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Planning CHC <chc@lacity.org>

Case Number CHC-2025-1139-HCM

1 message

adthdfyr@aol.com <adthdfyr@aol.com>

Wed, May 7, 2025 at 10:35 AM

To: "chc@lacity.org" <chc@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>

I support the landmark designation of the historic Marco Place Bungalow Court in Venice. This cherished multifamily residence should be a Historic-Cultural Monument (HCM). Nestled along the iconic Millwood Walk Streets, Marco Place is a quintessential bungalow court that has long been home to a vibrant community of artists and longtime Venetians.

The bungalow court apartment is an important type of historic multi-family housing that offers density, affordability, access to green space, and fosters connection between tenants and neighbors. Unfortunately, bungalow courts are increasingly at risk of demolition. We need to protect these remaining buildings and use them as a model for new development.

Importantly, Marco Place provides crucial affordable, rent-stabilized residences for long-term tenants who are as much a fabric of the community as the buildings themselves. Marco Place has a strong community of tenants and neighbors committed to both the past and future of this apartment.

**924-928 Marco Place
Los Angeles, California
Historic Resource Evaluation**

May 6, 2025

Submitted by:

**Kaplan Chen Kaplan
2526 Eighteenth Street
Santa Monica, CA 90405**

**David Kaplan, Principal
Pam O'Connor, Architectural Historian**

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EXECUTIVE SUMMARY AND PURPOSE

This report, completed by Kaplan Chen Kaplan (KCK), presents the findings of an historic resource assessment conducted for the property at 924-928 Marco Place, located in the Venice Community Plan Area of the City of Los Angeles.

The purpose of this historic resource assessment is to determine whether the property qualifies for designation as an individual resource as a City of Los Angeles Historic Cultural Monument.

The bungalow court at 924-928 Marco Place was constructed in 1925, the same year that the Venice area was annexed to the City of Los Angeles. The property does not have any historic association with the pre-consolidation of Venice based on this date of construction. The bungalow court also is not an early or excellent example of the bungalow court property type.

The bungalow court consists of three buildings arranged around a central courtyard. There are two one-story buildings with two units in each building. There is a rear building that is two stories with two units at the upper level and a garage at the lower level. The buildings employ basic elements of the Spanish Colonial Revival architectural style but are not excellent or fully realized example of the style. There is no evidence that the buildings were designed by a master architect nor are they the work of a master craftsman.

There are no historic persons or events associated with the property.

Based on the evidence, analyses and evaluation presented in the report below, the property at 924-928 Marco Place does not meet the criteria to be eligible as a City of Los Angeles Historic Cultural Monument as an individual historic resource, Nor does it meet the criteria for inclusion on the National Register of Historic Places, or to the California Register of Historical Resources.

The subject property was identified in SurveyLA as a contributing building to the Milwood Venice Walk Streets Historic District. The property remains a contributing property to that historic district.

SUMMARY OF RESEARCH AND METHODOLOGY

A comprehensive methodology for researching the development history of properties and evaluation of the research to determine potential historic eligibility included conducting the following activities:

- Field review of subject properties in March and April 2025
- Field review of adjacent area in March and April 2025
- Photography of subject properties and adjacent area
- Building Permit Research
- Assessor data research
- ZIMAS records research

- Research online databases and sources
- Research Los Angeles Public Library online resources
- Review of City Directories
- Review of aerial and topographic maps
- Research online photographic databases
- Research historic newspaper databases
- Review of SurveyLA findings, CRA Historic Resource Survey and HistoricPlacesLA.org
- Review of SurveyLA Historic Contexts
- Evaluation of properties in accordance with federal, state, and local eligibility criteria

All the field data and research data were analyzed and evaluated by an architectural historian who meets the Secretary of the Interior's Professional Qualification Standards for Historic Preservation and by an architect who meets the Professional Qualification Standards for Historic Architect.

REGULATORY FRAMEWORK

The importance of historic resources has been recognized by federal, state, and local governments through programs and legislation that identify and recognize buildings, structures, object, landscapes, and districts that possess historic significance.

California Environmental Quality Act

The California Environmental Quality Act (CEQA) considers historical resources part of the environment. A project that may cause a substantial adverse effect on the significance of an historical resource may have a significant effect on the environment. A property that is eligible for listing in the California Register of Historical Resources, is listed in a local register of historical resources, or has been identified as historically significant in an historic resources survey that meets specific criteria is considered a historical resource under CEQA. In order to determine if a property is a potential historical resource, it must be evaluated for its eligibility for inclusion on the National Register of Historic Places, the California Register of Historical Resources and/or as a local historical resource.

National Register of Historic Places

The National Historic Preservation Act (NHPA) of 1966 established the National Register of Historic Places (National Register) as an authoritative guide "used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and indicate what properties should be afforded protection from destruction or impairment."¹ Buildings, districts, sites and structures may be eligible for listing in the National Register if they possess significance at the national, state or local level in American history, culture, architecture or archeology, and in general, are over 50 years old. Significance is evaluated using established criteria:

¹36 Code of Federal Regulations, Section 60.

- A. Are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Are associated with the lives of persons significant in our past; or
- C. Embody 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; or
- D. Yield, or may be likely to yield, information important in prehistory or history.

Significance of Association National Register Bulletin 32, Guidelines for Evaluating and Documenting Properties Associated with Significant Persons, provides guidance on evaluating potential historic association with people who have “made contributions or played a role that can be justified as significant.” For association with leaders or prominent families it is necessary “to explain their significant accomplishments” and they “must be compared to those of others who were active, successful, prosperous, or influential in the same field.” Most properties nominated for associations with significant persons also are nominated for other reasons and most properties nominated under the association criterion are also significant in the area of architecture or for the area in which the individual(s) achieved recognition.

National Register Bulletin 32 adds that the fact that we value certain professions or the contributions of certain groups historically does not mean that every property associated with or used by a member of that group is significant. Associations with one or more individuals in a particular profession, economic or social class, or ethnic group will not automatically qualify a property. The contribution must be distinctive: it is not enough to show that an individual has acquired wealth, run a successful business, or held public office, unless any of these accomplishments, or their number or combination, is a significant achievement in the community in comparison with the activities and accomplishments of others.

Integrity. Properties may be eligible for inclusion on the National Register as individual resources and/or as contributors to an historic district. *National Register Bulletin 15: How to Apply National Register Criteria for Evaluation* states that in addition to meeting at least one of the four criteria, a resource should be evaluated to assess its integrity. For individual resources to qualify for inclusion they must represent an important aspect of an area’s history and possess integrity. An historic district must retain integrity as a whole, “the majority of the components that make up the district’s historic character must possess integrity even if they are individually undistinguished.”

The seven aspects of integrity are location, design, feeling, association, setting, workmanship and materials. To “retain historic integrity a property will always possess several, and usually most, of the aspects.” For a resource to be evaluated as significant for its design, a “property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.”

Historic Context. A resource must also be significant within an historic context. *National Register Bulletin 15* states that an historic context explains “those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is

made clear.” To be determined eligible for listing on the National Register a property must possess significance within a historic context and possess integrity.

Historic District. According to *National Register Bulletin 15*, an historic district derives its importance from being a unified entity whose identity as a district “results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment.” An historic district is “a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations...the boundaries must be based upon a shared relationship among the properties constituting the district.”²

California Register of Historical Resources

The California Register, based on the National Register, is the “authoritative guide to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and indicate which properties are to be protected.” A building, site, structure, object, or historic district may be eligible for inclusion on the California Register if it meets one or more of the following criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States
2. It is associated with the lives of persons important to local, California, or national history
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison states that in addition to meeting one of the criteria of significance, a resource must “retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance” and “integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association.” Historical resources that “have been rehabilitated or restored may be evaluated for listing.”

Series 6 Guidance also states, “Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.” Historical resources that do not retain sufficient integrity to qualify for the National Register may still be eligible for listing in the California Register: “a resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.”³

² National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation, pp. 5-6, <https://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>

³California Office of Historic Preservation Technical Assistance Series #6: California Register and National Register: A Comparison, p. 3.

City of Los Angeles Historic-Cultural Monument

A City of Los Angeles Historic-Cultural Monument is any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles. A proposed Monument may be designated by the City Council upon the recommendation of the Commission if it meets at least one of the following criteria:

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

City of Los Angeles Historic Preservation Overlay Zone (HPOZ)

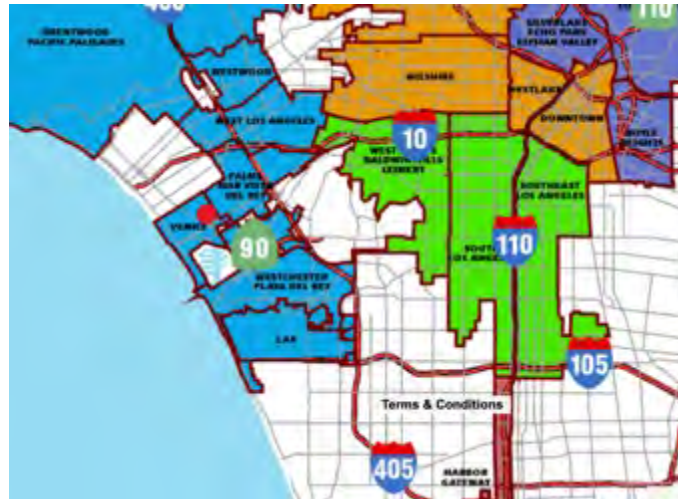
Historic District in the City of Los Angeles are known as an Historic Preservation Overlay Zone (HPOZ), a significant concentration, linkage, or continuity of sites, buildings, structures, objects, landscape, or natural feature united historically or aesthetically by plan or physical development. The criteria for the designation of an HPOZ are:

1. Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time
2. Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community, or city
3. Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of a historic place or area of historic interest in the City.

An HPOZ boundary and its contributing resources are identified through a Historic Resources Survey conducted for the HPOZ.

PROPERTY LOCATION AND SETTING

The subject property at 924-928 Marco Place is in the Venice Community Plan Area in the City of Los Angeles. The Assessor Parcel Number (APN) is 4241-024-008. The 900 block of Marco Place is zoned R2-1 with a General Plan Land Use designation of Low Medium I Residential. The area is regulated by the Venice Community Plan and the Venice Coastal Zone Specific Plan.



Location Map (Google Earth, c2025)

Venice Community Plan Area (CPA);
(SurveyLA, 2015)Venice Community Plan Area, satellite view
(Google Earth, c2025)

Marco Place is a “walk street” in the Venice Coastal Zone. A “walk street” is a public street “that has been improved for public pedestrian use over part of its width and is landscaped (publicly or privately) over the remainder, but which has not been improved for public vehicular access.”⁴

Marco Place is in the Milwood Venice Walk Street Historic District identified as an eligible historic district in SurveyLA. It is a residential district in the northern portion of Venice. This historic district “is bounded by Lincoln Boulevard to the northeast, Amoroso Court to the southeast, Venice Boulevard and Electric Avenue to the southwest and west, and Palms Boulevard to the northwest. The district occupies flat terrain less than a mile from the Pacific Ocean. Walk and drive streets throughout the district are generally arranged in a grid pattern with a diagonal orientation. Walk streets include Nowita Place,

⁴ Venice Coastal Zone Specific Plan, p. 6.

Marco Place, Amoroso Place, and Crescent Place, which have vehicular access from rear alleys or 'courts.'"⁵



Milwood Venice Walk Streets Historic District, SurveyLA

Marco Place is three blocks long running from Lincoln Boulevard west to Shell Avenue, midway between California Avenue to its north and Venice Boulevard to its south. The intervening streets from east to west include Linden Avenue and Oakwood Avenue. The subject property is mid-block on the 900 block of Marco Place on the south side of the walk street.

⁵ *Historic Districts, Planning Districts and Multi-Property Resources, Venice Community Plan Area*, p. 91.



900 Block of Marco Place (Google Earth, 2025)

DEVELOPMENT HISTORY OF VENICE AND THE 900 BLOCK OF MARCO PLACE

Overview of the Development History of the Venice Community Plan Area (excerpted from the Development History section of the SurveyLA Historic Resources Report, Venice Community Plan Area and from the Pre-Consolidation Communities of Los Angeles, 1862-1932 Context Report.

The Venice Community Plan Area was first developed at the turn of the 20th Century. In 1891 tobacco magnate and real estate developer, Abbot Kinney, and his business partner Francis G. Ryan, purchased a 1.5-mile-long strip of beachfront land located south of Santa Monica. The northern third was in the City of Santa Monica with the rest in the south in county territory consisting of wetlands with sand dunes and marshes. Kinney and Ryan developed a resort community on the northern portion which was known as Ocean Park.

Ryan died suddenly in 1898 and in 1902 Kinney acquired new business partners: Alexander Fraser, Henry Gage, and George Merritt Jones. Competition from other developers motivated the partners to make improvements to Ocean Park and they expanded development further south into present-day Venice. The beachfront area was part of this effort which occurred between 1902 and 1904.

Most of the land was subdivided into the Golden Bay Tract in 1901. The land to the south, extending from Brooks Court to Westminster Court was also subdivided by the group and recorded in 1903 as the Country Club Tract. The layout of the Golden Bay tract was unique featuring separate streets dedicated for automobile use and pedestrian use, creating a parallel plan of "drive street," and "walk streets" and alleys or "courts."

Further inland, to the east of Main Street, development happened in piecemeal fashion. Individual developers purchased blocks of land from larger tracts, such as the Santa Fe and Ocean Tracts and subdivided them into smaller parcels for residential development.

In 1904 the partnership was dissolved and Kinney took possession of the southern portion of the tract. Shortly after that the residents south of Marine Street, in the unincorporated area of the Ocean Park development, voted to establish the separate city of Ocean Park. Kinney had traveled widely throughout Europe and believed that the Italian city of Venice shared many of the same characteristics as the marshland he owned. He envisioned a resort community which would foster a cultural renaissance and

recall the exotic character of Venice through a recreation of that city's famous canals and was to call it "Venice of America."

In 1905 Kinney recorded the tract for his Venice of America. Its plan was comprehensive with areas dedicated to recreational, commercial, and residential properties. Attractions included a pier with a dance hall and nautical-themed restaurant that resembled a ship. There was a saltwater plunge at the beach. Windward Avenue connected the beach to the Bathing Lake and canals to the east and was intended to serve as the primary commercial corridor. Visitors arrived on streetcar at Windward Avenue. Kinney required all commercial buildings be constructed in the Venetian Renaissance style and commissioned architects Norman Marsh and Clarence Russell to design the principal buildings.

The residential area was distinguished by a network of man-made saltwater canals that led to the Grand Canal which emptied into the Pacific Ocean. Distinctive arched footbridges spanned the canals and connected the islands residential parcels. The first residential lot sales took place in 1904 and construction activity began that year however construction of new housing was spotty. The sale of residential lots was slow and those that were developed were not of the architectural design and scale of Kinney's aspirations with most being modest bungalows. By 1906 Kinney stopped promoting the Venetian esthetic and became a "straightforward land developer and a proprietor of entertainment concessions."⁶ By 1915 Kinney had auctioned off all the land he owned and portrayed himself as simply a businessman.

The intersection of Windward and Pacific Avenues was an important transportation hub and served as a stop for nearly every mode of travel to Venice. The Los Angeles and Pacific Railroad's Venice Short Line, completed in 1904, connected Los Angeles to Venice, Ocean Park, and Santa Monica via Venice Boulevard and Pacific and Electric Avenues. In 1911, the Los Angeles and Pacific Railroad was acquired by Pacific Electric.

Following the successful opening of Venice of America, in 1906 Kinney expanded the city services in Venice. A city hall and a fire station were constructed. The Edison Electric Company built a facility in 1910. Amusements were added to the pleasure pier and amenities and commercial offerings along the boardwalk were expanded. In 1905-1906 a second set of canals were established to the south of Venice of America, developed by the Short Line Beach Company in the Venice Canal Subdivision. Another tract, the Silver Stand Tract was developed around a Grand Canal by Kinney's former partners in 1905.

Further inland, to the north and east of the canal settlements, the character of development differed due to a marked shift in population growth and settlement. The first subdivisions for residential development occurred in the area around 1903; many subsequent tracts were recorded after Venice was officially opened in 1905, and development activity continued through the mid-1920s. This area exemplifies broader trends in residential development during the early 1900s.

Another section of Venice, to the west of the canal districts was the Beachfront area which included residential "walk-streets." Cottages and vacation rental bungalows were

⁶*Pre-Consolidation Communities of Los Angeles, 1862-1932 Context Report*, p. 156.

often developed in clusters. Enterprising developers purchased parcels and developed clusters such as St. Mark's Island, a 40-bungalow colony named United States Island built in 1912 of which many of the bungalows are extant.

Several hotels and apartment houses were constructed along Ocean Walk during the city's boom years of the 1910s and early 1920s. These included wood frame multi-family apartment buildings like apartment buildings of the period being built in the denser suburban neighborhoods of Los Angeles. Also constructed were masonry apartment buildings of more imposing architectural character which began to appear around 1912.

The area east of Washington Avenue (today's Abbot Kinney Boulevard) and bounded by Rose Avenue on the north, today's Venice Boulevard on the south and Lincoln Boulevard on the east was known as the "Back Country." The older, south section contained walk streets like those in the north area of Venice. The north section of the Back Country was laid out with standard and narrow streets. The residential architecture of the Back Country was predominantly single-family with a few bungalow courts and some multi-family buildings.

The Venice Park Tract, the Venice Annex Tract, and the Venice Vista Tract were all recorded to the northwest of Venice of America in 1904 and 1905. The large Venice Annex Tract was distinguished by its organization of walk streets, drive streets, and alleys, a development pattern like that of the Golden Boy Tract a few years earlier. Construction began shortly after the tract was opened to the public and continued throughout the 1900s and early 1920s. Most of the residences built in this tract reflected the simplistic aesthetic and Craftsman and vernacular cottage styles prevailed. By the 1920s, new residences constructed in the district reflected the growing popularity of Period Revival styles, though most examples remained modest in scale and decoration.

In its early years, Venice's amusements and amenities attracted many Hollywood celebrities but after fifteen years of successful operation, its course was significantly altered by several events which occurred in relatively swift succession. Prohibition, enacted in 1919, reduced the resort's revenues and in 1920 Abbot Kinney died suddenly and a month later the Venice pleasure pier was destroyed by fire. Although a new pier was quickly constructed, Kinney's son Thornton lacked access to the company's trust-bound funds and the town's financial situation became precarious. Kinney had deeded the canals to the city of Venice in 1912 due to difficulties in maintaining the network and by the 1920s the canals had become a public nuisance. Also, with the growing popularity and affordability of the car, the narrow Venice streets offered little space for driving and parking cars and interest grew in converting the canals of Venice of America into streets.

In 1911 Kinney had launched a campaign to dis-incorporate Venice of America from the surrounding Ocean Park community however the two-thirds majority required was not achieved. While Venice of America remained a part of Ocean Park, the entire community was renamed Venice. In 1925 after a series of bond initiatives for public improvements failed to pass, the city trustees called for a special election to vote on annexation to the City of Los Angeles. The vote to consolidate with Los Angeles passed and Venice became part of the City of Los Angeles in 1925. In 1929 the Venice of America canals were filled in and paved.

Venice was also notable as an important example of African-American life in Southern California during the early 20th Century. Now known as Oakwood, the area bounded by Dewey Street to the north, Lincoln Boulevard to the east, Marco Place to the south and electric Avenue to the west, the area evolved as an African-American enclave across multiple generations of ethnic migration to Southern California. Some of the earliest black residents of Venice settled in the area because they were hired as employees of Abbot Kinney. The population of African-Americans in Venice tripled between 1910 and 1920 as African-Americans arrived to work as manual laborers, service workers, and servants to wealthy residents.

Consolidation with Los Angeles and the Great Depression years of the 1930s and into the 1940s resulted in decline of the Venice area. In the late 1940s Lincoln Boulevard evolved into an important commercial corridor designed as a major vehicular thoroughfare. The low rents of the 1940s attracted many immigrants to the area. The affordable rents also attracted visual artists. During the late 1950s and 1960s Venice became well-known for its vibrant, free-spirited atmosphere inspired by a growing population of counterculture artists. In a backlash, some business owners and community members joined to "clean-up" the community and the City began a rigorous program of building inspections identifying over 1,000 properties that required significant repair. Many property owners could not afford to repair their buildings and were forced to demolish them. Between 1962 and 1965, nearly 550 buildings were demolished through the Community Plan Area. The abundant supply of vacant lots and run-down buildings the area became a laboratory for experimental, cutting-edge architectural design and adaptive reuse in the 1970s and 1980s and into the 21st Century new construction in Venice is often distinguished by a high standard of architectural design.



The 900 block of Marco Place is part of the Venice Annex Tract, which was subdivided in 1905 for owners, the Union Trust Company. The parcels on the 900 block of Marco Place were modest sized parcels, the majority being 40 feet wide with a few parcels at 35 feet wide and 90 feet deep.



Venice Annex Tract, page 3



Satellite view of Venice Annex Tract, p.3

The Sanborn Map from 1918 shows that eight years after annexation, only four parcels on the block had been developed. A review of the 900 block properties listed in the SurveyLA Milwood Venice Walk Streets Historic District shows that two parcels on the 900 block of Marco Place with dwellings developed between 1906 and 1907. In the decade of the teens only one dwelling is extant. Based on extant properties, the period between 1921 and 1925 saw the greatest development of parcels on the 900 block of Marco Place. Twelve properties were developed with dwellings between 1921 and 1924 and two properties, including the subject property, were developed in 1925. The 1950 Sanborn Map shows most of the parcels had been developed. Two dwellings were built in 1954 and the 1970 Sanborn Map shows that all parcels had been developed by that point in time. After that, two parcels were developed in 2000.



1918 Sanborn Map excerpt



1950 Sanborn Map excerpt



1970 Sanborn Map excerpt



Satellite view (Google Earth, 2025)

PROPERTY HISTORY AND DESCRIPTION

Los Angeles County Assessor records provide a date of 1925 for the construction of the bungalow court at 924-928 Marco Place. This was the year when the area was annexed into the City of Los Angeles. There is no building permit regarding the original construction of the bungalow court.



Plan view of 924-928 Marco Place parcel (Google Earth, c2025)

The two consolidated parcels are 7,200 square feet in land size. There are three buildings arranged in a “U” shape around a central courtyard open space creating a bungalow court. All the buildings are rectangular in plan. The two one-story buildings (924-924 ½ and 928-928 ½) are 1,012 square feet and contain two dwelling units each. The rear building is two stories and 1,540 square feet. There are two units at the upper level and a parking garage at the lower level. The architectural style of the buildings is Spanish Colonial Revival, stucco clad with flat roofs with clay tile coping. At the corners of the buildings there is a slight step-up at the roof line.

924-928 Marco Place, looking south
(928 on left, 926 center, 924 on right)924-928 Marco Place looking north from
from balcony of 926 Marco Place

The 928-928 ½ building is at the east end of the parcel. There are two units. Each of the units has an entrance on the long side (west elevation) of the building. Concrete steps lead up to the entrance; each entrance has a non-original metal hood. The side elevation facing the courtyard has a symmetrical organization. There is a tripartite window (main dining room window for each unit) on each end of the courtyard facing elevation with the entry door towards the center of the elevation. In the center bay are two smaller windows

supporting interior functions. There are several simple round vents organized along this elevation. There are no other architectural details along that elevation.

The front unit, 928 ½, north elevation faces the public walkway. It has a French door at its west end; this is a later addition. To its east is one double hung window and another smaller rectangular window. At the far east end of the building is an arched wingwall (of wood).



928 ½ Marco Place, north and west elevation



928 ½ Marco Place, north elevation



928 ½ and 928 Marco Place, east elevation



Looking at west elevation of 928 Marco Place from balcony of 926 Marco Place

The one-story building on the west, 924-924 ½ Marco Place, is under reconstruction. The original stucco clad exterior is gone. The volume and massing and general placement of windows replicate the original (note, there is no French Door on this building). The hood over each entry door is based on a typical design of the period; there is no documentation regarding the design of the original hoods.



924 Marco Place, north and east elevations



924 Marco Place, north elevation



924 and 924 1/2 Marco Place, east elevation



924-924 1/2 Marco Place, rear (east) elevation



926 -926 1/2 Marco Place, north elevation



Stairway up to 926 and 926 1/2 Marco Place

The rear building is two-stories with an exterior staircase leading up to the dwelling units. The lower level of the building houses a garage. The staircase has a simple barrel shape railing and concrete walls. There is an elongated light post on one side of the wall. It is unclear if this is original and it appears the one on the other side is missing. At the upper level there is a window placed onto the façade to each side of the where the stairs land. To the far side of each of these windows is the door to each unit and to the far end of each unit is a large window. The original window is five over one. There are no architectural details on this façade.

The lower level of the rear building has fenestration organized to support the garage use of the building. On the south, vehicular alley elevation, there are garage doors located to each side of the pedestrian entry corridor.

There are few building permits for the bungalow courts. There was a permit in 1957 to re-stucco the 924 building. The buildings were re-roofed in 1987. In 2019 there was a "window change out" on the 926 building. There are no permits for changes such as the addition of the French doors and windows on the 928 building.



926 Marco Place, north elevation



926 1/2 Marco Place, north elevation



926 -926 1/2 Marco Place, north elevation, stairs and windows



Lower level of 926 1/2 Marco Place, north elevation



Area under stairway and corridor to alley, Looking south



Area under stairway and corridor to alley, looking north



926 and 926 ½ Marco Place, west and south elevations



926 and 926 ½ Marco Place, south elevation

City Directory Data

City Directories, U.S. Census records and building permits provide data on occupants and owners of buildings.

The following information was identified regarding occupants of the bungalow court at 924-928 Marco Place. No additional biographical information was found for any of the occupants.

924-924 ½ Marco Place

Year	Name	Occupation
1928	Ashby Stringham Zelma Stringham	Accountant No occupation listed
1928	Kenneth Kimball Kathleen Kimball	No occupation listed No occupation listed
1930	W.P. Wolfe	No occupation listed
1930	W.H. McKay	No occupation listed
1933	Mrs. A.A. Smith	No occupation listed
1936	Robert Boyle	No occupation listed
1936	Mrs. E. E. Newcomb	No occupation listed
1938	R.E. Harris	No occupation listed
1938	Leonard Stiles	No occupation listed
1940	Marion Campbell Lillie Campbell	Riveter No occupation listed
1958	Frank Della	No occupation listed
1965	Lillian Larkin	No occupation listed
1980	Yale Harrison	No occupation listed
1980	Bengt Westberg	No occupation listed

926-926 ½ Marco Place

Year	Name	Occupation
1927	Burton C. McDonald	Investigator

1954	Cleo Washburn	No occupation listed
1958	Howard Eastman	No occupation listed
1970	Donald Kagol	No occupation listed
1975	Karol Hope	No occupation listed
1980	Cammie Lyon	No occupation listed

928-928 ½ Marco Place

Year	Name	Occupation
1927	Hooper T. Hayward	No occupation listed
	Ella Hayward	No occupation listed
1928	W.H. Gideon	No occupation listed
1928	W.B. Britton	No occupation listed
1928	Ora M. Mc Nally	No occupation listed
1928	F.E. Schuetze	No occupation listed
1930	Carl Bates	No occupation listed
1930	L.C. Gestner	No occupation listed
1933	C.R. James	No occupation listed
1933	G.L. Gunn	No occupation listed
1933	W.B. Gilbert	No occupation listed
1938	Hugh Washburn	Carpenter
	Minnie Washburn	No occupation listed
1938	Blanche Wood	Teacher
1940	Richard Roach	Riveter
	Leona Roach	No occupation listed
1958	Mrs. Mae Saygol	No occupation listed
1980	Mary Craigie	No occupation listed

REVIEW OF PREVIOUS SURVEYS

The subject property at 924-928 Marco Place has been identified as a contributing building to the Milwood Venice Walk Streets Historic District through SurveyLA's historic resources survey of the Venice Community Plan Area. The district is significant for its unique planning of walk street and as an example of the Streetcar Suburb property type. SurveyLA states that the "Milwood Venice Walk Streets Historic District stands out from surrounding development due to its unique planning and development around a system of walk streets. The architectural character, layout, scale, circulations patterns, and pedestrian orientation of the neighborhood retains a distinctive feel that conveys a strong sense of time and place."

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Suburbanization, 1888-1933
Sub theme:	Suburban Planning and Development, 1888-1933
Property type:	Streetcar Suburb
Property sub type:	Neighborhood
Criteria:	A/1/1
Status code:	3CS;5S3
Reason:	The Milwood Venice Walk Streets Historic District is significant as a unique example of early-20th century residential development oriented on walk streets in Venice.

SURVEYLA CITYWIDE HISTORIC CONTEXT STATEMENTS

Los Angeles' citywide historic context statement provides the framework for identification and evaluation of historic resources. The following historic contexts will be used to evaluate the property at 663 Marco Place.

Context 1: Resources Associated with Independent Venice, Pre-consolidation

Context: Pre-consolidation Communities of Los Angeles, 1862-1932

Sub-Theme: Life in Independent Venice

Summary Statement of Significance: A resource evaluated under this sub-theme is significant in the areas of settlement, social history, and/or community planning and development for its association with the early development history of Venice prior to its consolidation with Los Angeles. Extant resources are becoming increasingly rare and cover a wide variety of property types including residential, commercial, institutional, and industrial properties as well as cultural landscapes and historic districts. Some resources are directly associated with Abbot Kinney and his distinctive Venice of America development.

Period of Significance: 1901-1925

Period of Significance Justification: The community that became Venice received its first interurban stop in 1901. Venice consolidated with Los Angeles in 1925.

Geographic Location: Within the 1925 city boundaries of Venice when it consolidated with Los Angeles.

Areas of Significance: Settlement, Social History, Community Planning and Development

Criteria: NR: A/B CR: 1/2 Local: 1/2

Associated Property Type/Subtype: Residential-Single Family, Bungalow/House

Property Type Description: Bungalow/House, Domestic dwelling on a private lot

Property Type Significance: The property type is significant under Criterion A/1/1. Buildings, structures, and historic districts under this criterion illustrate how residents of pre-consolidation Venice lived by providing examples of their residences, places of work, and sites for social life. Some property types are also significant under Criterion B/1/1. Buildings under this criterion are directly related to significant individuals in pre-consolidation Venice, in particular Abbot Kinney, in addition to illustrating how residents lived.

Eligibility Standards:

- Represents a resource dating from the pre-consolidation period of Venice
- Is associated with the formation, settlement, and/or development of Venice
- May be related to Abbot Kinney (Criterion B/2/2) and Venice of America

Character Defining / Associative Features

:

- Retains most of the essential physical features from the period of significance
- Related to the life of pre-consolidation Venice by showing how residents lived, worked, shopped, and socialized
- May be associated with amusement architecture in general and Abbot Kinney and Venice of America in particular
- May be associated with individuals/groups important in Venice's early ethnic/cultural history
- For historic districts:
 - o Conveys a strong visual sense of overall historic environment from the period of significance
 - o Typically associated with streetcar residential or commercial development and may also be significant within these themes.
 - o Must retain the majority of the original planning features and design concepts, particularly in the "walk streets" residential neighborhoods.

Integrity Considerations

- Should retain integrity of Design, Location, Feeling, and Association from the period of significance
- Should maintain original location; for local HCM eligibility, may have been relocated within Venice for preservation purposes
- Setting may have changed (surrounding buildings and land uses)
- Some original materials may have been altered, removed, or replaced
- Original use may have changed
- Because resources from this time are now rare, a greater degree of alterations or fewer extant features may be acceptable, particularly under local HCM criteria.
- For Historic Districts:
 - o District as a whole should retain integrity of Location, Setting, Design, Feeling, and Association from the period of significance
 - o May include some infill of resources constructed outside the period of significance

Context 2: Resources Associated with Significant Persons in Los Angeles

Summary Statement of Significance: Significant properties are directly associated with the productive life of a significant person who made important individual contributions to one or more areas of significance as it relates to Los Angeles history.

Period of Significance: 1781-1980

Period of Significance Justification: The timeframe established for SurveyLA's citywide historic context

Area(s) of Significance: May include, and not be limited to: Ethnic Heritage (various), Agriculture, Commerce, Community Planning and Development, Communications, Entertainment/Recreation, Exploration/Settlement, Industry, Art, Performing Arts, Health/Medicine, Education, Industry, Literature, Politics/Government, Military, Religion, and Social History

Criteria: NR: B CR: 2 Local: 2

Associated Property Types: Commercial; Residential; Industrial Institutional; Cultural; Landscape; Site

Property Type Description: Properties associated with significant persons in Los Angeles history are common to all contexts and themes of the citywide context and comprise one of the largest groups of historic resources identified through SurveyLA. They include all resource types and cover the full period of significance for the citywide context.

Eligibility Standards:

- Directly associated with the productive life of a significant person who made important individual contributions to one or more areas of significance as it relates to Los Angeles history
- Individual must be proven to have made an important contribution to Los Angeles History
- Individual must have lived in or used the property during the period in which he or she achieved significance
- Contributions of individuals must be compared to those of others who were active, successful, or influential in the same field
- Each property associated with someone important should be compared with other properties associated with that individual to identify those resources that are good representatives of the person's historic contributions
- For residential property types, the individual must have resided in the property during the period in which he/she achieved significance
- For multi-family residential properties, the apartment or room occupied by the person must be readable from the period of significance
- Properties associated with the lives of living persons *may* be eligible, if the person's active life in their field of endeavor is over AND sufficient time has

elapsed to assess both their field and their contribution in a historic perspective

- May be associated with individuals important in ethnic, cultural, LGBT, and/or women's history
- Retains most of the essential character-defining features from the period of significance
- For the National Register, properties associated with individuals whose significant accomplishments date from the last 50 years must possess exceptional significance

Integrity Considerations:

- Retains sufficient integrity to convey significance
- Should retain integrity of Feeling, Association, Location, and Design from the period of significance
- Some original materials may be altered or removed, particularly in cases where a property is not also evaluated for significance under Criterion C/3/3
- Setting may have changed (surrounding buildings and land uses)
- A good test for integrity is whether the significant person associated with the resource would recognize it as it exists today

Context 3: The Bungalow Court

Context: Residential Development and Suburbanization, 1880-1980
Theme: Multi-Family Residential Development, 1895-1970
Sub-Theme: The Bungalow Court, 1910-1939
Property Type: Residential – Multi-Family

Summary Statement of Significance:

Bungalow courts evaluated under this theme are significant in the area of Community Planning and Development. They represent an important multi-family building type that proliferated throughout the city during most of the twentieth century and reflects trends in urban planning to accommodate full and part time residents as well as tourists and other visitors. The bungalow court provided the privacy, open space, and other features associated with a single-family house, with the convenience and affordability of apartment living. Many examples are also significant in the area of Architecture as excellent examples of their respective architectural styles. Bungalow courts are becoming increasingly rare and are a highly threatened property type.

Period of Significance: 1910-1939

Period of Significance Justification: The period of significance begins in 1910, the date of the earliest bungalow courts in Los Angeles, and ends in 1939, as bungalow courts were rarely constructed after this time. Though not anticipated, the start date may be revised if earlier examples are found.

Geographic Location: Citywide in areas that were predominantly developed in the 1920s and 1930s. They typically occur on residential streets, including those developed with single-family residences and/or other multi-family types.

Areas of Significance: Community Planning and Development; Architecture

Criteria: NR A/C; CR 1/3; Local 1/3

Property Type: Residential – Multi-Family

Property Sub-type: Bungalow Court

Property Sub-type Description: A bungalow court is a purpose-built multi-family residential property that is one to two stories in height and composed of multiple detached or semi-detached buildings oriented around a central common court area.

Property Sub-type Significance: A bungalow court is significant for its association with residential development in Los Angeles as one of the region's dominant multi-family residential building types from the 1910s through the 1930s, and as a housing type indigenous to this region.

Eligibility Standards:

- A good to excellent example of the type
- Was constructed during the period of significance
- Represents an intact court plan from the period of construction

Character-Defining/Associative Features:

- Retains most of the essential character-defining features from the period of significance
- One story, occasionally with a two-story structure at the rear; two-story bungalow courts are rare
- Composed of multiple detached or semi-detached buildings
- Typically occupies a single or double residential lot
- Units are oriented around a central common open area, a primary feature of the design (typically a landscaped area with a central walkway or simple cement sidewalk; a paved central motor court is less common)
- The primary entrance to individual units open directly onto the shared central walkway; front units may open onto the street
- Early examples have little or no accommodation for the automobile. Examples that accommodate automobiles may include a central motor court or side alleys leading to a parking area or garages. Examples built on steep topography may have parking garages at the street level.
- May also be significant as a good to excellent example of an architectural style from its period and/or the work of a significant architect or builder
- Property as a whole is composed of a unifying architectural style. Associated architectural styles may include, and not be limited to: Craftsman, Mission Revival, Spanish Colonial Revival, American Colonial Revival, Tudor Revival, Exotic Revival, Storybook

- Bungalow courts are of particular significance in Hollywood, where large colonies once existed to accommodate people working in the burgeoning entertainment industry

Integrity Considerations:

- Should retain integrity of Location, Design, Materials, and Setting (must retain the relationship between the units and the courtyard), and Feeling
- Some original materials may be altered or replaced
- Replacement of some windows may be acceptable if the openings have not been changed or resized
- Security bars may have been added
- Original landscaping may have been altered or removed
- Surrounding buildings and land uses may have changed
- If it is a rare surviving example of its type, or is a rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable
- Where this property type is situated within a grouping of multi-family residences, it may also be significant as a contributor to a multi-family residential district. A grouping may be composed of a single property type or a variety of types.

Context 4: Spanish Colonial Revival Bungalow Court

Context: Architecture and Engineering, 1850-1980

Theme: Mediterranean and Indigenous Revival Architecture, 1887-1952

Sub-Theme: Spanish Colonial Revival, 1915-1942

Property Type: Residential/Property Sub-Type, Bungalow Court

Summary Statement of Significance: A resource evaluated under this sub-theme is significant in the area of Architecture as an excellent example of the Spanish Colonial Revival style. Significant examples exemplify the character-defining features of the style and are often the work of noted architects/builders who made use of these features to give various building types an identification with the styles of Spain, specifically the southern region of Andalusia. Because of its flexibility the Spanish Colonial Revival was widely used for a range of building types and is therefore highly abundant in the parts of the city developed during the period of significance.

Period of Significance: 1912-1948

Period of Significance Justification: The period of significance begins in 1912, when work began on the Southwest Museum, the earliest known example of the style in Los Angeles). Most examples were constructed prior to 1942, when most private building stopped due to World War II; however, known examples date to the late 1940s. Some examples may be identified over time from the 1950s and should be considered although outside the period of significance.

Geographic Location: Citywide, particularly in areas developed during the 1920s and 1930s

Areas of Significance: Architecture**Criteria:** NR: C CR: 3 Local: 3**Associated Property Type:** Residential – Single Family; Residential – Multi Family; Commercial; Industrial; Institutional; Infrastructure**Property Type Description:** The style was not limited to specific building types. Spanish Colonial Revival style buildings may be residential, commercial, industrial, or institutional in type. They range from modest- to grand-scale in size.**Property Type Significance:** See Summary Statement of Significance above.**Eligibility Standards:**

- Exemplifies the character-defining features of the Spanish Colonial Revival style
- Exhibits character-defining features of a bungalow court as described in Multi-family residential theme (i.e., is a rare surviving example of the type in the neighborhood or community represents a very early period of settlement/residential development in the neighborhood or community)
- Is an excellent example of its type and/or the work of a significant architect or builder
- Is one or two stories in height
- Originally constructed as a multiple-family residence /bungalow court

Character-Defining/Associative Features:

- Retains most of the essential character-defining features from the period of significance
- Complex massing, resulting from turrets, towers, corbelled overhangs, multiple and often asymmetrically organized wings, exterior staircase
- Distinctively shaped and capped chimneys
- Gable, hipped, and/or flat roof, typically with clay tile roof or roof trim
- Individual unit entries open to courtyard (street-facing units of bungalow court may open to street)
- May exhibit axial symmetry, or deliberate asymmetry suggesting a Mediterranean Street or village in appearance
- Patios, courtyards, loggias or covered porches and/or balconies
- Provision for automobiles, either in the rear (bungalow court) or possibly integrated into courtyard complex (courtyard apartment)
- Single and multi-paned windows, predominantly casement and double-hung sash
- Stuccoed exteriors; secondary materials may include wrought iron, wood, cast stone terra cotta, and polychromatic tile
- Use of arches of a variety of shapes for windows, doors, niches, openings in wing walls, and other features
- Window grilles, rejas, pierced stucco screens, clay attic vents
- Wooden plank or carved doors with prominent hinges and hardware

Integrity Considerations:

- Should retain integrity of design, workmanship, feeling, setting and materials
- Configuration and most details (such as fountain, fireplace, light standard, etc.) of common space or courtyard have been retained
- Limited window replacement may be acceptable on secondary elevations, if opening is not resized and surround is maintained
- Roof tile replacement should duplicate original in materials, color, texture, dimension, and installation pattern
- Security bars have been added to lower story
- Stucco repair or replacement must duplicate the original in texture and appearance

EVALUATION OF SIGNIFICANCE

The property at 924-928 Marco Place is evaluated using the criteria for City of Los Angeles Historic Cultural Monuments.

Criterion 1. *Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic, or social history of the nation, state, or local history.*

The Venice Annex Tract was recorded in 1905. In 1925 the tract was annexed into the City of Los Angeles. Construction of housing in the 900 block of Marco Place in the tract was slow to develop as shown in Sanborn Maps and dates of construction of buildings on the 900 block of Marco Place. The subject bungalow court was constructed in 1925 around the time the area was annexed into Los Angeles. It is one of the last two properties constructed on the block until after World War II.

The bungalow court and its buildings were not influential in the early development of the Tract. The property is not associated with the pre-consolidation history of the area as it was constructed while the area was being annexed to the City of Los Angeles. The property was not influential to the development of the 900 block of Marco Place as most of the properties on the block were developed before the construction date of the subject property. The property was not influential in development or the bungalow court property type as that was well established by the time of construction of the property.

There is no evidence that any significant historic event occurred at the property.

The property at 924-928 Marco Place does not meet Criterion 1 and is not eligible for designation as a City of Los Angeles Historic Cultural Monument under this criterion.

Criterion 2. *Is associated with the lives of historic personages important to national, state, city, or local history.*

There is no evidence that the property was associated with any historic persons.

The bungalow court at 924-928 Marco Place does not meet Criterion 2 and is not eligible for designation as a City of Los Angeles Historic Cultural Monument under this criterion.

Criterion 3: *Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.*

The bungalow court at 924-928 Marco Place is not an excellent or outstanding example of the Spanish Colonial Revival architectural style. While the buildings employ the basic characteristics of the style – stucco clad, tile coping at the roof line -- it is not a fully realized example of the style. While some windows and doors are original (many have been replaced), they are typical of the era and are not specifically representative of the Spanish Colonial Revival architectural style.

The buildings have undergone significant alterations. In addition to the removal of some of the original fenestration, some buildings have been re-stuccoed. The 924 building is under reconstruction with most of the original materials (stucco exterior) removed.

The buildings do not feature important character-defining features of the Spanish Colonial Revival style. There is limited use of arches – only a wood like wing wall at the ends of the two front buildings and the corridor to the alley. There are no architectural design details on the buildings – no wrought iron features, no polychromatic tiles, no loggias, no window grilles, rejas, or prominent hardware, no chimney caps.

There is no evidence that the building was designed by a master architect. The materials are unremarkable as is the workmanship. The buildings are not the work of a master craftsman.

The bungalow court at 924-928 Marco Place does not meet Criterion 3 and is not eligible for designation as a City of Los Angeles Historic Cultural Monument under this criterion.

National Register of Historic Places and California Register of Historical Resources:
Because the National Register and California Register criteria are similar to the City of Los Angeles Historic-Cultural Monument criterion, the bungalow court at 924-928 Marco Place as evaluated above, is not eligible for listing to the National Register and California Register for the reasons explained under the City of Los Angeles Historic-Cultural Monument evaluation criteria.

SurveyLA did not identify the bungalow court at 924-928 Marco Place as eligible to be designated as a City of Los Angeles Historic-Cultural Monument as an individual property. SurveyLA did identify the property as a contributing property to the Milwood Venice Historic Walk Streets Historic District, and it remains a contributing building to the historic district.

CONCLUSION

Based on the facts presented above, the bungalow court at 924-928 Marco Place is not eligible for individual designation to the National Register of Historic Places, the

California Register of Historical Resources, or as City of Los Angeles Historic-Cultural Monument.

- is not associated with any historic events or patterns of history;
- is not associated with any historic persons;
- is not a rare example of a property type;
- is not an intact or excellent example of the Spanish Colonial Revival architectural style;
- is not the work of a master architect;
- does not possess high quality workmanship or materials;

The bungalow court remains a contributing property to the Milwood Venice Historic Walk Streets Historic District,

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Attachment A: Photographs



1. Marco Place at Lincoln Boulevard looking west



2. Looking west along 900 block of Marco Place



2. Circular parklet at mid-block along 900 block of Marco Place (in front of subject property)



4. Front yard area of 924-928 Marco Place



5. Front yard area of 924-928 Marco Place



6. Gate and fence of 924-928 Marco Place



7. 924-928 Marco Place, looking south (928 on left, 926 center, 924 on right)



8. 924-928 Marco Place, looking south



9. 924-928 Marco Place looking north from balcony of 926 Marco Place



10. Looking at west elevation of 928 Marco Place from balcony of 926 Marco Place



11. 928 ½ Marco Place, north and west elevations



12. 928 ½ Marco Place, north elevation



13. 928 ½ Marco Place, east end of north elevation



14. 928 ½ Marco Place, east elevation



15. 928 ½ and 928 Marco Place, east elevation



16. 928 ½ Marco Place, east elevation



17. 928 Marco Place, east elevation



18. Looking at west elevation of 924 1/2 Marco Place from balcony of 926 Marco Place



19. 924 Marco Place, north elevation



20. 924 Marco Place, north and east elevations



21. 924 and 924 ½ Marco Place, east elevation



22. 924-924 ½ Marco Place, rear (east) elevation



23. 926 -926 ½ Marco Place, north elevation



24. Stairway up to 926 and 926 ½ Marco Place



25. 926 -926 ½ Marco Place, north elevation, stairs and balcony



26. 926 Marco Place, north elevation



27. 926 ½ Marco Place, north elevation



28. Lower level of 926 Marco Place, east elevation and west elevation of 924 ½ Marco Place



29. South elevation of 928 Marco Place and north elevation of lower level of 926 ½ Marco Place



30. Lower level of 926 ½ Marco Place, north elevation



31. Concrete and stone pathway at lower level of 926 Marco Place



32. Area under stairway and corridor to alley, looking north



33. Area under stairway and corridor to alley, looking south



34. 926 and 926 ½ Marco Place, west and south elevations



35. 926 Marco Place, rear (south) elevation



36. 926 1/2 Marco Place, south elevation

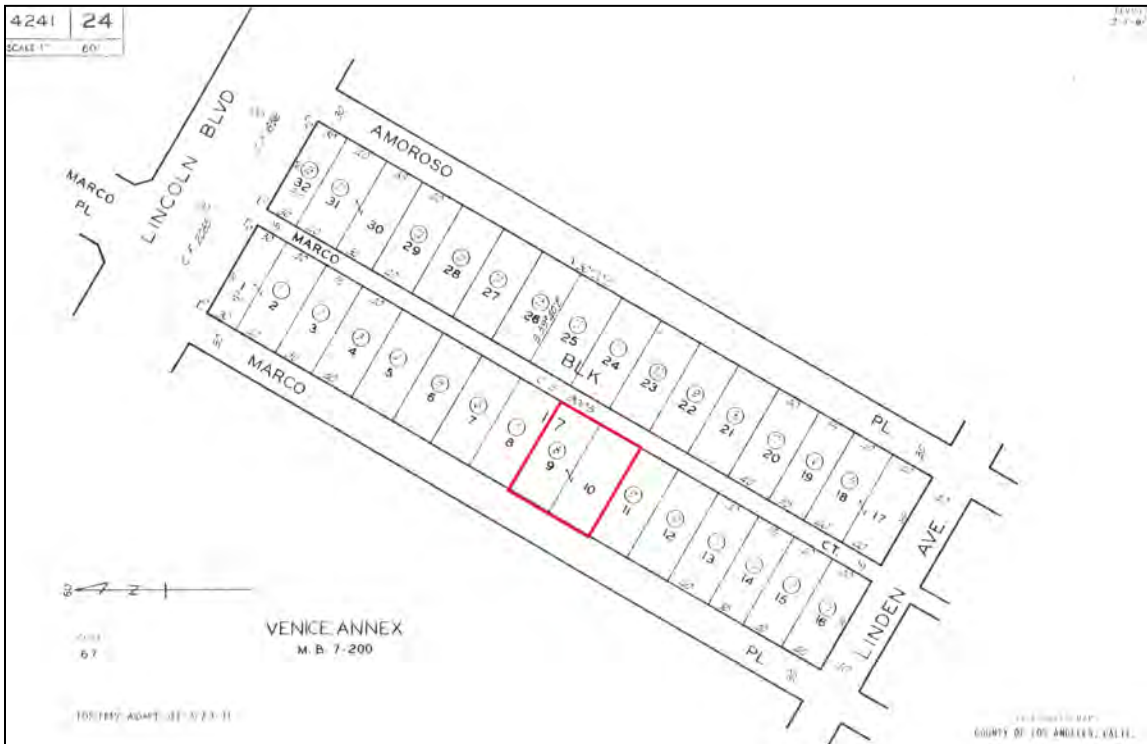


37. Rear (south) elevation of 926 and 926 ½ Marco Place with residences above and garages below

Attachment B: Maps



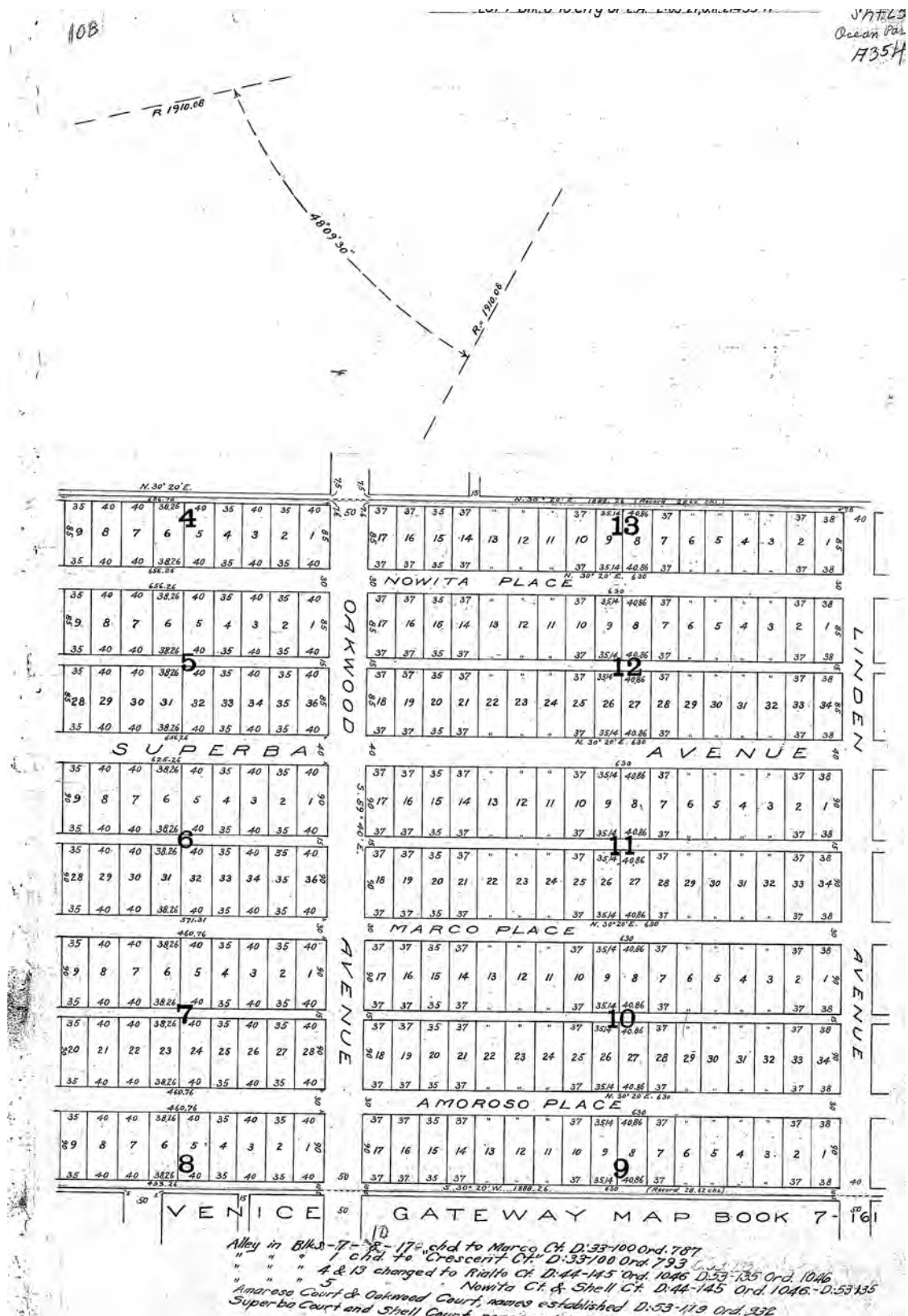
Aerial photograph (ca. 2023)

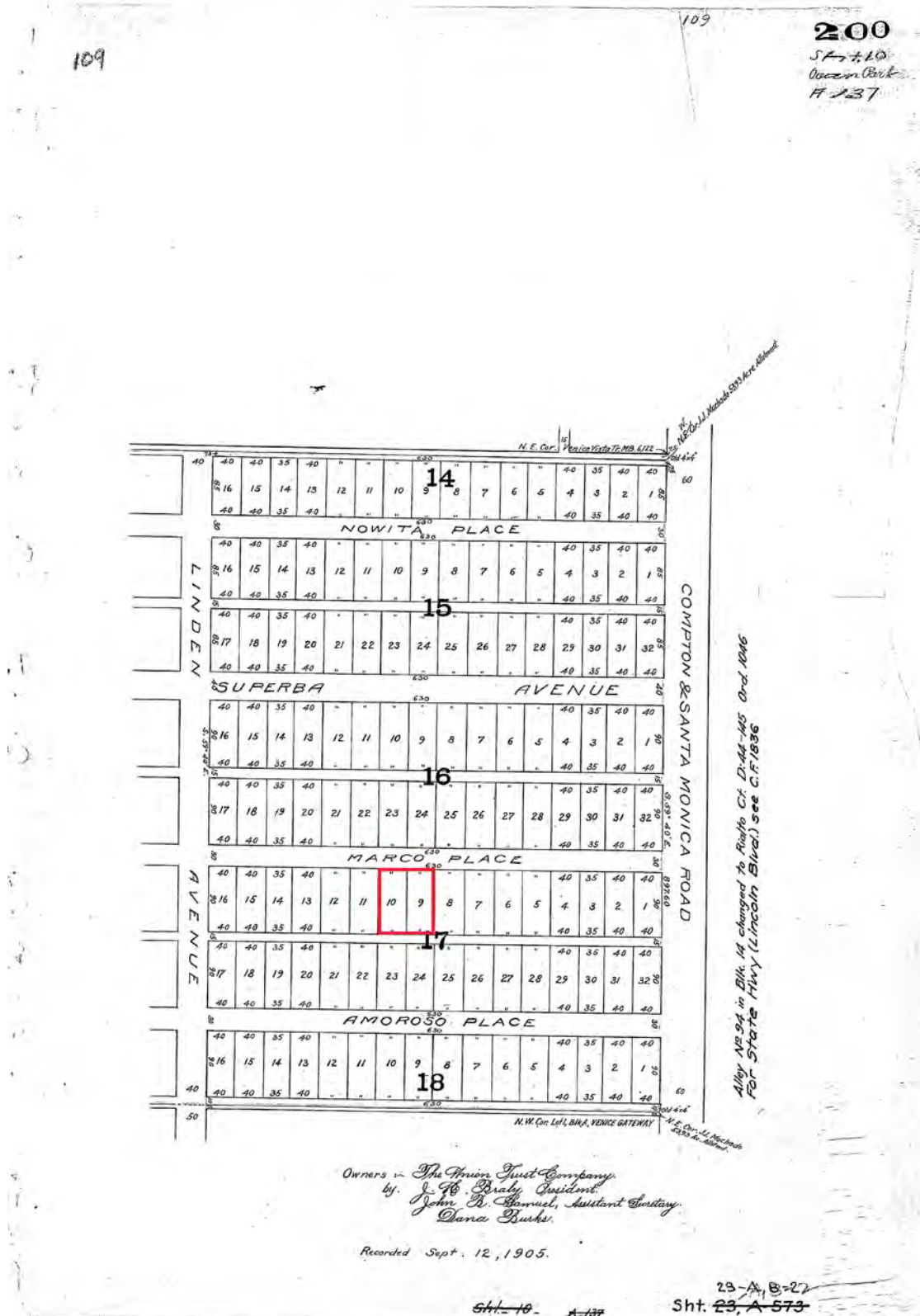


Los Angeles County Assessor's Map



Original Tract Map #TR7-200 (Page 1)





Original Tract Map #TR7-200 (Page 3)

ATTACHMENT C: Building Permits

☐ All	Document Type	Sub Type	Doc Date	User Doc Number	Digital Image
☐	BUILDING PERMIT	BLDG-ALTER/REPAIR	5/7/1957	1957VE16829	
☐	BUILDING PERMIT	BLDG-ALTER/REPAIR	5/7/1957	1957VE16829	
☐	ELECTRICAL PERMIT		3/4/1986	0386V8082	
☐	ELECTRICAL PERMIT		3/4/1986	0386V8082	
☐	RANGE FILE	MISCELLANEOUS	2/23/2016		
☐	BUILDING PERMIT	BLDG-ALTER/REPAIR	1/6/2023	18016-10000-31731	
☐	PLAN MAINTENANCE		1/6/2023	18016-10000-31731	
☐	MECHANICAL PERMIT	PLUMBING	2/13/2023	23042-90000-02996	
☐	CERTIFICATE OF COMPLIANCE	SOFT STORY	4/3/2023	18016-10000-31731	
☐	CERTIFICATE OF COMPLIANCE	SOFT STORY	4/3/2023	CERT S1743	
☐	BUILDING PERMIT	BLDG-ALTER/REPAIR	1/21/2025	25016-10000-01665	
☐	BUILDING PERMIT	BLDG-ALTER/REPAIR	1/31/2025	25016-10000-02843	
☐	MECHANICAL PERMIT	PLUMBING	4/21/2025	25042-90000-07689	

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924 Marco Place permits

☐ All	Document Type	Sub Type	Doc Date	User Doc Number	Digital Image
☐	ELECTRICAL PERMIT		3/4/1986	0386V8083	
☐	ELECTRICAL PERMIT		3/4/1986	0386V8083	
☐	ELECTRICAL PERMIT		3/4/1986	0386V8083	
☐	MECHANICAL PERMIT	PLUMBING	12/26/1986	1286B3129	
☐	RANGE FILE	MISCELLANEOUS	1/2/1987		
☐	RANGE FILE	MISCELLANEOUS	1/2/1987		
☐	RANGE FILE	MISCELLANEOUS	1/2/1987		
☐	RANGE FILE	MISCELLANEOUS	3/25/1987		
☐	RANGE FILE	MISCELLANEOUS	3/25/1987		
☐	RANGE FILE	MISCELLANEOUS	3/25/1987		
☐	RANGE FILE	MISCELLANEOUS	3/25/1987		
☐	BUILDING PERMIT	ALTERATION	9/9/1987	1987WL70759	
☐	BUILDING PERMIT	BLDG-ALTER/REPAIR	9/9/1987	1987WL70759	
☐	BUILDING PERMIT	BLDG-ALTER/REPAIR	9/25/2019	19016-30000-29065	
☐	MECHANICAL PERMIT	PLUMBING	2/13/2023	23042-90000-02997	
☐	MECHANICAL PERMIT	PLUMBING	1/6/2025	25042-90000-00210	

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926 Marco Place permits

☐ All	Document Type	Sub Type	Doc Date	User Doc Number	Digital Image
☐	ELECTRICAL PERMIT 		3/4/1986	0386V8081	
☐	ELECTRICAL PERMIT 		3/4/1986	0386V8081	
☐	ELECTRICAL PERMIT 		12/8/2020	20041-90000-42352	
☐	MECHANICAL PERMIT 	HVAC	12/8/2020	20044-90000-11861	
☐	ELECTRICAL PERMIT 		10/22/2021	21041-90000-88460	
☐	MECHANICAL PERMIT 	PLUMBING	10/22/2021	21042-90000-60281	

928 Marco Place permits

3

APPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT		BLK.	TRACT		DIST. MAP	
2. BUILDING ADDRESS 924 1/2 MARCO PLACE, VENICE				APPROVED	ZONE	
3. BETWEEN CROSS STREETS PENMAR AND LINCOLN BLVD.				FIRE DIST.		
4. PRESENT USE OF BUILDING DWELLING			NEW USE OF BUILDING DWELLING		INSIDE KEY	
5. OWNER MR. SCHONE			PHONE NONE		COR. LOT	
6. OWNER'S ADDRESS 11920 NORTH PACK, LOS ANGELES 66			P.O.	ZONE	REV. COR. LOT SIZE	
7. CERT. ARCH.			STATE LICENSE		PHONE	
8. LIC. ENGR.			STATE LICENSE		PHONE	
9. CONTRACTOR J. B. EYER			STATE LICENSE 118624		PHONE EX-44140	
10. CONTRACTOR'S ADDRESS 1629 - 12TH STREET, SANTA MONICA			P.O.	ZONE	AFFIDAVITS	
11. SIZE OF EXISTING BLDG.		STORIES	HEIGHT	NO OF EXISTING BUILDINGS ON LOT AND USE		BLDG. AREA
12. MATERIAL EXT WALLS		☐ WOOD ☒ STUCCO	☐ METAL ☐ BRICK	☐ CONC. BLOCK ☐ CONCRETE	ROOF CONST. ☒ WOOD ☐ CONC. ☐ STEEL ☐ OTHER	ROOFING SPRINKLERS REQ'D. SPECIFIED
3 924 1/2 MARCO PLACE, VENICE					DISTRICT OFFICE VENICE	
VALIDATION V16829		CASHIER'S USE ONLY				
TYPE V	GROUP R-1	MAX. OCC 1 fam		MAY 7 1957 V16829		
C. OF O ISSUED INSPECTOR Tod Karas		P.C.	S.P.C.	B.P. 200	I.F.	O.S. C/O
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 175.00				DWELL. UNITS		
14. SIZE OF ADDITION OPEN STUCCO, REMOVE SILL, CAP				VALUATION APPROVED		PARKING SPACES
15. NEW WORK: EXT. WALLS FOUNDATION TO SEAL EARTH CONTACTS, REPLACE SILL AND REPLACE STUCCO REMOVED.				APPLICATION CHECKED		GUEST ROOMS
				PLANS CHECKED		FILE WITH
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.				CORRECTIONS VERIFIED		CONT. INSP.
				PLANS APPROVED		
SIGNED <i>[Signature]</i> This Form When Properly Validated is a Permit to Do the Work Described.				APPLICATION APPROVED <i>[Signature]</i>		

ON THE PLANT SHOW ALL OCCURRING ON LOT AND LOT OF LOTS



Permit #:

25016 - 10000 - 02843

Plan Check #: X25LA03838

Printed: 01/31/25 03:10 PM

Event Code:

Bldg-Alter/Repair GREEN - NONE 1 or 2 Family Dwelling Express Permit No Plan Check		City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY		Issued on: 01/31/2025 Last Status: Issued Status Date: 01/31/2025			
1. TRACT VENICE ANNEX		BLOCK 17	LOT(s) 10	A3B M B 7-200	COUNTY MAP REF # M B 7-200	PARCEL ID # (PIN #) 108B149 260	2. ASSESSOR PARCEL # 4241 - 024 - 008
3. PARCEL INFORMATION LADBS Branch Office - WLA Council District - 11 Certified Neighborhood Council - Venice Census Tract - 2736.00 Coastal Zone Cons. Act - Calvo Exclusion Area Coastal Zone Cons. Act - Single Permit Jurisdiction Area District Map - 108B149 Energy Zone - 6 Thomas Brothers Map Grid - 671-J5 Area Planning Commission - West Los Angeles Earthquake-Induced Liquefaction Area - Yes Community Plan Area - Venice Near Source Zone Distance - 4.9							
ZONES(S): R2-1							
4. DOCUMENTS ZI - ZI-1874 Specific Plan: Los Angeles ZI - ZI-2454 SurveyLA - Milwood Venic ZI - ZI-2273 Specific Plan: Venice Coast RENT - YES ZI - ZI-2406 Director's Interpretation of ORD - ORD-130338 ZI - ZI-2452 Transit Priority Area in the ORD - ORD-168999 ORD - ORD-172019 ORD - ORD-172897 ORD - ORD-175693 ORD - ORD-175694 ORD - ORD-186104 DTRM - DIR-2008-3681-DI DTRM - DIR-2008-4703-DI DTRM - DIR-2014-2824-DI							
5. CHECKLIST ITEMS							
6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): JEFFERY L. DONOVAN 2154 HERCULES DR LOS ANGELES 90046 Tenant: Applicant: (Relationship: Owner-Bldr) JEFFREY DONOVAN - (310) 552-5324							
7. EXISTING USE (02) Duplex		PROPOSED USE		8. DESCRIPTION OF WORK Re-stucco for residential buildings. Re-roof with Class A or B material weighing less than 6 pounds per sq. ft. over new solid sheathing __10__ Squares. Class A roof covering is required within Very High Fire Hazard Severity Zone(VHFHSZ). For residential roof replacement > 50% of the total roof area, apply Cool Roof Product labeled and certified by			
9. # Bldgs on Site & Use:				For inspection requests, call toll-free (888) LA4BUILD (524-2845), or request inspections via www.ladbs.org . To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.			
10. APPLICATION PROCESSING INFORMATION BLDG. PC By: OK for Cashier: Anthony Conde Signature: JUDY LY DAS PC By: Coord. OK: Date: 01/31/2025				For Cashier's Use Only W/O #: 51602843			
11. PROJECT VALUATION & FEE INFORMATION Permit Valuation: \$5,000 PC Valuation: FINAL TOTAL Bldg-Alter/Repair 203.25 Permit Fee Subtotal Bldg-Alter/Re 130.00 E.Q. Instrumentation 0.65 D.S.C. Surcharge 4.73 Sys. Surcharge 9.46 Planning Surcharge 9.42 Planning Surcharge Misc Fee 10.00 Planning Gen Plan Maint Surchar 10.99 CA Bldg Std Commission Surchar 1.00 Permit Issuing Fee 27.00 Sewer Cap ID: Total Bond(s) Due: \$0.00				Project: Payment Date: 01/31/2025 Receipt No: 2025031001-92 Amount: \$203.25 Method: MasterCard Building Card No.: 2025LA00514			
12. ATTACHMENTS Owner-Builder Declaration Signed Declaration				 * 0 8 0 0 1 2 5 0 1 6 1 0 0 0 0 0 2 8 4 3 F N *			

14. APPLICATION COMMENTS:

PDPP Project's Total Valuation \$ 0.00

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

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME

ADDRESS

CLASS

LICENSE

PHONE

(O) OWNER-BUILDER

0

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. OWNER-BUILDER DECLARATION

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

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

OR

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

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: _____ Policy Number: _____

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: See Attached Signature DeclarationSign: See Attached Signature Declaration

Date: _____

☐ Owner☐ Authorized Agent

City of Los Angeles – Department of Building and Safety
Signature Declaration Attachment Form

Instructions

Applicant (contractor, owner, or agent): Complete and sign the appropriate statements below only after completely reviewing the entire permit application for accuracy. Also, indicate the job address on the top of the form. This attachment will become part of the permit application.

Building and Safety Staff Member: Complete the "APPLICATION#:" and make sure the job address is shown above. Give a copy of the permit application to the applicant.

"Signature Declaration"

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAM C). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: _____ License No.: _____ Contractor: _____

18. WORKERS' COMPENSATION DECLARATION

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

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

Carrier: _____ Policy Number: _____

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING / SILICOSIS ACKNOWLEDGMENT

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.agmd.gov. I understand that lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead. I understand that silica safe production processes are required for all fabricating and cutting of crystalline silica materials per section 5204 of the California Code of Regulations. More information is available at www.dir.ca.gov.

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

Lender's Name (If Any): no loan Lender's Address: _____

21. FINAL DECLARATION

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

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning / Silicosis Acknowledgment, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: Jeff Donovan

Sign: _____

Date: 1-31-2025

☒ Owner ☐ Contractor ☐ Authorized Agent

**NOTICE TO PROPERTY OWNER
FOR OWNER-BUILDER PERMITS**

**CHANGES IN STATE LAW (Assembly Bill No. 2335) REGARDING
"OWNER-BUILDER" PERMITS**

Due to a change by the Contractors State Licensing Board (CSLB) regarding Owner-Builder permits, the City of Los Angeles Department of Building and Safety (LADBS) will modify the permit issuing process to comply with State Assembly Bill (AB) No. 2335. Beginning January 2, 2009, a "Notification to Property Owner" with an "Owner's Acknowledgment Verification of Information" form will have to be provided by LADBS to the building owner for all Owner-Builder permits. The building owner will have to read and initial each statement to signify that he/she understands and verifies the information noted and sign at the end of the form. The form must be collected by the permit issuing staff for microfilming, after executing (initialed and signed) by the owner prior to issuing the permit.



NOTICE TO PROPERTY OWNER

Dear Property Owner:

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified at:_____.

We are providing you with an Owner-Builder Acknowledgment and Information Verification Form to make you aware of your responsibilities and possible risk you may incur by having this permit issued in your name as the Owner-Builder. We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us at our official address indicated. An agent of the owner cannot execute this notice unless you, the property owner, obtain the prior approval of the permitting authority.

Authorized agent by the property owner, can sign this "Owner-Builder" declaration provided that the owner certifies via a notarized letter that he/she has read and understood all provisions included in this declaration.

See attached sample 'Authorization to Sign Permits for Owner' letter.

OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF
INFORMATION

(OWNER-BUILDER DECLARATION)

Application Number: 25016-10000-02843

Project Address: 984 Marco Place

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

1 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

2 2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

3 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

4 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

5 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.

6 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

7 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

8 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

9 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

Application Number: 25016-10000-02843

Project Address: 989 MANCOPLE

10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address: _____

11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit.

13. I understand that to obtain an Owner-Builder permit for electrical, plumbing or mechanical work that require a qualified installer, I must abide by all of the following restrictions:

- (1) Perform the work prior to sale of the dwelling
- (2) Be a homeowner that has resided in the residence for at least 12 months prior to the completion of the work described in the permit
- (3) Obtain Owner-Builder permit for not more than two structures during any three year period

I declare that I have complied or will comply with these requirements by the time the work described in the permit is completed.

Note: A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Owner's Name: John Doonan

Signature of property owner: [Signature] Date: 1-31-2025

SEC. 3. Section 19830 of the Health and Safety Code is repealed.

SEC. 4. Section 19831 of the Health and Safety Code is repealed.

SEC. 5. Section 19832 of the Health and Safety Code is repealed.

924 W Marco Pl



Permit #:

25016 - 10000 - 01665

Plan Check #: X25LA02078

Printed: 01/21/25 01:21 PM

Event Code:

Bldg-Alter/Repair **GREEN - NONE**
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

Issued on: 01/21/2025

**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Last Status: Issued

Status Date: 01/21/2025

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
VENICE ANNEX	17	10		M B 7-200	108B149 260	4241 - 024 - 008

3. PARCEL INFORMATION

LADBS Branch Office - WLA
Council District - 11
Certified Neighborhood Council - Venice
Census Tract - 2736.00
Coastal Zone Cons. Act - Calvo Exclusion Area

Coastal Zone Cons. Act - Single Permit Jurisdiction Area
District Map - 108B149
Energy Zone - 6
Thomas Brothers Map Grid - 671-J5
Area Planning Commission - West Los Angeles

Earthquake-Induced Liquefaction Area - Yes
Community Plan Area - Venice
Near Source Zone Distance - 4.9

ZONES(S): R2-1**4. DOCUMENTS**

ZI - ZI-1874 Specific Plan: Los Angeles	ZI - ZI-2454 SurveyLA - Milwood Venice	ORD - ORD-172019	ORD - ORD-186104
ZI - ZI-2273 Specific Plan: Venice Coastal	RENT - YES	ORD - ORD-172897	DTRM - DIR-2008-3681-DI
ZI - ZI-2406 Director's Interpretation of	ORD - ORD-130338	ORD - ORD-175693	DTRM - DIR-2008-4703-DI
ZI - ZI-2452 Transit Priority Area in the	ORD - ORD-168999	ORD - ORD-175694	DTRM - DIR-2014-2824-DI

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

Owner(s):
JEFFREY L. DONOVAN 924 MARCO PL LOS ANGELES, CA 90291 (310) 499-8826

Tenant:

Applicant: (Relationship: Owner-Bldr)
JEFFREY DONOVAN - (310) 552-5324

7. EXISTING USE

(02) Duplex

PROPOSED USE**8. DESCRIPTION OF WORK**

Replace drywall (no new walls added) for single family dwellings and duplexes only
Kitchen/bathroom remodel for residential buildings (no structural changes)

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

BLDG. PC By: DAS PC By:
OK for Cashier: Anthony Conde Coord. OK:
Signature: ANTHONY CONDE Date: 01/21/2025

For inspection requests, call toll-free (888) LA4BUILD (524-2845),
or request inspections via www.ladbs.org. To speak to a Call Center
agent, call 311. Outside LA County, call (213) 473-3231.

For Cashier's Use Only**W/O #: 51601665****11. PROJECT VALUATION & FEE INFORMATION**

Final Fee Period

Permit Valuation: \$2,500 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	131.42
Permit Fee Subtotal Bldg-Alter/Re	71.25
E.Q. Instrumentation	0.50
D.S.C. Surcharge	2.96
Sys. Surcharge	5.93
Planning Surcharge	5.90
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surchar	6.88
CA Bldg Std Commission Surchar	1.00
Permit Issuing Fee	27.00
Permit Fee-Single Inspection Flag	

Sewer Cap ID: Total Bond(s) Due: \$0.00

12. ATTACHMENTS

Owner-Builder Declaration
Signed Declaration

Project:

Payment Date: 01/21/2025
Receipt No: 2025021003-64
Amount: \$131.42
Method: MasterCard

Building Card No.: 2025LA00294

* 0 8 0 0 1 2 5 0 1 6 1 0 0 0 0 0 1 6 6 5 F N *

14. APPLICATION COMMENTS:

PDPP Project's Total Valuation \$ 0.00

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

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME

ADDRESS

CLASS

LICENSE

PHONE

(O) OWNER-BUILDER

0

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. OWNER-BUILDER DECLARATION

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

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

OR

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

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: _____ Policy Number: _____

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at: (800) 597-5323 or www.dhs.ca.gov/childlead.

20. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: See Attached Signature Declaration

Sign: See Attached Signature Declaration

Date: _____

☐ Owner☐ Authorized Agent

City of Los Angeles – Department of Building and Safety
Signature Declaration Attachment Form

Instructions

Applicant (contractor, owner, or agent): Complete and sign the appropriate statements below only **after** completely reviewing the entire permit application for accuracy. Also, indicate the job address on the top of the form. This attachment will become part of the permit application.

Building and Safety Staff Member: Complete the "APPLICATION#:" and make sure the job address is shown above. Give a copy of the permit application to the applicant.

"Signature Declaration"

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAM C). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: _____ License No.: _____ Contractor: _____

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Carrier: _____ Policy Number: _____

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

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19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING / SILICOSIS ACKNOWLEDGMENT

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.agmd.gov. I understand that lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead. I understand that silica safe production processes are required for all fabricating and cutting of crystalline silica materials per section 5204 of the California Code of Regulations. More information is available at www.dir.ca.gov.

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

Lender's Name (If Any): no loan Lender's Address: _____

21. FINAL DECLARATION

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

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning / Silicosis Acknowledgment, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: Jeffrey Donovan

Sign: _____

Date: 1-18-2025

☒ Owner ☐ Contractor ☐ Authorized Agent

OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF
INFORMATION

(OWNER-BUILDER DECLARATION)

Application Number: 25016-10000-01665

Project Address: 924.5 Manco Place

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

AB 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

AB 2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

AB 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

AB 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

AB 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.

AB 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

AB 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

AB 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

AB 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.



OWNER'S ACKNOWLEDGMENT AND VERIFICATION
OF INFORMATION

(OWNER-BUILDER DECLARATION, cont.)

Application Number: 25016-10000-01665

Project Address: 924.5 Manoa Place

10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address: _____.

11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit.

13. I understand that to obtain an Owner-Builder permit for electrical, plumbing or mechanical work that require a qualified installer, I must abide by all of the following restrictions:

- (1) Perform the work prior to sale of the dwelling
- (2) Be a homeowner that has resided in the residence for at least 12 months prior to the completion of the work described in the permit
- (3) Obtain Owner-Builder permit for not more than two structures during any three year period

I declare that I have complied or will comply with these requirements by the time the work described in the permit is completed.

Note: A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Owner's Name: Jeffrey Acner

Signature of property owner: [Signature] Date: 1-18-2025

SEC. 3. Section 19830 of the Health and Safety Code is repealed.

SEC. 4. Section 19831 of the Health and Safety Code is repealed.

SEC. 5. Section 19832 of the Health and Safety Code is repealed.



Bldg-Alter/Repair
Apartment
Regular Plan Check
Plan Check

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

Issued on: 01/06/2023

Last Status: Issued

Status Date: 01/06/2023

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
VENICE ANNEX	17	9		M B 7-200	108B149 241	4241 - 024 - 008
VENICE ANNEX	17	10		M B 7-200	108B149 260	4241 - 024 - 008

3. PARCEL INFORMATION

LADBS Branch Office - WLA

Council District - 11

Certified Neighborhood Council - Venice

Census Tract - 2736.00

Coastal Zone Cons. Act - YES

District Map - 108B149

Energy Zone - 6

Thomas Brothers Map Grid - 671-J5

Area Planning Commission - West Los Angeles

Earthquake-Induced Liquefaction Area - Yes

Community Plan Area - Venice

Near Source Zone Distance - 4.9

ZONES(S): R2-1

4. DOCUMENTS

ZI - ZI-2406 Dir Inter of Venice SP for S SPA - Los Angeles Coastal Transportatio

ORD - ORD-168999

ORD - ORD-175694

DTRM - DIR-2014-2824-DI

ZI - ZI-2452 Transit Priority Area in the SPA - Venice Coastal Zone

ORD - ORD-172019

CPC - CPC-17632

CPC - CPC-1984-226-SP

ZI - ZI-2454 SurveyLA - Milwood Venic RENT - YES

ORD - ORD-172897

ZI - ZI-2471 Coastal Zone

ORD - ORD-130338

ORD - ORD-175693

5. CHECKLIST ITEMS

Special Inspect - Concrete > 2.5ksi

Special Inspect - Grade Beam/Caisson

Fabricator Reqd - Shop Welds

Special Inspect - Epoxy Injection

Special Inspect - Rebar Welding

Fabricator Reqd - Structural Steel

Special Inspect - Field Welding

Special Inspect - Structural Observation

EQ Retrofit - Full Compliance-Division 93

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):

WEBSTER, MARY A TR MARY ANN WE 9950 FARRAGUT DR

CULVER CITY CA 90232

Tenant:

Applicant: (Relationship: Agent for Owner)

JASON ` LEON -

(818) 231-1890

7. EXISTING USE

(05) Apartment

(07) Garage - Private

PROPOSED USE**8. DESCRIPTION OF WORK**

SOFT STORY RETROFIT AS PER LABC CHAPTER 93. INSTALL (N) SCCS

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

BLDG. PC By: John Francia

DAS PC By:

OK for Cashier: Erik Samaniego

Coord. OK:

Signature: *Erik Samaniego*

Date: 01/06/2023

For inspection requests, call toll-free (888) LA4BUILD (524-2845),
or request inspections via www.ladbs.org. To speak to a Call Center
agent, call 311. Outside LA County, call (213) 473-3231.

For Cashier's Use Only

W/O #: 81631731

11. PROJECT VALUATION & FEE INFORMATION

Final Fee Period

Permit Valuation: \$20,000

PC Valuation:

FINAL TOTAL Bldg-Alter/Repair 379.84

Permit Fee Subtotal Bldg-Alter/Re 290.00

Plan Check Subtotal Bldg-Alter/Rt 0.00

Plan Maintenance 10.00

E.Q. Instrumentation 2.60

D.S.C. Surcharge 9.08

Sys. Surcharge 18.16

Planning Surcharge 18.00

Planning Surcharge Misc Fee 10.00

Planning Gen Plan Maint Surchar 21.00

CA Bldg Std Commission Surchar 1.00

Permit Issuing Fee 0.00

Linkage Fee 0.00

Sewer Cap ID:

Total Bond(s) Due:

LA CSHI 01/06/23 11:5:38 AM

Payment Date: 01/06/23

Receipt No.: 2023006001-85

Amount: \$379.84

Method: Visa

Building Card No.: 2023LA00095

12. ATTACHMENTS

Plot Plan

Signed Declaration



* 0 8 0 0 1 1 8 0 1 6 1 0 0 0 0 3 1 7 3 1 F N *

14. APPLICATION COMMENTS:

PDPP Project's Total Valuation \$ 0.00

** Approved Seismic Gas Shut-Off Valve may be required. ** [1] SS Log #: S1743 [2] Retrofit complies with Division 93 [3] This retrofit is not publicly funded and does not need to comply with accessibility standards of LABC Ch. 11A. [4] No encroachment into any yards. Parking stall width not affected, maintained clear garage opening.

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

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(C) ZEBRA CONSTRUCTION INC	2523 S ROBERTSON BLVD,	LOS ANGELES, CA 90034	B	1055609
(E) PULIYADI, SENTHILNATH SURENDRA	114 SHADOWHILL CIRCLE,	SAN RAMON, CA 94583		C71630

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** License No.: **1055609** Contractor: **ZEBRA CONSTRUCTION INC**

18. WORKERS' COMPENSATION DECLARATION

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

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

Carrier: **TBD** Policy Number: **BNUWC0157472**

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

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I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19327.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

Lender's Name (If Any): _____ Lender's Address: _____

21. FINAL DECLARATION

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

By signing below, I certify that:

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- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name:

Sign:

Date: **01/06/2023**☒ Contractor☒ Authorized Agent

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: B19LA15601

Apartment

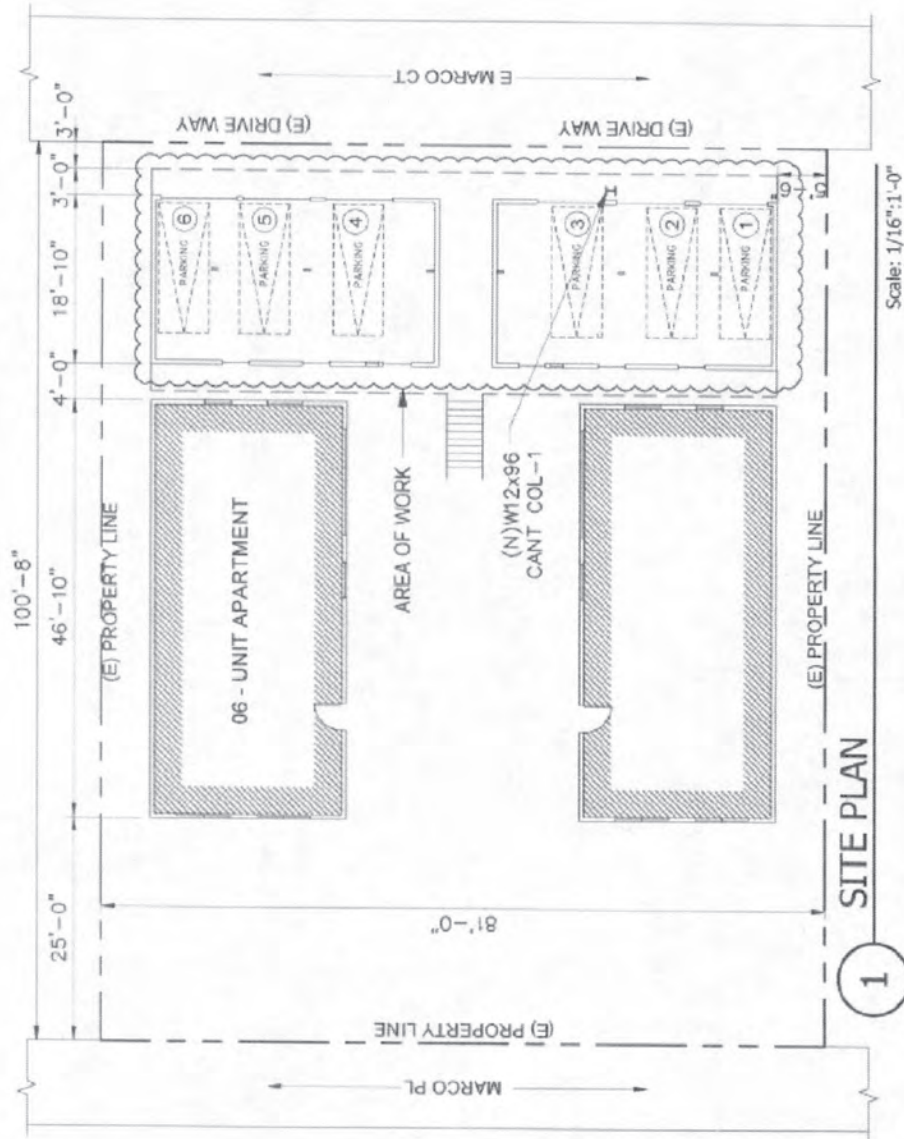
Initiating Office:

Plan Check

PLOT PLAN ATTACHMENT

Printed on:

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



SITE PLAN

1

Scale: 1/16"=1'-0"

Job Address: **924 Marco Pl, Los Angeles, CA 90291**Application #: **18016-10000-31731**

City of Los Angeles – Department of Building and Safety
Signature Declaration Attachment Form

Instructions

Applicant (contractor, owner, or agent): Complete and sign the appropriate statements below only after completely reviewing the entire permit application for accuracy. Also, indicate the job address on the top of the form. This attachment will become part of the permit application.

Building and Safety Staff Member: Complete the "APPLICATION#:" and make sure the job address is shown above. Give a copy of the permit application to the applicant.

"Signature Declaration"

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License Class: **B** License No.: **1055609** Contractor: **Zebra Construction, Inc**

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

Carrier: **Everest Premier** Policy Number: **7600022566211**

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

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

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **Michelle Durey** Sign: *Michelle Durey* Date: **1/6/2023** ☒ Contractor ☐ Authorized Agent

Reel:

Batch:

Frame:

PLAN MAINTENANCE TARGET SHEET

Plan Check #: _____ Permit Issue Date: _____
Office: _____ Group: _____ Type: _____
Category: _____ Engineer: _____
Engineer's comments: _____
Description of Work:
(Primary Permit Only)

Related Permit Application Number(s)

01.

Related Permit Application Address(es)

Change of Address Issued: ☐ Yes ☐ No Former Address: _____

ACKNOWLEDGMENT OF PLAN QUALITY

YOUR PLAN WILL BE DESTROYED AFTER IT IS MICROFILMED

The quality of plans submitted for microfilming will impact the quality of the microfilmed image maintained by the Department. Virtually every plan submitted contains some element(s) which are illegible or which otherwise negatively impact microfilm quality. These elements, which include but are not limited to small fonts, cut-and-paste techniques, poor contrast between background and markings, and faint lines, may cause elements on the microfilmed image to be illegible. Consequently, you are requested to submit the best possible copy of your plan for microfilming in order to promote the best possible image to be maintained on microfilm. By completing and signing this form, you are certifying that the quality of the blue print cannot be improved and authorizing that the plan you submit should be microfilmed "as-is." Furthermore, you are holding the City of Los Angeles harmless from any and all liabilities that may arise as a result of the quality of the microfilm of your plan.

Owner _____

Michelle Durey
Agent

1/6/2023

Date

FOR "RISK AND RECORDS MANAGEMENT" USE ONLY

Date Rejected: _____ Address Shown: _____

Unit, APT, Suite or Room No _____ Date Reject Returned: _____

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LOT	10	BLOCK	17	TRACT	Venice Annex	COUNCIL DISTRICT NO	6	DIST. MAP	108B149
2. PRESENT USE OF BUILDING	Duplex				NEW USE OF BUILDING	SAME.			
3. JOB ADDRESS	926 Marco Place				FIRE DIST.				R2-1
4. BETWEEN CROSS STREETS	Lincoln Blvd.				AND	Linden Avenue			
5. OWNER'S NAME	Mary Keeve				PHONE	451-1231			
6. OWNER'S ADDRESS	923 1/2 Marco Place				CITY	Venice			
7. ENGINEER	NONE				BUS. LIC. NO.	ACTIVE STATE LIC. NO.			
8. ARCHITECT OR DESIGNER	NONE				BUS. LIC. NO.	ACTIVE STATE LIC. NO.			
9. ARCHITECT OR ENGINEER'S ADDRESS	NONE				CITY	ZIP			
10. CONTRACTOR	A.L. Ayala Roofing				BUS. LIC. NO.	881345-14			
11. SIZE OF EXISTING BLDG.	WIDTH				LENGTH	STORIES			
12. CONST. MATERIAL OF EXISTING BLDG.	stucco				EXT. WALLS	buntup			
13. JOB ADDRESS	926 Marco Place				STREET GUIDE	NO. B			
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	18 sqs.				\$1,440.00				
15. NEW WORK (Describe)	Reroof with 3/ply builtup roofing over sheathing.				GRADING				FLOOD
NEW USE OF BUILDING	Duplex				SIZE OF ADDITION	STORIES			
TYPE	GROUP R-2				FLOOR AREA	PLANS CHECKED			
DWELL UNITS	MAX OCC.				TOTAL	APPLICATION APPROVED			
GUEST ROOMS	PARKING REQ'D				PARKING PROVIDED	INSPECTION ACTIVITY			
PG	GPL				CONT INSP	CASHIERS USE ONLY			
SFC	PM					C 23:00 B-CI			
BF	EI					C 5:50 E-1			
IF	FH					C 7:00 OSS			
SD	OSS					20759 0001			
INST OFFICE	G.O.S.					20759 0001			
P.Y. NO	G/O					V1593 1 09/09/87 24.50 CHTD			

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
Date 8-28-87 Lic. Class C-39 Lic. Number 366638 Contractor Robert J. Ayala (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).
☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or altered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.
☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.
☐ I am exempt under Sec. B. & P. C. for this reason: _____
Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).
Policy No. 285-000003-87 Insurance Company State Compensation Ins. Fund

☐ Certified copy is hereby furnished.
☒ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.
Date 9-9-87 Applicant's Signature Robert J. Ayala
Applicant's Mailing Address 4126 Glencoe Ave. Marina Del Rey 90291

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
Date _____ Applicant's Signature _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3297, Civ. C.).
Lender's Name _____ Lender's Address _____

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of the city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed Robert J. Ayala (Owner or agent having property owner's consent) Per 9-9-87 (Petition Date)

Bureau of
Engineering

1 6 2 0 3 / 0

ADDRESS APPROVED

MR 9/9/87

DRIVEWAY

HIGHWAY

REQUIRED

DEDICATION

COMPLETED

FLOOD CLEARANCE

SEWERS

SEWERS AVAILABLE

NOT AVAILABLE

SFC PAID

SFC DUE

SFC NOT APPLICABLE

Grading

PRIVATE SEWAGE SYSTEM APPROVED

Conservation

APPROVED FOR ISSUE ☐ NO FILE ☐ FILE CLOSED ☐

Fire

APPROVED (TITLE 19) (L.A.M.C.-5700)

Housing

HOUSING AUTHORITY APPROVAL

Planning

APPROVED UNDER CASE #

Traffic

APPROVED FOR

Construction Tax

RECEIPT NO.

DWELLING⁶ UNITS

LEGAL DESCRIPTION

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

C 23.00 6-61
C .50 6-1
C 1.00 GSS
70759 6601
V1593 3 09/07/67 24.50 2N6R

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE



Permit #:
Plan Check #: X19WL05669
Event Code:

19016 - 30000 - 29065

Printed: 09/25/19 04:05 PM

Bldg-Alter/Repair
Apartment
Express Permit
No Plan Check

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

Issued on: 09/25/2019
Last Status: Issued
Status Date: 09/25/2019

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
VENICE ANNEX	17	10		M B 7-200	108B149 260	4241 - 024 - 008

3. PARCEL INFORMATION

Area Planning Commission - West Los Angeles
LADBS Branch Office - WLA
Council District - 11
Certified Neighborhood Council - Venice
Community Plan Area - Venice

Census Tract - 2736.00
Coastal Zone Cons. Act - Calvo Exclusion Area
Coastal Zone Cons. Act - Coastal Zone Commission Authority
District Map - 108B149
Energy Zone - 6

Earthquake-Induced Liquefaction Area - Yes
Near Source Zone Distance - 4.9
Thomas Brothers Map Grid - 671-J5

ZONES(S): R2-1

4. DOCUMENTS

ZI - ZI-1874 LA Coastal Transportation Corridor	ZI - ZI-2454 Survey LA - Milwood Venice Wal	ORD - ORD-130338	ORD - ORD-175693
ZI - ZI-2273 Venice Coastal Zone	SPA - Los Angeles Coastal Transportation Corridor	ORD - ORD-168999	ORD - ORD-175694
ZI - ZI-2406 Dir Inter of Venice SP for Small	SPA - Venice Coastal Zone	ORD - ORD-172019	ORD - ORD-186104
ZI - ZI-2452 Transit Priority Area in the City	RENT - YES	ORD - ORD-172897	DTRM - DIR-2014-2824-D1

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

Owner(s):
WEBSTER, MARY A CO TR MARY A WEBSTER TRUST
9950 FARRAGUT DR, CULVER CITY CA 90232 --

Tenant:

Applicant: (Relationship: Agent for Owner)
FREDERICK KEEVE -
-- (310) 569-7466

For Cashier's Use Only

W/O #: 91629065

7. EXISTING USE

(05) Apartment

PROPOSED USE**8. DESCRIPTION OF WORK**

(1) WINDOW CHANGE-OUT (SAME SIZE & TYPE) FOR RESIDENTIAL BUILDINGS.

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

BLDG. PC By: DAS PC By:
OK for Cashier: Kevin Rodgers Coord. OK:
Signature: Date: 09/25/2019

11. PROJECT VALUATION

Final Fee Period

Permit Valuation: \$600

PC Valuation:

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

Owner-Builder Declaration

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

WL ADIM 302083118 9/25/2019 4:05:40 PM
BUILDING PERMIT-RES \$130.00
EI RESIDENTIAL \$0.50
DEV SERV CENTER SURCH \$4.73
SYSTEMS DEVT FEE \$9.45
CITY PLANNING SURCH \$9.42
MISCELLANEOUS \$10.00
PLANNING GEN PLAN MAINT SURCH \$10.99
CA BLDG STD COMMISSION SURCHARGE \$1.00
BUILDING PLAN CHECK \$27.00

Sub Total: \$203.09

Permit #: 190163000029065
Building Card #: 2019WL02126
Receipt #: 0302164813



* P 1 9 0 1 6 3 0 0 0 2 9 0 6 5 F N *

13. STRUCTURE INVENTORY

(Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

19016 - 30000 - 29065

14. APPLICATION COMMENTS:

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

15. BUILDING RELOCATED FROM:**16. CONTRACTOR, ARCHITECT & ENGINEER NAME****ADDRESS****CLASS****LICENSE #****PHONE #**

(O) OWNER-BUILDER

0

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. OWNER-BUILDER DECLARATION

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

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

OR

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

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: _____

Policy Number: _____

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. FINAL DECLARATION

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

By signing below, I certify that:

(1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, and Final Declaration, and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **FREDERICK KEEVE**Sign: Date: **09/25/2019**

Owner



Authorized Agent

OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF
INFORMATION

(OWNER-BUILDER DECLARATION)

Application Number: 19016-30000-29065

Project Address: 926 ~~924~~ - ~~428~~ 1/2 Marco Place, Venice, CA 90291

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

1061009201986736
MAW 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

MAW 2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

MAW 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

MAW 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

MAW 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.

MAW 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

MAW 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

MAW 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

MAW 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.



OWNER'S ACKNOWLEDGMENT AND VERIFICATION
OF INFORMATION

(OWNER-BUILDER DECLARATION, cont.)

Application Number: 19016-30000-29065

Project Address:

926
~~1271003~~ Marco Place, Venice, CA 90291

MAN 10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address: 926 Marco Place, Venice, 90291

MAN 11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

MAN 12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit.

MAN 13. I understand that to obtain an Owner-Builder permit for electrical, plumbing or mechanical work that require a qualified installer, I must abide by all of the following restrictions:

- (1) Perform the work prior to sale of the dwelling
- (2) Be a homeowner that has resided in the residence for at least 12 months prior to the completion of the work described in the permit
- (3) Obtain Owner-Builder permit for not more than two structures during any three year period

I declare that I have complied or will comply with these requirements by the time the work described in the permit is completed.

Note: A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Owner's Name:

MARY ANN WEBSTER

Signature of property owner

Mary Ann Webster

Date:

9/15/19

SEC. 3. Section 19830 of the Health and Safety Code is repealed.

SEC. 4. Section 19831 of the Health and Safety Code is repealed.

SEC. 5. Section 19832 of the Health and Safety Code is repealed.

Attachment D: Historic Aerials and Sanborn Insurance Maps

Historic Aerials



Aerial Photo 1928



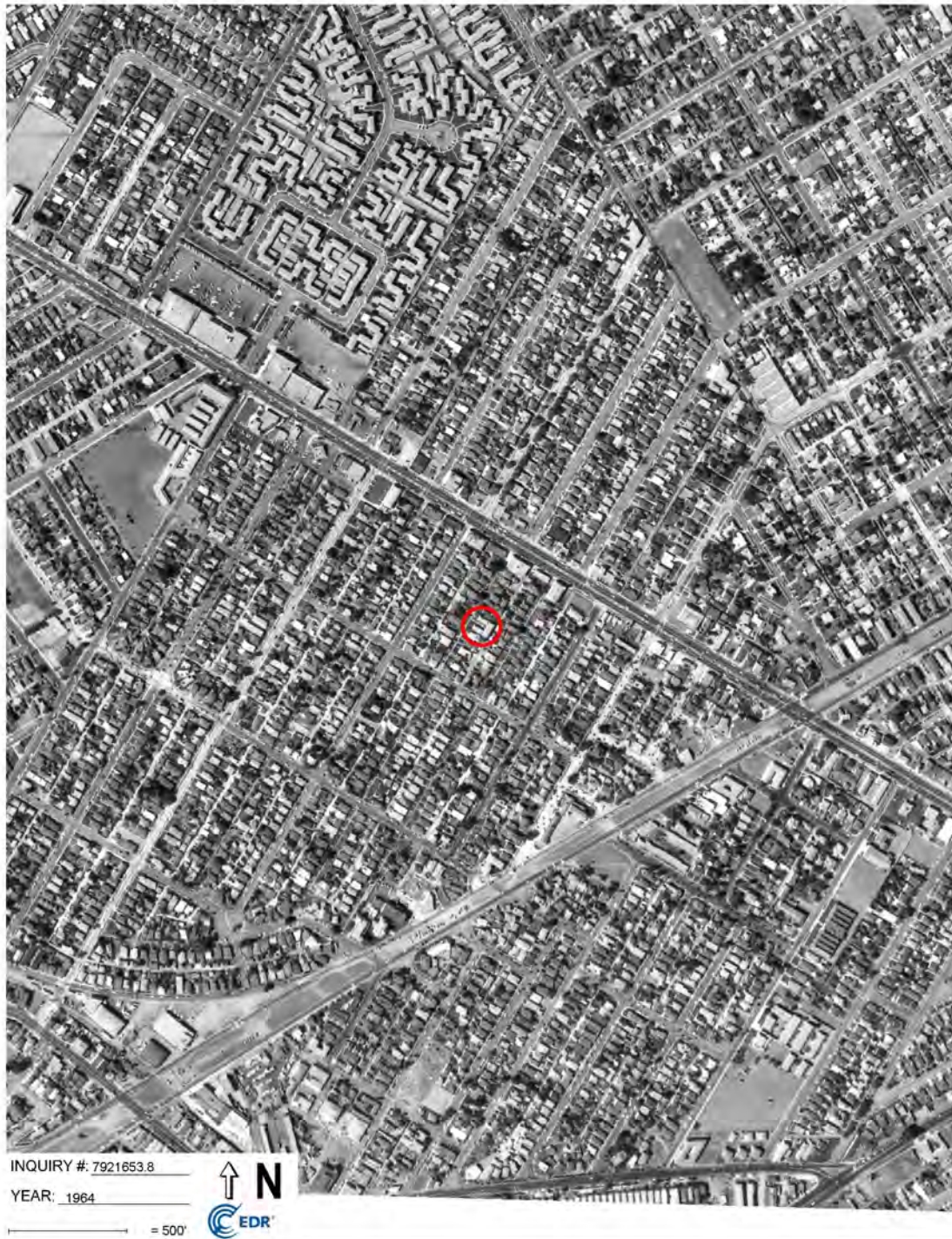
Aerial Photo 1938



Aerial Photo 1947



Aerial Photo 1952



Aerial Photo 1964



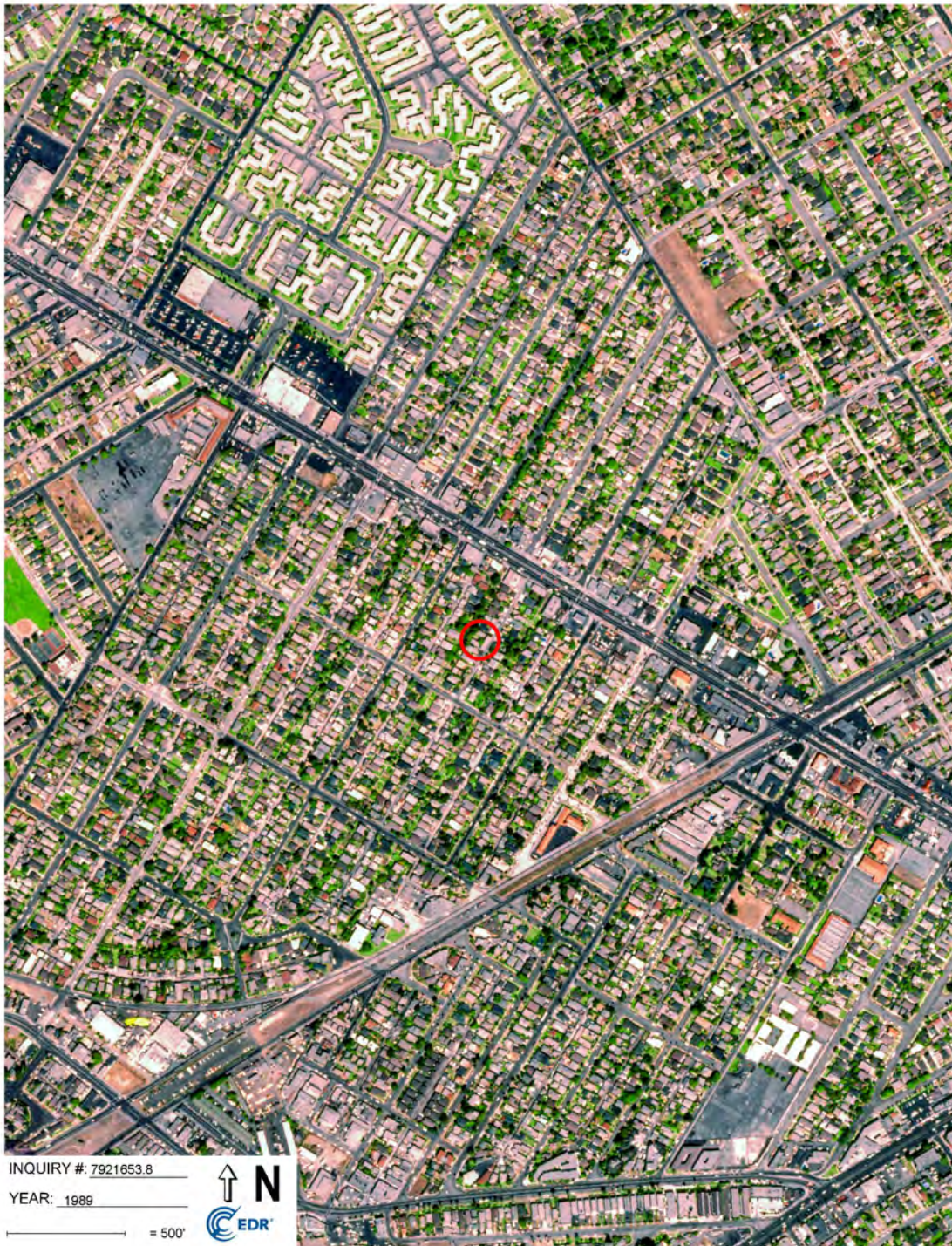
Aerial Photo 1970



Aerial Photo 1977



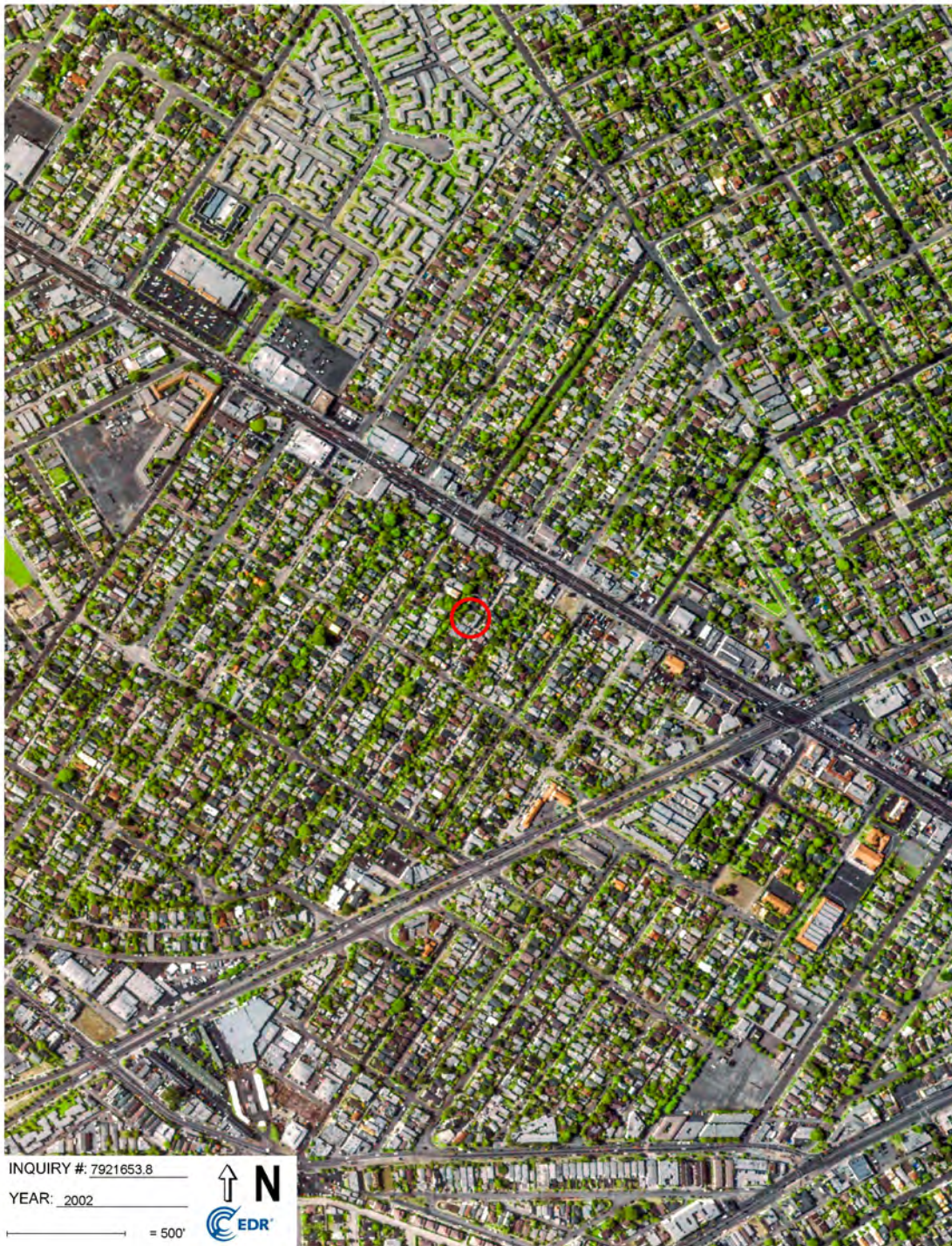
Aerial Photo 1981



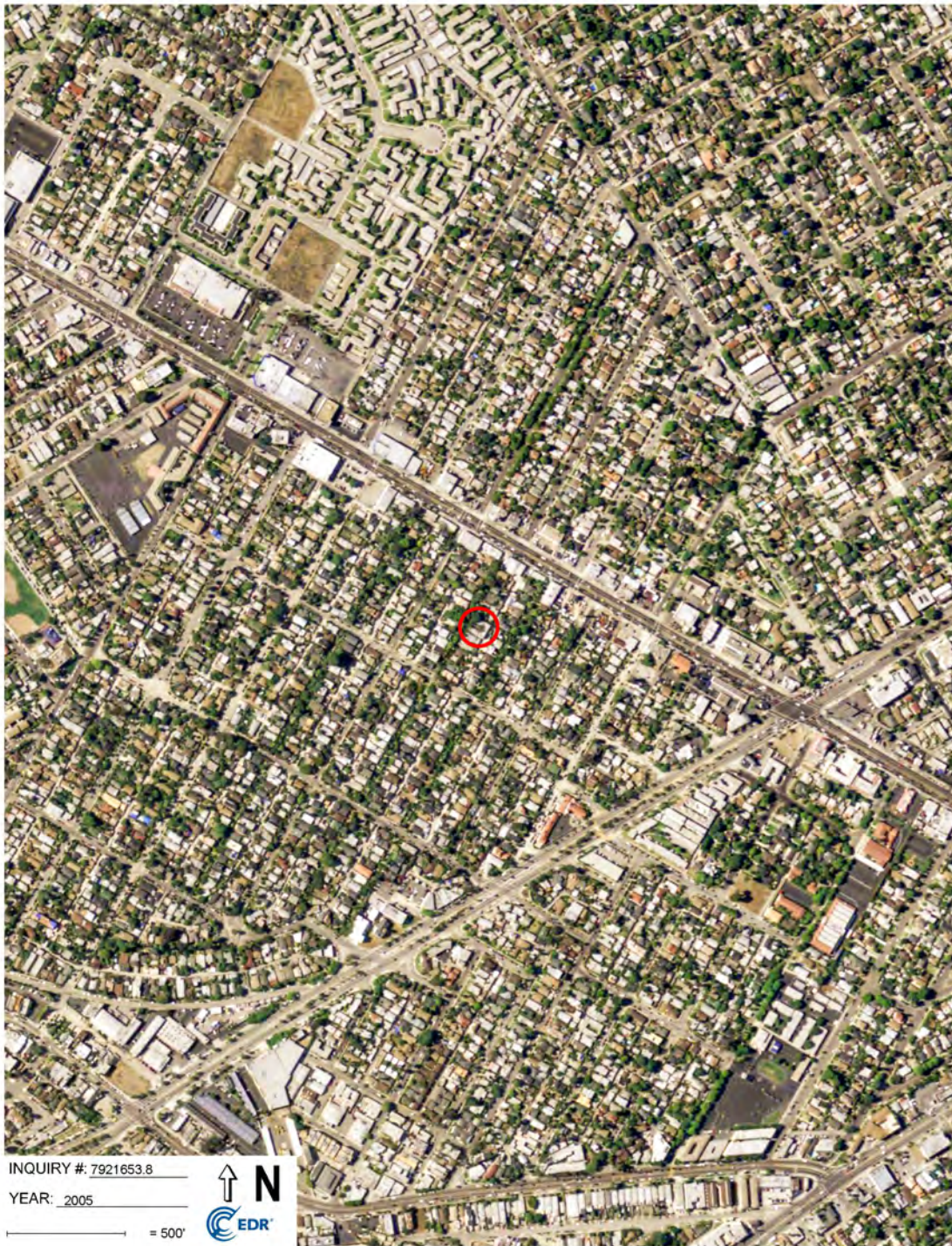
Aerial Photo 1989



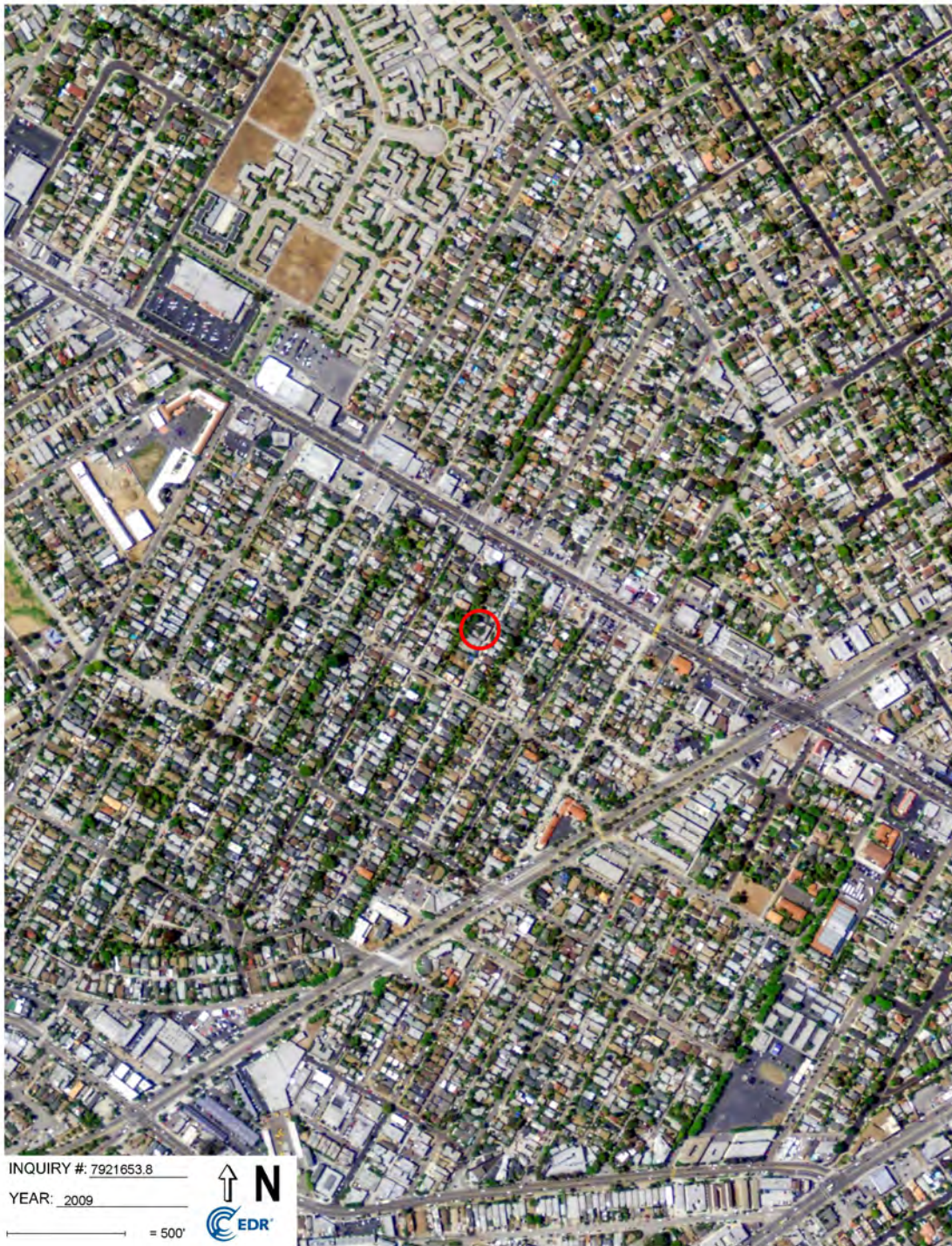
Aerial Photo 1994



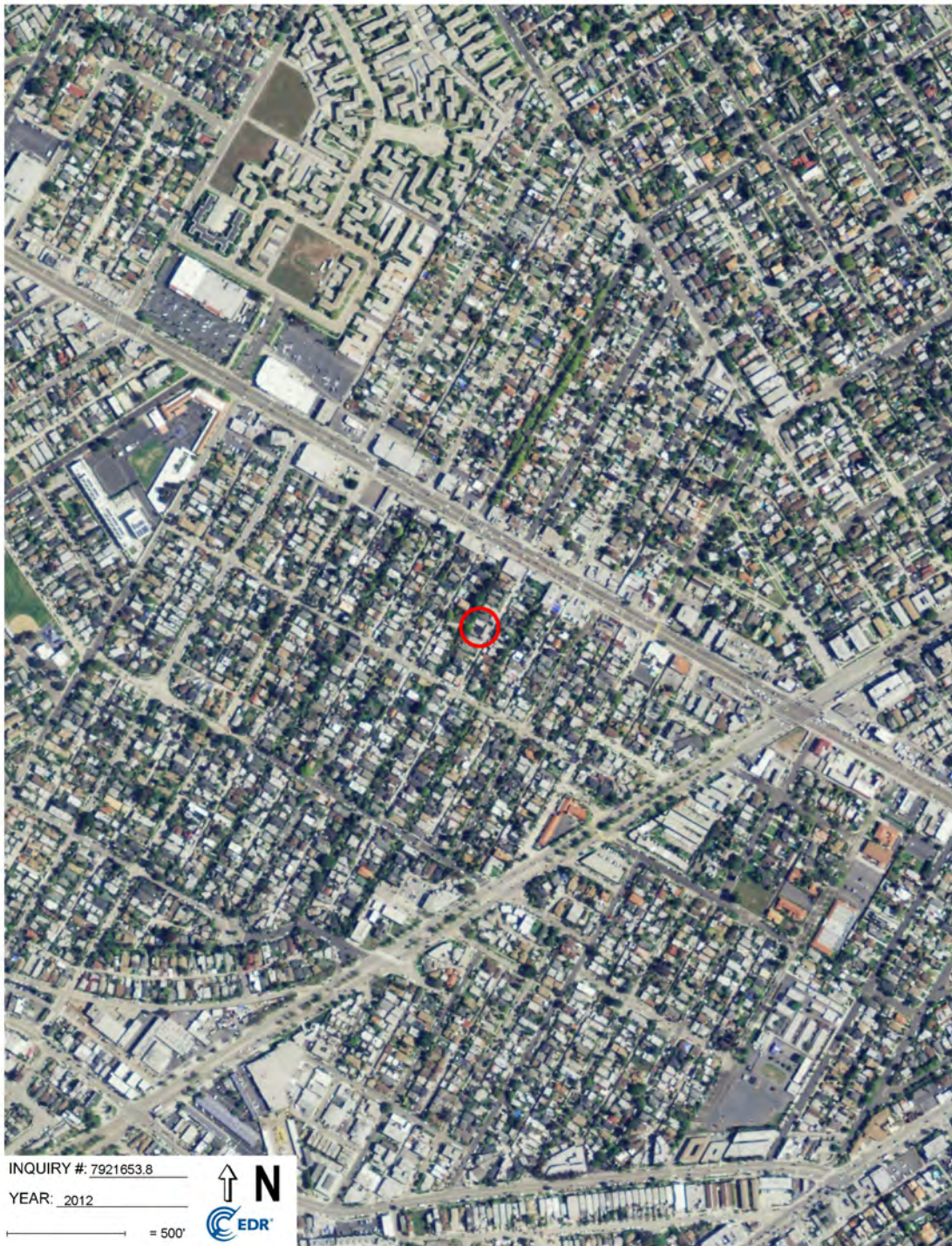
Aerial Photo 2002



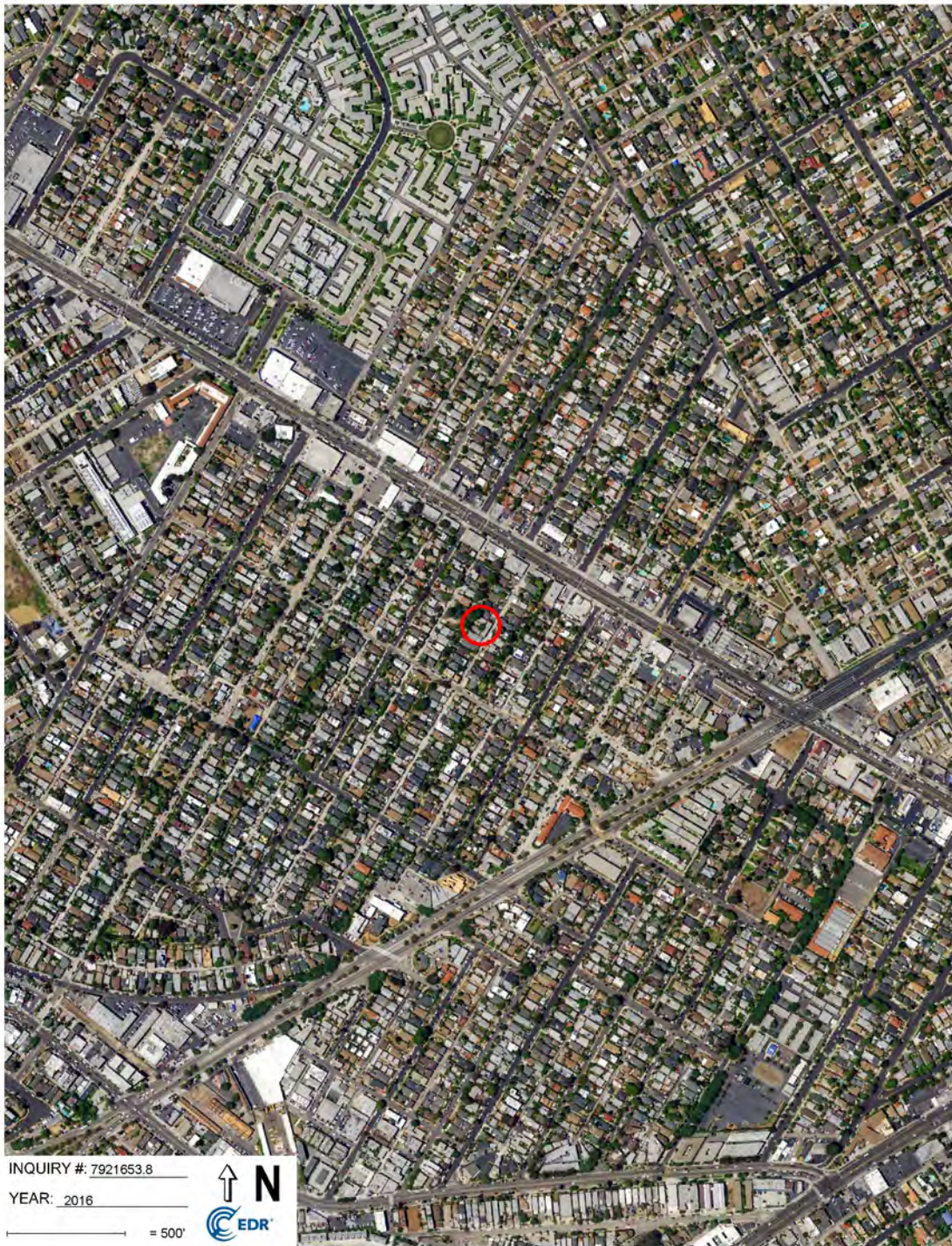
Aerial Photo 2005



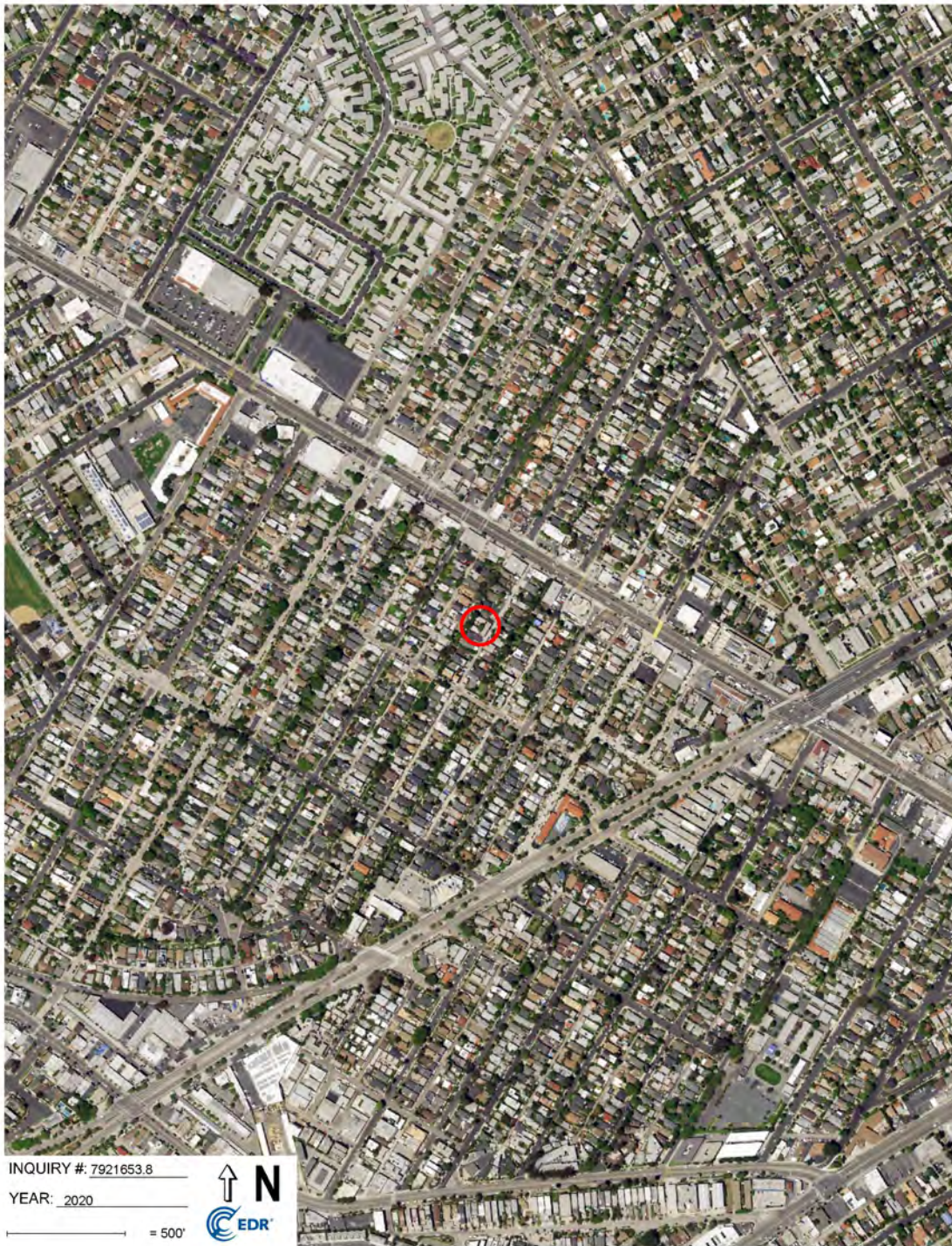
Aerial Photo 2009



Aerial Photo 2012

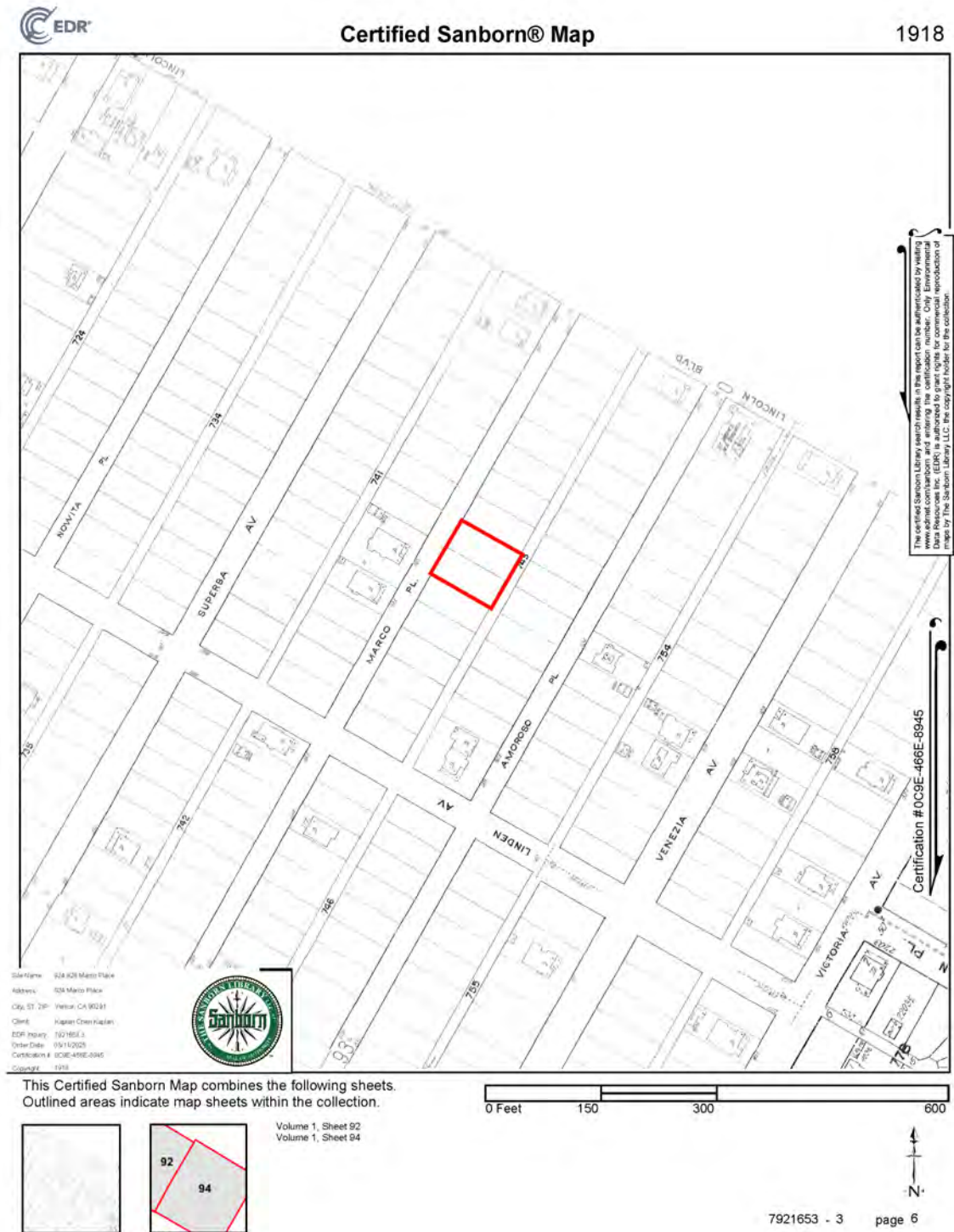


Aerial Photo 2016

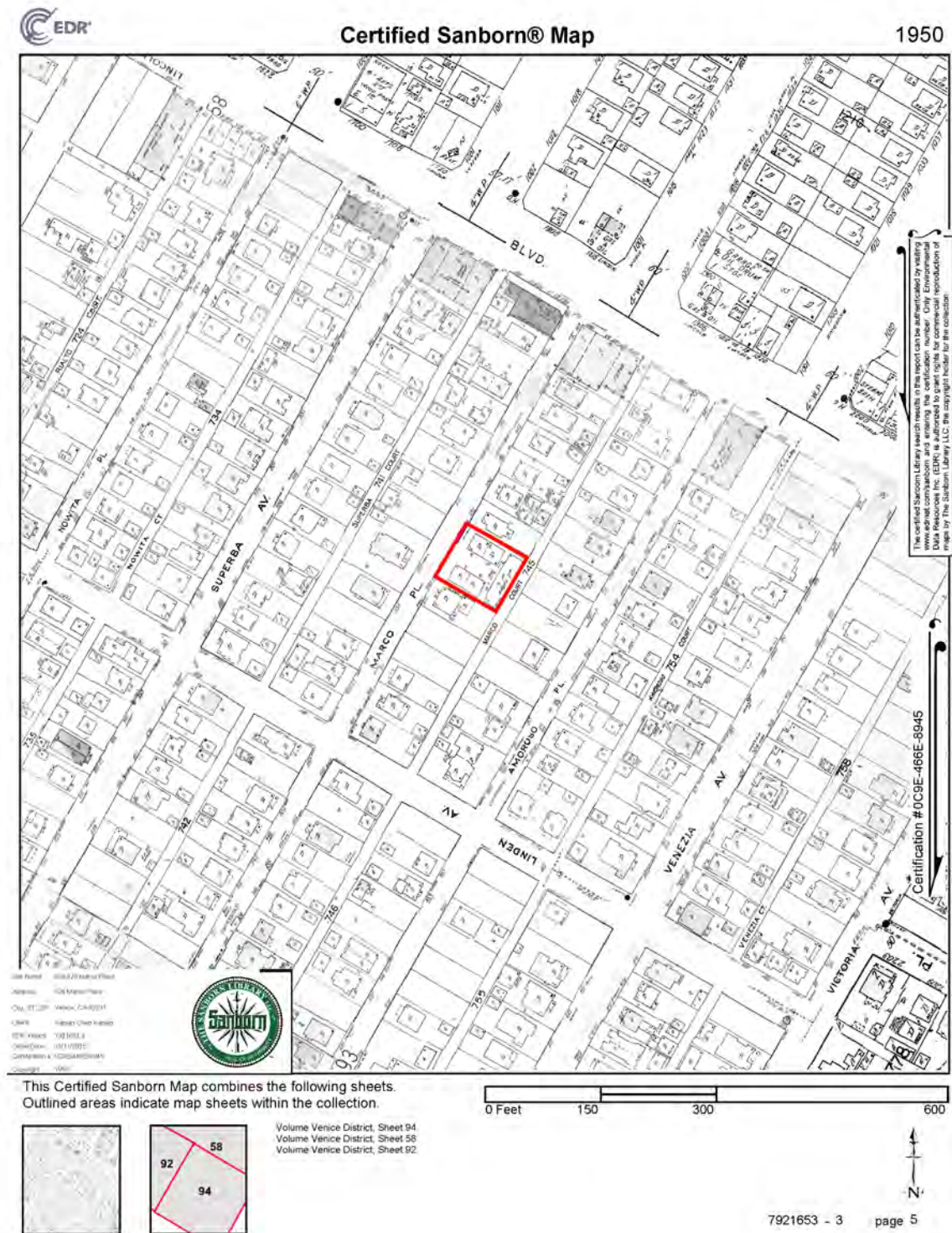


Aerial Photo 2020

Sanborn Insurance Maps



Sanborn Insurance Map 1918



Sanborn Insurance Map 1950



Sanborn Insurance Map 1970



Planning CHC <chc@lacity.org>

CHC-2025-1139-HCM: Support for Historic-Cultural Monument Designation of the Marco Place Court

3 messages

Laurajean Keller <advocacy@laconservancy.org>
Reply-To: Laurajean Keller <babybluebransky@yahoo.com>
To: Cultural Heritage Commission <chc@lacity.org>

Wed, May 7, 2025 at 10:45 AM

To whom it concerns :

I strongly support the designation of Marco Place Court as a Historic-Cultural Monument. This historic bungalow court is an essential part of Venice's heritage, fosters a close-knit community, and provides much-needed affordable housing for long-term residents. Preserving it will help protect the neighborhood's character and history.

I urge you to support its designation and ensure this historic place remains part of Venice's future.

Thank you for your consideration.

Laurajean Keller
babybluebransky@yahoo.com
11607 Tuxford St.
Sun Valley, CA 91352

Andrea Mauk <advocacy@laconservancy.org>
Reply-To: Andrea Mauk <dancinghorsemediagroup@gmail.com>
To: Cultural Heritage Commission <chc@lacity.org>

Wed, May 7, 2025 at 11:36 AM

To whom it concerns :

I strongly support the designation of Marco Place Court as a Historic-Cultural Monument. This historic bungalow court is an essential part of Venice's heritage, fosters a close-knit community, and provides much-needed affordable housing for long-term residents. Preserving it will help protect the neighborhood's character and history.

I urge you to support its designation and ensure this historic place remains part of Venice's future.

Thank you for your consideration.

Andrea Mauk
dancinghorsemediagroup@gmail.com
2703 Brighton Ave
Los Angeles, CA 90018

Kelle Leonard <advocacy@laconservancy.org>
Reply-To: Kelle Leonard <kelle.brey@gmail.com>
To: Cultural Heritage Commission <chc@lacity.org>

Wed, May 7, 2025 at 3:47 PM

To whom it concerns :

I strongly support the designation of Marco Place Court as a Historic-Cultural Monument. Venice is a unique neighborhood with a history of unique housing that has often fallen to demolition. And this is an opportunity to avoid history repeating itself.

This historic bungalow court is an essential part of Venice's heritage, fosters a close-knit community, and provides much-

needed affordable housing for long-term residents. Preserving it will help protect the neighborhood's character and history. It will also protect the future of affordable housing in the area.

I urge you to support its designation and ensure this historic place remains part of Venice's future.

Thank you for your consideration.

Kelle Leonard
kelle.brey@gmail.com
2033 W 43rd Place
Los Angeles, CA 90062

SECONDARY SUBMISSIONS



Planning CHC <chc@lacity.org>

Please Protect Marco Place Court – A Historic and Vital Community Asset

1 message

Laura Ceballos <lceballos70@gmail.com>

Sat, May 10, 2025 at 4:25 PM

To: chc@lacity.org, Councilmember.park@lacity.org, ken.bernstein@lacity.org, melissa.jones@lacity.org, sakaplan.76@gmail.com, maryjackis@yahoo.com

To the Cultural Heritage Commission, CM Park, Mr. Bernstein, Ms. Jones, Ms. Kaplan and Ms. Jack:

I'm writing to urge you to support the Historic-Cultural Monument designation for Marco Place Court. This bungalow court is not only a rare architectural gem but also a vital piece of Venice's living history—and it deserves protection.

Marco Place Court is a unique example of a 1925 Spanish Colonial Revival courtyard in the Milwood Venice Walk Streets Historic District, tied directly to Abbot Kinney's original vision for the area. Despite the developer's recent attempts to erase its character, the site still retains key historical elements: original roof tiles, arched buttresses, multi-lite doors and windows, and the courtyard's distinctive design. The integrity of the site—its location, materials, setting, and especially its communal feeling—remains remarkably intact.

This 6-unit Rent-Stabilized building has provided affordable housing for working Venetians for nearly a century, and continues to do so today. Mechanics, artists, teachers and generations of Angelenos have called Marco Place Court home. Its presence on a pedestrian-only walk street fosters exactly the kind of neighborly connection our city should be working to preserve, not destroy.

The developer may have removed some landscaping and damaged shared outdoor spaces, but he didn't succeed in destroying the soul of this community. Marco Place Court is still very much alive, and the people who live there are proud stewards of its legacy.

Please stand with us and protect this piece of Venice's history, and its present. The Marco Place community and its contributions to affordable housing, architectural heritage, and neighborhood character are worth fighting for.

Sincerely,
Laura Ceballos
Venice Community Organizer

Alex & Quinn Convery
924 Superba Ave
Venice, CA 90291

Subject: Support for HCM Designation of Marco Place Court, Venice, CA

To:

chc@lacity.org

Councilmember.park@lacity.org

ken.bernstein@lacity.org

melissa.jones@lacity.org

sakaplan.76@gmail.com

maryjackis@yahoo.com

Subject: Support for HCM Designation of Marco Place Court, Venice, CA

Dear Commissioners, Councilmember Park, Mr. Bernstein, Ms. Jones, and HCM Nominators,

We are writing to urge your strong support for the designation of **Marco Place Court** as a **Historic-Cultural Monument (HCM)**. This 1920s-era bungalow court, located on the Milwood Walk Streets in Venice, is an irreplaceable piece of the city's architectural, cultural, and community history.

Marco Place Court is a rare and significant example of early development associated with Abbot Kinney's Venice of America and is identified as a contributor to the **Milwood Venice Walk Streets Historic District**, as defined by **SurveyLA**. Built in 1925 in the Spanish Colonial Revival style, it retains hallmark features of this architectural type: multi-lite wood windows and doors, red tile roofing, arched openings and buttresses, and an inviting courtyard layout oriented toward the mid-block pedestrian walk street.

Despite the developer's swift and damaging alterations—starting immediately after escrow closed on December 13, 2024—many key original elements survive. No City enforcement actions were taken, even as unpermitted demolition and construction proceeded six days a week in violation of the HCM application process. Sadly, we have witnessed the developer destroying the historic landscaping, altering the building's historic appearance, and demoralizing the proud long-term residents who make this walk street special. Yet through it all, the integrity of the property remains. The essential elements of *Location, Design, Materials, Setting*, and—perhaps most powerfully—*Feeling* are still present.

This walk street bungalow court is unique in the neighborhood: the **only one of its kind** within the Historic Milwood Venice Walkstreet District. It continues to express the essential qualities of

the bungalow court typology: low-rise human-scaled architecture, generous setbacks and walkways, community-oriented outdoor space, and an open relationship between private units and the public path. This design fosters everyday interaction and neighborliness in a way that few housing models can.

Marco Place Court also has deep social and historical significance. It was built to support the growing community that made Kinney's Venice viable—teachers, mechanics, artists, and other working-class Angelenos. Over the past century, it has remained in use as **Rent-Stabilized housing**, continuing to serve the very same purpose. The courtyard has always been a haven for community life, with shared landscaping, outdoor gathering spaces, and a visible connection to the walk street. Though the developer has removed mature plantings and attempted to erase that sense of place, the people—and the spirit—remain resilient.

This building is not a monument to elite architecture, but rather a vital example of the city's history of **affordable, community-based housing**. Venice once had many such bungalow courts; now they are increasingly rare. Marco Place Court stands as both a physical and symbolic reminder of a more inclusive Los Angeles, and a living model of how historic preservation and affordability can coexist.

We encourage the Commission and all city leaders to act boldly to preserve this vital piece of Venice's heritage. Please help ensure that Marco Place Court can continue to serve as a home, a haven, and a landmark for another 100 years.

With gratitude on behalf of the community that still calls Marco Place Court home,

Alex & Quinn Convery

A handwritten signature in black ink, appearing to read 'Alex & Quinn Convery', with a stylized, flowing script.



Planning CHC <chc@lacity.org>

Please Protect Marco Place Court – A Historic and Vital Community Asset

1 message

AZ Gmail <annezimmerman10@gmail.com>

Sat, May 10, 2025 at 5:44 PM

To: chc@lacity.org, Councilmember.park@lacity.org, ken.bernstein@lacity.org, melissa.jones@lacity.org, sakaplan.76@gmail.com, maryjackis@yahoo.com

To the Cultural Heritage Commission, CM Park, Mr. Bernstein, Ms. Jones, Ms. Kaplan and Ms. Jack:

Please save this treasure with character in our hood!

I'm writing to urge you to support the Historic-Cultural Monument designation for Marco Place Court. This bungalow court is not only a rare architectural gem but also a vital piece of Venice's living history—and it deserves protection.

Marco Place Court is a unique example of a 1925 Spanish Colonial Revival courtyard in the Milwood Venice Walk Streets Historic District, tied directly to Abbot Kinney's original vision for the area. Despite the developer's recent attempts to erase its character, the site still retains key historical elements: original roof tiles, arched buttresses, multi-lite doors and windows, and the courtyard's distinctive design. The integrity of the site—its location, materials, setting, and especially its communal feeling—remains remarkably intact.

This 6-unit Rent-Stabilized building has provided affordable housing for working Venetians for nearly a century, and continues to do so today. Mechanics, artists, teachers and generations of Angelenos have called Marco Place Court home. Its presence on a pedestrian-only walk street fosters exactly the kind of neighborly connection our city should be working to preserve, not destroy.

The developer may have removed some landscaping and damaged shared outdoor spaces, but he didn't succeed in destroying the soul of this community. Marco Place Court is still very much alive, and the people who live there are proud stewards of its legacy.

Please stand with us and protect this piece of Venice's history, and its present. The Marco Place community and its contributions to affordable housing, architectural heritage, and neighborhood character are worth fighting for.

Sincerely,

Sent from my iThingie



Planning CHC <chc@lacity.org>

Please Protect Marco Place Court – A Historic and Vital Community Asset

1 message

cartermoon719@gmail.com <cartermoon719@gmail.com>

Sat, May 10, 2025 at 3:03 PM

To: chc@lacity.org, Councilmember.park@lacity.org, ken.bernstein@lacity.org, melissa.jones@lacity.org, sakaplan.76@gmail.com, maryjackis@yahoo.com

To the Cultural Heritage Commission, CM Park, Mr. Bernstein, Ms. Jones, Ms. Kaplan and Ms. Jack:

I'm writing to urge you to support the Historic-Cultural Monument designation for Marco Place Court. This bungalow court is not only a rare architectural gem but also a vital piece of Venice's living history—and it deserves protection.

Marco Place Court is a unique example of a 1925 Spanish Colonial Revival courtyard in the Milwood Venice Walk Streets Historic District, tied directly to Abbot Kinney's original vision for the area. Despite the developer's recent attempts to erase its character, the site still retains key historical elements: original roof tiles, arched buttresses, multi-lite doors and windows, and the courtyard's distinctive design. The integrity of the site—its location, materials, setting, and especially its communal feeling—remains remarkably intact.

This 6-unit Rent-Stabilized building has provided affordable housing for working Venetians for nearly a century, and continues to do so today. Mechanics, artists, teachers and generations of Angelenos have called Marco Place Court home. Its presence on a pedestrian-only walk street fosters exactly the kind of neighborly connection our city should be working to preserve, not destroy.

The developer may have removed some landscaping and damaged shared outdoor spaces, but he didn't succeed in destroying the soul of this community. Marco Place Court is still very much alive, and the people who live there are proud stewards of its legacy.

Please stand with us and protect this piece of Venice's history, and its present. The Marco Place community and its contributions to affordable housing, architectural heritage, and neighborhood character are worth fighting for.

Sincerely,
Carter Moon



Planning CHC <chc@lacity.org>

CHC-2025-1139-HCM: Support for Historic-Cultural Monument Designation of the Marco Place Court

6 messages

Celeste Hong <advocacy@laconservancy.org>
Reply-To: Celeste Hong <celestehong13@gmail.com>
To: Cultural Heritage Commission <chc@lacity.org>

Mon, May 12, 2025 at 4:30 PM

To whom it concerns :

I strongly support the designation of Marco Place Court as a Historic-Cultural Monument. This historic bungalow court is an essential part of Venice's heritage, fosters a close-knit community, and provides much-needed affordable housing for long-term residents. Preserving it will help protect the neighborhood's character and history.

I urge you to support its designation and ensure this historic place remains part of Venice's future.

Thank you for your consideration.

Celeste Hong
celestehong13@gmail.com
4758 Cromwell Avenue
Los Angeles, CA 90027-1144

Donald Hamilton <advocacy@laconservancy.org>
Reply-To: Donald Hamilton <boris537@gmail.com>
To: Cultural Heritage Commission <chc@lacity.org>

Mon, May 12, 2025 at 5:30 PM

To whom it concerns :

Hello, I strongly support the designation of Marco Place Court as a Historic-Cultural Monument. This historic bungalow court is an essential part of Venice's heritage, fosters a close-knit community, and provides much-needed affordable housing for long-term residents. Every time we lose a unique place, Los Angeles becomes a little less special. Preserving it will help protect the neighborhood's character and history.

I urge you to support its designation and ensure this historic place remains part of Venice's future.

Thank you for your consideration.

Donald Hamilton
boris537@gmail.com
939 S Serrano Ave Apt 404
Los Angeles, CA 90006

Karen Spiegel <advocacy@laconservancy.org>
Reply-To: Karen Spiegel <spiegelsx3@sbcglobal.net>
To: Cultural Heritage Commission <chc@lacity.org>

Mon, May 12, 2025 at 8:22 PM

To whom it concerns :

I am writing to express support for the designation of Marco Place Court as a Historic-Cultural Monument. This historic bungalow court is the last of its kind in the Milwood Walk Streets, and is an essential part of Venice's heritage. It fosters a close-knit community and provides much-needed affordable housing for long-term residents. Preserving it will help protect the neighborhood's character and history.

Please support its designation and ensure this historic place remains part of Venice's future.

Thank you for your consideration.

Karen Spiegel
spiegelsx3@sbcglobal.net
1074 East Tujunga Avenue
Burbank, CA 91501

Rita Garlington <advocacy@laconservancy.org>
Reply-To: Rita Garlington <ritadgnla@gmail.com>
To: Cultural Heritage Commission <chc@lacity.org>

Mon, May 12, 2025 at 8:34 PM

To whom it concerns :

I strongly support the designation of Marco Place Court as a Historic-Cultural Monument. This historic bungalow court is an essential part of Venice's heritage, fosters a close-knit community, and provides much-needed affordable housing for long-term residents. Preserving it will help protect the neighborhood's character and history.

I urge you to support its designation and ensure this historic place remains part of Venice's future.

Thank you for your consideration.

Rita Garlington
ritadgnla@gmail.com
4511 Don Ricardo dr
Los angeles, CA 90008

Anet Ranaldo <advocacy@laconservancy.org>
Reply-To: Anet Ranaldo <summersmom2@yahoo.com>
To: Cultural Heritage Commission <chc@lacity.org>

Tue, May 13, 2025 at 7:46 AM

To whom it concerns :

Please Traci,

I strongly support the designation of Marco Place Court as a Historic-Cultural Monument. This historic bungalow court is an essential part of Venice's heritage, fosters a close-knit community, and provides much-needed affordable housing for long-term residents. Preserving it will help protect the neighborhood's character and history.

I urge you to support its designation and ensure this historic place remains part of Venice's future.

Thank you for your consideration.

Sincerely, A Ranaldo
Summersmom2@yahoo.com

Anet Ranaldo
summersmom2@yahoo.com
2110 Holly Drive
Los Angeles, CA 90068

Coralie Goldsmith <advocacy@laconservancy.org>
Reply-To: Coralie Goldsmith <coralgolds@gmail.com>
To: Cultural Heritage Commission <chc@lacity.org>

Tue, May 13, 2025 at 8:09 AM

To whom it concerns :

I strongly support the designation of Marco Place Court as a Historic-Cultural Monument. This historic bungalow court is

an essential part of Venice's heritage, fosters a close-knit community, and provides much-needed affordable housing for long-term residents. Preserving it will help protect the neighborhood's character and history.

I urge you to support its designation and ensure this historic place remains part of Venice's future.

Thank you for your consideration.

Coralie Goldsmith
coralgolds@gmail.com
[3605 Terrace View Drive](#)
Encino, CA 91436



Planning CHC <chc@lacity.org>

Fwd: CHC-2025-1139-HCM Marco Place Court, Venice CA

1 message

Melissa Jones <melissa.jones@lacity.org>
To: Planning CHC <chc@lacity.org>

Mon, May 12, 2025 at 12:20 PM

**Melissa Jones**

Pronouns: She, Her, Hers

City Planner

Los Angeles City Planning**Office of Historic Resources**

221 North Figueroa Street, Suite 1350

Los Angeles, CA 90012

T: (213) 847-3679 | Planning4LA.org



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

From: **ELLEN J BRILL** <ebdec4u@mac.com>
Date: Mon, May 12, 2025 at 8:43 AM
Subject: CHC-2025-1139-HCM Marco Place Court, Venice CA
To: <melissa.jones@lacity.org>

May 12, 2025

To Whom It May Concern:

Subject: CHC-2025-1139-HCM Marco Place Court, Venice CA

I am writing in support of a wonder iconic building on a Venice walk street that is a significant architectural property this is in need of preserving. It is a shame to see what this new owner/developer has already done to the property by removing character that embodies these type of places.

Marco Place Court is a significant example of the development associated with Abbot Kinney's Venice of America and the Milwood Venice Walk Streets Historic District (as defined by SurveyLA). It embodies the distinctive characteristics of a style, type, period, or method of construction as a 1925-era bungalow court in the Spanish Colonial Revival style.

It is a tragedy that these types of buildings are being purchased by developers and torn down or destroyed and changing the complexion of the neighborhood. The 6-unit Spanish Colonial Revival courtyard originally provided housing to support the

success of Abbot Kinney's Venice of America tract and has been dense and affordable housing for nearly 100 years. It continues to serve its original purpose. This 6-unit Rent-Stabilized (RSO) building has housed working Venetians for 100 years. Census records show teachers, mechanics, artists, etc., as residents over the years -- including now!

Thank you for your consideration to preserve this wonderful property,

Ellen Brill

Ellen Brill
ebdec4u@mac.com
www.ellenbrill.com
310 503.0691



Planning CHC <chc@lacity.org>

CHC-2025-1139-HCM Marco Place Court, Venice CA

1 message

ELLEN J BRILL <ebdec4u@mac.com>
To: chc@lacity.org

Mon, May 12, 2025 at 8:41 AM

May 12, 2025

To Whom It May Concern:

Subject: CHC-2025-1139-HCM Marco Place Court, Venice CA

I am writing in support of a wonder iconic building on a Venice walk street that is a significant architectural property this is in need of preserving. It is a shame to see what this new owner/developer has already done to the property by removing character that embodies these type of places.

Marco Place Court is a significant example of the development associated with Abbot Kinney's Venice of America and the Milwood Venice Walk Streets Historic District (as defined by SurveyLA). It embodies the distinctive characteristics of a style, type, period, or method of construction as a 1925-era bungalow court in the Spanish Colonial Revival style.

It is a tragedy that these types of buildings are being purchased by developers and torn down or destroyed and changing the complexion of the neighborhood. The 6-unit Spanish Colonial Revival courtyard originally provided housing to support the success of Abbot Kinney's Venice of America tract and has been dense and affordable housing for nearly 100 years. It continues to serve its original purpose. This 6-unit Rent-Stabilized (RSO) building has housed working Venetians for 100 years. Census records show teachers, mechanics, artists, etc., as residents over the years -- including now!

Thank you for your consideration to preserve this wonderful property,

Ellen Brill

Ellen Brill
ebdec4u@mac.com
www.ellenbrill.com
310 503.0691



Planning CHC <chc@lacity.org>

Please Protect Marco Place Court – A Historic and Vital Community Asset

1 message

Faith Myhra <famyhra@gmail.com>

Sat, May 10, 2025 at 3:20 PM

To: chc@lacity.org, Councilmember.park@lacity.org, ken.bernstein@lacity.org, melissa.jones@lacity.org, sakaplan.76@gmail.com, maryjackis@yahoo.com

To the Cultural Heritage Commission, CM Park, Mr. Bernstein, Ms. Jones, Ms. Kaplan and Ms. Jack:

I'm writing to urge you to support the Historic-Cultural Monument designation for Marco Place Court. This bungalow court is not only a rare architectural gem but also a vital piece of Venice's living history—and it deserves protection.

Marco Place Court is a unique example of a 1925 Spanish Colonial Revival courtyard in the Milwood Venice Walk Streets Historic District, tied directly to Abbot Kinney's original vision for the area. Despite the developer's recent attempts to erase its character, the site still retains key historical elements: original roof tiles, arched buttresses, multi-lite doors and windows, and the courtyard's distinctive design. The integrity of the site—its location, materials, setting, and especially its communal feeling—remains remarkably intact.

This 6-unit Rent-Stabilized building has provided affordable housing for working Venetians for nearly a century, and continues to do so today. Mechanics, artists, teachers and generations of Angelenos have called Marco Place Court home. Its presence on a pedestrian-only walk street fosters exactly the kind of neighborly connection our city should be working to preserve, not destroy.

The developer may have removed some landscaping and damaged shared outdoor spaces, but he didn't succeed in destroying the soul of this community. Marco Place Court is still very much alive, and the people who live there are proud stewards of its legacy.

Please stand with us and protect this piece of Venice's history, and its present. The Marco Place community and its contributions to affordable housing, architectural heritage, and neighborhood character are worth fighting for.

Sincerely,
Faith



Faith Myhra

(she/they) | Educator, Organizer, Game Developer

famyhra@gmail.com

Writing from the traditional, ancestral, and unceded territory of the Tongva, Kizh, and Chumash People.

Create your own [email signature](#)



Planning CHC <chc@lacity.org>

Please Protect Marco Place Court – A Historic and Vital Community Asset

1 message

Francisco Espinosa <francisco.1.espinosa@gmail.com>

Sun, May 11, 2025 at 12:15 AM

To: chc@lacity.org, Councilmember.park@lacity.org, ken.bernstein@lacity.org, melissa.jones@lacity.org, sakaplan.76@gmail.com, maryjackis@yahoo.com

To the Cultural Heritage Commission, CM Park, Mr. Bernstein, Ms. Jones, Ms. Kaplan and Ms. Jack:

I'm writing to urge you to support the Historic-Cultural Monument designation for Marco Place Court. This bungalow court is not only a rare architectural gem but also a vital piece of Venice's living history—and it deserves protection.

Marco Place Court is a unique example of a 1925 Spanish Colonial Revival courtyard in the Milwood Venice Walk Streets Historic District, tied directly to Abbot Kinney's original vision for the area. Despite the developer's recent attempts to erase its character, the site still retains key historical elements: original roof tiles, arched buttresses, multi-lite doors and windows, and the courtyard's distinctive design. The integrity of the site—its location, materials, setting, and especially its communal feeling—remains remarkably intact.

This 6-unit Rent-Stabilized building has provided affordable housing for working Venetians for nearly a century, and continues to do so today. Mechanics, artists, teachers and generations of Angelenos have called Marco Place Court home. Its presence on a pedestrian-only walk street fosters exactly the kind of neighborly connection our city should be working to preserve, not destroy.

The developer may have removed some landscaping and damaged shared outdoor spaces, but he didn't succeed in destroying the soul of this community. Marco Place Court is still very much alive, and the people who live there are proud stewards of its legacy.

Please stand with us and protect this piece of Venice's history, and its present. The Marco Place community and its contributions to affordable housing, architectural heritage, and neighborhood character are worth fighting for.

Sincerely,

Francisco Espinosa
90034



Planning CHC <chc@lacity.org>

Fwd: Designate Marco Place Court as a Historical Culture Monument

1 message

Melissa Jones <melissa.jones@lacity.org>
To: Planning CHC <chc@lacity.org>

Sat, May 10, 2025 at 8:07 PM

**Melissa Jones**

Pronouns: She, Her, Hers

City Planner

Los Angeles City Planning**Office of Historic Resources**

221 North Figueroa Street, Suite 1350

Los Angeles, CA 90012

T: (213) 847-3679 | Planning4LA.org



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

From: **gilda rodriguez** <gilda4wla@gmail.com>

Date: Sat, May 10, 2025, 3:12 PM

Subject: Designate Marco Place Court as a Historical Culture Monument

To: <melissa.jones@lacity.org>

Dear City Planner Jones,

My name is Gilda Rodriguez. I live in our local Palms Neighborhood.

I believe that Marco Place Court should be designated a Historical Cultural Monument.

The roof tiles and interior and exterior arches give the bungalow court a classic “LA” feeling. The Spanish Colonial Revival architecture, while damaged, still defines the character of the structure and contributes to the feeling of the court and the neighborhood. This is not a high architectural style, but it is important to honor the history of working class Venice, which the court has housed for 100 years.

It is important to preserve this bungalow court. Bungalow courts were once a common sight in Venice– used to house its working class and provide it with green spaces and communal areas. Many of them have been demolished. It is time to start saving our bungalow courts before it is too late.

Thank you,

Gilda Rodriguez



Planning CHC <chc@lacity.org>

CHC-2025-1139-HCM Marco Place Court, Venice, CA

1 message

Lizbeth Williamson <lizbethwilliamson.mu@gmail.com>
To: "chc@lacity.org" <chc@lacity.org>

Mon, May 12, 2025 at 4:57 PM

May 12, 2025

To: Cultural Heritage Commission:

CHC-2025-1139-HCM Marco Place Court, Venice, CA

Developer closed escrow on 12/13/24 and immediately started defacing the building. BUT Spanish Colonial Revival features DO remain, e.g., roof tiles, Multilite windows and doors, arches and arched buttresses etc. (Note that there was no City enforcement as demolition/construction continued 6 days/week, despite letter to owner - and numerous inspections from relevant city entities - telling him that this was not permitted due to HCM application process.)

Marco Place Court's 6-unit Spanish Colonial Revival courtyard originally provided housing to support the success of Abbot Kinney's Venice of America tract and has been dense and affordable housing for nearly 100 years. It continues to serve its original purpose. This 6-unit Rent-Stabilized (RSO) building has housed working Venetians for 100 years. Census records show teachers, mechanics, artists, etc., as residents over the years -- including now!

The building retains its "Integrity", comprised of "Location, Design, Materials, and Setting (must retain the relationship between the units and the courtyard), and Feeling" -- all of which exist today! Perhaps most important is "Feeling": the courtyard-centered bungalow court blends seamlessly and enhances the unique Marco Place walk street on which it has stood for 100 years. The developer removed mature landscaping and long-standing communal outdoor spaces, but those can be restored, and rest assured the community at Marco Place Court remains strong and vibrant!

While Marco Place Court isn't a high architectural style, it represents the humble origins and intent of the bungalow court-- to provide affordable housing and community connection-- which it has done for over 100 years.

Marco Place Court is not only a historic bungalow court building but holds a special place in our hearts. We have spent countless times gathering with our friends on special occasions and holidays spanning decades. Easter, Birthdays, and Christmas Caroling are but a few occasions we spent there. We loved waving and saying hello to neighbors as they passed by.

As a former Venice resident for many years I respectfully ask that the preservation of Venice's walk streets and courtyards be preserved for future generations to enjoy and thrive in.

Sincerely,
Lizbeth Williamson
Greg Williams

Lizbeth Williamson

makeup artist

213.999.4355

Bookings:

CLOUTIERREMIX

[310.839.8722](tel:310.839.8722) <http://cloutierremix.com/lizbethwilliamson/> (specialists•union artist)

<http://twitter.com/@lizbeth4beauty>

Instagram: lizbeth4beauty

Sent from a glamorous soundstage in Hollywood!



Planning CHC <chc@lacity.org>

CHC-2025-1139-HCM Marco Place Court

1 message

Harold Cleworth <haroldcleworth@yahoo.com>

Tue, May 13, 2025 at 5:11 PM

To: chc@lacity.org, councilmember.park@lacity.org, ken.bernstein@lacity.org, melissa.jones@lacity.org

Cc: sakaplan.76@gmail.com, Mary Jack <maryjackis@yahoo.com>

Dear Commissioners and Councilmember Park,

I am an 85-year old working artist. I have lived at 928-1/2 Marco Place for nearly 30 years. Without question it is the most comfortable, friendly and communal place I have ever lived. The people who live here are my family.

My work has attracted the entire neighborhood to my courtyard apartment, and as a result, my creative world has impacted generations of neighbors- parents and children stop at the parklet outside my door to talk about art and see my work, and my dog Jack. I keep bubbles by the fence for the kids and teach them all I can about art by doing. I believe I've been a positive influence for the neighborhood, I know I've touched lives as they've touched mine.

(One child brought her own bubbles last week and threw me a kiss as she and her folks were leaving.)

These are the precious moments of living here, in a courtyard community.

Three of my neighbors bought homes on this block because of the community I have been so lucky to build here.

Please designate this courtyard as a historic Venice monument to preserve this rare community. Thank you for the work YOU do!

Harold Cleworth
Venice Ca
Sent from my iPhone



Planning CHC <chc@lacity.org>

Please Protect Marco Place Court – A Historic and Vital Community Asset

1 message

Ingrid Mueller <ingridinvenice@gmail.com>

Sat, May 10, 2025 at 9:19 PM

To: Planning CHC <chc@lacity.org>, Councilmember Traci Park <Councilmember.park@lacity.org>, Ken Bernstein <ken.bernstein@lacity.org>, melissa.jones@lacity.org, Sue A Kaplan <sakaplan.76@gmail.com>, Mary Jack <maryjackis@yahoo.com>

To the Cultural Heritage Commission, CM Park, Mr. Bernstein, Ms. Jones, Ms. Kaplan and Ms. Jack:

Respected Decision Makers,

Your support of the Historic-Cultural Monument designation for Marco Place Court will be appreciated.

This bungalow court is not only a rare architectural gem but also a vital piece of Venice's living history—and it deserves and NEEDS protection.

Marco Place Court is a unique example of a 1925 Spanish Colonial Revival courtyard in the Milwood Venice Walk Streets Historic District, tied directly to Abbot Kinney's original vision for the area.

Despite the developer's very recent attempts to erase its community character, the site retains key historical elements: original roof tiles, arched buttresses, multi-lite doors and windows, and the courtyard's distinctive design.

The integrity of the site—its location, materials, setting, and especially its communal feeling—remains remarkably a in d beautifully intact.

This 6-unit Rent-Stabilized building has provided affordable housing for working Venetians for nearly a century, and continues to do so today. Mechanics, artists, teachers and generations of Venice-Angelenos have called Marco Place Court home.

Its presence on a pedestrian-only walk street fosters exactly the kind of neighborly connection our city should be working to preserve, not destroy. Please

The developer may have removed some landscaping and damaged shared outdoor spaces, but he didn't succeed in destroying the soul of this community. Marco Place Court is still very much alive, and the people who live there are proud stewards of its legacy.

Please stand with us and protect this Venice history.

The Marco Place community and its contributions to affordable housing, architectural heritage, and neighborhood character are worth fighting for.

Sincerely, indeed!

Ingrid Mueller

Tenant since 1988 at

Landmark Lincoln Place Apts.

Affordable Housing activist

A shorter Public Comment was sent to File last month



Planning CHC <chc@lacity.org>

CHC-2025-1139-HCM Marco Place Court, Venice CA

1 message

James Kotos <jim.kotos@gmail.com>

Mon, May 12, 2025 at 8:09 PM

To: chc@lacity.org, councilmember.park@lacity.org, ken.bernstein@lacity.org, melissa.jones@lacity.org

Cc: sakaplan.76@gmail.com, maryjackis@yahoo.com

Dear Commissioners and Councilmember Park,

Our family has lived at Marco Place Court since 1988 - 36 years ago the neighborhood was full of artists, teachers and blue collar workers living in single family bungalows, with low or no fences. Our daughter was born in 1996, came home to Marco Place Court as a newborn, and lived here until she left for college in 2014. She grew up to be a welcoming, social person in this safe and friendly environment and is now an urban planner with a focus on municipal community building.

Here, we know our neighbors at least by sight and exchange greetings and sometimes lemons, butter, flour or coffee. Our kids create magic together here, neighbors and strangers stop and chat over the fence, drop in for a visit. It's an inviting place and creates community with its low-rise architecture and setback.

The courtyard has been home over the decades to tenants who came and stayed, not a lot of turnover. Our previous owners were workers themselves, they kept the heat on and the toilets working and the buildings painted and the plants pruned - their own children lived here for long stretches. They were also very committed to maintaining the look and feel and affordability of the place while all around people were transforming cottages into lot stuffers.

It's been a gentle living in these 100-year-old simply built structures that have housed scores of Venetians and stood the test of time with their climate friendly architecture - earthquakes, Santa Ana winds, torrential rains and dry heat haven't brought them down. Today, the buildings retain many/most of their character-defining features:

- Courtyard site plan with doors opening to communal spaces
- Low-rise massing and setback from the (walk)street
- Stucco and wood construction
- Arches and arched buttresses
- Terra cotta details
- Roof step-ups
- Multi-pane doors and windows

Anonymity has come to Venice with its generic high F.A.R. infill and exclusive price tags. Venice, and especially this walkstreet district, has changed in ways that may be irreversible.

We love Los Angeles, we work and play all over this sprawling metropolis. But this communal, social courtyard living and the slice of history that we are part of has overridden any desire to live more centrally. So many historic buildings have been lost to gentrification and, more recently, fires! - we hope you will designate this Spanish Colonial Revival courtyard and preserve one little corner of this district's unique heritage.

5/13/25, 11:14 AM

City of Los Angeles Mail - CHC-2025-1139-HCM Marco Place Court, Venice CA

Jim, Janet and Gina Kotos

[926-1/2 Marco Pl.](#)

[Venice, CA 90291](#)



Planning CHC <chc@lacity.org>

Vital working family's homes: Please Protect Marco Place Court – A Historic and Vital Community Asset

1 message

Jane Paul <janehpaul@gmail.com>

Sat, May 10, 2025 at 5:04 PM

To: chc@lacity.org, Councilmember.park@lacity.org, ken.bernstein@lacity.org, melissa.jones@lacity.org, sakaplan.76@gmail.com, maryjackis@yahoo.com

To the Cultural Heritage Commission, CM Park, Mr. Bernstein, Ms. Jones, Ms. Kaplan and Ms. Jack:

I'm writing to urge you to support the Historic-Cultural Monument designation for Marco Place Court. This bungalow court is not only a rare architectural gem but also a vital piece of Venice's living history—and it deserves protection.

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The developer may have removed some landscaping and damaged shared outdoor spaces, but he didn't succeed in destroying the soul of this community. Marco Place Court is still very much alive, and the people who live there are proud stewards of its legacy.

Please stand with us and protect this piece of Venice's history, and its present. The Marco Place community and its contributions to affordable housing, architectural heritage, and neighborhood character are worth fighting for.

Sincerely,

Jane Paul
310-902-1210



Planning CHC <chc@lacity.org>

CHC-2025-1139-HCM

1 message

Jeff Donovan <jeff@mofinancial.com>
To: "chc@lacity.org" <chc@lacity.org>

Fri, May 9, 2025 at 12:23 PM

Hello,

I am the owner of the property [924-928 W Marco Place](#). The following members of the public would like to speak on my behalf. Do they need to email separately or can they simply login at the allotted time and speak?

Brent Massman

Ty Bergman

Stacey Valnes

David Crimmins

Laurette Healey

Anthony Vay

John Levin

Michael Bates

Doug Banks

Ron Howell

Regards,

Jeffrey Donovan

310-858-7096x2 landline

310-499-8826 mobile



Planning CHC <chc@lacity.org>

CHC-2025-1139-HCM Marco Place Court, Venice CA

2 messages

Jeffrey Fiskin <ezrite@pacbell.net>
Reply-To: Jeffrey Fiskin <ezrite@pacbell.net>
To: Jeffrey Fiskin <ezrite@pacbell.net>

Thu, May 8, 2025 at 4:20 PM

To whom it may concern:

History lives on these streets. People determine the quality and interest of a neighborhood. This one has survived over a century and maintained a certain communal "vibe" the entire time. These developers don't care about anything but money. (If they did, they would have proceeded with a bit more circumspection.) Nothing they are offering to bring to the neighborhood improves on it in any way and what is lost is inestimable. It is about so much more than JUST the exquisite architecture. (It never was high art because it was always INTENDED for "the people.") All the people, not just the wealthy who, after all, have their choice of far more places.

Sometimes history is more important than a "deal", even an attractive one. Once you make this deal, you won't ever be able to remake a century lost.

Jeffrey Fiskin

Melissa Jones <melissa.jones@lacity.org>
To: Planning CHC <chc@lacity.org>

Thu, May 8, 2025 at 4:29 PM

**Melissa Jones**

Pronouns: She, Her, Hers

City Planner

Los Angeles City Planning**Office of Historic Resources**

221 North Figueroa Street, Suite 1350

Los Angeles, CA 90012

T: (213) 847-3679 | Planning4LA.org



[Quoted text hidden]



Planning CHC <chc@lacity.org>

CHC-2025-1139-HCM Marco Place Court, Venice CA1 message

jeanette koustenis <jkoustenis@hotmail.com>

Sat, May 10, 2025 at 9:56 PM

To: "maryjackis@yahoo.com" <maryjackis@yahoo.com>, "sakaplan.76@gmail.com" <sakaplan.76@gmail.com>, "chc@lacity.org" <chc@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "melissa.jones@lacity.org" <melissa.jones@lacity.org>

To Whom It May Concern:

I have been a resident of the Venice Walk Street neighborhood for 27 years.

I am writing to you regarding the pending application for a Historic Cultural Monument for the Marco Place Court. The apartment complex is one of the few remaining original properties in the neighborhood and on that block. I always enjoy passing by on my daily walks. It's lovely to see the wonderful architecture that was old Venice.

We need to make sure that this property is designated a Historic Cultural Monument and save it from being altered from its truly original style. Also, we need to make sure to retain the six units of affordable housing for our working class neighbors.

Regards,

Jeanette Koustenis

[812 Superba Avenue](#)

Venice, CA 90291



Planning CHC <chc@lacity.org>

Please Protect Marco Place Court – A Historic and Vital Community Asset

1 message

Joan Ling <joancling@gmail.com>

Sat, May 10, 2025 at 9:11 PM

To: chc@lacity.org, Councilmember.park@lacity.org, ken.bernstein@lacity.org, melissa.jones@lacity.org, sakaplan.76@gmail.com, maryjackis@yahoo.com

To the Cultural Heritage Commission, CM Park, Mr. Bernstein, Ms. Jones, Ms. Kaplan and Ms. Jack:

I'm writing to urge you to support the Historic-Cultural Monument designation for Marco Place Court. This bungalow court is not only a rare architectural gem but also a vital piece of Venice's living history—and it deserves protection.

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This 6-unit Rent-Stabilized building has provided affordable housing for working Venetians for nearly a century, and continues to do so today. Mechanics, artists, teachers and generations of Angelenos have called Marco Place Court home. Its presence on a pedestrian-only walk street fosters exactly the kind of neighborly connection our city should be working to preserve, not destroy.

The developer may have removed some landscaping and damaged shared outdoor spaces, but he didn't succeed in destroying the soul of this community. Marco Place Court is still very much alive, and the people who live there are proud stewards of its legacy.

Please stand with us and protect this piece of Venice's history, and its present. The Marco Place community and its contributions to affordable housing, architectural heritage, and neighborhood character are worth fighting for.

Sincerely,
Joan Ling
joancling@gmail.com
310-397-8835



Planning CHC <chc@lacity.org>

Fwd: Marco Court Place

1 message

Melissa Jones <melissa.jones@lacity.org>
To: Planning CHC <chc@lacity.org>

Mon, May 12, 2025 at 12:36 PM

**Melissa Jones**

Pronouns: She, Her, Hers

City Planner

Los Angeles City Planning**Office of Historic Resources**

221 North Figueroa Street, Suite 1350

Los Angeles, CA 90012

T: (213) 847-3679 | Planning4LA.org



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

From: **Judith Avery** <dr.judyavery@gmail.com>
Date: Sun, May 11, 2025 at 9:27 AM
Subject: Marco Court Place
To: <melissa.jones@lacity.org>

I'm writing this letter in support of giving [924-928 Marco Place](#) the designation it deserves as an Historical Cultural Monument. As a resident of Venice and Santa Monica for almost 40 years, between 1976 and 2016, I have a significant interest in preserving such an important piece of history.

I have continually seen the loss of so many bungalow courtyards, and any way to preserve such an important design of housing, in this location, would be a major accomplishment of the Conservancy.

The Bungalow Courtyard has not only provided an affordable alternative to single family housing, it is a way for a larger number of people to have access to green space and a healthy way of living with more light and air. It has always been known that there is a greater sense of community in courtyard configurations, as one's neighbors (tenants) have far more contact, and at the same time privacy of their own units. It's an ideal form of living and unfortunately Courtyard properties are harder and harder to find as they approach complete extinction.

This particular courtyard is very special and unique because of its Spanish Colonial architecture. It is one of the very few examples that retains the integrity of the original architecture with the roof tiles, stucco walls, multi light windows and doors, arches and arched buttresses. And despite the current new owner removing all of the landscaping, and destroying the courtyard livable areas, and the gathering place for the tenants, the feeling of community at Marco Place Courtyard Bungalow lives on.

I am familiar with The Marco Place Courtyard having walked the Milwood Walk Street District many times, and am fully aware that it is the only bungalow courtyard remaining in what is now The Milwood Walk Street Historic District and I feel strongly that it should be preserved.

Sincerely, Judith Avery



Planning CHC <chc@lacity.org>

CHC-2025-1139-HCM Marco Place Court, Venice CA

1 message

Judy Branfman <branfman@ucla.edu>

Mon, May 12, 2025 at 1:36 AM

To: Cultural Heritage Commission <chc@lacity.org>

Cc: councilmember.park@lacity.org, Ken Bernstein <ken.bernstein@lacity.org>, Melissa Jones <melissa.jones@lacity.org>, "Sue Kaplan (nominee)" <sakaplan.76@gmail.com>, "Mary Jack (nominee)" <maryjackis@yahoo.com>

Dear Los Angeles Cultural Heritage Commission,

I am writing to urge you to designate Marco Place Court, the historic bungalow court at [924-928 Marco Place](#) in Venice, as a Historic Cultural Monument (HCM).

This compound is one of the last remaining bungalow court complexes that were once characteristic features of Abbot Kinney's "Venice of America" – and the only one built in the Milwood Venice Walk Streets Historic District. While Marco Place Court isn't an elite architectural style, it exemplifies perfectly what Abbot Kinney envisioned: providing an inviting and healthy environment with beautiful, community-centered affordable housing for working class Angelenos, so they could also have time to participate in the social and cultural offerings he sought to provide in his Venice. This property has continued to serve its original purpose, providing simple but lovely, community-centered, affordable housing for over 100 years.

This rare walk street courtyard, slightly indented to accommodate the mid-block "parklet", creates and fosters community. It's low-rise architecture with generous setback, wide entrance walkway, and units that open to the courtyard both provides private space and engages walkstreet passersbys visually and socially.

Marco Place Court retains its original site plan, hardscaping, and architectural features – and retains its "Integrity", comprised of "Location, Design, Materials, Setting, and Feeling" – all of which exist today. Perhaps most important is "Feeling": the courtyard-centered bungalow court blends seamlessly and enhances the unique Marco Place walkstreet on which it has stood for 100 years. While the new developer immediately removed mature landscaping and long-standing communal outdoor spaces, those can be restored. The Spanish Colonial Revival features remain, e.g., roof tiles, multi-lite windows and doors, arches and arched buttresses etc.

Please keep in mind there was no City enforcement as demolition/construction continued 6 days/week, despite letters to the owner - and numerous inspections from relevant city entities - telling him that this was not permitted due to the HCM application process.

Over the years the city has discounted and often ignored Venice's unique history and the buildings and building styles that remain to showcase that history. It's high time to preserve the buildings that exemplify the original vision for Venice, one that was meant to serve diverse tenants and other working-class people – and has successfully done so for over a hundred years. My own family members were part of that history for over fifty years.

Thank you for your serious consideration for this special building and Venice's history. There is no reason to destroy this unique courtyard when it can easily be saved.

Judy Branfman

Santa Monica (former Venice resident)



Planning CHC <chc@lacity.org>

Please Protect Marco Place Court – A Historic and Vital Community Asset

1 message

Katherine King <katcking@gmail.com>

Sun, May 11, 2025 at 10:14 AM

To: chc@lacity.org, Councilmember.park@lacity.org, ken.bernstein@lacity.org, melissa.jones@lacity.org, Sue Kaplan <sakaplan.76@gmail.com>, Mary Jack <maryjackis@yahoo.com>

To the Cultural Heritage Commission, CM Park, Mr. Bernstein, Ms. Jones, Ms. Kaplan and Ms. Jack:

I'm writing to urge you to support the Historic-Cultural Monument designation for Marco Place Court. This bungalow court is not only a rare architectural gem but also a vital piece of Venice's living history—and it deserves protection.

Marco Place Court is a unique example of a 1925 Spanish Colonial Revival courtyard in the Milwood Venice Walk Streets Historic District, tied directly to Abbot Kinney's original vision for the area. Despite the developer's recent attempts to erase its character, the site still retains key historical elements: original roof tiles, arched buttresses, multi-lite doors and windows, and the courtyard's distinctive design. The integrity of the site—its location, materials, setting, and especially its communal feeling—remains remarkably intact.

This 6-unit Rent-Stabilized building has provided affordable housing for working Venetians for nearly a century, and continues to do so today. Mechanics, artists, teachers and generations of Angelenos have called Marco Place Court home. Its presence on a pedestrian-only walk street fosters exactly the kind of neighborly connection our city should be working to preserve, not destroy.

The developer may have removed some landscaping and damaged shared outdoor spaces, but he didn't succeed in destroying the soul of this community. Marco Place Court is still very much alive, and the people who live there are proud stewards of its legacy.

Please stand with us and protect this piece of Venice's history, and its present. The Marco Place community and its contributions to affordable housing, architectural heritage, and neighborhood character are worth fighting for.

Sincerely,
Katherine King
[765 Palms Blvd](#)
[Venice, CA 90291](#)



Planning CHC <chc@lacity.org>

Please Protect Marco Place Court – A Historic and Vital Community Asset

1 message

Laura Ceballos <lceballos70@gmail.com>

Sat, May 10, 2025 at 4:25 PM

To: chc@lacity.org, Councilmember.park@lacity.org, ken.bernstein@lacity.org, melissa.jones@lacity.org, sakaplan.76@gmail.com, maryjackis@yahoo.com

To the Cultural Heritage Commission, CM Park, Mr. Bernstein, Ms. Jones, Ms. Kaplan and Ms. Jack:

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Sincerely,
Laura Ceballos
Venice Community Organizer



Planning CHC <chc@lacity.org>

Please Protect Marco Place Court – A Historic and Vital Community Asset

1 message

Linda Lucks <lindalucks@gmail.com>

Sun, May 11, 2025 at 10:02 AM

To: chc@lacity.org, Councilmember.park@lacity.org, ken.bernstein@lacity.org, melissa.jones@lacity.org, sakaplan.76@gmail.com, maryjackis@yahoo.com

To the Cultural Heritage Commission, CM Park, Mr. Bernstein, Ms. Jones, Ms. Kaplan and Ms. Jack:

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Sincerely,

Linda Lucks
310-505-4220



Planning CHC <chc@lacity.org>

Fwd: CHC-2025-1139-HCM Marco Place Court, Venice, CA

1 message

Melissa Jones <melissa.jones@lacity.org>
To: Planning CHC <chc@lacity.org>

Mon, May 12, 2025 at 8:04 PM

**Melissa Jones**

Pronouns: She, Her, Hers

City Planner

Los Angeles City Planning**Office of Historic Resources**

221 North Figueroa Street, Suite 1350

Los Angeles, CA 90012

T: (213) 847-3679 | Planning4LA.org



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

From: **Lizbeth Williamson** <lizbethwilliamson.mu@gmail.com>
Date: Mon, May 12, 2025, 5:05 PM
Subject: CHC-2025-1139-HCM Marco Place Court, Venice, CA
To: melissa.jones@lacity.org <melissa.jones@lacity.org>

May 12, 2025

To: Melissa Jones

CHC-2025-1139-HCM Marco Place Court, Venice, CA

Developer closed escrow on 12/13/24 and immediately started defacing the building. BUT Spanish Colonial Revival features DO remain, e.g., roof tiles, Multilite windows and doors, arches and arched buttresses etc. (Note that there was no City enforcement as demolition/construction continued 6 days/week, despite letter to owner - and numerous inspections from relevant city entities - telling him that this was not permitted due to HCM application process.)

Marco Place Court's 6-unit Spanish Colonial Revival courtyard originally provided housing to support the success of Abbot Kinney's Venice of America tract and has been dense and affordable housing for nearly 100 years. It continues to serve its original purpose. This 6-unit Rent-Stabilized (RSO) building has housed working Venetians for 100 years. Census records show teachers, mechanics, artists, etc., as residents over the years -- including now!

The building retains its "Integrity", comprised of "Location, Design, Materials, and Setting (must retain the relationship between the units and the courtyard), and Feeling" -- all of which exist today! Perhaps most important is "Feeling": the courtyard-centered bungalow court blends seamlessly and enhances the unique Marco Place walk street on which it has stood for 100 years. The developer removed mature landscaping and long-standing

communal outdoor spaces, but those can be restored, and rest assured the community at Marco Place Court remains strong and vibrant!

While Marco Place Court isn't a high architectural style, it represents the humble origins and intent of the bungalow court-- to provide affordable housing and community connection-- which it has done for over 100 years.

Marco Place Court is not only a historic bungalow court building but holds a special place in our hearts. We have spent countless times gathering with our friends on special occasions and holidays spanning decades. Easter, Birthdays, and Christmas Caroling are but a few occasions we spent there. We loved waving and saying hello to neighbors as they passed by.

As a former Venice resident for many years we respectfully ask that the preservation of Venice's walk streets and courtyards be preserved for future generations to enjoy and thrive in.

Sincerely,

Lizbeth Williamson
Greg Williams

Lizbeth Williamson
makeup artist

213.999.4355

Bookings:

CLOUTIERREMIX

[310.839.8722](tel:310.839.8722) <http://cloutierremix.com/lizbethwilliamson/> (specialists•union artist)

<http://twitter.com/@lizbeth4beauty>

Instagram: lizbeth4beauty

Sent from a glamorous soundstage in Hollywood!



Planning CHC <chc@lacity.org>

Please Protect Marco Place Court – A Historic and Vital Community Asset

1 message

lucas reiner <lucasreiner@mac.com>

Sun, May 11, 2025 at 12:20 AM

To: chc@lacity.org, Councilmember.park@lacity.org, ken.bernstein@lacity.org, melissa.jones@lacity.org, sakaplan.76@gmail.com, maryjackis@yahoo.com

To the Cultural Heritage Commission, CM Park, Mr. Bernstein, Ms. Jones, Ms. Kaplan and Ms. Jack:

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Please stand with us and protect this piece of Venice's history, and its present. The Marco Place community and its contributions to affordable housing, architectural heritage, and neighborhood character are worth fighting for.

Sincerely,

Sent from my iPhone



Planning CHC <chc@lacity.org>

CHC-2025-1139-HCM: Support for Historic-Cultural Monument Designation of the Marco Place Court

Maria D'Orsogna <advocacy@laconservancy.org>
Reply-To: Maria D'Orsogna <dorsogna@csun.edu>
To: Cultural Heritage Commission <chc@lacity.org>

Tue, May 13, 2025 at 6:30 PM

To whom it concerns :

I strongly support the designation of Marco Place Court as a Historic-Cultural Monument. This historic bungalow court is an essential part of Venice's heritage, fosters a close-knit community, and provides much-needed affordable housing for long-term residents. Preserving it will help protect the neighborhood's character and history.

I urge you to support its designation and ensure this historic place remains part of Venice's future.

Thank you for your consideration.

Maria D'Orsogna
dorsogna@csun.edu
427 Hill Street apt 4
Santa Monica, CA 90405

Matt and Kathryn Kamm

927 Marco Place

Venice, CA 90291

Subject: Support for HCM Designation of Marco Place Court, Venice, CA

To:

chc@lacity.org

Councilmember.park@lacity.org

ken.bernstein@lacity.org

melissa.jones@lacity.org

sakaplan.76@gmail.com

maryjackis@yahoo.com

Subject: Support for HCM Designation of Marco Place Court, Venice, CA

Dear Commissioners, Councilmember Park, Mr. Bernstein, Ms. Jones, and HCM Nominators,

We are writing to urge your strong support for the designation of **Marco Place Court** as a **Historic-Cultural Monument (HCM)**. This 1920s-era bungalow court, located on the Milwood Walk Streets in Venice, is an irreplaceable piece of the city's architectural, cultural, and community history.

Marco Place Court is a rare and significant example of early development associated with Abbot Kinney's Venice of America and is identified as a contributor to the **Milwood Venice Walk Streets Historic District**, as defined by **SurveyLA**. Built in 1925 in the Spanish Colonial Revival style, it retains hallmark features of this architectural type: multi-lite wood windows and doors, red tile roofing, arched openings and buttresses, and an inviting courtyard layout oriented toward the mid-block pedestrian walk street.

Despite the developer's swift and damaging alterations—starting immediately after escrow closed on December 13, 2024—many key original elements survive. No City enforcement actions were taken, even as unpermitted demolition and construction proceeded six days a week in violation of the HCM application process. Sadly, we have witnessed the developer destroying the historic landscaping, altering the building's historic appearance, and demoralizing the proud long-term residents who make this walk street special. Yet through it all, the integrity of the property remains. The essential elements of *Location, Design, Materials, Setting*, and—perhaps most powerfully—*Feeling* are still present.

This walk street bungalow court is unique in the neighborhood: the **only one of its kind** within the Historic Milwood Venice Walkstreet District. It continues to express the essential qualities of

the bungalow court typology: low-rise human-scaled architecture, generous setbacks and walkways, community-oriented outdoor space, and an open relationship between private units and the public path. This design fosters everyday interaction and neighborliness in a way that few housing models can.

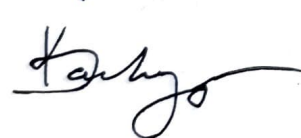
Marco Place Court also has deep social and historical significance. It was built to support the growing community that made Kinney's Venice viable—teachers, mechanics, artists, and other working-class Angelenos. Over the past century, it has remained in use as **Rent-Stabilized housing**, continuing to serve the very same purpose. The courtyard has always been a haven for community life, with shared landscaping, outdoor gathering spaces, and a visible connection to the walk street. Though the developer has removed mature plantings and attempted to erase that sense of place, the people—and the spirit—remain resilient.

This building is not a monument to elite architecture, but rather a vital example of the city's history of **affordable, community-based housing**. Venice once had many such bungalow courts; now they are increasingly rare. Marco Place Court stands as both a physical and symbolic reminder of a more inclusive Los Angeles, and a living model of how historic preservation and affordability can coexist.

We encourage the Commission and all city leaders to act boldly to preserve this vital piece of Venice's heritage. Please help ensure that Marco Place Court can continue to serve as a home, a haven, and a landmark for another 100 years.

With gratitude on behalf of the community that still calls Marco Place Court home,

Matt and Kathryn Kamm



Planning CHC <chc@lacity.org>

CHC-2025-1139-HCM Marco Place Court, Venice CA – Support for Historic-Cultural Monument Designation

1 message

Max Welch <max@renownedfilms.com>

Mon, May 12, 2025 at 3:18 AM

To: chc@lacity.org, Councilmember.park@lacity.org, ken.bernstein@lacity.org, melissa.jones@lacity.org

Cc: sakaplan.76@gmail.com, maryjackis@yahoo.com

Dear Members of the Cultural Heritage Commission,

As a resident of Marco Place and a creative television producer, I once again submit my unequivocal support for the designation of **Marco Place Court (924–928 Marco Place, Venice)** as a **Historic-Cultural Monument** under Case No.: CHC-2025-1139-HCM.

Marco Place Court is a profoundly rare, intact example of a 1925 **Spanish Colonial Revival** bungalow court, built during the expansion of Abbot Kinney's Venice of America. It represents one of the last remaining multi-family courtyard residences within the **Milwood Venice Walk Streets Historic District**, and is **the only surviving bungalow court in the district**, per the SurveyLA report.

Despite recent alterations by the current owner—including removal of original landscaping and communal furnishings—the court **retains the overwhelming majority of its original architectural and design elements**, and therefore qualifies as a valid HCM by any reasonable application of historic preservation standards.

Among the **character-defining architectural features that remain intact** and visible from both the street and the courtyard are:

- **Original clay tile roofs** with mission-style barrel tiling typical of Spanish Colonial Revival design
- **Stucco-finished, low-rise massing** organized in an L-shaped courtyard typology with single-story scale and deeply set units
- **Recessed multi-lite wood windows and French doors**, many with divided upper sashes—a hallmark of 1920s residential craftsmanship
- **Rounded arches at entries and side elevations**, used consistently throughout the structures
- **Decorative arched buttresses** anchoring key corners of the buildings, creating both visual rhythm and architectural distinction
- **Stepped entry paths and original building orientation** that face inward toward the central landscaped courtyard (now temporarily disturbed but spatially intact)
- **Symmetrical site plan** with long-established hardscaping and setbacks along the walk street, contributing to its historic setting

Photos published on the **LA Conservancy's webpage for Marco Place Court**(<https://www.laconservancy.org/learn/historic-places/marco-place-court>) document the presence of these features both prior to and even after the December 2024 sale. Even amid renovation, they remain evident, testifying to the court's resilience and authenticity. The Conservancy rightly notes this bungalow court is "a rare surviving example" of its type.

Further, the property's **RSO status** and unbroken use as working-class multi-family housing for 100 years speaks directly to its **social and cultural value**. Bungalow courts were designed to offer dignified, modest homes for laborers, artists, and small families. Marco Place Court has fulfilled that role since the 1920s, with former residents including teachers, postal workers, veterans, and musicians. Their legacy lives in these walls.

To overlook its eligibility based on the partial removal of landscaping and shared outdoor space—which, importantly, is **restorable and non-structural**—would run contrary to **both the Secretary of the Interior's Standards for Rehabilitation** and **City of LA Historic-Cultural Monument precedent**. Courts with equal or lesser integrity have been successfully designated, including:

- **The El Cabrillo Bungalow Court** (Hollywood, HCM #552), designated with some façade alterations
- **Court of Two Sisters** (Pasadena), recognized for typological and spatial integrity despite interior modernizations
- **Beverly Fairfax Historic District** (Los Angeles), which includes numerous altered 1920s Spanish-style apartment buildings preserved for their collective historical and architectural merit

The **Feeling** and **Setting**—essential criteria for designation—still endure at Marco Place Court. Residents continue to identify deeply with its spatial rhythm and shared identity. The court is not only architecturally significant; it is a **living example of Venice's cultural ethos**: creativity, density, humility, and soul.

If the Commission were to decline designation because of reversible work done under an active application—particularly when code enforcement and community concern were raised in real time—it would set a damaging precedent. It would send a signal that applicants can undermine a nomination simply by rushing to erase key features. That is not how preservation should function in a city that claims to protect its past.

Please affirm that **Venice's working-class architectural heritage matters**, and that **Marco Place Court still tells its story—visibly, tangibly, and beautifully**. I urge you to designate this courtyard and allow its restoration, use, and dignity to continue for another century.

With thanks for your service and attention,

Max Welch

Owner, Renowned Films Limited

Resident, [928 Marco Place](#)

[Venice, California 90291](#)

max@renownedfilms.com | 424-343-7304

Max Welch

Founder | CEO | Renowned Films

m. +1 (424) 343 7304 | +44 (0) 7726 329 078

<https://renownedfilms.com>





Planning CHC <chc@lacity.org>

Please Protect Marco Place Court – A Historic and Vital Community Asset

1 message

Michael Shaw <michaelshaw7@gmail.com>

Sat, May 10, 2025 at 3:40 PM

To: chc@lacity.org, Councilmember.park@lacity.org, ken.bernstein@lacity.org, melissa.jones@lacity.org, sakaplan.76@gmail.com, maryjackis@yahoo.com

To the Cultural Heritage Commission, CM Park, Mr. Bernstein, Ms. Jones, Ms. Kaplan and Ms. Jack:

I'm writing to urge you to support the Historic-Cultural Monument designation for Marco Place Court. This bungalow court is not only a rare architectural gem but also a vital piece of Venice's living history—and it deserves protection.

Marco Place Court is a unique example of a 1925 Spanish Colonial Revival courtyard in the Milwood Venice Walk Streets Historic District, tied directly to Abbot Kinney's original vision for the area. Despite the developer's recent attempts to erase its character, the site still retains key historical elements: original roof tiles, arched buttresses, multi-lite doors and windows, and the courtyard's distinctive design. The integrity of the site—its location, materials, setting, and especially its communal feeling—remains remarkably intact.

This 6-unit Rent-Stabilized building has provided affordable housing for working Venetians for nearly a century, and continues to do so today. Mechanics, artists, teachers and generations of Angelenos have called Marco Place Court home. Its presence on a pedestrian-only walk street fosters exactly the kind of neighborly connection our city should be working to preserve, not destroy.

The developer may have removed some landscaping and damaged shared outdoor spaces, but he didn't succeed in destroying the soul of this community. Marco Place Court is still very much alive, and the people who live there are proud stewards of its legacy.

Please stand with us and protect this piece of Venice's history, and its present. The Marco Place community and its contributions to affordable housing, architectural heritage, and neighborhood character are worth fighting for.

Sincerely,

Michael



Planning CHC <chc@lacity.org>

Marco Palace Court - Historic Cultural Monument request

1 message

Michael Taber <taber.michael@gmail.com>

Mon, May 12, 2025 at 1:59 PM

To: chc@lacity.org, Councilmember.park@lacity.org, ken.bernstein@lacity.org, melissa.jones@lacity.org, sakaplan.76@gmail.com, maryjackis@yahoo.com

Hi,

My name is Michael Taber and I've lived in Palms for more than a decade.

I believe that Marco Place Court should be designated a Historical Cultural Monument.

The roof tiles and interior and exterior arches give the bungalow court a classic “LA” feeling. The Spanish Colonial Revival architecture, while damaged, still defines the character of the structure and contributes to the feeling of the court and the neighborhood. This is not a high architectural style, but it is important to honor the history of working class Venice, which the court has housed for 100 years!

It is important to preserve this bungalow court. Bungalow courts were once a common sight in Venice— used to house its working class and provide it with green spaces and communal areas. Many of them have been demolished. It is time to start saving our bungalow courts before it is too late.

Thank you,
Michael Taber



Planning CHC <chc@lacity.org>

Please Protect Marco Place Court – A Historic and Vital Community Asset

1 message

Morleigh Steinberg <cyan4@mac.com>

Mon, May 12, 2025 at 8:51 AM

To: chc@lacity.org, Councilmember.park@lacity.org, ken.bernstein@lacity.org, melissa.jones@lacity.org, sakaplan.76@gmail.com, maryjackis@yahoo.com

To the Cultural Heritage Commission, CM Park, Mr. Bernstein, Ms. Jones, Ms. Kaplan and Ms. Jack:

I'm writing to urge you to support the Historic-Cultural Monument designation for Marco Place Court. This bungalow court is not only a rare architectural gem but also a vital piece of Venice's living history—and it deserves protection.

Marco Place Court is a unique example of a 1925 Spanish Colonial Revival courtyard in the Milwood Venice Walk Streets Historic District, tied directly to Abbot Kinney's original vision for the area. Despite the developer's recent attempts to erase its character, the site still retains key historical elements: original roof tiles, arched buttresses, multi-lite doors and windows, and the courtyard's distinctive design. The integrity of the site—its location, materials, setting, and especially its communal feeling—remains remarkably intact.

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The developer may have removed some landscaping and damaged shared outdoor spaces, but he didn't succeed in destroying the soul of this community. Marco Place Court is still very much alive, and the people who live there are proud stewards of its legacy.

Please stand with us and protect this piece of Venice's history, and its present. The Marco Place community and its contributions to affordable housing, architectural heritage, and neighborhood character are worth fighting for.

Sincerely,
Morleigh Steinberg

Sent from my iPhone



Planning CHC <chc@lacity.org>

Please Protect Marco Place Court – A Historic and Vital Community Asset

1 message

Nancy Richards <raffaelli.richards@gmail.com>

Sun, May 11, 2025 at 10:09 AM

To: chc@lacity.org, Councilmember.park@lacity.org, ken.bernstein@lacity.org, melissa.jones@lacity.org, sakaplan.76@gmail.com, maryjackis@yahoo.com

To the Cultural Heritage Commission, CM Park, Mr. Bernstein, Ms. Jones, Ms. Kaplan and Ms. Jack:

I'm writing to urge you to support the Historic-Cultural Monument designation for Marco Place Court. This bungalow court is not only a rare architectural gem but also a vital piece of Venice's living history—and it deserves protection.

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Please stand with us and protect this piece of Venice's history, and its present. The Marco Place community and its contributions to affordable housing, architectural heritage, and neighborhood character are worth fighting for.

Sincerely,

Nancy Raffaelli Richards
931 Amoroso Place
Venice, CA 90291



Planning CHC <chc@lacity.org>

Fwd: Please Designate Marco Place Court as a Historical Monument!

1 message

Melissa Jones <melissa.jones@lacity.org>
To: Planning CHC <chc@lacity.org>

Mon, May 12, 2025 at 12:39 PM

**Melissa Jones**

Pronouns: She, Her, Hers

City Planner

Los Angeles City Planning**Office of Historic Resources**

221 North Figueroa Street, Suite 1350

Los Angeles, CA 90012

T: (213) 847-3679 | Planning4LA.org



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

From: **olivia** <oliviaisrad071091@gmail.com>

Date: Sat, May 10, 2025 at 6:47 PM

Subject: Please Designate Marco Place Court as a Historical Monument!

To: <melissa.jones@lacity.org>

Hi There,

My name is Olivia Supan. I live in Venice.

I believe that Marco Place Court should be designated a Historical Cultural Monument.

The roof tiles and interior and exterior arches give the bungalow court a classic "LA" feeling. The Spanish Colonial Revival architecture, while damaged, still defines the character of the structure and contributes to the feeling of the court and the neighborhood. This is not a high architectural style, but it is important to honor the history of working class Venice, which the court has housed for 100 years.

It is important to preserve this bungalow court. Bungalow courts were once a common sight in Venice— used to house its working class and provide it with green spaces and communal areas. Many of them have been demolished. It is time to start saving our bungalow courts before it is too late.

Thank you,

Olivia Supan

1812 Linden Avenue
Venice, CA 90291
May 12, 2025

To: Los Angeles Cultural Heritage Commission

Fr: Robert Lopez

Re: CHC-2025-1139-HCM ENV-2025-1140-CE

I am writing to strongly urge the Los Angeles Cultural Heritage Commission to designate Marco Place Court (924-28 W. Marco Place) as a Historic Cultural Monument (HCM).

As you are aware, this 100-year-old residential structure is the last bungalow court that remains in the historic Millwood Walk Street neighborhood of Venice. For the past 26 years, I've lived at the corner of Marco Place and Linden Avenue—on the same block as Marco Place Court. I deeply appreciate the architectural design of this bungalow, the eclectic residents it has housed and how it embodies the social fabric of our unique walk street community.

I've watched in recent months as the owner of the property has cut down shady trees, ripped up concrete and scraped away the facade of this beloved neighborhood residence. I saw no building permits posted on the property, and thus I am unaware of the permit status of this work. Nonetheless, significant historical elements of the building remain, including exterior and interior arches, clay tiles on the roof and arched buttresses on the corners of the structure.

I am counting on the Cultural Heritage Commission to take appropriate action by providing HCM status for Marco Place Court.

Thank you for your consideration,



Robert J. Lopez



Planning CHC <chc@lacity.org>

Please Protect Marco Place Court – A Historic and Vital Community Asset

1 message

Roxanne Steinberg <roxannesteinberg@gmail.com>

Sun, May 11, 2025 at 10:44 AM

To: chc@lacity.org, Councilmember.park@lacity.org, ken.bernstein@lacity.org, melissa.jones@lacity.org, sakaplan.76@gmail.com, maryjackis@yahoo.com

To the Cultural Heritage Commission, CM Park, Mr. Bernstein, Ms. Jones, Ms. Kaplan and Ms. Jack:

I'm writing to urge you to support the Historic-Cultural Monument designation for Marco Place Court. This bungalow court is not only a rare architectural gem but also a vital piece of Venice's living history—and it deserves protection.

Marco Place Court is a unique example of a 1925 Spanish Colonial Revival courtyard in the Milwood Venice Walk Streets Historic District, tied directly to Abbot Kinney's original vision for the area. Despite the developer's recent attempts to erase its character, the site still retains key historical elements: original roof tiles, arched buttresses, multi-lite doors and windows, and the courtyard's distinctive design. The integrity of the site—its location, materials, setting, and especially its communal feeling—remains remarkably intact.

Just around the corner from where I live, this sweet old-fashioned complex has always stood out to me. It's not grand or showy, but it radiates a quiet charm—a caring human scale that reminds us we don't need mansions to live richly. Buildings like this speak to the kind of neighborhood I chose to be part of more than 40 years ago. When places like Marco Place are threatened, it's not just architecture at risk—it's the very soul of our community. You can't have your cake and eat it too: once a place like this is gone, so is the essence that made the neighborhood desirable in the first place. It's like scrubbing away the very idea of what once made it special—a kind of "Gift of the Magi" irony.

Importantly, Marco Place provides crucial affordable, rent-stabilized residences for longterm tenants who are as much a part of the fabric of the community as the buildings themselves. This 6-unit building has housed artists, teachers, mechanics, and everyday Angelenos for nearly a century, and it continues to do so. Its location on a pedestrian-only walk street fosters exactly the kind of neighborly connection our city should be working to preserve, not destroy.

Though some landscaping has been stripped and outdoor spaces damaged, the soul of Marco Place Court endures. Its tenants and neighbors are active stewards of its legacy, deeply committed to its past and its potential future.

Please stand with us and protect this irreplaceable piece of Venice's architectural, cultural, and communal heritage. Marco Place Court is still very much alive—and worth fighting for.

Sincerely,

Roxanne Steinberg

636 Milwood Ave., Venice, CA 90291



Planning CHC <chc@lacity.org>

Please Protect Marco Place Court – A Historic and Vital Community Asset1 message

Samuel Lutzker <samlutzker2176@gmail.com>

Sat, May 10, 2025 at 4:09 PM

To: chc@lacity.org, councilmember.park@lacity.org, ken.bernstein@lacity.org, melissa.jones@lacity.org, sakaplan.76@gmail.com, maryjackis@yahoo.com

Re: case number CHC-2025-1139-HCM Marco Place Court, Venice CA

To the Cultural Heritage Commission, CM Park, Mr. Bernstein, Ms. Jones, Ms. Kaplan and Ms. Jack:

I'm writing to urge you to support the Historic-Cultural Monument designation for Marco Place Court. This bungalow court is not only a rare architectural gem but also a vital piece of Venice's living history—and it deserves protection.

Marco Place Court is a unique example of a 1925 Spanish Colonial Revival courtyard in the Milwood Venice Walk Streets Historic District, tied directly to Abbot Kinney's original vision for the area. Despite the developer's recent attempts to erase its character, the site still retains key historical elements: original roof tiles, arched buttresses, multi-lite doors and windows, and the courtyard's distinctive design. The integrity of the site—its location, materials, setting, and especially its communal feeling—remains remarkably intact.

This 6-unit Rent-Stabilized building has provided affordable housing for working Venetians for nearly a century, and continues to do so today. Mechanics, artists, teachers and generations of Angelenos have called Marco Place Court home. Its presence on a pedestrian-only walk street fosters exactly the kind of neighborly connection our city should be working to preserve, not destroy.

The developer may have removed some landscaping and damaged shared outdoor spaces, but he didn't succeed in destroying the soul of this community. Marco Place Court is still very much alive, and the people who live there are proud stewards of its legacy.

Please stand with us and protect this piece of Venice's history, and its present. The Marco Place community and its contributions to affordable housing, architectural heritage, and neighborhood character are worth fighting for.

Sincerely,

Sam Lutzker



Planning CHC <chc@lacity.org>

CHC-2025-1139-HCM Marco Place Court, Venice CA1 message

Shepard Stern <shep@sternworld.net>

Thu, May 8, 2025 at 4:13 PM

To: chc@lacity.org, councilmember.park@lacity.org, ken.bernstein@lacity.org, melissa.jones@lacity.org, Sue Kaplan <sakaplan.76@gmail.com>, Mary Jack <maryjackis@yahoo.com>

05/08/25

To Whom It May Concern,

We support designating Marco Place Court, the historic bungalow court at [924-928 Marco Place](#) in Venice, as a Historic Cultural Monument (HCM). After the initial hearing in March of this year, commissioners voted unanimously to advance the nomination.

As residents of Marco Place for almost 40 years, we have witnessed too much loss of Mass, Scale and Character of this unique, walk-street neighborhood. The demolition of too many old Craftsman Bungalows to make way for oversized single family homes built to maximum allowable square footage has been a blight on this neighborhood for as long as we can remember.

We have personally met with the owner, Jeff Donovan and have found him to be extremely hell bent on achieving his vision of remodeling the historic bungalow court to his personal likings with plans to turn it into above-market rate units to make more money. This is an outrage.

This 6-unit Rent-Stabilized (RSO) building has housed working Venetians for 100 years. Census records show teachers, mechanics, artists, etc., as residents over the years -- including now!

Donovan closed escrow on 12/13/24 and immediately cut down majestic old growth trees and started defacing the building. Loud jackhammering and other forms of demolition begins precisely at 7am each day and continues throughout the day, even on Christmas and New Years. Although some Spanish Colonial Revival features remain at the Marco Court location, e.g., roof tiles, multi-lite windows and doors, arches and arched buttresses etc., we fear that Mr. Donovan's "vision" lacks the noble charm and workmanship of the original design. (Note that there was no City enforcement as demolition/construction continued 6 days/week, despite letter to owner - and numerous inspections from relevant city entities - telling him that this was not permitted due to HCM application process.)

Marco Place Court is unique in the Historic Millwood Venice Walkstreet District, the only example of a bungalow court in this neighborhood. Marco Place Court has a legacy to cherish and honor, and must continue to stand as a reminder of both the 1920's architectural typology as well as critical multi-family housing for workers and artists.

Sincerely,

Shep and Andrea Stern

[923 Marco Place](#)[Venice, CA 90291](#)



Planning CHC <chc@lacity.org>

Please Protect Marco Place Court – A Historic and Vital Community Asset

1 message

Soni Lloyd <sonilloyd@gmail.com>

Sun, May 11, 2025 at 7:19 PM

To: chc@lacity.org, Councilmember.park@lacity.org, ken.bernstein@lacity.org, melissa.jones@lacity.org, sakaplan.76@gmail.com, maryjackis@yahoo.com

To the Cultural Heritage Commission, CM Park, Mr. Bernstein, Ms. Jones, Ms. Kaplan and Ms. Jack:

I'm writing to urge you to support the Historic-Cultural Monument designation for Marco Place Court. This bungalow court is not only a rare architectural gem but also a vital piece of Venice's living history—and it deserves protection.

Marco Place Court is a unique example of a 1925 Spanish Colonial Revival courtyard in the Milwood Venice Walk Streets Historic District, tied directly to Abbot Kinney's original vision for the area. Despite the developer's recent attempts to erase its character, the site still retains key historical elements: original roof tiles, arched buttresses, multi-lite doors and windows, and the courtyard's distinctive design. The integrity of the site—its location, materials, setting, and especially its communal feeling—remains remarkably intact.

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The developer may have removed some landscaping and damaged shared outdoor spaces, but he didn't succeed in destroying the soul of this community. Marco Place Court is still very much alive, and the people who live there are proud stewards of its legacy.

Please stand with us and protect this piece of Venice's history, and its present. The Marco Place community and its contributions to affordable housing, architectural heritage, and neighborhood character are worth fighting for.

Sincerely,



Planning CHC <chc@lacity.org>

CHC-2025-1139-HCM Marco Place Court, Venice CA1 message

Stephanie Waxman <waxman823@gmail.com>

Thu, May 8, 2025 at 5:04 PM

To: chc@lacity.org, Councilmember.park@lacity.org, ken.bernstein@lacity.org, melissa.jones@lacity.org, sakaplan.76@gmail.com, maryjackis@yahoo.com

Dear OHR Staff,

I urge you to designate Marco Place Court at [924-928 Marco Place](#) in Venice as an Historical Cultural Monument!

As a longtime Venice resident -- In 1971, I occupied [928 1/2 Marco Place](#), then moved 4 houses east to 938, where I've lived since -- I have a deep sense of how rare, valuable, and unique this Spanish Colonial-style 6-unit living space is. I believe it's the only remaining "courtyard" of its kind in Venice!

PLEASE SAVE IT!

Sincerely,

Stephanie Waxman
[938 Marco Place](#)
[Venice, CA 90291](#)
(310) 963-0095
stephaniewaxman.com



Planning CHC <chc@lacity.org>

Please Protect Marco Place Court – A Historic and Vital Community Asset

1 message

Steve Clare <steveclare743@gmail.com>

Sun, May 11, 2025 at 4:48 AM

To: chc@lacity.org, Councilmember.park@lacity.org, ken.bernstein@lacity.org, melissa.jones@lacity.org, sakaplan.76@gmail.com, maryjackis@yahoo.com

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Please stand with us and protect this piece of Venice's history, and its present. The Marco Place community and its contributions to affordable housing, architectural heritage, and neighborhood character are worth fighting for.

Sincerely,
Steve Clare
50-year Venice resident and homeowner

Sent from my iPhone



Planning CHC <chc@lacity.org>

Please Protect Marco Place Court – A Historic and Vital Community Asset

1 message

susan millmann <millmannsusan@gmail.com>

Sun, May 11, 2025 at 7:35 AM

To: chc@lacity.org, Councilmember.park@lacity.org, ken.bernstein@lacity.org, melissa.jones@lacity.org, sakaplan.76@gmail.com, maryjackis@yahoo.com

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This 6-unit Rent-Stabilized building has provided affordable housing for working Venetians for nearly a century, and continues to do so today. Mechanics, artists, teachers and generations of Angelenos have called Marco Place Court home. Its presence on a pedestrian-only walk street fosters exactly the kind of neighborly connection our city should be working to preserve, not destroy.

The developer may have removed some landscaping and damaged shared outdoor spaces, but he didn't succeed in destroying the soul of this community. Marco Place Court is still very much alive, and the people who live there are proud stewards of its legacy.

Please stand with us and protect this piece of Venice's history, and its present. The Marco Place community and its contributions to affordable housing, architectural heritage, and neighborhood character are worth fighting for.

Sincerely,

susan millmann
50-year Venice Resident and Homeowner

Sent from my iPhone



Planning CHC <chc@lacity.org>

Please Protect Marco Place Court – A Historic and Vital Community Asset

1 message

Tilly, Chris <tilly@luskin.ucla.edu>

Sat, May 10, 2025 at 5:42 PM

To: "chc@lacity.org" <chc@lacity.org>, "Councilmember.park@lacity.org" <Councilmember.park@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "melissa.jones@lacity.org" <melissa.jones@lacity.org>, "sakaplan.76@gmail.com" <sakaplan.76@gmail.com>, "maryjackis@yahoo.com" <maryjackis@yahoo.com>

To the Cultural Heritage Commission, CM Park, Mr. Bernstein, Ms. Jones, Ms. Kaplan and Ms. Jack:

I'm writing to urge you to support the Historic-Cultural Monument designation for Marco Place Court. This bungalow court is not only a rare architectural gem but also a vital piece of Venice's living history—and it deserves protection. I write as a Venice neighbor and longtime homeowner, and also as a professor of Urban Planning at UCLA.

Marco Place Court is a unique example of a 1925 Spanish Colonial Revival courtyard in the Milwood Venice Walk Streets Historic District, tied directly to Abbot Kinney's original vision for the area. Despite the developer's recent attempts to erase its character, the site still retains key historical elements: original roof tiles, arched buttresses, multi-lite doors and windows, and the courtyard's distinctive design. The integrity of the site—its location, materials, setting, and especially its communal feeling—remains remarkably intact.

This 6-unit Rent-Stabilized building has provided affordable housing for working Venetians for nearly a century, and continues to do so today. Mechanics, artists, teachers and generations of Angelenos have called Marco Place Court home. Its presence on a pedestrian-only walk street fosters exactly the kind of neighborly connection our city should be working to preserve, not destroy.

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Please stand with us and protect this piece of Venice's history, and its present. The Marco Place community and its contributions to affordable housing, architectural heritage, and neighborhood character are worth fighting for.

Sincerely,
Chris Tilly



Planning CHC <chc@lacity.org>

CHC-2025-1139-HCM: Support for Historic-Cultural Monument Designation of the Marco Place Court

1 message

Tina McKenzie <mckenzo@gmail.com>
To: chc@lacity.org

Tue, May 13, 2025 at 5:37 PM

To the Cultural Heritage Commission,

I am writing in advance of the May 15th hearing by the Cultural Heritage Commission to support the Historic-Cultural Monument application for Marco Place Court.

Marco Place Court is the last remaining bungalow court in Venice's historic Millwood Walk Street district and is an outstanding example of bungalow court architecture! Happily, it retains the features that reflect not only its original charm, but the accessibility and affordability of this kind of housing.

With affordable housing so desperately needed in LA, and rapidly disappearing in Venice, please consider the residents and neighbors in the area, as well as the building's cultural and historical significance.

I sincerely urge the Commission to designate Marco Place Court as an HCM – and make it Venice's first protected bungalow court!

Thank you for your consideration.

Tina McKenzie



Planning CHC <chc@lacity.org>

CHC-2025-1139-HCM: Support for Historic-Cultural Monument Designation of the Marco Place Court

Tom Chou <advocacy@laconservancy.org>
Reply-To: Tom Chou <tctc208@gmail.com>
To: Cultural Heritage Commission <chc@lacity.org>

Tue, May 13, 2025 at 6:31 PM

To whom it concerns :

I strongly support the designation of Marco Place Court as a Historic-Cultural Monument. This historic bungalow court is an essential part of Venice's heritage, fosters a close-knit community, and provides much-needed affordable housing for long-term residents. Preserving it will help protect the neighborhood's character and history.

I urge you to support its designation and ensure this historic place remains part of Venice's future.

Thank you for your consideration.

Tom Chou
tctc208@gmail.com
333 5th Ave
Venice, CA 90291



Planning CHC <chc@lacity.org>

Please Protect Marco Place Court – A Historic and Vital Community Asset

1 message

Tom Paris <paristom@icloud.com>

Sat, May 10, 2025 at 7:34 PM

To: chc@lacity.org, Councilmember.park@lacity.org, ken.bernstein@lacity.org, melissa.jones@lacity.org, sakaplan.76@gmail.com, maryjackis@yahoo.com

To the Cultural Heritage Commission, CM Park, Mr. Bernstein, Ms. Jones, Ms. Kaplan and Ms. Jack:

I'm writing to urge you to support the Historic-Cultural Monument designation for Marco Place Court. This bungalow court is not only a rare architectural gem but also a vital piece of Venice's living history—and it deserves protection.

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The developer may have removed some landscaping and damaged shared outdoor spaces, but he didn't succeed in destroying the soul of this community. Marco Place Court is still very much alive, and the people who live there are proud stewards of its legacy.

Please stand with us and protect this piece of Venice's history, and its present. The Marco Place community and its contributions to affordable housing, architectural heritage, and neighborhood character are worth fighting for.

Sincerely,
Thomas Paris

Sent from my iPhone



Planning CHC <chc@lacity.org>

Fwd: Appeal for Case Number: CHC-2025-1139-HCM Marco Place Court, Venice CA

1 message

Melissa Jones <melissa.jones@lacity.org>
To: Planning CHC <chc@lacity.org>

Sun, May 11, 2025 at 4:55 PM

**Melissa Jones**

Pronouns: She, Her, Hers

City Planner

Los Angeles City Planning**Office of Historic Resources**

221 North Figueroa Street, Suite 1350

Los Angeles, CA 90012

T: (213) 847-3679 | Planning4LA.org



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

From: **Wendy Temple** <wendytemple23@gmail.com>

Date: Fri, May 9, 2025 at 8:38 PM

Subject: Appeal for Case Number: CHC-2025-1139-HCM Marco Place Court, Venice CA

To: <melissa.jones@lacity.org>

Dear Councilwoman Park and Cultural Heritage Commission members,

I urge you to consider designating Marco Place Court as an Historical Cultural Property/Monument.

The fact that the current owner removed much of the landscaping and communal areas does not take away from the charm and 100 year old history of the Spanish Colonial Revival features of the buildings. The landscaping and communal areas can and would easily be regrown, replaced, recreated. But destroying the property and turning it into an overpriced apartment building will NOT replace the Venice history behind this last standing courtyard.

Please designate it as the Venice Historic Cultural property it (and our city) deserves.

With great appreciation for your consideration,

Wendy Temple

Past Venice resident, current Del Rey resident heavily vested in Venice history and life.

Wyatt Dillon
920 Marco Place
Venice, CA 90291

Subject: Support for HCM Designation of Marco Place Court, Venice, CA

To:

chc@lacity.org

Councilmember.park@lacity.org

ken.bernstein@lacity.org

melissa.jones@lacity.org

sakaplan.76@gmail.com

maryjackis@yahoo.com

Subject: Support for HCM Designation of Marco Place Court, Venice, CA

Dear Commissioners, Councilmember Park, Mr. Bernstein, Ms. Jones, and HCM Nominators,

We are writing to urge your strong support for the designation of **Marco Place Court** as a **Historic-Cultural Monument (HCM)**. This 1920s-era bungalow court, located on the Milwood Walk Streets in Venice, is an irreplaceable piece of the city's architectural, cultural, and community history.

Marco Place Court is a rare and significant example of early development associated with Abbot Kinney's Venice of America and is identified as a contributor to the **Milwood Venice Walk Streets Historic District**, as defined by **SurveyLA**. Built in 1925 in the Spanish Colonial Revival style, it retains hallmark features of this architectural type: multi-lite wood windows and doors, red tile roofing, arched openings and buttresses, and an inviting courtyard layout oriented toward the mid-block pedestrian walk street.

Despite the developer's swift and damaging alterations—starting immediately after escrow closed on December 13, 2024—many key original elements survive. No City enforcement actions were taken, even as unpermitted demolition and construction proceeded six days a week in violation of the HCM application process. Sadly, we have witnessed the developer destroying the historic landscaping, altering the building's historic appearance, and demoralizing the proud long-term residents who make this walk street special. Yet through it all, the integrity of the property remains. The essential elements of *Location*, *Design*, *Materials*, *Setting*, and—perhaps most powerfully—*Feeling* are still present.

This walk street bungalow court is unique in the neighborhood: the **only one of its kind** within the Historic Milwood Venice Walkstreet District. It continues to express the essential qualities of

the bungalow court typology: low-rise human-scaled architecture, generous setbacks and walkways, community-oriented outdoor space, and an open relationship between private units and the public path. This design fosters everyday interaction and neighborliness in a way that few housing models can.

Marco Place Court also has deep social and historical significance. It was built to support the growing community that made Kinney's Venice viable—teachers, mechanics, artists, and other working-class Angelenos. Over the past century, it has remained in use as **Rent-Stabilized housing**, continuing to serve the very same purpose. The courtyard has always been a haven for community life, with shared landscaping, outdoor gathering spaces, and a visible connection to the walk street. Though the developer has removed mature plantings and attempted to erase that sense of place, the people—and the spirit—remain resilient.

This building is not a monument to elite architecture, but rather a vital example of the city's history of **affordable, community-based housing**. Venice once had many such bungalow courts; now they are increasingly rare. Marco Place Court stands as both a physical and symbolic reminder of a more inclusive Los Angeles, and a living model of how historic preservation and affordability can coexist.

We encourage the Commission and all city leaders to act boldly to preserve this vital piece of Venice's heritage. Please help ensure that Marco Place Court can continue to serve as a home, a haven, and a landmark for another 100 years.

With gratitude on behalf of the community that still calls Marco Place Court home,

Wyatt Dillon

Wyatt Dillon

Chris Cooper & Stephanie Zheng
925 Marco Place
Venice, CA 90291

Subject: Support for HCM Designation of Marco Place Court, Venice, CA

To:

chc@lacity.org

Councilmember.park@lacity.org

ken.bernstein@lacity.org

melissa.jones@lacity.org

sakaplan.76@gmail.com

maryjackis@yahoo.com

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We encourage the Commission and all city leaders to act boldly to preserve this vital piece of Venice's heritage. Please help ensure that Marco Place Court can continue to serve as a home, a haven, and a landmark for another 100 years.

With gratitude on behalf of the community that still calls Marco Place Court home,

Chris Cooper & Stephanie Zheng

Handwritten signatures of Chris Cooper and Stephanie Zheng in blue ink. The signature for Chris Cooper is on top, and the signature for Stephanie Zheng is below it.

Christopher Teuber
Kathleen Whitney
919 Palms Blvd
Venice, CA 90291
May 9, 2025

TO: City of Los Angeles Cultural Heritage Commission
200 North Spring Street
Los Angeles, CA 90012-2601

Cultural Heritage Commission: <mailto:chc@lacity.org>
Councilmember Traci Park: <mailto:Councilmember.park@lacity.org>
Ken Bernstein, <mailto:ken.bernstein@lacity.org>
Melissa Jones, <mailto:melissa.jones@lacity.org>
SueKaplan (nominee), <mailto:sakaplan.76@gmail.com>
Mary Jack (nominee), <mailto:maryjackis@yahoo.com>

Regarding Case Number: CHC-2025-1139-HCM, Marco Place Court, Venice CA

To Traci Park, The Los Angeles Cultural Commission
and others that are concerned about Venice;

We have lived in Venice for over 45 years, since we bought our home here in 1979. We often walk around the neighborhood to get out and about and to meet our neighbors as they do likewise. We were drawn to Venice because of its feeling of community and community friendly architecture that goes back to Abbot Kinney and before.

We are sorry to hear that the City of Los Angeles Historical Commission staff have not recommended historical status for this property. We believe they visited the property after many of historical features were inappropriately removed by the owner.

We have walked to and by Marco Place Court many times over the years. We have friends that have lived there in the past and live there now. The Courtyard configuration of Marco Place Court helps to generate a feeling of community that goes beyond the property boundaries. Adjacent to the Courtyard there is a small parklet in the walk-street circle. Because Marco Courtyard holds several living units it has a generous setback and open patio that contributes to the greater community sense of openness that used to be more common throughout Venice. We feel it should be preserved for both its historical significance and its community enhancement.

The new owner is also a contractor. He closed escrow on 12/13/24 and immediately started making changes to the structures. Some of those changes and repairs should have had building permits, which may have not been obtained. The City of Los Angeles Historical Commission application was in process while the changes were made. In spite of that, the City of Los Angeles allowed the changes to continue. Some of the Spanish colonial revival features do remain, such as roof tiles, multi-lite windows and doors, arches and arched buttresses

The new owner removed the landscaping and features of the property that took away the historical feeling of the community courtyard area. The courtyard as it was,

gave a community feeling not only to the occupants, but to the neighbors on the walk-street and those walking there. Before the current owner took possession, the property had extensive garden areas which added to the Spanish heritage appearance of the property. Below is a photograph of the courtyard prior to the changes.



A rare example of a bungalow court in the neighborhood, Marco Place Court should continue to stand as a reminder of both the 1920's architectural typology as well as critical multi-family housing for workers, artists and the "missing middle". Marco Place Court has a legacy to cherish and honor.

Sincerely,

Chris Teuber

Kay Whitney

DAY OF HEARING SUBMISSIONS



Planning CHC <chc@lacity.org>

Hollywood Premier Motel Day of Submission

1 message

Lindsay Mulcahy <LMulcahy@laconservancy.org>

Thu, May 15, 2025 at 7:42 AM

To: Planning CHC <chc@lacity.org>

Cc: Andrew Salimian <asalimian@laconservancy.org>, James Dastoli <james.dastoli@gmail.com>, Chris Morris <CMorris@savingplaces.org>

Hello,

Please accept this day of submission in support of the Hollywood Premier Motel HCM. The letter includes new information and context for the architect Joyce Carolyn Miller, which we ask be added to the application file.

Thank you,
Lindsay

Lindsay Mulcahy

Neighborhood Outreach Manager

Los Angeles Conservancy

523 West Sixth Street, Suite 826

Los Angeles, CA 90014

(520) 307-6265 | lmulcahy@laconservancy.org

Pronouns: She / Her / Hers

laconservancy.org[E-News](#) – [Facebook](#) – [Twitter](#) – [Instagram](#)**Membership starts at just \$40**[Join the Conservancy today.](#)**Hollywood Premier Motel_LAC comments.docx.pdf**

1050K



Planning CHC <chc@lacity.org>

CHC-2025-1139-HCM: Support for Historic-Cultural Monument Designation of the Marco Place Court

3 messages

Lanore Larson <advocacy@laconservancy.org>
Reply-To: Lanore Larson <lanorelarson@gmail.com>
To: Cultural Heritage Commission <chc@lacity.org>

Wed, May 14, 2025 at 7:10 AM

To whom it concerns :

I strongly support the designation of Marco Place Court as a Historic-Cultural Monument. This historic bungalow court is an essential part of Venice's heritage, fosters a close-knit community, and provides much-needed affordable housing for long-term residents. Preserving it will help protect the neighborhood's character and history.

I urge you to support its designation and ensure this historic place remains part of Venice's future.

Thank you for your consideration.

Lanore Larson
lanorelarson@gmail.com
310 Tahiti Way #313
Marina del Rey, CA 90292

Donna Williams <advocacy@laconservancy.org>
Reply-To: Donna Williams <wacinconserve@sbcglobal.net>
To: Cultural Heritage Commission <chc@lacity.org>

Wed, May 14, 2025 at 2:12 PM

To whom it concerns :

I strongly support the designation of Marco Place Court as a Historic-Cultural Monument. This historic bungalow court is an essential part of Venice's heritage, fosters a close-knit community, and provides much-needed affordable housing for long-term residents. Preserving it will help protect the neighborhood's character and history.

I urge you to support its designation and ensure this historic place remains part of Venice's future. The city is capitulating to developer interests to the detriment of its citizens and the environment.

Thank you for your consideration.

Donna Williams
wacinconserve@sbcglobal.net
6234 Afton Place
Los Angeles, CA 90028

Benjamin Park <advocacy@laconservancy.org>
Reply-To: Benjamin Park <benbe83@gmail.com>
To: Cultural Heritage Commission <chc@lacity.org>

Wed, May 14, 2025 at 4:01 PM

To whom it concerns :

I strongly support the designation of Marco Place Court as a Historic-Cultural Monument. This historic bungalow court is an essential part of Venice's heritage, fosters a close-knit community, and provides much-needed affordable housing for long-term residents. Preserving it will help protect the neighborhood's character and history.

5/15/25, 9:52 AM

City of Los Angeles Mail - CHC-2025-1139-HCM: Support for Historic-Cultural Monument Designation of the Marco Place Court

I urge you to support its designation and ensure this historic place remains part of Venice's future.

Thank you for your consideration.

Benjamin Park

benbe83@gmail.com

1360 N Laurel Ave Apt 3

West Hollywood, CA 90046

RECEIVED
CITY OF LOS ANGELES
CITY OF LOS ANGELES

MAY 15 2025
MAY 15 2025

OFFICE COPY

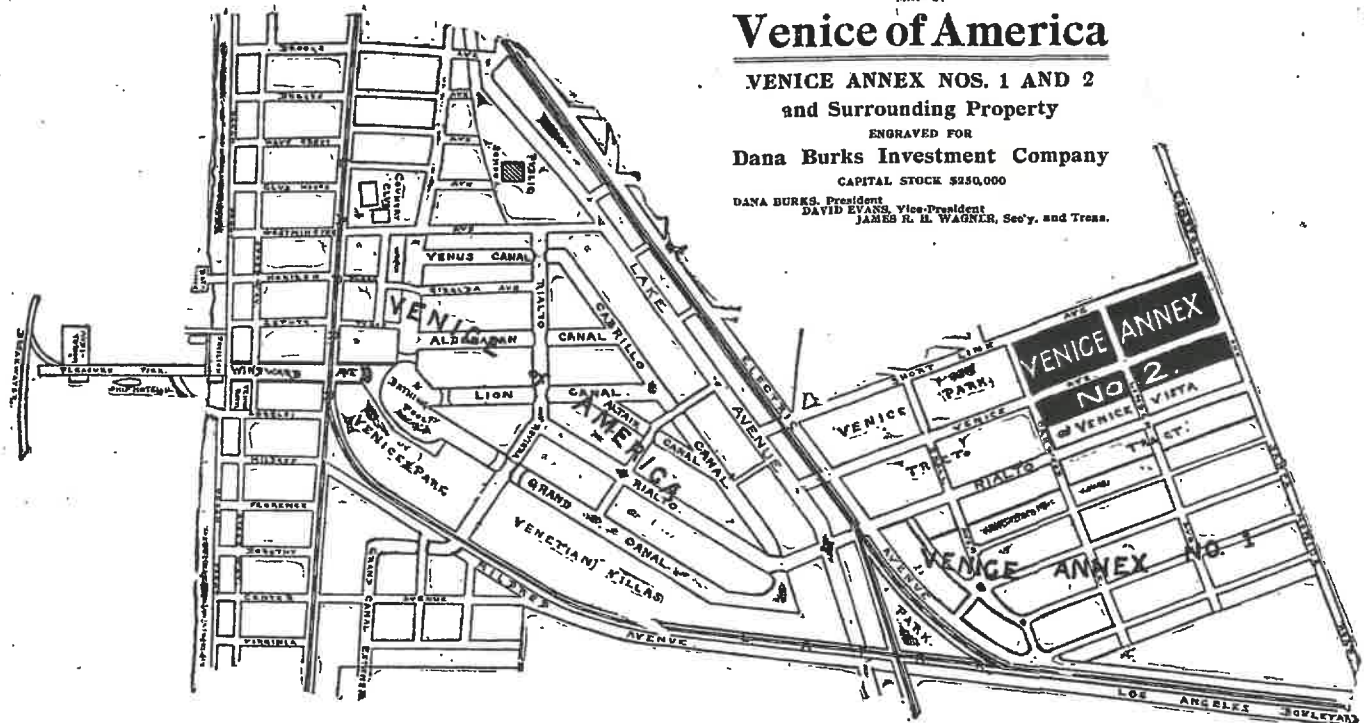
Display Ad 76 -- No Title

Los Angeles Times (1886-1922); Jul 18, 1905; ProQuest Historical Newspapers: Los Angeles Times
pg. 117

CITY PLANNING DEPARTMENT
AREA PLANNING COMMISSION

MARCO PLACE
CHC-2025-1139-HCM ITEM 7

Map Showing **VENICE ANNEX No. 2**



MAP OF **Venice of America**

VENICE ANNEX NOS. 1 AND 2
and Surrounding Property

ENGRAVED FOR
Dana Burks Investment Company

CAPITAL STOCK \$250,000

DANA BURKS, President
DAVID EVANS, Vice-President
JAMES R. H. WAGNER, Sec'y. and Treas.

VENICE ANNEX NO. 2 is only two short blocks from Venice of America, is about twenty feet higher than Venice, and commands a grand view of mountain, valley and the picturesque gardens and canals of Venice.

ALL OF THE ADVANTAGES of Venice can be enjoyed by the residents of Annex No. 2.

RIALTO, THE MAIN THOROUGHFARE through Venice to Windward Avenue, borders Annex No. 2.

THE FLORAL CULTURE of Annex No. 2 will be of a high character. Ornamental trees (one for each lot,) palms, shrubs and flowers will be used in abundance, and same will be maintained by the owner for one year.

WATER MAINS are contracted for, and will be put in at once.

The value of Venice Annex No. 2 does not depend upon promises or what some individual is hoped to do, but is assured by the fact of what has been done, not only by capital, but by the people themselves, who have made Ocean Park and vicinity the most popular all-year-round residence city in Southern California. Ocean Park is as destined to continue its first place as a residence city in Southern California as Los Angeles is its position as a commercial city.

THE ROADS AND WALKS in Annex No. 2 are to be of the same character as those of Venice of America and Annex No. 1, namely: Disintegrated granite (the finest park walks,) and in addition all roads will be treated with heated oil and with the latest tamping process.

THE OWNERS have made arrangements with Mr. Robert Armstrong, the supervising landscape gardener of Venice of America, to take charge, in a like capacity, of Annex No. 2.

IMPROVEMENTS and maintenance for one year are without expense to the purchaser.

LOT OWNERS will have all the advantages of the Venice Improvement Association.

Conservative investors are united in the belief that Southern California will continue its marked growth indefinitely. So long as this condition lasts Ocean Park property will continue to increase in value. "Annex No. 2" offers exceptional opportunities for good, safe investment. You can buy today on original contracts. Prices from \$600.00 to \$800.00—one-quarter down. Don't wait until it's too late. This week will show all lots sold in this beautiful tract. Mr. Dana Burks, the owner, assures all buyers of all improvements and their maintenance for one year.

For Information, Maps, Prices, Etc., See Any Agent at Venice or Ocean Park, or.

James R. H. Wagner, General Selling Agent.

Office Ocean Front Opposite Venice Pavilion.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

THREE large sunny rooms and bath, bedroom, extra bed; over-stuffed, garage. Good location. Reasonable. Apply 328 1/2-A Marco Place, Venice.

SUNNY, clean, 3 rms. and bath, bedroom, extra bed. Reas. 328 Vernon, V.

5 ROOMS, 2 bedrms., and sleeping porch, partly furn.; laundry rm. in dble gar. Nice fenced-in yd. Nr. schls, stores, etc. 619 Broadway, V.

Complete rental service. See Miller, and Howorth, 1117 Washington Blvd.

3 RMS., wicker furn., high oven. Gar. Inquire 223 Carroll canal.

2 HOUSES, comp. furn., except linen. Gar. House water paid. \$21 and \$20. 673 Broadway, Venice.

WHEN answering these Want Ads, please mention the Venice Vanguard.

\$20 monthly, 3-room, furnished house and garage; nice district; stores, school; bus 1/2 blk. Lawn and flowers. 937 Marco Pl., Venice.

\$25—5 rms., bath, screen porch, gar. in rear. 623 Broadway, V. Wat. pd.

3 RMS., 1/2 cottage. Large bedrms., yd., flow. 1210 Electric, Ave., V. \$22.

Application: Marco Place Court
CHC-2025-1139-HCM



Clipped By:

sakother

Fri, Feb 23, 2024