, (owner of 806 N. Edinburgh Ave. between 1959-2018), was a Jewish Holocaust survivor, who narrowly escaped the train to Auschwitz and later survived thanks to a protector who hid her family in a hollowed-out space in a wall. She, along with other Jews, migrated to the Fairfax District in search of synagogues, kosher food, medical services and a community. Like Canter's, the Fairfax Theatre and the Beverly Fairfax Historic District, 806 N Edinburgh Ave. is an important piece to the puzzle which collectively tells the Jewish history of Los Angeles.

S. Charles Lee deserves to be celebrated not just for his ornate theatres, but for his contribution to housing for common people where his skills and attention to detail are also present - from the Italianate entryway, faux fireplaces and center lightwells - and give residents a sense of community and connection. It is also vital that we preserve our collective history and memory of holocaust survivors who were significant for their role in world history and whose memory remains alive in the Fairfax District and for the tenants of 806 N. Edinburgh Ave.

Thank you for your time and support,

Chiara Rivera

Chiara M. Rivera

C: 213.448.7108

E: CMRpostLA@gmail.com

*"Let yourself be silently drawn by the strange pull of what you really love,
It will not lead you astray" ~Rumi*



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat

1 message

chasrosasco@aol.com <chasrosasco@aol.com>

Sat, Oct 29, 2022 at 9:15 AM

Reply-To: chasrosasco@aol.com

To: "chc@lacity.org" <chc@lacity.org>, "lambert.giessinger@lacity.org" <lambert.giessinger@lacity.org>, "melissa.jones@lacity.org" <melissa.jones@lacity.org>, "afine@laconservancy.com" <afine@laconservancy.com>, "hfoxen@gmail.com" <hfoxen@gmail.com>

I'm writing to support the HCM nomination for The Troyer Brothers Four-Flat at [806 N. Edinburgh Ave.](#), initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy.

This building was designed by Master Architect S. Charles Lee, whose early career building workforce housing during the 1920's was an integral part of the City's early development and an important part of Lee's journey to becoming the most prolific and celebrated theatre designer of the 20th Century. The four-flat housing type is also a significant part of Los Angeles history, deserving of recognition along with bungalow courts, courtyard apartments and dingbats.

Survey LA, in its Jewish Context Statement, calls out the Fairfax District for its "symbolic focus of the Jewish community in the postwar period." S. Charles Lee was Jewish and designed the nearby Temple Israel of Hollywood. Greti Herman, (owner of [806 N. Edinburgh Ave.](#) between 1959-2018), was a Jewish Holocaust survivor, who narrowly escaped the train to Auschwitz and later survived thanks to a protector who hid her family in a hollowed-out space in a wall. She, along with other Jews, migrated to the Fairfax District in search of synagogues, kosher food, medical services and a community. Like Canter's, the Fairfax Theatre and the Beverly Fairfax Historic District, [806 N. Edinburgh Ave.](#) is an important piece to the puzzle which collectively tells the Jewish history of Los Angeles.

S. Charles Lee deserves to be celebrated not just for his ornate theatres, but for his contribution to housing for common people where his skills and attention to detail are also present - from the Italianate entryway, faux fireplaces and center lightwells - and give residents a sense of community and connection. It is also vital that we preserve our collective history and memory of holocaust survivors who were significant for their role in world history and whose memory remains alive in the Fairfax District and for the tenants of [806 N. Edinburgh Ave.](#)

Thank you for your time and support,

Charles Rosasco , Los Angeles



Planning CHC <chc@lacity.org>

SUBJECT: CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat

1 message

Dina Brown <dina@dinabrownartappraisals.com>

Mon, Oct 31, 2022 at 12:32 PM

To: chc@lacity.org

Cc: lambert.giessinger@lacity.org, melissa.jones@lacity.org, afine@laconservancy.com

Dear Cultural Heritage Commission,

I'm writing to support the HCM nomination for The Troyer Brothers Four-Flat at [806 N. Edinburgh Ave.](#), initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy.

This building was designed by Master Architect S. Charles Lee, whose early career building workforce housing during the 1920's was an integral part of the City's early development and an important part of Lee's journey to becoming the most prolific and celebrated theatre designer of the 20th Century. The four-flat housing type is also a significant part of Los Angeles history, deserving of recognition along with bungalow courts, courtyard apartments and dingbats.

Survey LA, in its Jewish Context Statement, calls out the Fairfax District for its "symbolic focus of the Jewish community in the postwar period." S. Charles Lee was Jewish and designed the nearby Temple Israel of Hollywood. Greti Herman, (owner of [806 N. Edinburgh Ave.](#) between 1959-2018), was a Jewish Holocaust survivor, who narrowly escaped the train to Auschwitz and later survived thanks to a protector who hid her family in a hollowed-out space in a wall. She, along with other Jews, migrated to the Fairfax District in search of synagogues, kosher food, medical services and a community. Like Canter's, the Fairfax Theatre and the Beverly Fairfax Historic District, [806 N Edinburgh Ave.](#) is an important piece to the puzzle which collectively tells the Jewish history of Los Angeles.

S. Charles Lee deserves to be celebrated not just for his ornate theatres, but for his contribution to housing for common people where his skills and attention to detail are also present - from the Italianate entryway, faux fireplaces and center lightwells - and give residents a sense of community and connection. It is also vital that we preserve our collective history and memory of holocaust survivors who were significant for their role in world history and whose memory remains alive in the Fairfax District and for the tenants of [806 N. Edinburgh Ave.](#)

Thank you for your time and support.

Sincerely,

Dina Brown, ISA CAPP
International Society of Appraisers
Certified Appraiser of Personal Property
Director, ISA Board of Directors
Accredited Member, Appraisers Association of America
DINA BROWN ART APPRAISALS
323.651.1956
www.dinabrownartappraisals.com





Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat

1 message

DALE KENDALL <kdk500@aol.com>

Mon, Oct 31, 2022 at 10:00 AM

To: chc@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org

Cc: Adrian <afine@laconservancy.org>

Dear Honorable Commissioners,

My name is Dale Kendall I am a long-term resident in the area.

Thank you for taking the time to hear this nomination.

I'm writing in support of the HCM nomination for The Troy brothers four-flat at [806 N. Edinburgh Ave.](#), initiated by Council Member Paul Koretz and supported by The Los Angeles Conservancy.

I have been very active in the preservation of our historic architectural history in Los Angeles over the years. I serve on Mid City West Neighborhood Council. I am co-president of Save Beverly Fairfax. I am on the Board of Directors of Beverly Wilshire Home Association. I am also vice president of Friends of Miracle Mile. Today I am writing on my own behalf.

I believe this nomination is an important one and I hope you will see it the same way. S. Charles Lee is a noted Jewish Architect, who created magnificent movie palaces and theaters which are historic today. Until this nomination I had no idea he designed small modest apartment buildings as well. The Troy brothers four-flat apartment building is part of Mr. Lees story. It's part of the first chapter of his career. The building is modest compared to Mr. Lee's bigger projects but just as important. This four flat was built for work force housing. And even today it is still in use for that purpose. One of its most unique features is a small court yard/atrium in the middle of the building where all four units open into a space where light streams in from above. I have been in hundreds of four flat buildings in our area over the years and have never seen anything like this. This feature makes this building truly unique for our area. I believe if Survey LA had seen unique features on the interiors of buildings such as this one then this four flat would have been listed as others were on the street. This feature not only reminds me of my trips to great cities of Western Europe but it brings about the shared community aspect of living that we are all craving, especially since living through Covid isolation. Imagine looking outside into the interior of your building to see your neighbor also having coffee with light streaming in and having a moment of connection and communication. In all of my years service in the preservation of LA architecture I have never seen such a unique and desirable feature. Truly unique.

Thank you so much for taking the time to read my letter. I am urging you to please vote in support of this nomination. This building will help future generations get the complete story of this master Architect and provide a template of ideas worthy of repeating in future buildings.

Sincerely,

Dale Kendall

Sent from my iPhone



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat1 message

David Shomaker <david@shomakerbrothers.com>

Tue, Nov 1, 2022 at 9:49 PM

To: chc@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org

Cc: afine@laconservancy.com

Dear Cultural Heritage Commission,

My name is David Shomaker. I fully support the HCM nomination of the Troyer-Brother's Four-Flat.

I have been visiting my friends Mark and Heather here for many years. It is a lovely building with original wood features, arched entryways, and a small but classic front and back yard. Several of the houses in the area were also built in the 1920s and they retain the charm of old Los Angeles. I particularly admire these four-flat style apartments and hope you can see the necessity of protecting classic homes. Beyond this building's many athletic charms, the architectural connection to the past is an element that naturally creates thriving communities.

In addition, another friend of mine who also lived in the building is Jeremy Herman. He has a family connection to this building. His grandmother, Greti Herman, a Jewish Holocaust survivor and immigrant to the USA from war-torn Europe at the end of World War II, owned and operated the apartment from 1959 - 2018. Jeremy would often talk of visiting his grandma when I first became friends with him in 2006. Over the years I heard parts of her historic life and business gusto that are all a part of the American Dream, especially in Los Angeles. I believe that protecting these types of historic connections is why your Commission exists.

I hope you share my views that this home should be designated as an historic site. Should you want to contact me, please write to me at davidshomaker@gmail.com.

Thank you,

David Shomaker



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat1 message

Dee Ann Newkirk <dnewki@yahoo.com>

Mon, Oct 31, 2022 at 2:57 PM

To: chc@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org

Cc: afine@laconservancy.com

Dear Cultural Heritage Commission,

As a former neighbor, I have been honored to visit the Troyer Brothers Four-Flat numerous times and have a first memory of standing in awe at the very moment I stepped foot into the stairwell design and Italianate entryway of Master S. Lee Charles's work for the first time! I felt I was transported back into another period in time. A time when architects created a feeling of awe, grandeur and beauty, similar to when you walk into a grand theatre or Temple Israel of Hollywood created and designed by S. Lee Charles' expert hand as well!

I remember the first time I entered the building, just looking up at the grand beauty of this wide foyer, and the window and stairs, and how majestic it felt, as I had never seen a staircase like that before, and yet, at the same time so welcoming to its residents who were lucky enough to call it "home"!

Obviously S. Lee Charles knew how to create this grandeur feeling from his previous creations of many wonderful theaters here in Hollywood, and the Temple Israel of Hollywood, but when he used his beautiful, artful talents to create homes where now common folks could live and have been living for decades and decades here in the Jewish Fairfax District, it makes one feel immediately that this grand fourplex with its overwhelming beauty should stand forever as it has served this neighborhood for almost a century!

And equally, the moment one walks into the Troyer Brothers Four Flat, you are also humbled realizing how many souls lived here at [806 N Edinburgh](#): this building was built for the Jewish community, who many were new to America, and later, many had narrowly escaped the horrific Holocaust, and here, in these sound walls, with ornate design, center lightwells and faux fireplaces, these survivors of the Holocaust found a home here—a safety—a place to begin again and build their lives over again from nothing.

The stories that are here within these walls call to us to preserve its history!

The Troyer Brothers Four Flat should receive HCM status because it not only signifies the major work of one of our prized master architect's in S Lee Charles's work, but because this building symbolizes in this historic Jewish neighborhood those who lived here through the numerous decades all the way through to today: a Jewish neighborhood that is quickly fading into bento boxes and squeezed-in sardine condos as opposed to the beauty of what this Jewish area, according to Survey LA, originally intended to be!

Please, I ask you, to vote in favor and support the HCM nomination before you for The Troyer Brothers Four-Flat at [806 N. Edinburgh Ave.](#), initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy.

Sincerely

City of Los Angeles Mail - CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat

https://mail.google.com/mail/b/AO3mRRblk80Mlt6x6HthlIRI_eSijNGzNvyw5CBPEioyqB4bsP_D/u/0/?ik=af94feea32&view=pt&search=all&permthid=thr... 2/2



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat1 message

James Dastoli <james.dastoli@gmail.com>

Mon, Oct 31, 2022 at 11:39 AM

To: "chc@lacity.org" <chc@lacity.org>, Lambert Giessinger <lambert.Giessinger@lacity.org>, Melissa Jones <melissa.jones@lacity.org>

Cc: Adrian Scott Fine <afine@laconservancy.org>

Dear Cultural Heritage Commission,

I'm writing to support the HCM nomination for the Troyers Brothers Four-Flat at [806 N. Edinburgh Ave.](#), initiated by Councilmember Paul Koretz and supported by the Los Angeles Conservancy.

The building's designer, S. Charles Lee, is famous for monumental structures along some of Los Angeles' most prominent streets. Here at [806 N. Edinburgh](#), we have an entirely different, but equally important example of his work. In order to fully appreciate the range of possibilities of Mediterranean Revival architecture, we must study all types of buildings where the style was applied, from grand movie palaces to small homes for ordinary people. No matter what the scale, the style mixes elements of romanticism and classicism to create picture-perfect compositions on our city's streets. The four-flat on Edinburgh Ave uses the type of texture palette that is essential to building neighborhoods with a real sense of place. The main entrance and oval windows offer unique details that make this particular Mediterranean Revival apartment building stand out among its neighbors. Having lived in similar apartment buildings myself, I know firsthand how magical it can be to call a place like this home.

Thank you for your time and support,

James Dastoli

JOHN A. HENNING, JR.
ATTORNEY AT LAW
125 N. SWEETZER AVENUE
LOS ANGELES, CALIFORNIA 90048

TELEPHONE: (323) 655-6171
E-MAIL: jhenning@planninglawgroup.com

November 2, 2022

LETTER IN SUPPORT OF APPLICATION AND IN RESPONSE TO OWNER'S MATERIALS

VIA ELECTRONIC MAIL

Cultural Heritage Commission
c/o Office of Historic Resources
200 N. Spring Street, Room 620
Los Angeles, CA 90012

Re: Troyer Brothers Four-Flat at 806 N. Edinburgh Avenue (Case No. CHC-2022-4609-HCM) / Hearing Date November 2, 2022

Honorable Commissioners:

The Commission will need to chart its own course on this nomination, as it often does. The developer-owner has expended enormous resources to defeat the nomination, hiring the usual experts who make the usual arguments. The neighborhood council has been co-opted by a “density-at-all-costs” agenda, inevitably favoring the developer’s proposed new 28-unit building over the existing 8 units provided by two adjoining 1920s-era four-flats. City staff, perhaps weighing the political pros and cons of a designation, recommends letting this building go.

Yet the building deserves to be saved. It offers a window into the compelling career of S. Charles Lee. Originally Simeon Charles Levi, he opened his first office in downtown Los Angeles in 1923, when he was only 24 years old. That same year, he changed his name to S. Charles Lee in order to fend off anti-Jewish stereotypes that might jeopardize his architectural practice. A few short years later, in 1927, Lee designed the magnificent Tower Theater on Broadway. He went on to design hundreds of theaters, including the Los Angeles Theater (1931) and the Bruin (1937), and numerous other buildings, many of which are designated landmarks.

The Four-Flat is from the early years of Lee’s career between 1923 and 1926, in which he designed four-flats and other multi-family residential buildings for developers to serve the extraordinary influx of people into Hollywood during the mid-1920s, and just before he started developing his own, more elaborate residential projects in 1926.

To be sure, the building is not a thousand-seat theater or an ornate mansion. It is “just” a four-flat, built by a speculative builder for regular working people. However, that is exactly the point. These practical economic constraints did not keep Lee from injecting significant architectural quality into the building. Indeed, that is Lee’s genius and is surely why, in just a few short years, he graduated from building four-flats into becoming one of the era’s master architects.

That architectural quality remains all these years later because, as is frequently the case with multi-unit buildings, the landlords have made few alterations to the property.

The building is not included in Survey L.A. However, that is not the final arbiter of a building’s historic significance. It is a starting point. Many buildings have been designated that were not mentioned in Survey L.A., invariably because further study by an applicant shows that the building qualifies for designation. Conversely, many buildings mentioned in Survey L.A. have been denied a designation because further study established that the building did not qualify. Here, the primary basis for the designation is that the building is associated with a master architect and tells the story of a specific period of his early career. These facts would not necessarily have been known to the survey personnel who prepared the Survey L.A. reports.

1. Developer’s Arguments.

The developer brings in Sapphos Environmental, which almost uniformly opposes HCM applications. Their report is beautifully written and utterly deceiving. It makes the case that because there are other four-flats in the neighborhood, and even other four-flats designed by Lee, this one should not be designated. Sapphos points to several lavish single-family homes built by Lee, saying they deserve designation while his more prosaic structures do not. It describes the building as “constructed cheaply” in the 1920s, because it cost about as much as a typical single-family home at the time. Finally, Sapphos identifies numerous inconsequential “alterations” like metal awnings, a secondary coat of stucco and the absence of a formal garden, which it argues would disqualify the building.

Yet Sapphos does make some inadvertent admissions. As just one example, it says that “the apartment building may be a rare example of a multi-family residence in [Lee’s] body of work,” albeit a purportedly “low style” example. (Sapphos report at pg. 13.) The fact that is a rare example is yet more reason for it to be designated.

The developer also commissioned additional research (though not in the form of a formal report) by one Anna Marie Brooks, who describes herself as a “historian.” Ms. Brooks makes several dubious assertions, noting for example that because a certain wrought-iron light fixture in the vestibule is hung upside-down, “one is assured that it is a replacement.” (Brooks report at pp. 5-6.) Ms. Brooks does, however, conclusively rebut a misstatement in the Sapphos report, to the effect that none of the original built-in cabinetry remains. In fact, Ms. Brooks states that the

same kitchen cabinetry found in one of the units “is found in the kitchen where this historian resides This indicates that the cabinets were a builders’ supply item.” (Brooks report at pg. 7.) She also notes that in Unit 4, the original built-in “iceless” refrigerator remains. (Brooks report at pp. 8-9.)

The developer’s representative, Steven Scheibe, also submitted a report containing his own analysis of the potential grounds for a nomination. (See Notes for Historical Nomination, by Steven Scheibe.) Mr. Scheibe makes the curious argument that other fourplexes identified in the Hollywood Community Plan as significant historic resources are there because they “are centrally located along Hollywood Boulevard, Sunset Boulevard, or the studios along Fountain and Gower,” which locations are “major historic contributing areas to the boom of the entertainment industry in this location.” (Scheibe report, Appendix A.) Mr. Scheibe goes on to contend that the subject property is not near those locations. In fact, the nominated building is less than 1 mile from Sunset and Hollywood boulevards, less than 3 miles from Paramount Studios on Melrose Avenue and less than 3 miles from the corner of Fountain and Gower. In other words, in the 1920s it was just a streetcar ride away from the Hollywood studios.

Elsewhere in the developer/owner’s submittal, Mr. Scheibe speaks politely about the tenants of the building, but carries a knife behind his back. He details at great length his efforts to “work with” the tenants, even including a testimonial from one of them. Yet when one of the tenants rejects his overtures and proceeds to support a historic designation, Mr. Scheibe devolves into accusing her of using the nomination process maliciously and for personal financial gain. Mr. Scheibe does not explain why numerous other people frequently present before this Commission, who have never met the developer and who stand to gain nothing from a nomination, would spend hundreds of hours in an effort to protect this building.

Mr. Scheibe also misrepresents the economics of owning the building. He says the developer/owner bought the building “for land value” and that it is “cost prohibitive” to renovate and rehabilitate the building. Developers always say that. The building is in fine condition, and minimal renovations are necessary to preserve it. The developer may have overpaid for the building, but that was at its own risk. Given a single option, i.e., to restore and maintain the original building after designation by the Commission, the developer will surely select that option or else sell it to someone else who will.

2. Federal, State and Local Criteria for Designation.

The standards for designation of HCMs include the National Register, California Register and the City’s own Cultural Heritage Ordinance. Each of these standards clearly argues for designating the nominated buildings as HCMs. Under all three of the relevant regulatory regimes, the first three criteria for designation have all been met. If the Commission finds that just one of the criteria has been met, the property is eligible to be designated as a Historic-Cultural Monument. The three criteria are addressed in turn below.

A. Criterion A: Association With Events in the “Broad Patterns of Our History”.

Although the application is for a local designation rather than for placement on the National Register, the relevant criteria for designation of an HCM are derived from Criteria A, B, C and D used by the National Register. Under Criterion A, a building is eligible for National Register status if:

A. It is associated with events that have made a significant contribution to the broad patterns of our history.

The California Register contains a similar set of four criteria. Among these is Criterion 1. A building is eligible for California Register status if the building:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

The City of Los Angeles Cultural Heritage Ordinance echoes the National Register and California Register criteria. Under the first criterion of the City’s ordinance, HCM designation is available for a building:

- In which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified.

Here, Criterion A and the corresponding state and local criteria are all satisfied because the nominated building is associated with events that have made a significant contribution to the broad patterns of history, including the economic and social history of the City of Los Angeles. The building tracks, and physically reflects, the population boom serving Hollywood during the 1920s, and the construction of four-flats to satisfy the demand for worker housing.

In considering Criterion A, a *National Register Bulletin* states that “a property that is significant for its historic association is eligible for National Register status 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).” Here, although a National Register nomination is not at issue, this requirement is easily satisfied. The “period of [the buildings’] association with the important event, historical pattern, or person(s)” is the mid-1920s. The nominated structure clearly “retains the essential physical features that made up its character or appearance” during that time. The numerous (and mostly minor) alterations identified by the developer and its experts do not mean that the “essential physical features” of the nominated structure has been lost, as would be necessary to exclude it from consideration for National Register status under Criteria A.

A historic resource eligible for listing in the California Register must “retain enough of its historic character or appearance to be recognizable as a historic resource and to convey the reasons for its significance.” Although California Register nomination is not at issue here, this additional requirement is easily satisfied: The nominated building, even to the casual observer, retains a great deal of historic character and appearance and is recognizable as a historic four-flat from the mid-1920s. The building richly conveys the reasons for its significance, which relate to the Hollywood boom of the 1920s and the unique quality of the “house-like” four-flat. The modest alterations to the building do not detract from that impression in the slightest.

B. Criterion B: Association With “Persons Significant in Our Past”.

A separate and distinct basis for National Register status is Criterion B. Under this criterion, a building is eligible if:

B. It is associated with the lives of persons significant in our past.

The California Register contains a similarly worded criterion, Criterion 2. Under this criterion, a building is eligible for California Register status if the building:

2. Is associated with the lives of persons important in our past.

The City of Los Angeles Cultural Heritage Ordinance also contains a second criterion, which tracks the National Register and California Register criteria. Under the second criterion of the City’s ordinance, HCM designation is available for a building:

- Which is identified with historic personages or with important events in the main currents of national, State or local history.

Both City staff and the developer/owner acknowledge that S. Charles Lee was a historically important person for purposes of Criterion B. However, they hasten to add that Lee’s status as a historic person was the result mainly of theaters and other structures that he designed and/or built after 1926. In essence, while conceding that Lee is a “historic person relevant to ... community history” for purposes of Criterion B, staff and the developer contend that he was only a “historic person” for as long as he was building famous buildings.

This conclusion is not warranted. Lee’s status as a “historic person” in the community for purposes of Criterion B did not suddenly begin when he started designing so-called “notable” buildings, any more than a famous painter or author only becomes a historic person once he completes his most notable works. Instead, Lee was a “historic person” in 1926, just before he designed the Tower Theater, and he remained a “historic person” until the end of his career, even after he ceased designing “notable” buildings.

Moreover, even if Lee's status as a "historic person" for purposes of Criterion B could somehow be parsed into certain periods of his life, neither staff nor the developer/owner actually analyzes the full body of Lee's work before the 1927 Tower Theater to determine whether any of that work was "notable". Without a systematic review of this work, there is no basis to contend that Lee was not building "notable" buildings during the early years of his architectural practice between 1923 and 1926. Thus, any conclusion that Lee's status as a "historic person" only commenced in 1927 is not justified.

C. **Criterion C: Work That "Embodies the Distinctive Characteristics of a Type, Period, or Method of Construction or That Represent the Work of a Master".**

A separate and distinct basis for National Register status is Criterion C. Under that criterion, a building is eligible if:

C. It 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.

The California Register contains a similarly worded criterion, Criterion 3. Under this criterion, a building is eligible for California Register status if the building:

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.

The City of Los Angeles Cultural Heritage Ordinance also contains a third criterion, which tracks the National Register and California Register criteria. Under the third criterion of the City's ordinance, HCM designation is available for a building:

- Which embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction.

As the application explains, the nominated building satisfies Criterion C because it embodies the distinctive characteristics of mid-1920s "four-flats" in Los Angeles, and particularly the Mediterranean Revival style that characterizes the building. In addition, the building represents the work of a master builder, namely S. Charles Lee.

In applying Criterion C, a *National Register Bulletin* states that "a property important for illustrating a particular architectural style or construction technique must retain most of the

Honorable Commissioners
November 2, 2022
Page 7

physical features that constitute that style or technique.” Although this application concerns local designation rather than placement on the National Register, the building meets this standard. Even with the modest alterations that have been made over the years, the building nonetheless retains “most of the physical features” of the Mediterranean Revival style in which it was constructed.

Thank you for your kind consideration of this application.

Very truly yours,

A handwritten signature in blue ink, appearing to read "John A. Henning, Jr.", with a stylized, cursive script.

John A. Henning, Jr.



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM-SUPPORT for The Troyer Bros. Four Flat1 message

Julie Noel <julielnoel@aol.com>

Mon, Oct 31, 2022 at 8:03 PM

Reply-To: Julie Noel <julielnoel@aol.com>

To: "chc@lacity.org" <chc@lacity.org>, "lambert.giessinger@lacity.org" <lambert.giessinger@lacity.org>, "melissa.jones@lacity.org" <melissa.jones@lacity.org>

Dear Commissioners,

I'm writing in support of the HCM nomination for the Troyer Brothers Four Flat at [806 N. Edinburgh Ave.](#)

I was born and raised in Los Angeles, and went to Fairfax High School. I attended Synagogue at Etz Jacob Congregation on Beverly Blvd.

I no longer live in Los Angeles but visit family and friends often.

I had a dear friend that lived at 806 N. Edinberg Ave. in the lower unit. We used to sit in the central courtyard and have coffee.

We loved sitting there and felt protected from the world. We called it our secret garden.

I also remember talking to a Holocaust survivor that lived in the building. I think she might of been the owner of the building.

Until recently I didn't know this building was designed by a Master Architect, but I knew this building was special.

Since I have found out about this nomination I have been reading about S. Charles Lee and his magnificent movie palaces.

It is amazing to me how his work evolved over his life time.

I feel it is important to protect as much of our Jewish history as possible. This building is a part of an architectural journey of a noted Jewish American Architect.

I am asking you to please support this nomination. I t would mena so much to me and others.

Thank you,

Julie Morris



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat

1 message

John Schumacher <jsnlaca@gmail.com>

Sun, Oct 30, 2022 at 6:23 PM

To: chc@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org

Cc: afine@laconservancy.com

SUBJECT: CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat

Dear Cultural Heritage Commission,

I'm writing to support the HCM nomination for The Troyer Brothers Four-Flat at [806 N. Edinburgh Ave.](#), initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy.

I've had the pleasure of visiting this building and it's design is simple while at the same time full of evocative details that make it so warm and welcoming. This building was designed by Master Architect S. Charles Lee, whose early career building workforce housing during the 1920's was an integral part of the City's early development and an important part of Lee's journey to becoming the most prolific and celebrated theatre designer of the 20th Century. The four-flat housing type is also a significant part of Los Angeles history, deserving of recognition along with bungalow courts, courtyard apartments and dingbats.

This building is not only revered for its design but for its place in history. Greti Herman, (owner of [806 N. Edinburgh Ave.](#) between 1959-2018), was a Jewish Holocaust survivor, who narrowly escaped the train to Auschwitz and later survived thanks to a protector who hid her family in a hollowed-out space in a wall. She, along with other Jews, migrated to the Fairfax District in search of synagogues, kosher food, medical services and a community. S. Charles Lee was Jewish and designed the nearby Temple Israel of Hollywood. Like Canter's, the Fairfax Theatre and the Beverly Fairfax Historic District, [806 N. Edinburgh Ave.](#) is an important piece to the puzzle which collectively tells the Jewish history of Los Angeles.

S. Charles Lee deserves to be celebrated not just for his ornate theatres, but for his contribution to housing for common people where his skills and attention to detail are also present - from the Italianate entryway, faux fireplaces and center lightwells - and give residents a sense of community and connection. It is also vital that we preserve our collective history and memory of holocaust survivors who were significant for their role in world history and whose memory remains alive in the Fairfax District and for the tenants of [806 N. Edinburgh Ave.](#)

Thank you for your time and support,

John Schumacher



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat

Jack Sundmacher <jacksundmacher@hotmail.com>

Tue, Nov 1, 2022 at 10:13 PM

To: "chc@lacity.org" <chc@lacity.org>, "lambert.giessinger@lacity.org" <lambert.giessinger@lacity.org>, "melissa.jones@lacity.org" <melissa.jones@lacity.org>

Dear Cultural Heritage Commission,

I am honored to write in SUPPORT of the Troyer Brothers Four-Flat at 806 N Edinburgh.

My wife and I lived in this neighborhood for over a decade, and one of the reasons we chose this area was the rich, historic architecture that IS this neighborhood.

The Troyer Brother Four Flat should receive HCM status because it overwhelmingly meets two of the four criteria: it exhibits the master work from Master S. Lee Charle's and this building supports the historic Jewish Fairfax District, according to Survey LA!

Master S. Lee Charle's was a master architect, designing and building the Temple of Hollywood and many grand theaters, and for our neighborhood to have his fabulous architecture here in our midst, to have people today get the privilege of living in his walls, is something we and the entire City of Los Angeles should not take for granted!

We need to hold on and HONOR the works of this great architect, otherwise, they become extinct all too quickly.

The Italianate stairwell, the faux fireplaces, the detailed work of this master architect are featured throughout 806 N Edinburgh, and should be honored in the very Jewish Fairfax District where it was created and who it was created for: the Jewish immigrants coming to America to start a new home—or to begin anew—like Grita, the landlady of the Troyer Bros. Four Flat who narrowly escaped the Holocaust, and spent her remaining days—over fifty years—living here, owning her own property for the first time in the Los Angeles' Jewish Fairfax District, despite the fact that she was a "Jew".

Please, I ask you, because the Troyer Brothers Four Flat meets these criteria, that your Commission vote in favor and support the HCM nomination before you, initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy.

Thank you!

Sincerely,

Jack Sundmacher

Former Fairfax resident



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat1 message

Karen Garner <kgarner@lindenentertainment.com>

Mon, Oct 31, 2022 at 2:44 PM

To: "chc@lacity.org" <chc@lacity.org>, "lambert.giessinger@lacity.org" <lambert.giessinger@lacity.org>, "melissa.jones@lacity.org" <melissa.jones@lacity.org>

Hello Cultural Heritage Commissioners,

I am writing to you hopeful that you will vote to support the nomination of The Troyer Brothers Four-Flat at 806 N. Edinburgh Avenue. This is an early work by noted Architect S. Charles Lee.

I have lived in the Los Angeles area for decades and love our architectural history. I especially love the new Apple store that is in the Tower Theatre designed by S. Charles Lee.

The Troyer brothers Four-Flat Does not have the grandeur of the Tower Theatre but it is a representation of S. Charles Lee's early work. When I look at the photographs of the interior entranceway you can see how he evolved into creating public spaces.

The Four Flat is part of the body of work by this master architect.

I'm asking you to please support this nomination.

Regards,

Karen Garner

KAREN GARNER
O: (310) 860-6012

LINDEN
ENTERTAINMENT



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat

1 message

katrina gourley <katrinagourley@yahoo.com>

Tue, Nov 1, 2022 at 3:14 PM

To: lambert.giessinger@lacity.org, chc@lacity.org, melissa.jones@lacity.org

Dear Cultural Heritage Commission,

I'm writing to support the HCM nomination for The Troyer Brothers Four-Flat at 806 N. Edinburgh Ave., initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy.

This building was designed by Master Architect S. Charles Lee. In his early career, Lee built workforce housing during the 1920's, which helped support working individuals who couldn't afford to buy a home. The workforce model of housing is one society should continue embracing and preserve buildings representative of this important housing movement. Workforce housing was an integral part of the City's early development and an important part of Lee's journey to becoming the most prolific and celebrated theatre designer of the 20th Century. Being a city renowned for performance and art, works of the artists who helped shape and build the city artistically are important landmarks to be preserved. Additionally, 806 N. Edinburgh Ave. represents the four-flat housing type, which is a significant part of Los Angeles history, deserving of recognition along with bungalow courts, courtyard apartments and dingbats. This four-flat is a beautiful representation of the style with units containing hardwood floors, original molding, and stylings of the era. The large, long apartments are ideal spaces for raising a family. The common shared yard space behind the unit encourages and supports neighborly community.

Survey LA, in its Jewish Context Statement, calls out the Fairfax District for its "symbolic focus of the Jewish community in the postwar period." S. Charles Lee was Jewish and designed the nearby Temple Israel of Hollywood. Greti Herman, (owner of 806 N. Edinburgh Ave. between 1959-2018), was a Jewish Holocaust survivor, who narrowly escaped the train to Auschwitz and later survived thanks to a protector who hid her family in a hollowed-out space in a wall. She, along with other Jews, migrated to the Fairfax District in search of synagogues, kosher food, medical services and a community. It is vital that we preserve our collective history and memory of holocaust survivors who were significant for their role in world history and whose memory remains alive in the Fairfax District and for the tenants of 806 N. Edinburgh Ave. Like Canter's, the Fairfax Theatre and the Beverly Fairfax Historic District, 806 N Edinburgh Ave. is an important piece to the puzzle which collectively tells the Jewish history of Los Angeles making it both an architectural and cultural landmark.

S. Charles Lee deserves to be celebrated not just for his ornate theatres, but for his contribution to housing for common people where his skills and attention to detail are also present - from the Italianate entryway, faux fireplaces and center lightwells. These details are lacking in many modern apartment styles making the preservation of early Los Angeles architecture critical so future generations are aware of the rich history that built the City of Angels.

Thank you for your time and support,

Katrina Gourley

Sent from Yahoo Mail for iPhone



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat1 message

kate parisian <kparisian@gmail.com>

Mon, Oct 31, 2022 at 5:48 PM

To: "chc@lacity.org" <chc@lacity.org>, "lambert.giessinger@lacity.org" <lambert.giessinger@lacity.org>,

"melissa.jones@lacity.org" <melissa.jones@lacity.org>

Cc: afine@laconservancy.org

Dear Cultural Heritage Commission,

I am happy to write this letter in support of the HCM nomination for The Troyer Brothers Four-Flat at [806 N. Edinburgh Ave.](#), initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy, and to offer my personal experience and connection to the building and the area for your consideration.

I came from a predominantly Jewish area in Brooklyn NY where the vast majority of regular people live in cramped, generic, depressing buildings. I loved my neighborhood for the rich cultural heritage, but I left because it had gotten to the point where nobody but the 1% could even afford an apartment that got any amount of sunlight, let alone anything remotely of any architectural significance or value. When I arrived at my rental just a few blocks north of the Melrose/Fairfax area, I felt so privileged to be able to live in a similar authentically culturally Jewish area, but this time in a different setting, one where everyday people had access to the higher quality of life that comes with living in spaces that were built with intention and care. The first home that I visited when I got here was 806 Edinburgh, the home of my dear friend of nearly 25 years and her husband and daughter. I loved, and still love, this building, where I have spent every Thanksgiving and most Christmases. My favorite feature is the beautiful Italianate entryway, the first thing I noticed on the first day that I walked in.

In the time since I first arrived in Los Angeles in 2016, we have witnessed an alarming rise in anti-Semitism and I also fear that what I am starting to see in LA is a depressing repeat of what went on in Brooklyn before I left: the slow erosion and erasure of a culture, as a result of hypercapitalism. In this climate, it is more urgent than ever to celebrate and preserve Jewish history and culture such as the beautiful four-flat at 806 Edinburgh designed by Jewish architect S Charles Lee and previously owned for nearly 60 years by Holocaust survivor Greti Herman. It deserves HCM status for numerous reasons, but this aspect particularly is one that I feel strongly about and feel that I can speak to.

Thank you for your consideration.

Best,
Kate Parisian

--

kateparisian.com



Planning CHC <chc@lacity.org>

SUBJECT: CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat

1 message

Lynn Struiksma <lynn42@me.com>

Mon, Oct 31, 2022 at 2:45 PM

To: chc@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org

Dear Cultural Heritage Commission,

My name is Lynn Struiksma and I have lived at [800 1/2 N Edinburgh Ave.](#) for 18 years. I have known my neighbor Heather Fox & her family next door for over 10 years and have been so very lucky for it. I'm writing to support the HCM nomination for The Troyer Brothers Four-Flat at [806 N. Edinburgh Ave.](#), initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy. I worked with Heather in helping to preserve our neighborhood by being able to help with the beautiful revitalization of the Edinburgh Bungalow Court, that I proudly look over every day. It would be an honor to have another Historic Monument on the other side as well. This neighborhood is filled with beautiful old buildings, but the story of [806 N. Edinburgh](#) is pretty impressive!

Her building was designed by Master Architect S. Charles Lee, whose early career building workforce housing during the 1920's was an integral part of the City's early development and an important part of Lee's journey to becoming the most prolific and celebrated theatre designer of the 20th Century. The four-flat housing type is also a significant part of Los Angeles history, deserving of recognition along with bungalow courts, courtyard apartments and dingbats.

Survey LA, in its Jewish Context Statement, calls out the Fairfax District for its "symbolic focus of the Jewish community in the postwar period." S. Charles Lee was Jewish and designed the nearby Temple Israel of Hollywood. Greti Herman, (owner of [806 N. Edinburgh Ave.](#) between 1959-2018), was a Jewish Holocaust survivor, who narrowly escaped the train to Auschwitz and later survived thanks to a protector who hid her family in a hollowed-out space in a wall. She, along with other Jews, migrated to the Fairfax District in search of synagogues, kosher food, medical services and a community. Like Canter's, the Fairfax Theatre and the Beverly Fairfax Historic District, [806 N. Edinburgh Ave.](#) is an important piece to the puzzle which collectively tells the Jewish history of Los Angeles.

S. Charles Lee deserves to be celebrated not just for his ornate theatres, but for his contribution to housing for common people where his skills and attention to detail are also present - from the Italianate entryway, faux fireplaces and center lightwells - and give residents a sense of community and connection. It is also vital that we preserve our collective history and memory of holocaust survivors who were significant for their role in world history and whose memory remains alive in the Fairfax District and for the tenants of [806 N. Edinburgh Ave.](#)

Thank you for your time and support,

Lynn Struiksma

DGA(Directors Guild of America) - Key 2nd AD

Currently working on a Disney project I can't reveal right now.

(323)363-3529

lynn42@mac.com



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat

1 message

Margot at Art Deco Los Angeles <artdecola.adsla@gmail.com>

Tue, Nov 1, 2022 at 11:03 PM

To: Planning CHC <chc@lacity.org>, Lambert Giessinger <lambert.giessinger@lacity.org>, Melissa Jones

<melissa.jones@lacity.org>

Cc: afine@laconservancy.com

Dear Cultural Heritage Commission,

I'm writing to support the HCM nomination for The Troyer Brothers Four-Flat at [806 N. Edinburgh Ave.](#), initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy. I am a 30 year resident of this unique area with an abundance of endangered small apartment buildings and duplexes that open onto gardens. This is a disappearing way of life.

This building was designed by Master Architect S. Charles Lee, whose early career building workforce housing during the 1920's was an integral part of the City's early development and an important part of Lee's journey to becoming the most prolific and celebrated theatre designer of the 20th Century. The four-flat housing type is also a significant part of Los Angeles history, deserving of recognition along with bungalow courts, courtyard apartments and dingbats.

Survey LA, in its Jewish Context Statement, calls out the Fairfax District for its "symbolic focus of the Jewish community in the postwar period." S. Charles Lee was Jewish and designed the nearby Temple Israel of Hollywood. Greti Herman, (owner of [806 N. Edinburgh Ave.](#) between 1959-2018), was a Jewish Holocaust survivor, who narrowly escaped the train to Auschwitz and later survived thanks to a protector who hid her family in a hollowed-out space in a wall. She, along with other Jews, migrated to the Fairfax District in search of synagogues, kosher food, medical services and a community. Like Canter's, the Fairfax Theatre and the Beverly Fairfax Historic District, [806 N Edinburgh Ave.](#) is an important piece to the puzzle which collectively tells the Jewish history of Los Angeles.

S. Charles Lee deserves to be celebrated not just for his ornate theatres, but for his contribution to housing for common people where his skills and attention to detail are also present - from the Italianate entryway, faux fireplaces and center lightwells - and give residents a sense of community and connection. It is also vital that we preserve our collective history and memory of holocaust survivors who were significant for their role in world history and whose memory remains alive in the Fairfax District and for the tenants of [806 N. Edinburgh Ave.](#)

Thank you for your time and support,

--

Margot Gerber

President

Art Deco Society of Los Angeles

Preserve, Protect, Cherish

[Facebook](#)[Instagram](#)[Twitter](#)www.adsla.orgSave the Fairfax Theatre - [Click to Sign Our Petition](#)***Join us in saving The Hollywood Reporter Building. Sign our petition now!***



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat

1 message

NICOLE STUART <nique1280@aol.com>

Tue, Nov 1, 2022 at 6:05 PM

To: chc@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org

Cc: afine@laconservancy.com

Dear Cultural Heritage Commission,

I'm writing to support the HCM nomination for The Troyer Brothers Four-Flat at 806 N. Edinburgh Ave., initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy. This has to stop our neighborhoods are disappearing and being replaced with cheaply built buildings that offer nothing to our cultural historic landmark of LA. If we don't stop these developers NOTHING will remain.

This building was designed by Master Architect S. Charles Lee, whose early career building workforce housing during the 1920's was an integral part of the City's early development and an important part of Lee's journey to becoming the most prolific and celebrated theatre designer of the 20th Century. The four-flat housing type is also a significant part of Los Angeles history, deserving of recognition along with bungalow courts, courtyard apartments and dingbats.

Survey LA, in its Jewish Context Statement, calls out the Fairfax District for its "symbolic focus of the Jewish community in the postwar period." S. Charles Lee was Jewish and designed the nearby Temple Israel of Hollywood. Greti Herman, (owner of 806 N. Edinburgh Ave. between 1959-2018), was a Jewish Holocaust survivor, who narrowly escaped the train to Auschwitz and later survived thanks to a protector who hid her family in a hollowed-out space in a wall. She, along with other Jews, migrated to the Fairfax District in search of synagogues, kosher food, medical services and a community. Like Canter's, the Fairfax Theatre and the Beverly Fairfax Historic District, 806 N Edinburgh Ave. is an important piece to the puzzle which collectively tells the Jewish history of Los Angeles.

S. Charles Lee deserves to be celebrated not just for his ornate theatres, but for his contribution to housing for common people where his skills and attention to detail are also present - from the Italianate entryway, faux fireplaces and center lightwells - and give residents a sense of community and connection. It is also vital that we preserve our collective history and memory of holocaust survivors who were significant for their role in world history and whose memory remains alive in the Fairfax District and for the tenants of 806 N. Edinburgh Ave.

Thank you for your time and support,

Best

Nicole Stuart

Nicole Stuart
213.598.1029
www.nicolestuart.com

**Nicole Stuart**

p:213-598-1029 |

e:nique1280@aol.com |



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat1 message

Nora Wyman <norawyman@gmail.com>

Mon, Oct 31, 2022 at 10:05 AM

To: chc@lacity.org, Lambert Giessinger <Lambert.giessinger@lacity.org>, Melissa Jones <melissa.jones@lacity.org>

Cc: Adrian Scott Fine <afine@laconservancy.org>

Dear Cultural Heritage Commission,

My name is Nora Wyman. I am writing in support of the HCM nomination for The Troyer Brothers Four-Flat at [806 N. Edinburgh Ave.](#), initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy.

[806 N. Edinburgh Ave](#) is part of this city's collective history both for its architectural contributions and its cultural history as a place where holocaust survivors came to rebuild their lives after the horrors of WWII at the hands of the Nazis. Today, during a time of great division, with many Americans lacking basic knowledge of the Holocaust, there has never been a more pressing time to keep the history of the Jewish people at the forefront of our minds.

This building was designed by Master Architect S. Charles Lee, whose early career building workforce housing during the 1920's was an integral part of the City's early development, and an important part of Lee's journey to becoming the most prolific and celebrated theatre designer of the 20th Century. The four-flat housing type is a significant part of Los Angeles history, deserving of recognition along with bungalow courts, courtyard apartments and dingbats.

Survey LA, in its Jewish Context Statement, calls out the Fairfax District for its "symbolic focus of the Jewish community in the postwar period." S. Charles Lee was Jewish and designed the nearby Temple Israel of Hollywood. Greti Herman, (owner of [806 N. Edinburgh Ave.](#) between 1959-2018), was a Jewish Holocaust survivor, who narrowly escaped the train to Auschwitz and later survived thanks to a protector who hid her family in a hollowed-out space in a wall. She, along with other Jews, migrated to the Fairfax District in search of synagogues, kosher food, medical services and a community. Like Canter's, the Fairfax Theatre and the Beverly Fairfax Historic District which I helped to get listed in the National Register of Historic places, [806 N Edinburgh Ave.](#) is an important piece to the puzzle which collectively tells the Jewish history of Los Angeles.

S. Charles Lee deserves to be celebrated not just for his ornate theatres, but for his contribution to housing for common people where his skills and attention to detail are also present - from the Italianate entryway, faux fireplaces and center lightwells - and give residents a sense of community and connection. It is also vital that we preserve our collective history and memory of holocaust survivors whose memory remains alive in the Fairfax District and for the tenants of [806 N. Edinburgh Ave.](#)

Thank you for your time and support,

Nora Wyman

Co-President, Save Beverly Fairfax



Planning CHC <chc@lacity.org>

The Troyer Brothers Four - Flat Nomination

1 message

Paul Roy <paulgeorgeroy@gmail.com>

Mon, Oct 31, 2022 at 4:49 PM

To: chc@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org

Dear Honorable Cultural Heritage Commissioners,

I am writing to you in hopes you will support the nomination of The Troyer Brothers Four-Flat at [806 N. Edinburgh Ave.](#)

S. Charles Lee was a master architect.

In order to fully appreciate a master architect's body of work we must have examples of all of their work.

The Troyer Brothers Four-Flat is a great example of Lee's early work.

I urge you to please support this nomination.

Regards,

Paul Roy



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat1 message

Richard Courtney <richardwcourtney@me.com>

Tue, Nov 1, 2022 at 8:47 PM

To: chc@lacity.org, Lambert Giessinger <lambert.giessinger@lacity.org>, melissa.jones@lacity.org

Cc: afine@laconservancy.com

Greetings Cultural Heritage Commission,

I am so excited to be writing you to speak about amazing building that is up for nomination. As you know several years ago, I went through similar steps for my home and this building definitely exceeds expectation in regards to historic status. I'm writing to support the HCM nomination for The Troyer Brothers Four-Flat at [806 N. Edinburgh Ave.](#). Councilmember Paul Koretz initiated this nomination and it is supported by The Los Angeles Conservancy.

This building was designed by Master Architect S. Charles Lee, whose early career building workforce housing during the 1920's was an integral part of the City's early development and an important part of Lee's journey to becoming the most prolific and celebrated theatre designer of the 20th Century. The four-flat housing type is also a significant part of Los Angeles history, deserving of recognition along with bungalow courts, courtyard apartments and dingbats. The details are magnificent. The arches are stunning and definitely uphold what was unique about that time. S. Charles Lee deserves to be celebrated not just for his ornate theatres, but for his contribution to housing for common people where his skills and attention to detail are also present - from the Italianate entryway, faux fireplaces and center lightwells - and give residents a sense of community and connection. It is also vital that we preserve our collective history and memory of holocaust survivors who were significant for their role in world history and whose memory remains alive in the Fairfax District and for the tenants of [806 N. Edinburgh Ave.](#)

Thank you for your time and support,

Richard Courtney
Restovich House, HCM #1110
Built 1905, declared 2016



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat1 message

Rick Franks <r_franksinc@yahoo.com>

Tue, Nov 1, 2022 at 5:06 PM

To: "chc@lacity.org" <chc@lacity.org>, "lambert.giessinger@lacity.org" <lambert.giessinger@lacity.org>, "melissa.jones@lacity.org" <melissa.jones@lacity.org>

Dear Commission,

I'm writing to support the HCM nomination for The Troyer Brothers Four-Flat at 806 N. Edinburgh Ave., initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy.

I am a property owner of a 1920's apartment building up the street and couldn't be more thrilled that the tenants of this building are working hard to protect this nice looking complex. In my opinion every single one on our side of the street should be protected because they tell the story of our city and we will never get that back if they keep tearing down all of them. I have to look across the street at a terrible Wiseman property, tenants moving in and out, people starting fires, the place is breaking down all the time and no one ever stays past a year. The rest of the neighborhood consists of historic apartments and homes with character and stories to tell and the people who choose to live in them often choose to stay and raise families. Good people.

I'll never understand why developers choose our neighborhoods to destroy when there are so many other places that make more sense and don't evict families with children who take the time to get to know their neighbors and fight to protect their community from this nonsense.

S. Charles Lee was a great man. He built homes that has housed good people. I doubt the current owners care, but I hope you vote to protect this nice apartment building and the people who live in it, it'll be shame to lose another side of the block to something awful. These old buildings have better bones than anything built today. Mark my words.

Rick Franks
Owner, 846 N. Edinburgh. Ave



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat1 message

Ron Morehouse <rmorehouse85@gmail.com>

Sun, Oct 30, 2022 at 9:09 PM

To: chc@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org

Cc: afine@laconservancy.com

Dear Cultural Heritage Commission,

I am writing in support of the HCM nomination for [806 N. Edinburgh Ave.](#) I have been a frequent visitor to this beautiful building for many years, always admiring the vestibule that looks like something from another time and the way all four units are connected with a center lightwell. And after finding out it was built by S. Charles Lee, I find myself taking pause when I pass the Hollywood Historic Hotel or the Max Factor building, surprised they were built by the same person. We cherish the early works from other Master architects and simple flats that famous people lived in, and 806 N. Edinburgh should be cherished as well. Not just for the famous architect who built it but for the people who took great care of it and their stories, like Greti Herman.

They don't make them like they used to and to think that this piece of history could soon be erased is a tragedy for the community. This place matters. To the people who live there now, to people like me who pass through, and with your support, for future generations to enjoy.

Thank you for your time.

Ron Morehouse



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four-Flat1 message

Stephanie B <shiefski007@gmail.com>

Sat, Oct 29, 2022 at 12:19 PM

To: chc@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org

Cc: afine@laconservancy.com

Dear Cultural Heritage Commission:

I am writing to support the HCM nomination for The Troyer Brothers Four-Flat at [806 N. Edinburgh Avenue](#), initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy.

[806 N. Edinburgh Avenue](#) is like a second home to me. I often drive all the way from Pasadena to visit my family there. And if the landlords would rent the vacant units, I would happily move in so I can be closer to my children and granddaughter!

This property should be preserved for the recognized benefits of community character and architectural diversity. It adds value to the community that cannot be replaced. The character-defining features of this property are well worth keeping as they offer a valuable insight into local culture and history. You don't have to imagine what the past was like when you can see it for yourself. And when it's gone, it's gone!

Please vote **YES** to preserve this precious early work of S. Charles Lee as well as the memory of Greti Herman. It is vital that we protect our collective local history, memories of holocaust survivors who were significant for their role in world history and in the Fairfax District, and for the tenants of [806 N. Edinburgh Avenue](#).

Thank you for your time and support,

Stephanie Barshefski
(aka Grandma Busia)



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat1 message

Susan Hunter <heysuzhunter@gmail.com>

Tue, Nov 1, 2022 at 2:24 PM

To: melissa.jones@lacity.org, chc@lacity.org, lambert.giessinger@lacity.org

Dear Cultural Heritage Commission,

I'm writing to support the HCM nomination for The Troyer Brothers Four-Flat at 806 N. Edinburgh Ave., initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy.

This building was designed by Master Architect S. Charles Lee, whose early career building workforce housing during the 1920's was an integral part of the City's early development and an important part of Lee's journey to becoming the most prolific and celebrated theatre designer of the 20th Century. The four-flat housing type is also a significant part of Los Angeles history, deserving of recognition along with bungalow courts, courtyard apartments and dingbats.

Survey LA, in its Jewish Context Statement, calls out the Fairfax District for its "symbolic focus of the Jewish community in the postwar period." S. Charles Lee was Jewish and designed the nearby Temple Israel of Hollywood. Greti Herman, (owner of 806 N. Edinburgh Ave. between 1959-2018), was a Jewish Holocaust survivor, who narrowly escaped the train to Auschwitz and later survived thanks to a protector who hid her family in a hollowed-out space in a wall. She, along with other Jews, migrated to the Fairfax District in search of synagogues, kosher food, medical services and a community. Like Canter's, the Fairfax Theatre and the Beverly Fairfax Historic District, 806 N. Edinburgh Ave. is an important piece to the puzzle which collectively tells the Jewish history of Los Angeles.

S. Charles Lee deserves to be celebrated not just for his ornate theatres, but for his contribution to housing for common people where his skills and attention to detail are also present - from the Italianate entryway, faux fireplaces and center lightwells - and give residents a sense of community and connection. It is also vital that we preserve our collective history and memory of holocaust survivors who were significant for their role in world history and whose memory remains alive in the Fairfax District and for the tenants of 806 N. Edinburgh Ave.

It is disheartening to witness so many of our older structures bought up with the pipe dream of selling the property entitled to a wealthy developer to develop the property. The gold rush of development has hit its end due to steel being used for the war effort, rising inflation rates on loans, and supply chain issues. Projects already under way are stalled. We don't need another structure sitting empty and allowed to dilapidate for a magical investor who will never appear. We need our housing to house people. That is what the original intent of this structure was for, and that is what it is doing.

Thank you for your time and support,

Susan Hunter



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat

1 message

Sam Yebri <sam@samforla.com>

Sun, Oct 30, 2022 at 10:36 PM

To: chc@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org

Cc: afine@laconservancy.com

Dear Cultural Heritage Commission,

My name is Sam Yebri. I am a former Los Angeles City Commissioner, a long-time Jewish community non-profit leader, and a candidate for Los Angeles City Council to represent the 5th District.

I am writing to support the HCM nomination for The Troyer Brothers Four-Flat at [806 N. Edinburgh Ave.](#), initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy.

As you know, this building was designed by Master Architect S. Charles Lee, whose early career building workforce housing during the 1920's was an integral part of the City's early development and an important part of Lee's journey to becoming the most prolific and celebrated theatre designer of the 20th Century. The four-flat housing type is also a significant part of Los Angeles history, deserving of recognition along with bungalow courts, courtyard apartments, and dingbats.

Of additional importance is the building's historic connection to the development of the Los Angeles Jewish community. Survey LA, in its Jewish Context Statement, calls out the Fairfax District for its "symbolic focus of the Jewish community in the postwar period." S. Charles Lee was Jewish and designed the beautiful beloved Temple Israel of Hollywood nearby. Greti Herman (owner of [806 N. Edinburgh Ave.](#) between 1959-2018) was a Jewish Holocaust survivor, who narrowly escaped the train to Auschwitz and later survived thanks to a protector who hid her family in a hollowed-out space in a wall. She, along with other Jews, migrated to the Fairfax District in search of synagogues, kosher food, medical services, and a community. Like Canter's, the Fairfax Theatre and the Beverly Fairfax Historic District, [806 N. Edinburgh Ave.](#) is a very important piece of Los Angeles Jewish history.

It is a public policy priority to preserve our collective history, the Jewish history of the Fairfax District, and the memory of Holocaust Survivors.

Sincerely,
Sam Yebri
LA City Council Candidate, 5th District



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Fourplex

1 message

Toby Horn <thorn626@gmail.com>

Tue, Nov 1, 2022 at 10:03 PM

To: chc@lacity.org

Cc: lambert.giessinger@lacity.org, Adrian Fine <afine@laconservancy.org>, paul.koretz@lacity.org, Joan Pelico <joan.pelico@lacity.org>

Dear Cultural Heritage Commission,

As a committed preservationist and longtime resident of the mid city area, I'm writing to support the HCM nomination for The Troyer Brothers Four-Flat at [806 N. Edinburgh Ave.](#), initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy.

This building was designed by Master Architect S. Charles Lee, whose early career building workforce housing during the 1920's was an integral part of the City's early development and an important part of Lee's journey to becoming the most prolific and celebrated theatre designer of the 20th Century. The four-flat housing type is also a significant part of Los Angeles history, deserving of recognition along with bungalow courts, courtyard apartments and dingbats.

Survey LA, in its Jewish Context Statement, calls out the Fairfax District for its "symbolic focus of the Jewish community in the postwar period." S. Charles Lee was Jewish and designed the nearby Temple Israel of Hollywood. Greti Herman, (owner of [806 N. Edinburgh Ave.](#) between 1959-2018), was a Jewish Holocaust survivor, who narrowly escaped the train to Auschwitz and later survived thanks to a protector who hid her family in a hollowed-out space in a wall. She, along with other Jews, migrated to the Fairfax District in search of synagogues, kosher food, medical services and a community. Like Canter's, the Fairfax Theatre and the Beverly Fairfax Historic District, [806 N Edinburgh Ave.](#) is an important piece to the puzzle which collectively tells the Jewish history of Los Angeles.

S. Charles Lee deserves to be celebrated not just for his ornate theatres, but for his contribution to housing for common people where his skills and attention to detail are also present - from the Italianate entryway, faux fireplaces and center lightwells - and give residents a sense of community and connection. It is also vital that we preserve our collective history and memory of holocaust survivors who were significant for their role in world history and whose memory remains alive in the Fairfax District and for the tenants of [806 N. Edinburgh Ave.](#)

Thank you for serious consideration and positive action about this project.

Toby Horn

- Former two term Board member and Chair, Miracle Mile North HPOZ

- Founder and Director, Los Angeles County+USC Medical Center Music Program
- Board member, CARES Auxiliary Los Angeles County+USC Medical Center



Planning CHC <chc@lacity.org>

CHC-2022-4609-HCM - SUPPORT for The Troyer Bros. Four Flat1 message

Uyen C. Tran <whatsmynameu@gmail.com>

Fri, Oct 28, 2022 at 1:43 PM

To: chc@lacity.org, lambert.giessinger@lacity.org, melissa.jones@lacity.org

Cc: afine@laconservancy.com

Dear Cultural Heritage Commission,

I'm writing to support the HCM nomination for The Troyer Brothers Four-Flat at [806 N. Edinburgh Ave.](#), initiated by Councilmember Paul Koretz and supported by The Los Angeles Conservancy.

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Thank you for your time and support,

Uyen Tran