

HOLLYWOOD ART CENTER SCHOOL
2027 North Highland Avenue; 2000-2026 North Glencoe Way
CHC-2019-4608-HCM
ENV-2019-4609-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—July 11, 2019](#)
3. [Categorical Exemption](#)
4. [Under Consideration Staff Recommendation Report](#)
5. [Historic-Cultural Monument Application](#)

Please click on each document to be directly taken to the corresponding page of the PDF.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2019-4608-HCM
ENV-2019-4609-CE**

HEARING DATE: October 17, 2019
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 2025-2027 North Highland Avenue;
2000-2026 North Glencoe Way
Council District: 4 - Ryu
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Hollywood Hills West
Legal Description: Tract 2572, Lots FR 1-FR 2

EXPIRATION DATE: October 29, 2019

PROJECT: Historic-Cultural Monument Application for the
HOLLYWOOD ART CENTER SCHOOL

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: CCF Real Estate Holdings Inc. Joan Ann Payden
10436 Santa Monica Boulevard, Suite 400 11 Sea Colony Drive
Los Angeles, CA 90025 Santa Monica, CA 90405

Aragon Properties LLC
10436 Santa Monica Boulevard, Unit 400
Los Angeles, CA 90025

APPLICANT: Hollywood Heritage
2100 North Highland Avenue
Los Angeles, CA 90046

PREPARER: Brian Curran
LA Preservation Consulting
501 South Plymouth Boulevard
Los Angeles, CA 90020

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Declare the subject property** an Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.
2. **Adopt** the staff report and findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

CHC-2019-4608-HCM
2025-2027 North Highland Avenue; 2000-2026 North Glencoe Way
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Attachments: Historic-Cultural Monument Application
 Commission/Staff Site Inspection Photos—July 11, 2019

FINDINGS

- The Hollywood Art Center School “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” as the campus of the Hollywood Art Center School, which is associated with the early Southern California and Hollywood art movements.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

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

SUMMARY

The Hollywood Art Center School is a collection of four institutional buildings connected by pathways and courtyards on a hillside lot that spans most of the block between North Highland Avenue and North Glencoe Way, north of Franklin Avenue in Hollywood. Constructed in 1904 by architectural firm Dennis and Farwell, the subject property was designed in the Mission Revival architectural style. Originally spanning over three acres between Highland Avenue and Glencoe Way, it was commissioned by artist Otto Classen as a residence and later served as the campus for the Hollywood Art Center School. Since 2000, the property has been maintained as a private residence. The property’s buildings include the main house, the carriage house, the guest house (former classroom building), and the studio (former garage).

The Hollywood Art Center School was founded in 1912 by artist Henry Lovins (1883-1960) as the Southwest Academy of Art, which was originally based in the Hamburger’s Department Store building in Downtown Los Angeles. Lovins graduated from the New York School of Fine Arts and taught at the Denver School of Fine Arts and the University of Southern California College of Fine Arts before establishing his own independent art school. Originally founded to teach fine art and design, Lovins and his wife, Mona Lue Lovins, tailored the school’s curriculum to serve the growing artistic needs of the motion picture industry. Classes were offered in commercial art and illustration, cartooning and animation, costume design, interior decoration, sculpture, ceramics, and photography. Faculty at the school included Humberto Pedretti, Jean Mannheim, Edgardo Simone, Ben Kutcher, Charles Keck, Flavio Cabral, Millard Sheets, Roger Nobel Burnham, and Hilarie Hiler. In 1930, the Southwest Academy of Art was relaunched as the Hollywood Art Center School, and it remained in operation until the death of Mona Lovins in 2000.

Irregular in plan, the main residence of the subject property is of wood-frame construction with textured stucco cladding. The first story has a flat roof with a parapet and the second story has

a hipped roof with green glazed terracotta tiles. The primary, east-facing elevation is asymmetrically composed. The primary entrance is recessed behind tall tripartite arched openings on the east elevation. Fenestration includes multi-lite wood casement windows and multi-lite tripartite arched windows. The interior of the residence is arranged around a central octagonal atrium that is now enclosed with stained glass. Other interior features include a Batchelder fountain and fireplace, built-in cabinetry, and wrought iron detailing.

The three ancillary structures are all of wood-frame construction with stucco cladding and a flat roof with a parapet capped with terracotta tiles. The guest house is located to the northwest of the main residence, the studio is located to the north of the main residence, and the carriage house is located to the southeast of the main residence. The site of the subject property is extensively landscaped with paved driveways, ornamental wrought iron gates, a tiled fountain, and an artificial waterfall.

Lyman Farwell (1864-1933) began his architectural career as a draftsman at New York firm McKim, Mead and White. He later formed a partnership with architect Oliver Perry Dennis (1858-1927) in Los Angeles that lasted from 1895 to 1913. The pair designed several notable Los Angeles-area projects, including the Hollywood Hotel (demolished), the Cline Residence (1906, HCM #854), the James R. Toberman House (1907, HCM #769), and the Magic Castle (1909, HCM #406).

The subject property has undergone several alterations over the years that include the addition of artist studios (now demolished) in 1911; the addition of a living room and resizing of the kitchen and bathrooms in 1919; the construction of the garage and guest house in 1920; the addition of a screened porch and third garage in 1927; the conversion of the residence to a hotel in 1944; the conversion of the guest house to classrooms in 1950; the attachment of a carport to the garage in 1959; and the installation of iron entrance gates and replacement of the colonnade in 2003. Other alterations at unknown dates include the removal of the original Mission style gable over the front entry, and the replacement of the front steps with terraced fountains and a lily pond.

DISCUSSION

The Hollywood Art Center School meets one of the Historic-Cultural Monument criteria: it “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” as the campus of the Hollywood Art Center School, which is associated with the early Southern California and Hollywood art movements.

The first three decades of the 20th century saw the convergence of several artistic and design movements drawn to Southern California for its exceptional climate and diverse natural landscapes. This burgeoning cultural scene was further enhanced with the arrival of the motion picture industry in Hollywood which became a magnet for actors, writers, artists, and designers. The Hollywood Art Center School responded to this unique creative environment by providing training for students to become artistic professionals in the entertainment industry. Henry and Mona Lovins recruited a diverse faculty to serve their mission, and students of the Hollywood Art Center School went on to participate in a number of notable local projects, such as the animation of Walt Disney’s *Fantasia* (1940), the design of the Tommy Trojan statue at the University of Southern California (1930), and the memorial to Rudolph Valentino in De Longpre Park (1930). The school continued to operate at its Highland Avenue campus through the twentieth century until its closure in 2000.

While the applicant argues that the subject property also “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of Mission Revival architectural style designed by the well-known Los Angeles architectural firm Dennis and Farwell, staff finds that the property does not meet this criterion. Although the subject property retains some original elements such as arched openings, multi-lite wood casement windows, and terracotta tiles, it is not a unique or outstanding example of the Mission Revival architectural style and is not a notable work of a master architect. Further, the entire property has been extensively altered over the years and no longer retains many original characteristic features, which has diminished its architectural significance. More exemplary properties in the Mission Revival architectural style that are already locally designated include the Powers Residence (1903, HCM #86), the Carolyn Bumiller-Hickey House (1904, HCM #794), and the Cline Residence (1906, HCM #854).

The applicant also claims that the subject property “is associated with the lives of historic personages important to national, state, city, or local history” that include influential artists such as Otto Classen, Henry Lovins and Mona Lue Lovins, Nina Saemundsson, Millard Sheets, Roger Noble Burnham. While some of the artists that were among the art school faculty may be considered historic personages, the information submitted in the application does not support a finding that the property meets this criterion. Specifically, the applicant did not evaluate the careers of all of the artists named and discuss how the Hollywood Art Center School, over all other properties with which they may be associated, best represents their productive period and/or their historic contributions.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 “*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*”

State of California CEQA Guidelines Article 19, Section 15331, Class 31 “*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.*”

The designation of the Hollywood Art Center School as an Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code (“LAAC”) will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior’s Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31, and none of the exceptions

to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2019-4609-CE was prepared on September 19, 2019.

BACKGROUND

A previous Historic-Cultural Monument application for the property, case no. CHC-2018-1782-HCM, was reviewed by the Cultural Heritage Commission and at a public hearing on April 18, 2019, the Commission voted to take the property under consideration. On July 11, 2019, a subcommittee of the Commission consisting of Commissioners Kanner and Milofsky visited the property, accompanied by staff from the Office of Historic Resources. On August 1, 2019, the applicant requested the withdrawal of the application to amend the boundaries of the proposed Historic-Cultural Monument.

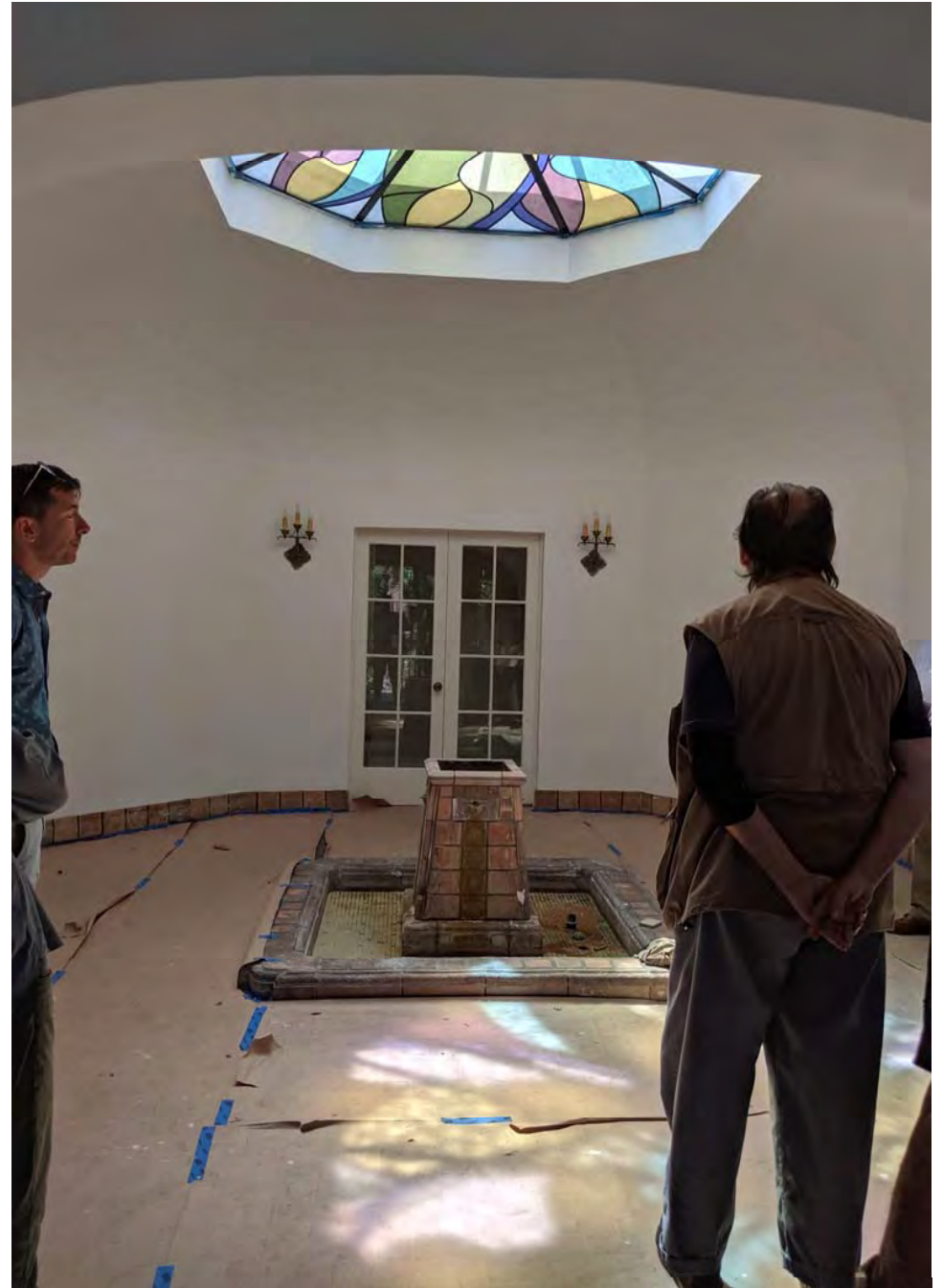
On August 15, 2019, the Cultural Heritage Commission again voted to take the property under consideration. On September 12, 2019, a second subcommittee of the Commission consisting of Commissioners Barron and Kennard visited the property, accompanied by staff from the Office of Historic Resources.



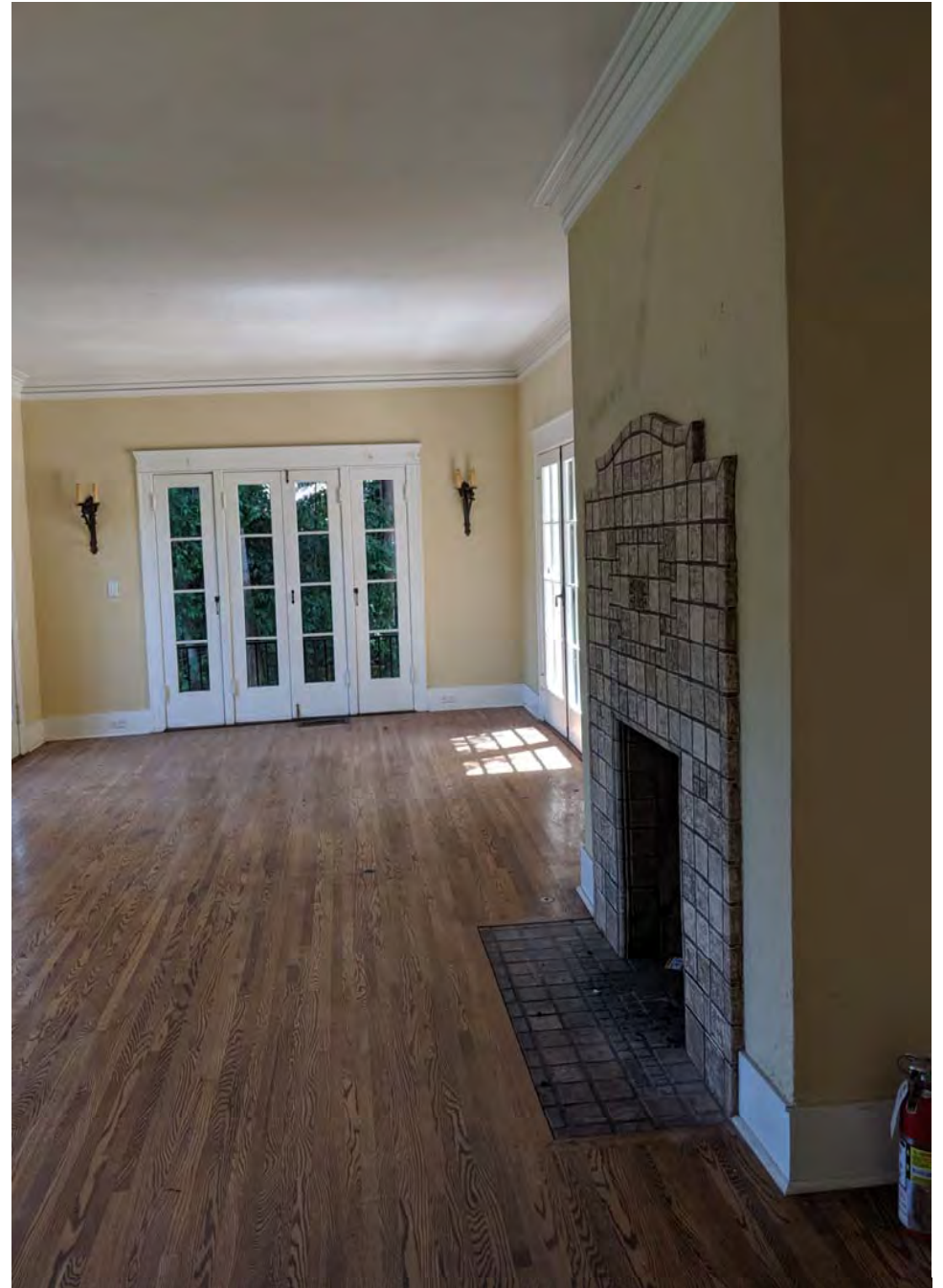




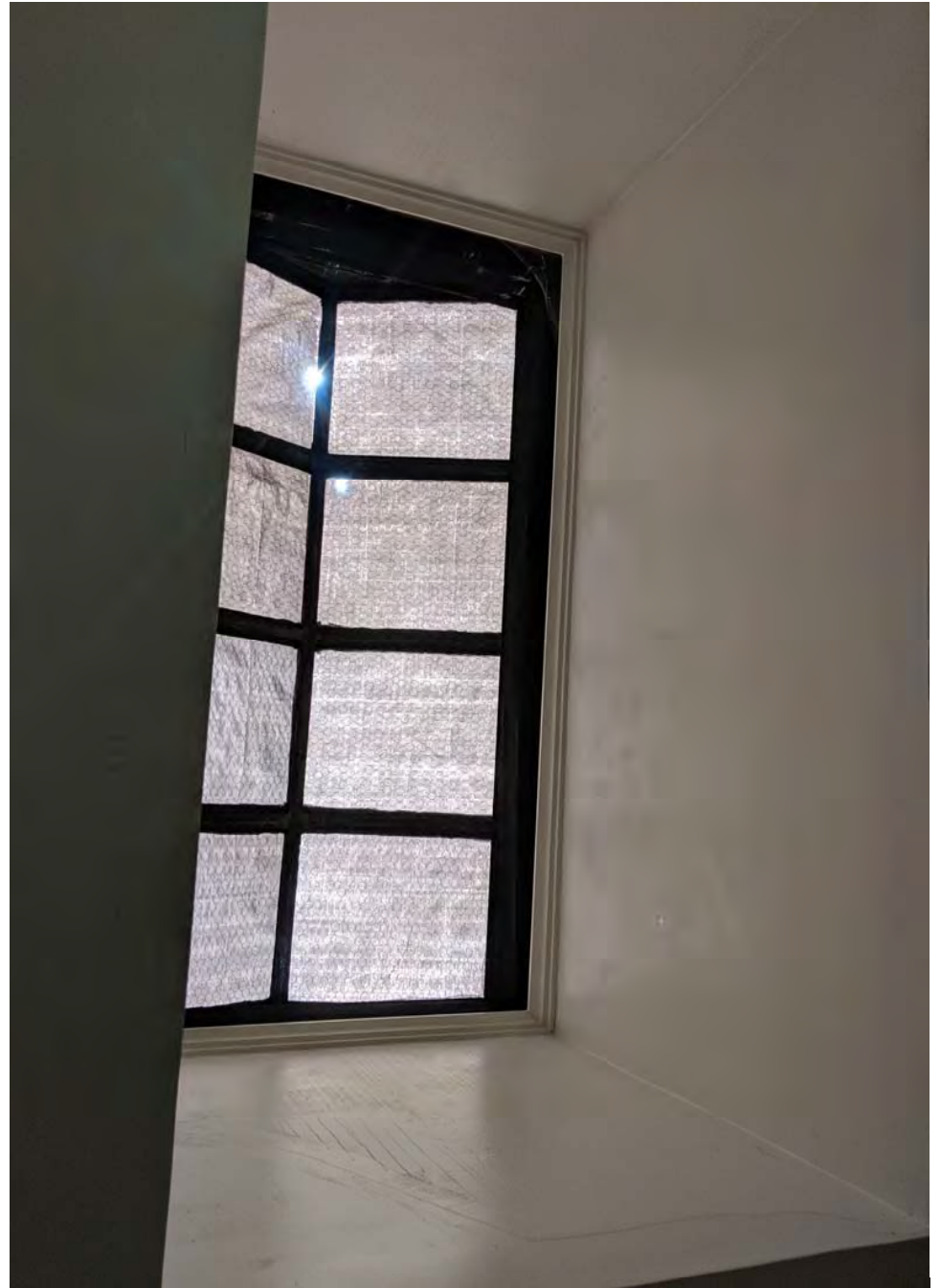


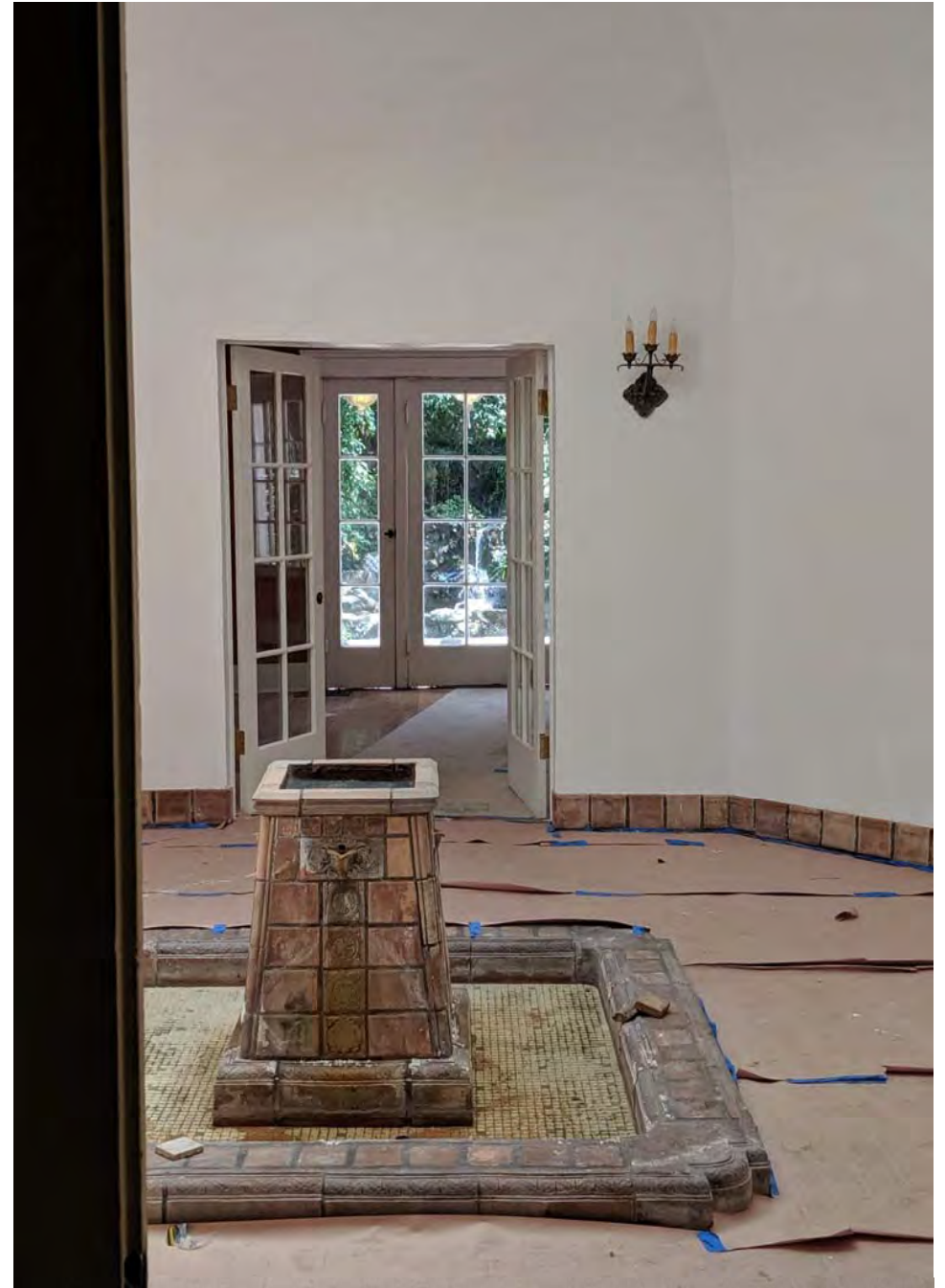


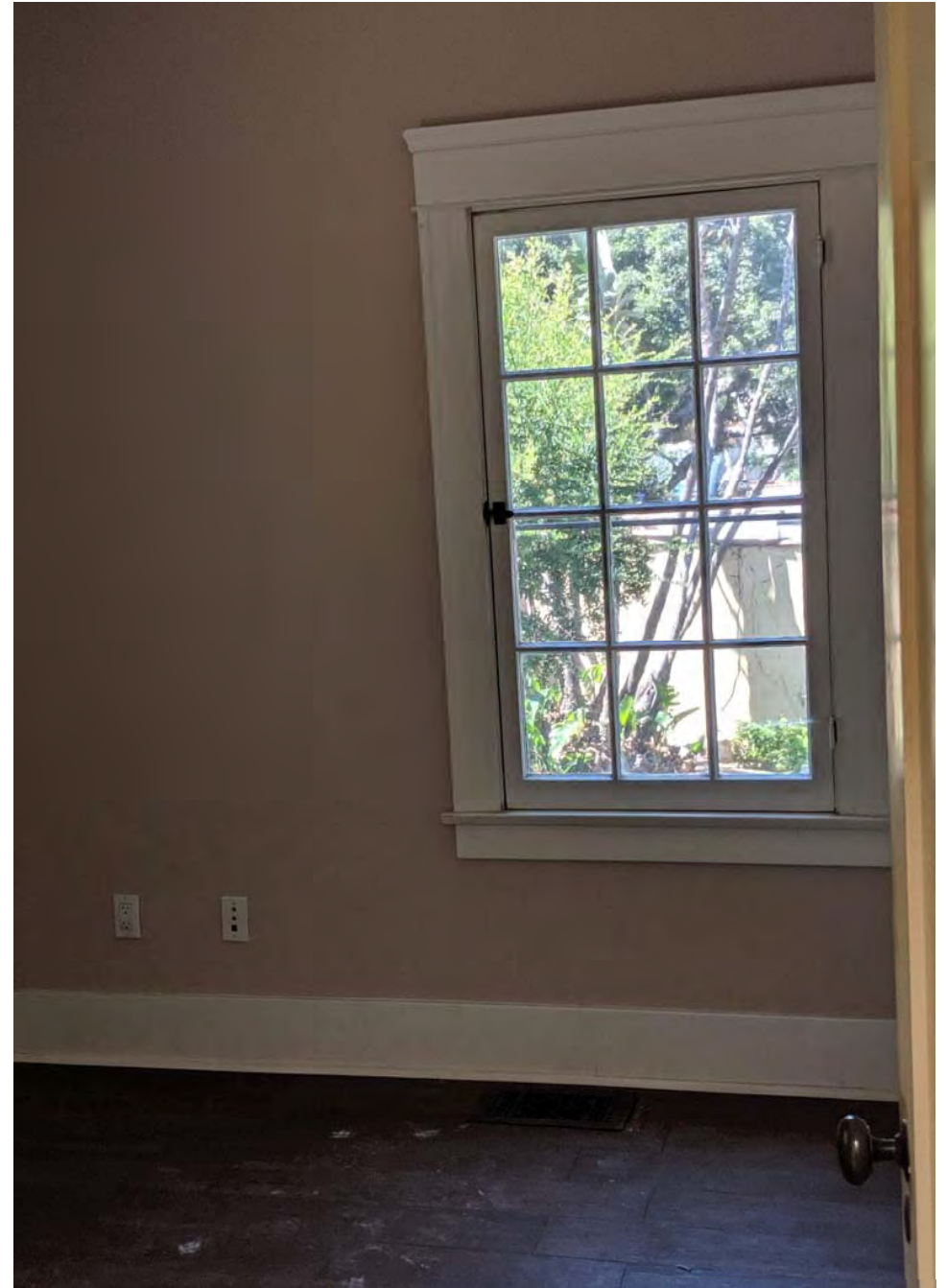


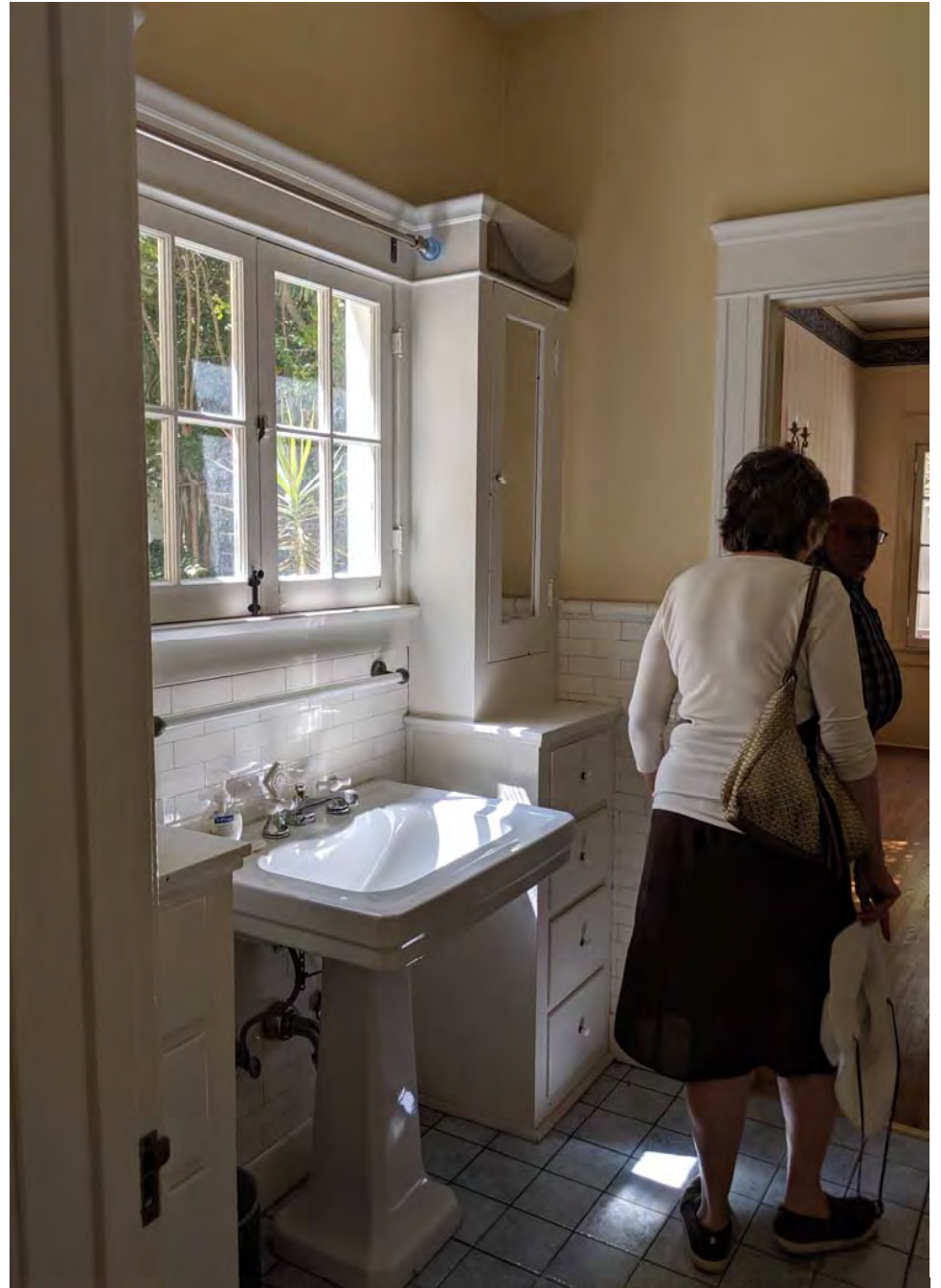




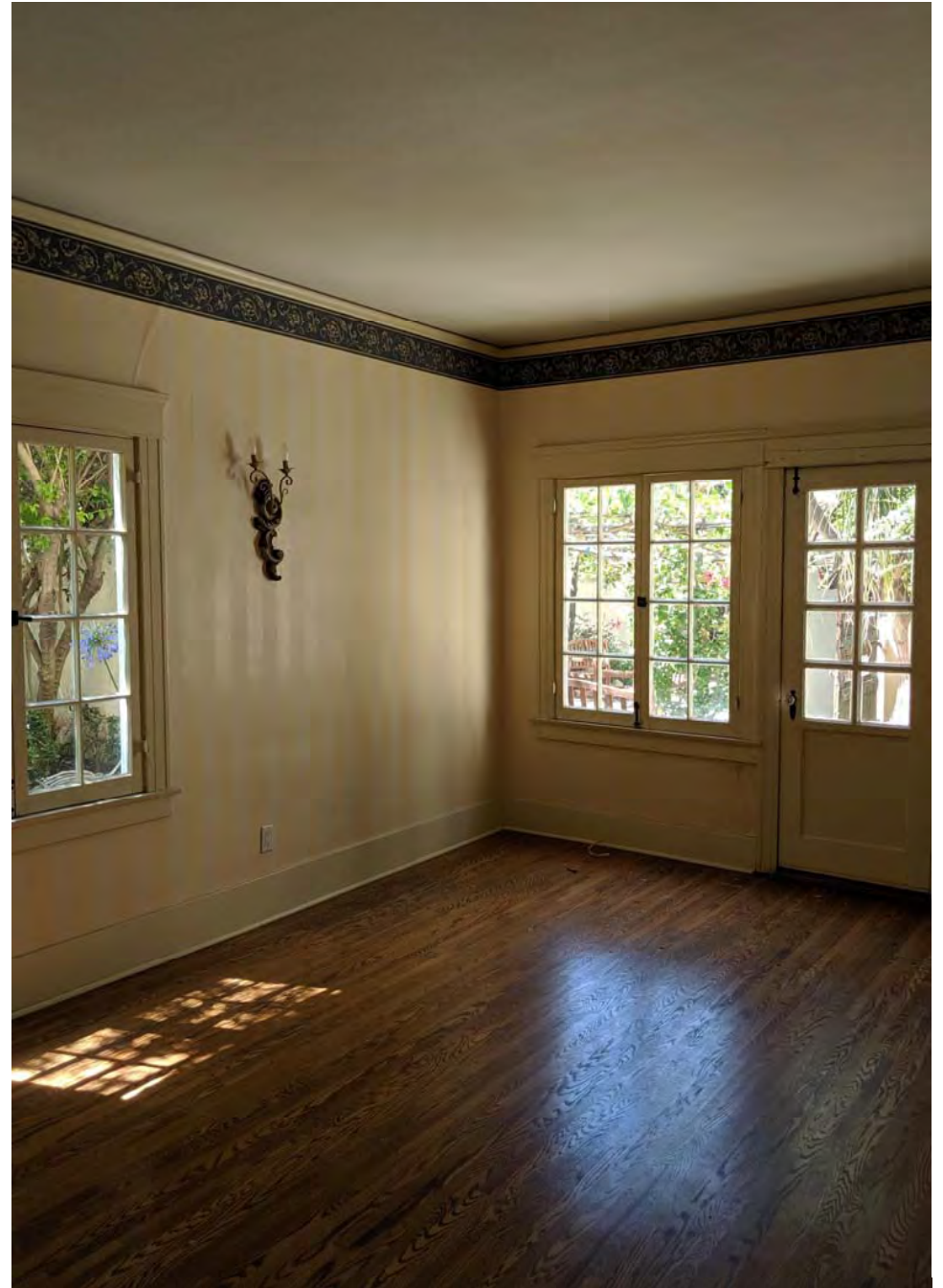


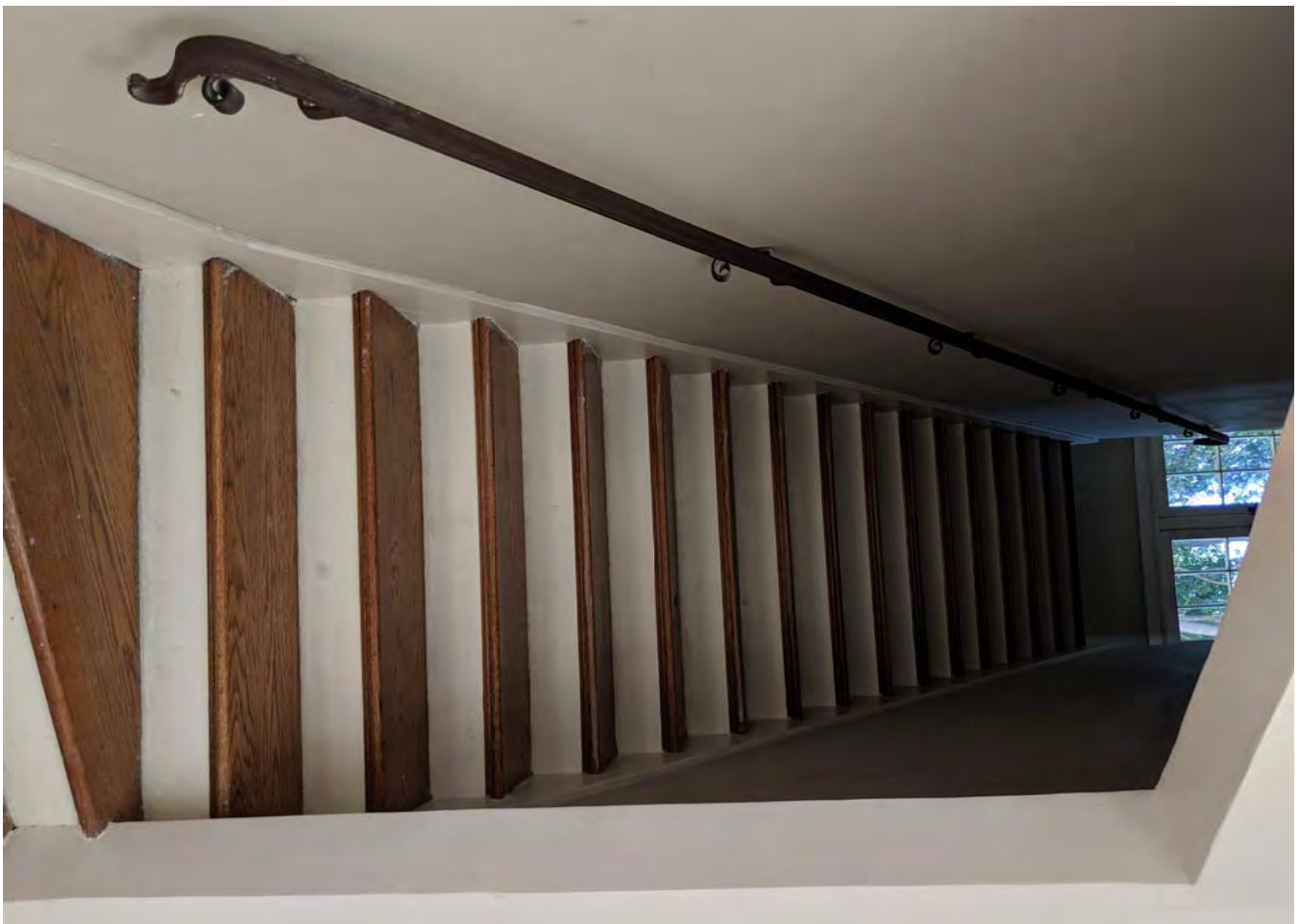




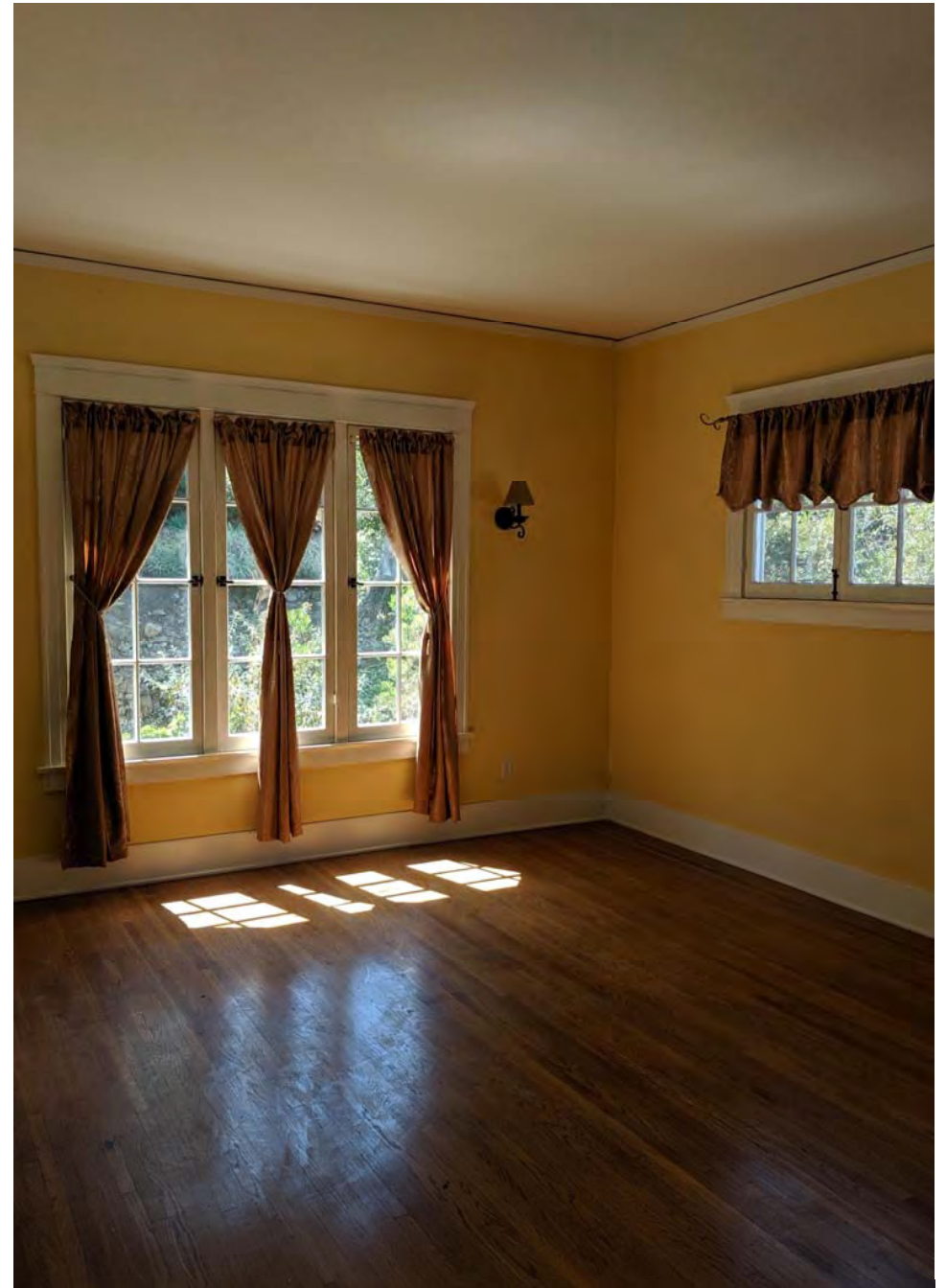








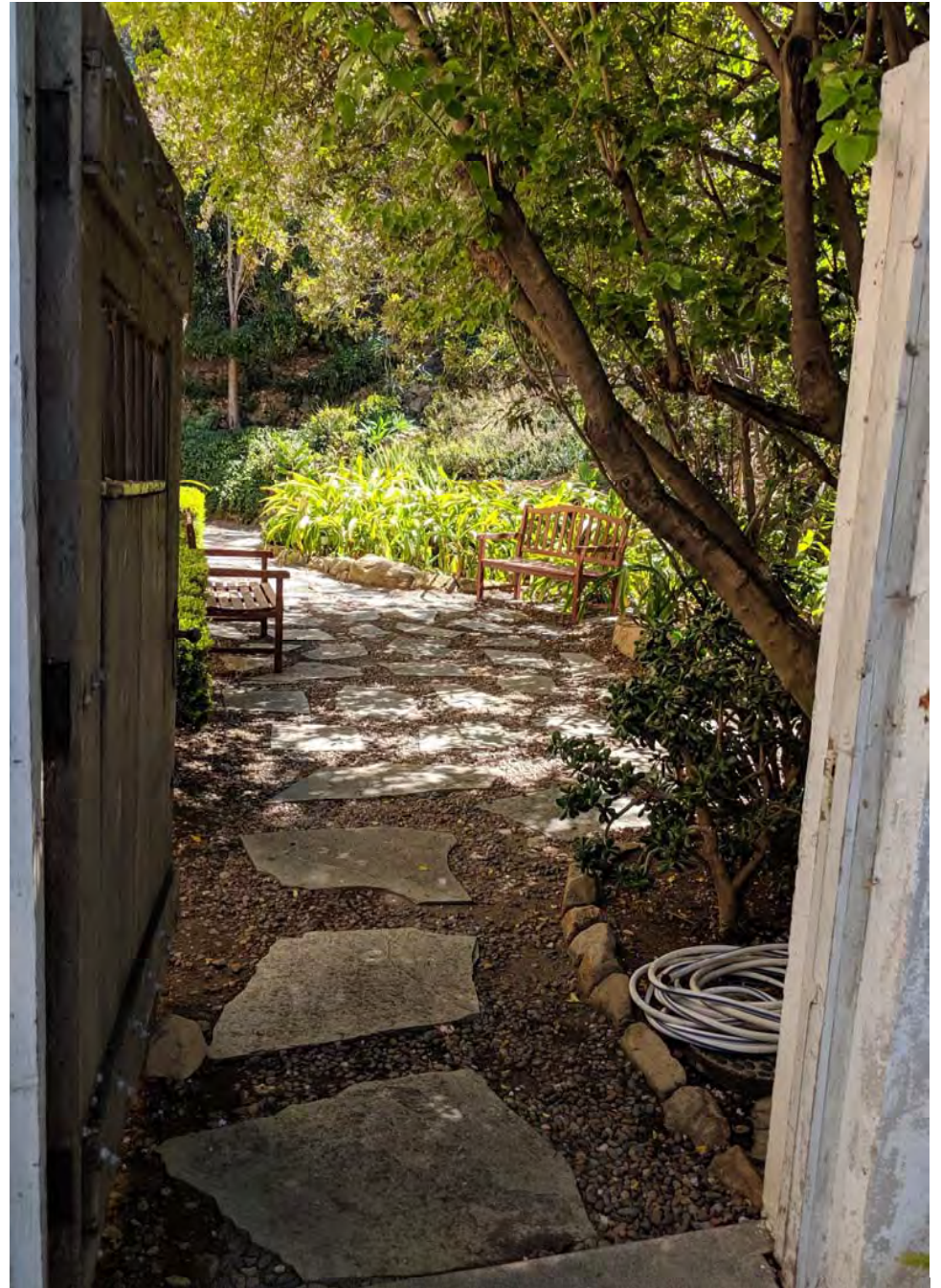
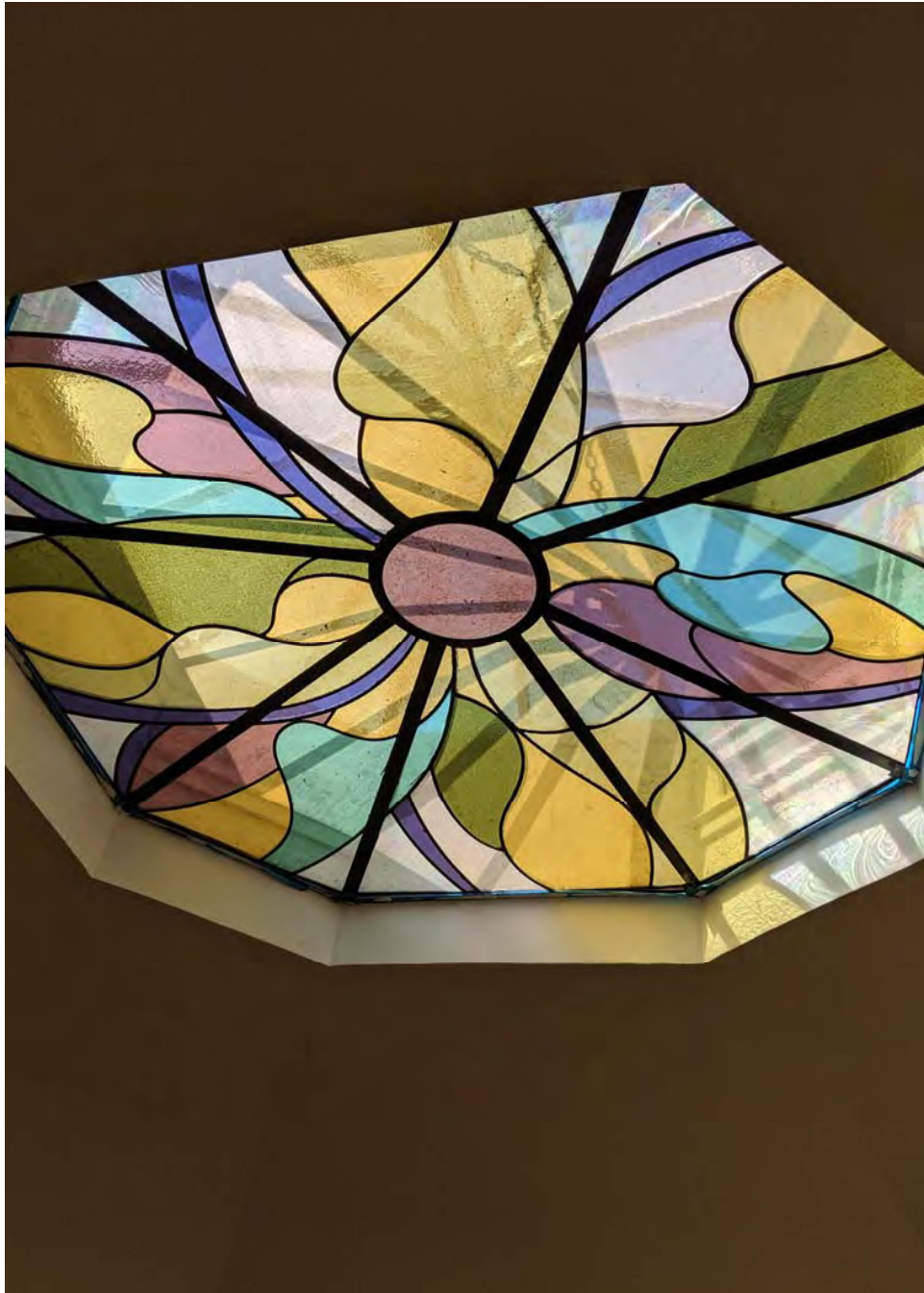




















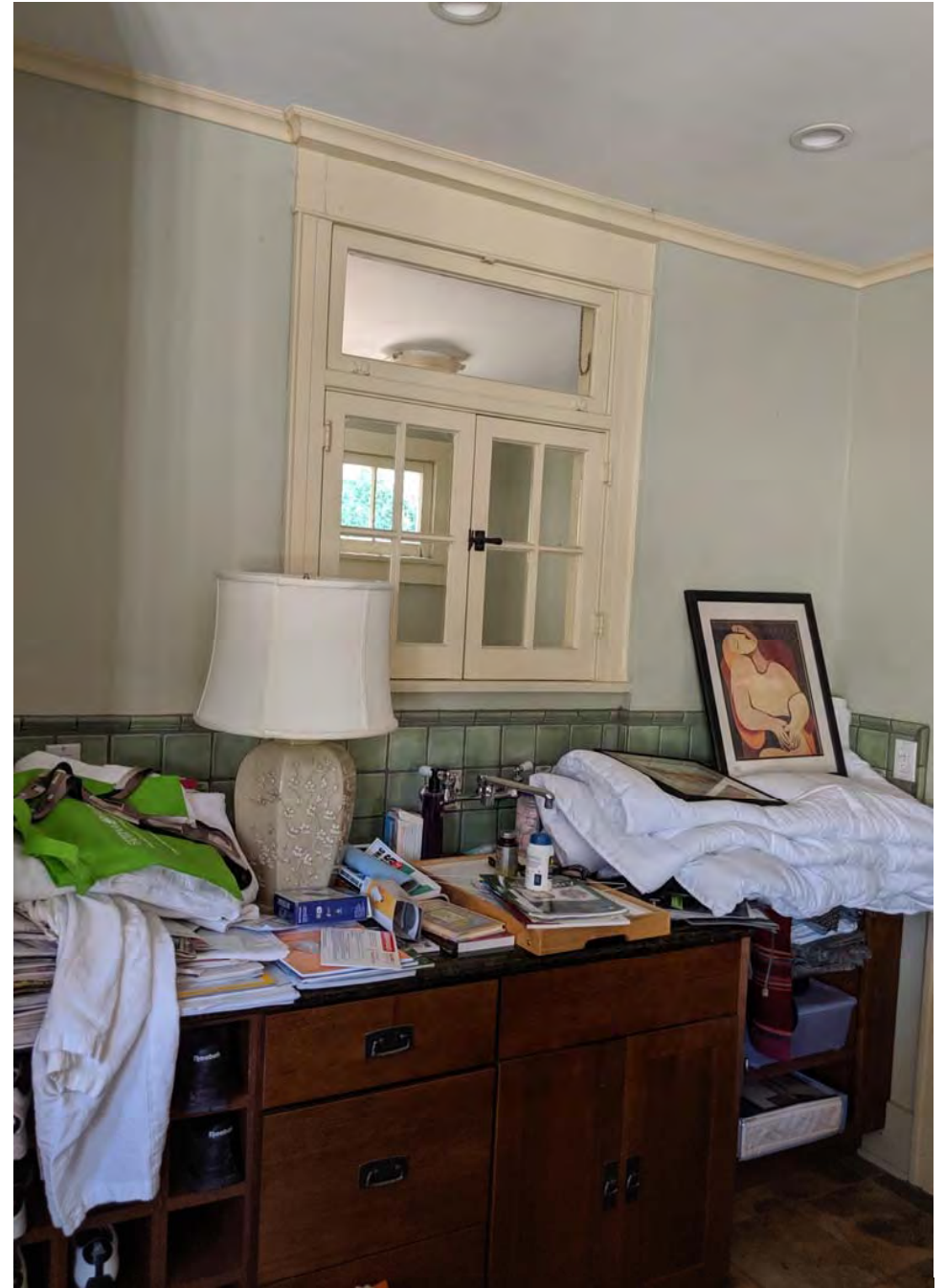




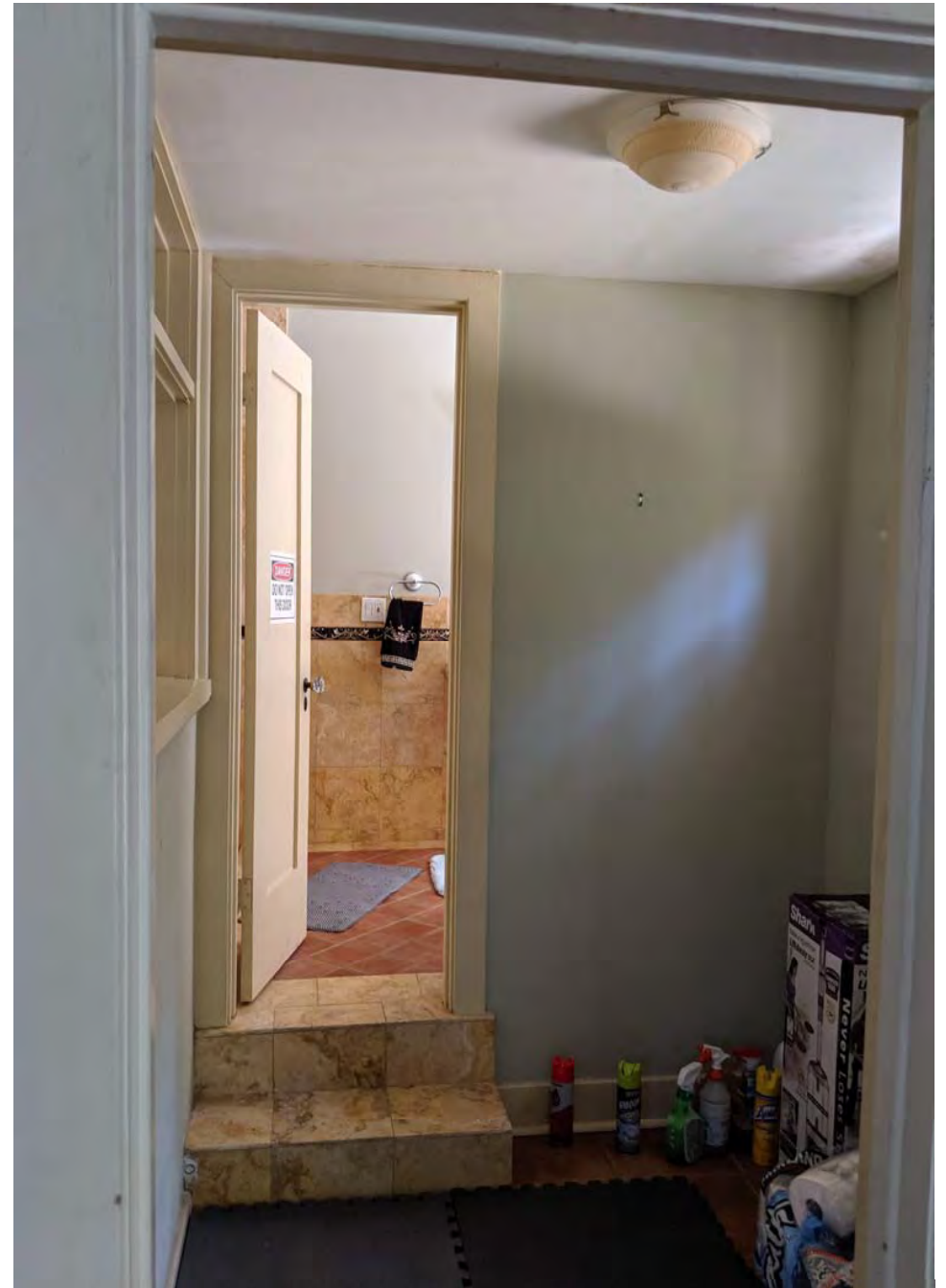






















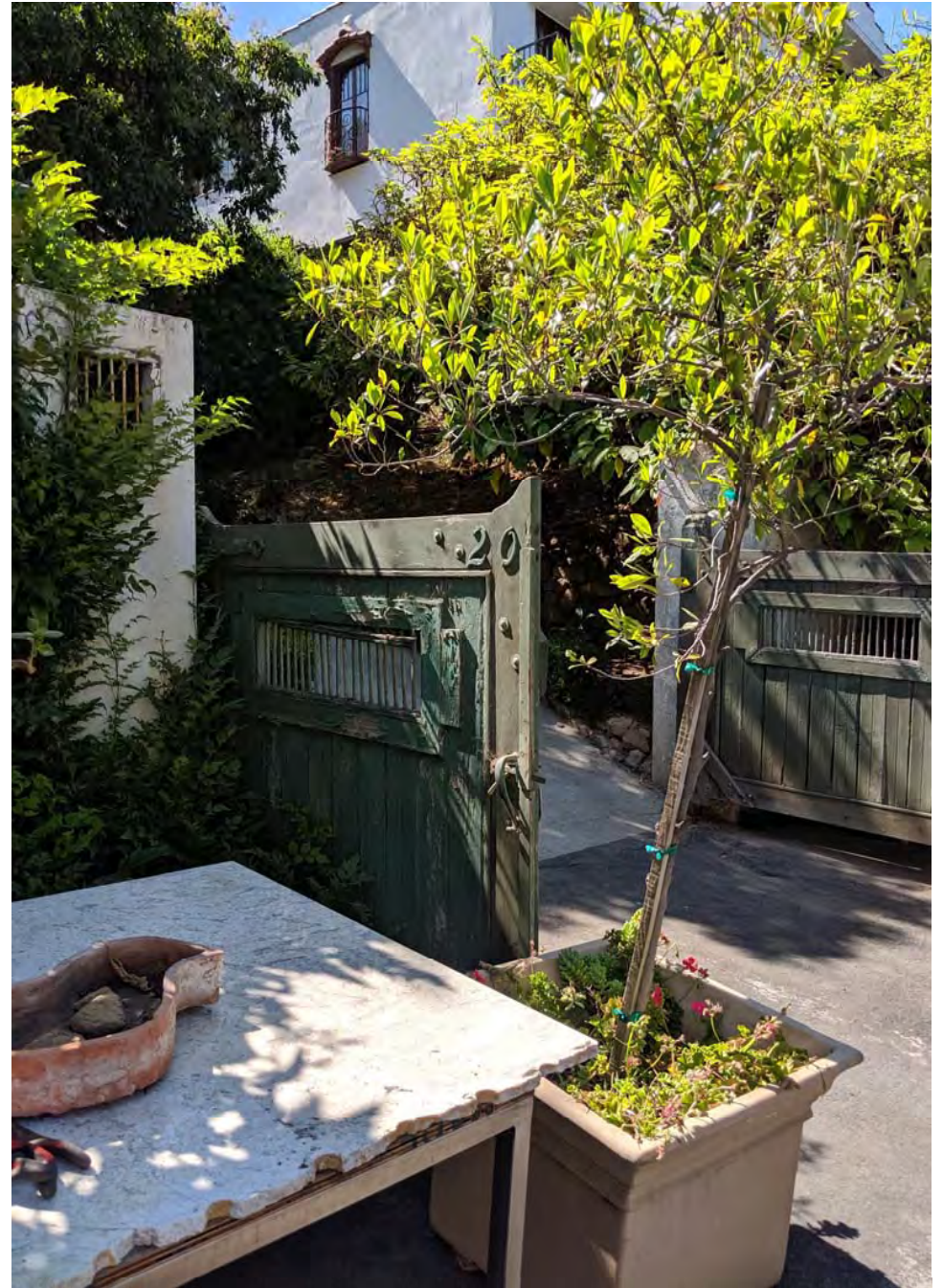














NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

CHC-2019-4608-HCM

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2019-4609-CE

PROJECT TITLE

Hollywood Art Center School

COUNCIL DISTRICT

4

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

☐ Map attached.**2025-2027 North Highland Avenue; 2000-2026 North Glencoe Way, Los Angeles, CA 90068**

PROJECT DESCRIPTION:

☐ Additional page(s) attached.

Designation of Hollywood Art Center School as an Historic-Cultural Monument.

NAME OF APPLICANT / OWNER:

N/A

CONTACT PERSON (If different from Applicant/Owner above)

Melissa Jones

(AREA CODE) TELEPHONE NUMBER

213-847-3679

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)CEQA Guideline Section(s) / Class(es) **8 and 31**☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

☐ Additional page(s) attached

Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's consists of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of **Hollywood Art Center School** as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Melissa Jones

[SIGNED COPY IN FILE]

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

N/A

FEE:

N/A

RECEIPT NO.

N/A

REC'D. BY (DCP DSC STAFF NAME)

N/A

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2019-4608-HCM
ENV-2019-4609-CE

HEARING DATE: August 15, 2019
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 2025-2027 North Highland Avenue;
2000-2026 North Glencoe Way
Council District: 4 - Ryu
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Hollywood Hills West
Legal Description: Tract 2572, Lots FR 1-FR 2

PROJECT: Historic-Cultural Monument Application for the
HOLLYWOOD ART CENTER SCHOOL

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: CCF Real Estate Holdings Inc. Joan Ann Payden
221 South Figueroa Street, Unit 400 11 Sea Colony Drive
Los Angeles, CA 90012 Santa Monica, CA 90405

Aragon Properties LLC
10436 Santa Monica Boulevard, Unit 400
Los Angeles, CA 90025

APPLICANT: Hollywood Heritage
2100 North Highland Avenue
Los Angeles, CA 90046

PREPARER: Brian Curran
LA Preservation Consulting
501 South Plymouth Boulevard
Los Angeles, CA 90020

RECOMMENDATION That the Cultural Heritage Commission:

1. **Take the property under consideration** as an Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal warrants further investigation.
2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The Hollywood Art Center School is a collection of four institutional buildings connected by pathways and courtyards on a hillside lot that spans most of the block between North Highland Avenue and North Glencoe Way, north of Franklin Avenue in Hollywood. Constructed in 1904 by architectural firm Dennis and Farwell, the subject property was designed in the Mission Revival architectural style. Originally spanning over three acres between Highland Avenue and Glencoe Way, it was commissioned by artist Otto Classen as a residence and later served as the campus for the Hollywood Art Center School. Since 2000, the property has been maintained as a private residence. The property's buildings include the main house, the carriage house, the guest house (former classroom building), and the studio (former garage).

The Hollywood Art Center School was founded in 1912 by artist Henry Lovins (1883-1960) as the Southwest Academy of Art, which was originally based in the Hamburger's Department Store building in Downtown Los Angeles. Lovins graduated from the New York School of Fine Arts and taught at the Denver School of Fine Arts and the University of Southern California College of Fine Arts before establishing his own independent art school. Originally founded to teach fine art and design, Lovins and his wife, Mona Lue Lovins, tailored the school's curriculum to serve the growing artistic needs of the motion picture industry. Classes were offered in commercial art and illustration, cartooning and animation, costume design, interior decoration, sculpture, ceramics, and photography. Faculty at the school included Humberto Pedretti, Jean Mannheim, Edgardo Simone, Ben Kutcher, Charles Keck, Flavio Cabral, Millard Sheets, Roger Nobel Burnham, and Hilare Hiler. In 1930, the Southwest Academy of Art was relaunched as the Hollywood Art Center School, and it remained in operation until the death of Mona Lovins in 2000.

Irregular in plan, the main residence of the subject property is of wood-frame construction with textured stucco cladding. The first story has a flat roof with a parapet and the second story has a hipped roof with green glazed terracotta tiles. The primary, east-facing elevation is asymmetrically composed. The primary entrance is recessed behind tall tripartite arched openings on the east elevation. Fenestration includes multi-lite wood casement windows and multi-lite tripartite arched windows. The interior of the residence is arranged around a central octagonal atrium that is now enclosed with stained glass. Other interior features include a Batchelder tile fountain and fireplace, built-in cabinetry, and wrought iron detailing.

The three ancillary structures are all of wood-frame construction with stucco cladding and a flat roof with a parapet capped with terracotta tiles. The guest house is located to the northwest of the main residence, the studio is located to the north of the main residence, and the carriage house is located to the southeast of the main residence. The site of the subject property is extensively landscaped with paved driveways, ornamental wrought iron gates, a tiled fountain, and an artificial waterfall.

Lyman Farwell (1864-1933) began his architectural career as a draftsman at New York firm McKim, Mead and White. He later formed a partnership with architect Oliver Perry Dennis (1858-1927) in Los Angeles that lasted from 1895 to 1913. The pair designed several notable Los Angeles-area projects, including the Hollywood Hotel (demolished), the Cline Residence (1906, HCM #854), the James R. Toberman House (1907, HCM #769), and the Magic Castle (1909, HCM #406).

The subject property has undergone several alterations over the years that include the addition of artist studios (now demolished) in 1911; the addition of a living room and resizing of the kitchen and bathrooms in 1919; the construction of the garage and guest house in 1920; the addition of a screened porch and third garage in 1927; the conversion of the residence to a

hotel in 1944; the conversion of the guest house to classrooms in 1950; the attachment of a carport to the garage in 1959; and the installation of iron entrance gates and replacement of the colonnade in 2003. Other alterations at unknown dates include the removal of the original Mission style gable over the front entry, and the replacement of the front steps with terraced fountains and a lily pond.

A previous Historic-Cultural Monument application for the property, case no. CHC-2019-1782-HCM, was reviewed by the Cultural Heritage Commission and at a public hearing on April 18, 2019, the Commission voted to take the property under consideration as a potential Historic-Cultural Monument. On July 11, 2019, a subcommittee of the Commission consisting of Commissioners Kanner and Milofsky visited the property, accompanied by staff from the Office of Historic Resources. The applicant, on August 1, 2019, withdrew the application due to it not including all of the parcels that are part of the property.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

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

FINDINGS

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

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

2. CONSTRUCTION HISTORY & CURRENT STATUS

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

3. STYLE & MATERIALS

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

Listed in the National Register of Historic Places	
Listed in the California Register of Historical Resources	
Formally determined eligible for the National and/or California Registers	
Located in an Historic Preservation Overlay Zone (HPOZ)	Contributing feature Non-contributing feature
Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s):
Other historical or cultural resource designations:	

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.

A. Proposed Monument Description - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

B. Statement of Significance - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

8. CONTACT INFORMATION

Applicant

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

Property Owner

Is the owner in support of the nomination?

Yes

No

Unknown

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

Nomination Preparer/Applicant's Representative

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

APPLICATION CHECKLIST

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> Nomination Form | 5. <input checked="" type="checkbox"/> Copies of Primary/Secondary Documentation |
| 2. <input checked="" type="checkbox"/> Written Statements A and B | 6. <input checked="" type="checkbox"/> Copies of Building Permits for Major Alterations
(include first construction permits) |
| 3. <input checked="" type="checkbox"/> Bibliography | 7. <input checked="" type="checkbox"/> Additional, Contemporary Photos |
| 4. <input checked="" type="checkbox"/> Two Primary Photos of Exterior/Main Facade
(8x10, the main photo of the proposed monument. Also
email a digital copy of the main photo to:
planning.ohr@lacity.org) | 8. <input checked="" type="checkbox"/> Historical Photos |
| | 9. <input checked="" type="checkbox"/> Zimas Parcel Report for all Nominated Parcels
(including map) |

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.

<input checked="" type="checkbox"/>	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
<input checked="" type="checkbox"/>	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
<input checked="" type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

BRIAN CURRAN 8/1/19
Name: Date:

Signature:

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

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

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

Statement of Significance

Hollywood Art Center School

The former Hollywood Art Center School located at 2025 N Highland Ave is a significant architectural and cultural site associated with the early southern California and Hollywood art movements, influential artists such as Otto Classen, Henry Lovins and Mona Lue Lovins, Nina Saemundsson, Millard Sheets, Roger Noble Burnham etc. and was designed by the well-known Los Angeles architectural firm Dennis and Farwell. The property was also the headquarters of independent film production company Threshold Films from 1968-1985. The property retains much of its original form, detail and integrity, fulfills all three categories for nomination as a Historic Cultural Monument of the city of Los Angeles.

Early History and design

The property located at 2025 N Highland Ave was commissioned by German born artist Otto Classen in 1904. At that time the property was in excess of 3 acres extending from Highland Ave in the east to Glencoe Way in the west. An early description of the property in the Los Angeles Times in 1904 stated;

"Another residence shown in the group is that of Otto Classen. It stands on the west side of Highland, near Cedar Avenue...it is an eight-room, story-and-a-half cement structure, with an interior court, or patio, and two pergolas, whose light and airy construction adds to the attractiveness of the picture. The house was designed by architects Dennis & Farwell and erected under their supervision. With its Corinthian columns and wavy Mission lines, it has a very attractive exterior, and it is estimated to have cost about \$4000."¹

The property's first owner, Otto Classen, was born in Dresden Germany in 1868 and arrived in Los Angeles in 1898 working as a freelance artist. His reputation grew as he was part of the early southern California plein-air movement and was engaged primarily in portrait and landscape painting particularly the "Californiana" genre.² He is listed in Edan Milton Hughs Artists in California 1786-1940 and is buried in Hollywood Forever Cemetery.

Classen's house was designed in the fashionable Mission style by the architects Oliver Perry Dennis and Lyman Farwell, who up to that point had designed such notable commissions as the YMCA at 209 South Broadway, Erasmus Wilson House on Chester Place, the Janes House on Hollywood Blvd.(HCM#227) and the Hollywood Hotel (demolished). Later commissions would include, the

¹ "Among Owners and Dealers: Fair Share of Medium Sized Deals Noted." *Los Angeles Times* May 29 1904: D1. Print

² Berg, Jon, (2019) "Otto Classen (1868-1939) vintage California impressionist art painting of Spanish style home and yard". [Ruby Lane Marketplace art gallery item description] RubyLane.com, Ruby Lane Inc.
<https://www.rubylane.com/item/230729-JB02893/OTTO-CLASSEN-1868-1939-vintage-California>

James R. Toberman House (HCM#769) and the Lane House, better known as the Magic Castle (HCM#769). The house's original "wavy" Mission gable was similar to that used around the same period by the firm for the Wilson House and the Hollywood Hotel.

By 1919 the property had changed hands and became the property of Bertha Barker widow of OJ Barker of the Barker Bros Furniture Company whose downtown flagship on 7th Street (HCM #356) was also a venue for the exhibition of artworks by artists from the pioneering California Arts Club.³ Mrs Barker enlarged the original Classen villa through the addition of extensions to the first floor and a second story bedroom. As the nature of the this stretch of Highland Ave changed, the house was converted briefly in 1944 into a hotel.

Hollywood Art Colony

The first three decades of the 20th century saw the convergence of several artistic and design movements drawn to southern California for its exceptional climate, picturesque landscapes as well as its frontier and Spanish colonial atmosphere. This burgeoning cultural scene was further enhanced with the arrival of the motion picture industry in Hollywood which became a magnet for actors, writers, artists and designers. The foot of the Cahuenga pass became a nexus of this artistic milieu with the estates along North Highland Ave and the new development of Whitely Heights attracting the beau monde of the movies as well as an array of artists and others drawn to the bohemian Hollywood lifestyle. It was also here that artist and educator Henry Lovins would find a permanent home for his Southwest Academy of Art which would be rechristened the Hollywood Art Center School.

Henry Lovins

"Los Angeles attracting attention as art center/ work of art colony here is of world-wide interest" declared the Los Angeles Times on August 30th 1911, it also announced that a Prof. Henry Lovins of Denver was to join the College of Fine Arts Faculty in what was then Garvanza, now Highland Park and lead by William Lees Judson, a pioneer of Southern California's Arts and Crafts Movement.⁴

A Jewish immigrant from Ukraine, Henry Lovins had emigrated to the US in 1887 arriving in New York. Lovins studied at the New York School of Fine Arts with the famous American Impressionists, Robert Henri (Ashcan School, The Art Spirit) and William Merrit Chase, (founder Parson's School of Design). While at the New York School of Fine Art, Henry became an important collaborator with

³ Cook, Alama May, "Los Angeles Attracting Attention as an Art Center". *Los Angeles Herald Express* August 30 1911: 6.Print

⁴ "Early Los Angeles: Art Galleries, Clubs, Museums, Art Schools and Teachers". California Art Club, California Art Club. <https://www.californiaartclub.org/early-los-angeles>

Robert Henri and assisted in assembling Henri's famous treatise, *The Art Spirit*, which remains -- one of the most influential books read in art schools today.

Upon graduation, Lovins followed his family west to Denver Colorado and after establishing himself as an art teacher becomes Director of the Denver School of Fine Art. His renown grew in the west and he was recruited by William Judson to teach at the (USC) College of Fine Arts in Los Angeles in 1911. Not long after he founded the first independent art school in Los Angeles, the Southwest Academy of Art, based in Hamburger's Department Store (HCM#459) in downtown LA.

During his tenure at USC Lovins met Pre-Columbian archaeologist Edgar L Hewett, who introduced him to the world of pre-Hispanic civilization and culture. Hewitt would bring Lovins to San Diego to assist him in designing his exhibition of Maya casts and models in the California Building of San Diego's Panama-California Exposition in 1915.⁵ Lovins would commute between Hollywood and San Diego for several years, while immersing himself in ancient American indigenous culture and establishing a studio creating Mayan revival designs and artworks, which gained him significant public and private commissions including work with MGM and Universal Studios.⁶

Lovins returned to Los Angeles for good in 1927 opening his Kilkea Studio to great fanfare with a reception that included such luminaries as Charles Lummis and Prof Hewitt, as well as native American tenors and sopranos. According to reporter Margaret Craig, "the whole affair might have been staged in South America, on the continent, or in the Orient."⁷ While not hosting cultural soirees at his studio, Lovins continued to teach and develop curriculums for the Los Angeles School of Art and Design, San Diego Academy of Fine Arts and Holmby, Marlborough, Westlake and Cumnock Preparatory Schools as well as teaching evening classes at Hollywood High and Frank Wiggins Trade Tech, where he would meet his third wife and collaborator Mona Lue Lovins. Together the pair would in 1930 relaunch Lovins' original Southwest Academy of Art, as the Hollywood Art Center School, which would operate until Mona Lovins death in 2000.

Henry Lovins work is represented in permanent collections of San Diego Museum, Santa Fe Museum, New Mexico, and Southwest Museum, Los Angeles. Mr. Lovins created decorations for Beverly Beach Club, Fitzgerald Piano Salon, The Pig and Whistle, Motley Flint's residence at Flintridge, the Administration Building of Forest Lawn Cemetery in Glendale, also the Indian decorations for home of Mr. Cudahy of Chicago and the Whitley Park Country Club.

⁵ Steinberger, Staci, "Henry Lovins and the American Old Masters," *Design in California and Mexico 1915-1985* (Los Angeles: Los Angeles County Museum of Art and Delmonico Books/Prestel, 2017), 272-3.

⁶ Ibid.

⁷ Craig, Margaret, "The Opening of the Studios of Henry Lovins," *California Southland* (December 1927), p. 10.

Hollywood Arts Center School

The Hollywood Art Center School (HACS) was founded in 1912 by artist Henry Lovins as the Southwest Academy of Art following his departure from USC College of Fine Arts. Its first location was the second floor of Hamburger's Department Store in downtown LA. Even with Henry's commuting to San Diego, the school continued to operate for the next 2 decades changing location until finally settling in Hollywood in the late 1920s upon Henry Lovins return to Los Angeles. Following Lovins marriage to Mona Lue Lovins in 1930, the couple relaunched the art school as the Hollywood Art Center School.

Originally founded to teach fine art and design, Lovins later tailored the school's curriculum to serve the growing artistic needs of the motion picture industry. The school would offer a three-year intensive certificate program and majors in Fine Arts, Commercial Art and Illustration, Interior Decoration, Costume Design and Fashion Illustration, Cartooning and Animation as well as ceramics, sculpture and modelling. A fourth year could be added for students wishing to develop further abilities toward Stage and Motion Picture Set Design as well as Photography and Motion Picture Arts.⁸

Henry and Mona Lue recruited a number of exceptional artists for their faculty including Humberto Pedretti (WW1 Doughboy statue Pershing Square), Nina Saemundsson (Renown Icelandic sculptor, Spirit of Achievement Waldorf Astoria NYC, statue of Leif Ericson in Griffith Park) Jean Mannheim (California plein-air master), Edgardo Simone (sculptor), Ben Kutcher (illustrator), Charles Keck (set painter, architect and water colorist), Flavio Cabral (muralist), Henry Lion (sculptor), Millard Sheets (muralist, architect Scottish Rite Masonic Temple Wilshire Blvd), Estelle Ishigo (watercolorist, during WW2 interned in Heart Mountain Relocation Center in Wyoming) Ferdinand Earle (painter, filmmaker, editor) Roger Nobel Burnham (sculptor of Tommy Trojan USC mascot, Gen MacArthur statue, McArthur Park) and Hilare Hiler (developer of the Hiler Color System)

Students and faculty participated in such varied projects as the animation of Walt Disney's *Fantasia* (1940), the Tommy Trojan statue at USC (1930), and the famous memorial to Rudolph Valentino in De Longpre Park (1930). HACS's curriculum focused on the creative and technical advancement of the artist in a free-spirited, progressive pursuit of intensive study.

The Hollywood Art Center School by the 1940s operated out of 3 locations, the Wilshire Art Building at 3819 Wilshire Blvd in Los Angeles, at 1905 N Highland Ave, originally purchased by the Lovins in 1930 from Douglas Fairbanks Sr. and the property which would become the school's final home 2025 N Highland Ave.⁹ The Highland Ave villa and gardens became the perfect environment for the

⁸ Lovins, Elizabeth. "Henry Lovins and the lost Hollywood Arts Center School" East of Borneo, East of Borneo <https://eastofborneo.org/articles/henry-lovins-and-the-lost-hollywood-art-center-school/>

⁹ "Hollywood Art Center Adds Large Campus". Honolulu Star Bulletin. August 7th 1950.

creative and cultural endeavours of the school. The Lovins continued to embellish the gardens around the estate as part of their visionary curriculum.

The property in the 1960s also became the headquarters of Threshold Films and Hollywood Film Associates lead by Henry and Mona's son Jay Lovins. Lovins graduated from Hollywood High school (gymnastics champion) and received BA in Television and Cinema Arts at Brigham Young University. Returning to Los Angeles Jay attended graduate school at UCLA, working under the tutelage of Lee Garmes, Jean Renoir and Stanley Kramer. He received his Master of Arts Degree in Motion Pictures in 1964. As President of Threshold Films and Hollywood Film Associates, Lovins would receive over twenty International Awards for Writing, Directing, and Producing. He is credited with over seventy films including features and films for televisions, commercials and documentaries.¹⁰

For much of the 1970s, Threshold Films was a producer and distributor of award-winning domestic and international short films. These encompassed sports, the arts and other documentary subjects, many reflecting the mind-expanding counterculture of the time, often packaged into feature-length programs. Among these were the animated revisionist history lessons of Charles Braverman, the sounds of the Rolling Stones at their most psychedelic, the austere onscreen charisma of John Carradine, and "Frank Film"—winner of the Best Animated Short Oscar in 1973, and now on the National Film Registry. The Threshold Films collection at the Academy Film Archive includes well over a hundred items, including Jay Lovins' fascinating single foray into the 16mm jukebox market, "Flamenco A Go-Go" (1965), a long favorite of archive staff.

With the passing of Henry Lovins in 1960 and Jay Lovins in 1985 as well as the loss of accreditation in the 1980s, the school went into a long decline, eventually closing following the death of Mona Lovins in 2000. The property was sold to Joan Payden in 2002 who maintained the property as a private residence, restoring it and making minor decorative alterations. The property was rechristened Highland Taffy estate and was used for the occasionally for the owner's many philanthropic activities. Recently sold, the property is threatened with re-development due to its proximity to Transit corridors and tourist oriented hotels along N Highland Avenue.

Hollywood Arts Center School Description

Overview

¹⁰ Lovins, Elizabeth. "Jay Lovins Biography". IMBD, IMBD.com Inc. <https://www.imdb.com/name/nm1021837/bio>

The former Hollywood Art Center School located at 2027 N Highland Ave in Hollywood is a Mission/Mediterranean style architectural ensemble of 4 buildings with associated architectural features, connected by pathways and courtyards set within a hillside landscape.

Main House

The centrepiece of the ensemble is the large villa which according to permit documents was constructed in 1904 and designed by the well-known Los Angeles architectural firm of Dennis and Farwell. Expanded and altered over time, the house nonetheless maintains the majority of its original and character defining features. Sitting on a low ridge at the foot of the Hollywood Hills the house is approached from the east via the drive which leads from Highland avenue.

The house was originally designed in the Mission style, planned around a central Batchelder tiled patio, open to the sky with and entered through a triple arched recessed entrance embellished with wrought iron fans and crowned with a Mission style pediment. The southeast corner of the house had a second story which gave the impression of a squat tower capped with a barrel tiled hip roof.

Today the facade is more Mediterranean in appearance having lost its Mission style gable over the front entry. A large Moorish inspired water feature of terraced fountains descending into a lily pond designed by Paul J Howard has also replaced the original front steps and so now the house is entered via a path from the north leading to new a set of steps at the top of the fountain. The entrance arches have also been embellished by modern wrought iron gates circa 2006.

The house is now flanked by 2 single story extensions set back from the main facade which retains its original arrangement of 2 sets of French doors to the north and south of the main entrance, each with its own small wrought iron railing and balcony and a set of arched windows on the second story which mimic the triple arches of the entrance. The extension to the south has a set of French doors matching the originals and the north extension has two casement windows.

The roof is varied in form, the majority of which is flat, covered with tar paper and surrounded by a parapet, which is partially embellished with terracotta barrel tiles, and punctured with various skylights. The second story, however has a hip roof, as does the southern extension both of which are roofed with green glazed terracotta barrel tiles. The second story is capped with a single stuccoed chimney.

The interior of the villa is arranged around a central octagonal hall which was once an open-air courtyard and is now covered with a skylight with modern

stained glass. The central feature of this hall is a Batchelder fountain surrounded by a square shallow tiled pool. All of the main rooms of the first-floor dining room, original sitting room, family room/library, kitchen, staircase, and back bedroom access can be entered off of this central hall. The original sitting room retains its Batchelder fireplace with glazed tile decorations and the dining room has its original mission style built in hutch. The second story has two bedrooms with one bath and access to the roof. There is also a long narrow basement which runs beneath the front of the house where brick and cement foundations are visible.

Back Guest House (former school)

To the north west of the main house sits the former classroom building of the Hollywood Art Center School, which included assigned spaces for fashion design, animation, commercial design and administration. Wood framed with stucco finish, the building has a flat tar paper roof with a low parapet capped with terracotta barrel tiles. There is also a lower ground floor which is most likely a converted garage. Now a converted into a one-bedroom guest house with living room, kitchen, bedroom and studio.

Studio

North of the main house opposite the lower ground level of the guest house is another structure which was originally built as a garage and later converted to use as a studio. Built of wood frame, stucco and cement, like the guest house it has a flat tar paper roof with a low parapet capped with barrel tiles. The studio has a single large room brightly lit with skylights and a large industrial metal window. The studio is accessed through a large set of carriage doors on the west side of the building.

Carriage House (guest house)

Another former garage, now converted for use as another guest house lies at the south east corner of the property. Like the back guest house and studio, it is wood framed with stucco and has a flat roof with a parapet capped with barrel tiles. The parapet of this building however, is stepped up at the corners adding a slight flourish. There is also a tiled eyebrow overhang above the former garage doors which are now fixed and residential door has been installed. This building has been given a brick extension to the south giving the building a wedge shape. Inside there is one bedroom, kitchen, living room, and a bathroom.

Landscape and Terraces

The property of the former Hollywood Art Center School is extensively landscaped. The low western portion of the property includes ornamental gates, paved drives, a parking lot, and a motor court. There are 2 water features, the first a terraced Moorish inspired fountain directly in front of the house and

a large artificial water fall to the south which cascades down from one of the hillsides. Surrounding the main house are 2 patios, one with a pergola and another walled with mission style gates and an arbor with trailing grape vines and a small fountain. The western portion of the property climbs steeply towards Glencoe Way and is cut with a switchback drive, winding and climbing paths, as well as architectural elements such as a rustic colonnade, staircases, retaining walls and more recently an amphitheatre, a viewing deck and greenhouse.

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<https://www.rubylane.com/item/230729-JB02893/OTTO-CLASSEN-1868-1939-vintage-California>

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Contemporary Photographs



West (main entrance) facade



Hollywood Art Center School HCM Nomination



Aerial view



Wrought iron work on main entrance arches.



Center hall atrium



Guest house, former classroom building



Studio, former garage



Studio interior



Patio gate



West facing view of guest house from studio courtyard

Maps

Los Angeles-Pacific Boulevard and Development Company

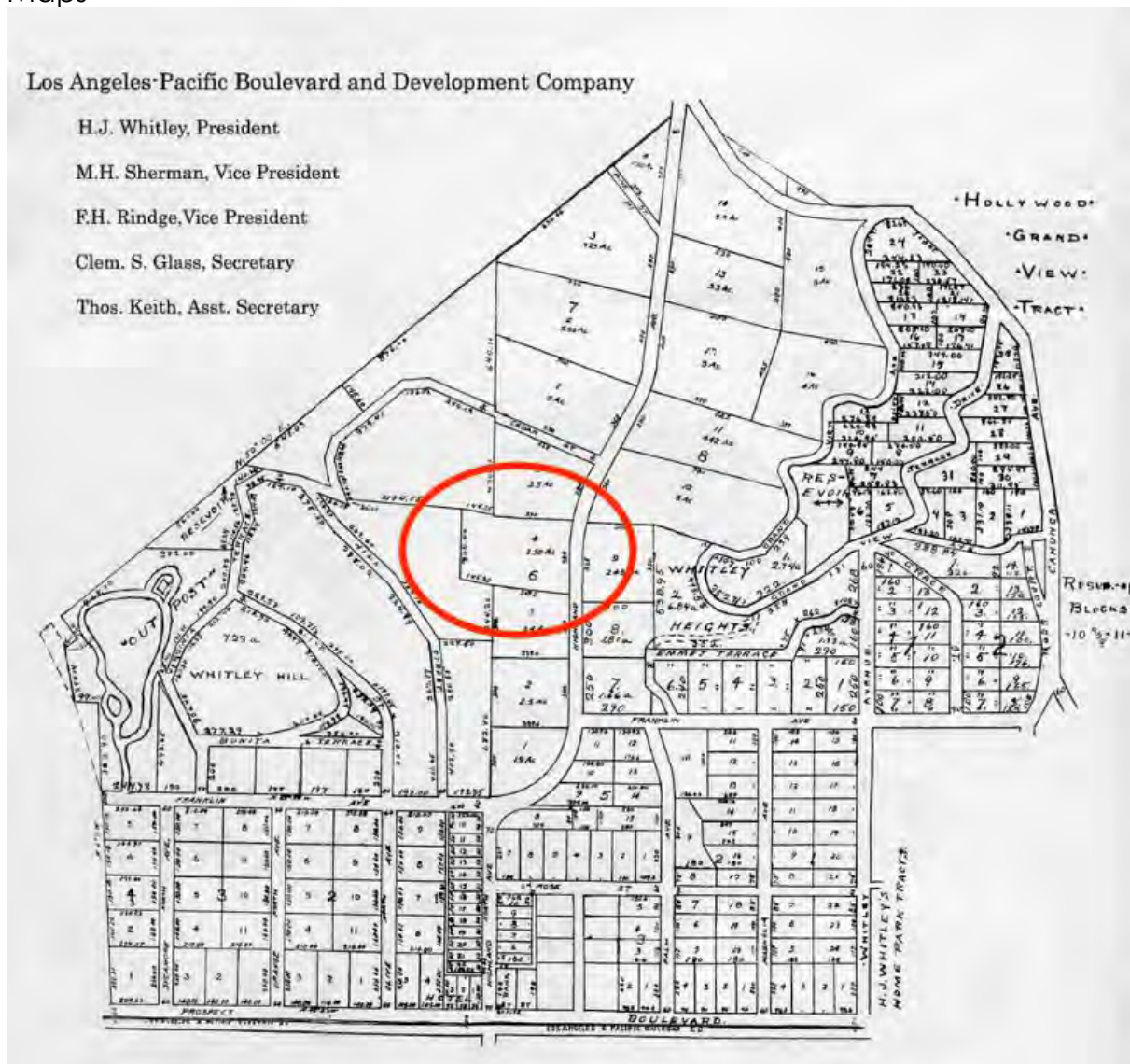
H.J. Whitley, President

M.H. Sherman, Vice President

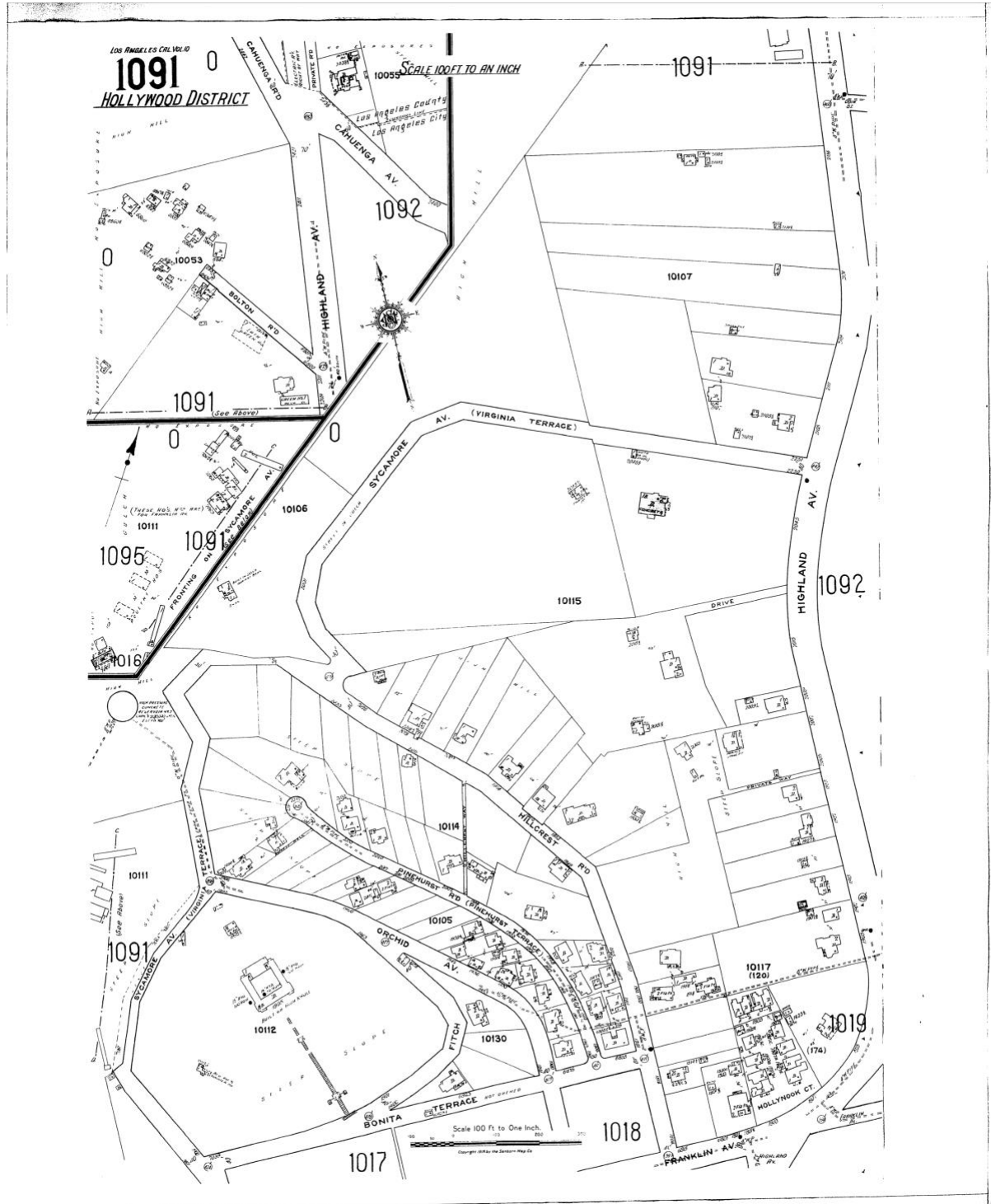
F.H. Rindge, Vice President

Clem. S. Glass, Secretary

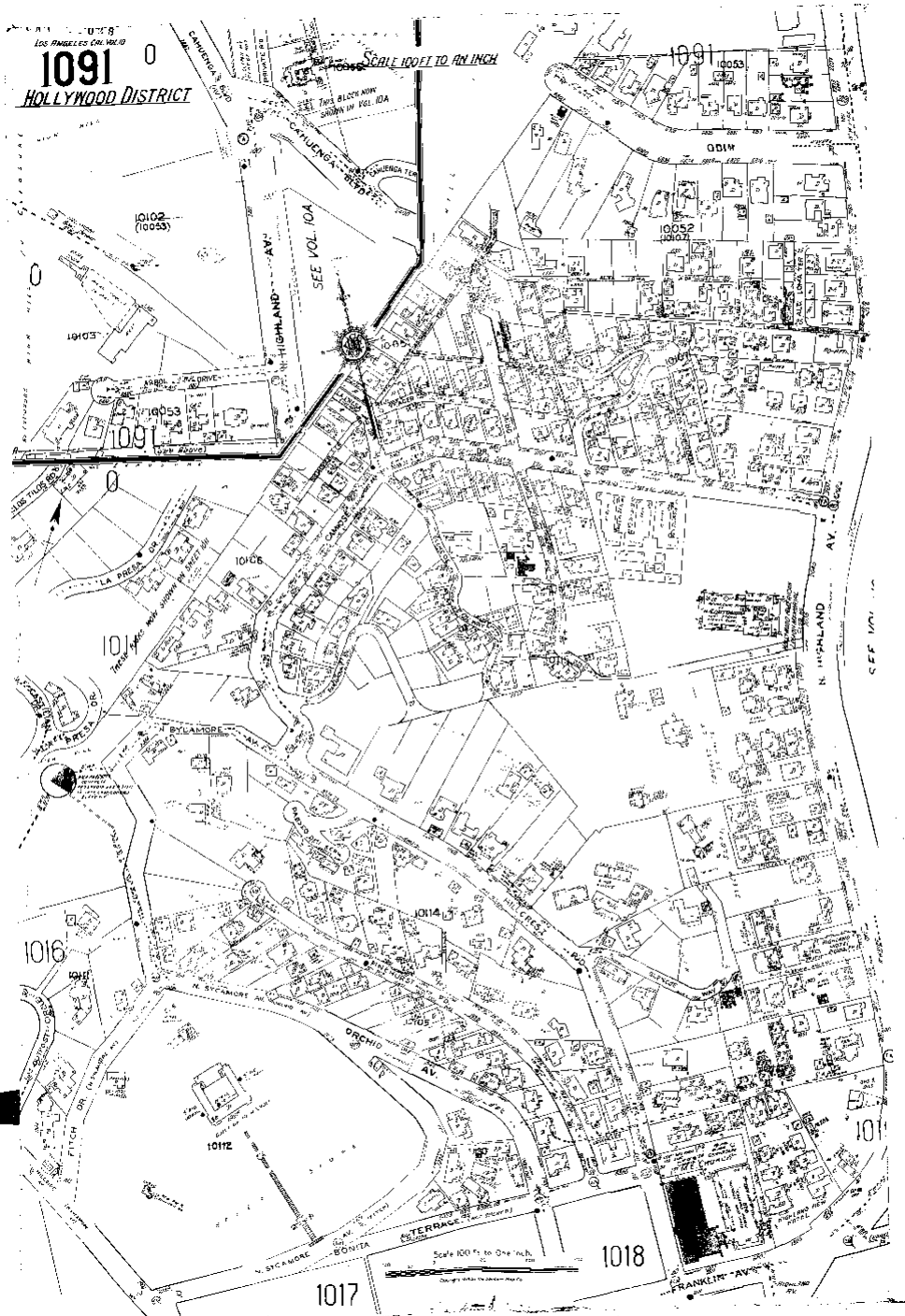
Thos. Keith, Asst. Secretary



Original Development Map



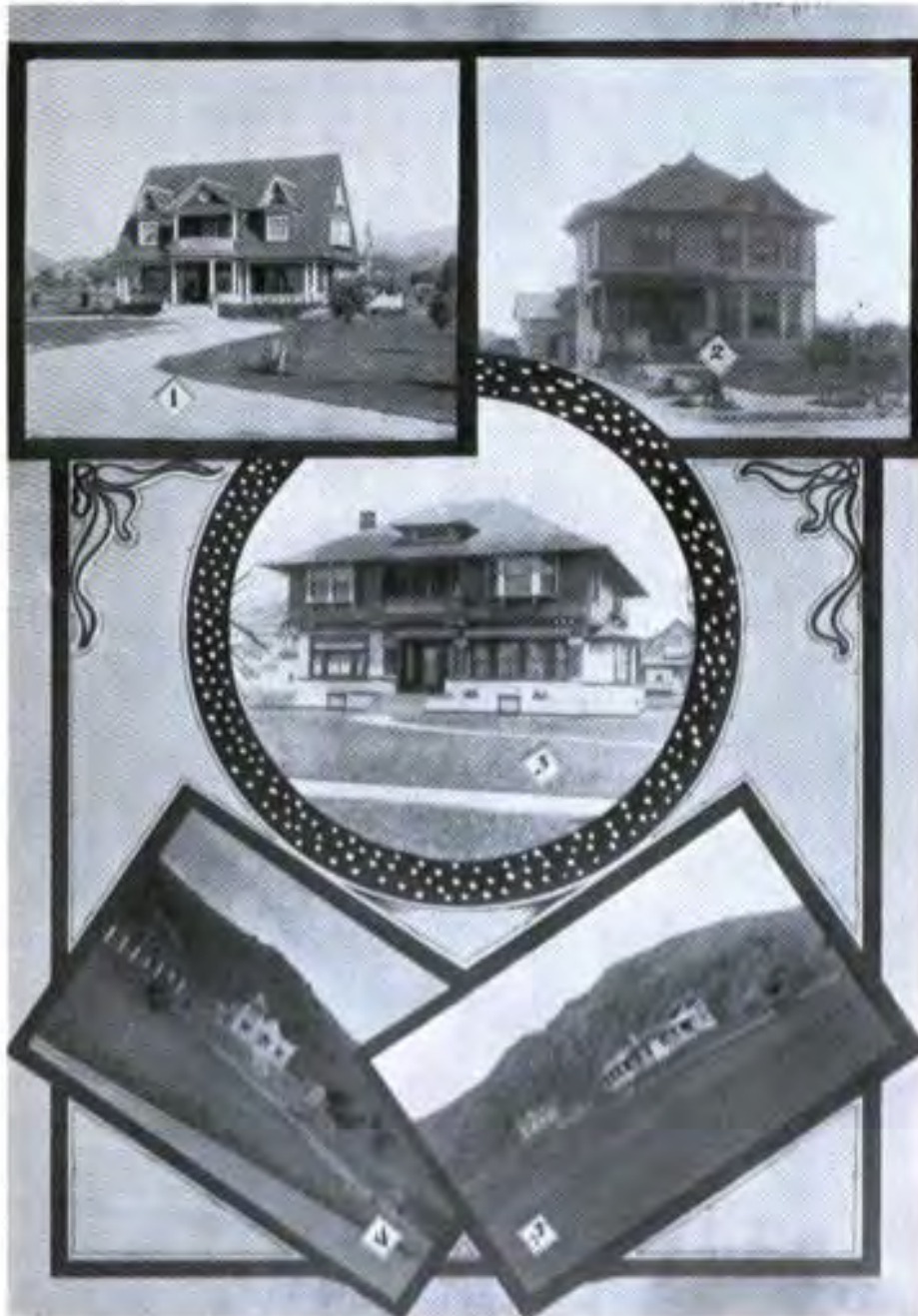
Sanborn Map 1919



Sanborn Map 1950



Sanborn Map 1955



HOLLYWOOD HOMES
1. J. L. Newitt. 2. Henry C. Drayton. 3. C. E. Barry. 4. Otto Claussen. 5. Wm. S. Pezalla.

Page from Out West Magazine showing the house (bottom left) in July 1904.



HOLLYWOOD ART CENTER

6

Aug 30 - 1911

LOS ANGELES ATTRACTING ATTENTION AS ART CENTER

Work of Art Colony Here Is of World-Wide Interest—Prof.
Lovins of Denver to Join Fine Arts Faculty.
Art Craft Exhibition

By ALMA MAY COOK

A few years ago Los Angeles boasted of but few professional artists and fewer teachers whose professional standing gave permission to entitle them to the too-often abused title of "teacher." This has changed rapidly during the last few years and even the Eastern cities are beginning to realize that in the extreme South-western portion of the country there is gradually growing up a group of artists that is attracting world attention. With the desert, the sea and the mountains, and above all the vast California atmosphere to lure on to higher achievements many artists of wide reputation have come here for a few months which, with many, have extended into years.

With a growing art colony which has a splendid foundation in the professional artists of the city, Los Angeles is destined to become an art center and each year sees an added list to those already calling it home.

Henry Lovins, whose work in teaching and portraiture has been known for several years in Denver, is the latest recruit to cast his lot in Southern California. After several years' contemplation of the local field, Mr. Lovins will come here and is expected arrive early in September.

Although Mr. Lovins' work has been best known in portraiture, he has devoted much of his time in outdoor work to painting of snow. This special phase of art has had attraction for many artists during the last few years and some of America's best known artists have devoted much time and study to the successful delineation of the beautiful white snow with its many colorings. Mr. Lovins has made a distinct name for himself in this line, and now reaching out for more worlds to conquer in paint has decided to paint the scenery of California and the desert. Although Mr. Lovins expects to pass much of his time outside of his classes to landscape, he plans to include a large number of portraits in an exhibition which will introduce his work to Los Angeles during the coming season.

Mr. Lovins is one of the younger school of painters that has come into notice through the splendid training of the Art Students' league, the Henri school and also the Chase school, at all of which he studied and has high recommendations. For some years he has been connected with Denver's leading art institution as a professor, and comes to Los Angeles to become a member of the faculty of the College of Fine Arts. Mr. Lovins will have charge of the classes in painting and drawing at that institution.



HENRY LOVINS




Henry Lovins with his Pre-Columbian inspired designs



Henry Lovins Mayan Revival design for the Awanee Hotel

HENRY LOVINS

Artist and Director of Hollywood Art Center School, Wilshire Arts Building, 3819 Wilshire Boulevard; formerly Head of Dept. of Drawing and Painting at University of Southern California and the Los Angeles School of Art and Design; also formerly Director of Art at Following schools: San Diego High School, San Diego Art Academy, Marlborough School for Girls, Cummock College, Westlake and Holmby College for Girls; was ten years special instructor in adult classes of Hollywood Evening High School. Mr. Lovins was born March 12, 1883 in New York City, the son of Isaaiah and Dobe (Goldstone) Lovins; was graduated from College of the City of New York and New York School of Fine Arts; then traveled extensively. He is best known as an artist of landscape and figure paintings; has specialized for years in the revival of the art of Mayas and Aztecs and has applied this cultural art to decorating many public and private buildings. Is represented in permanent collections of San Diego Museum; Santa Fe Museum, New Mexico, and Southwest Museum this City. He created decorations for Beverly Beach Club, Fitzgeralds Piano Salon, Motley Flint's residence at Flintridge, also the Indian decorations for home of Mr. Cudaby of Chicago; in the Whitley Park Country Club he incorporated the art of the primitives of Central America, Egypt, China and Persia; his paintings are displayed in galleries both here and abroad. He married Mona Lue Packer in Los Angeles and they have one child, Jules Maynard; Robert Henri and Jeanne Louise are his children by a former marriage. Mr. Lovins resided in this City since 1911 and is a member of Painters & Sculptors Club, International Artists Club, Authors & Artists Club, Laguna Beach Art Association, 20th Century Stage, Radio & Screen Club, and Adult Education Association. Music is his hobby and he resides at 6400 Bryn Mawr Drive, Hollywood, California.



Henry Lovins Entry in Who's Who in California Art

Hollywood Art Center Brochures

HOLLYWOOD ART CENTER SCHOOL

Summer Session - June, July and August

● FACULTY ●

HENRY LOVINS
Drawing and Painting, Life, Landscape and Portrait, Color Analysis, Commercial Art and Illustration.

MONA LUE
Costume Design, Pattern Drafting, Draping and Fashion Sketching.

LESTER NOVROS
Cartooning and Animation, Complete studio routine as required by noted Cartoon Studios in Hollywood.

REN SORESENSEN
Modeling, Sculpture and Ceramics, Application in all mediums including casting and firing.

JUNIOR ART CLASSES
These classes will be conducted in two groups, ages 9 to 12 years and 13 to 16 years. Classes will meet Wednesdays and Saturdays 9 to 12 A.M.



Examples of art work produced at the school.

THE HOLLYWOOD ART CENTER SCHOOL will conduct Summer classes during June, July and August. These classes will be in session for adults Mondays through Fridays from 9 to 12 A.M. and from 7 to 9 P.M. on Tuesday and Thursday evenings. The Junior Art classes will be conducted from 9 to 12 A.M. Wednesdays and Saturdays. All classes will run in six weeks sessions and students may enter on the following dates: June 16, 23 or 30th. Also July 1, 8 or 15th. The closing date for all Summer classes will be August 22, 1941. Fall term opens September 8th.

These classes are intended for art students, art teachers and others who may wish to take advantage of the special subjects that are offered on the basis of short term classes. The instruction will be thorough and in keeping with the highest standards for which the school is noted. The classes will be conducted in small groups so that students may have the advantage of individual instruction. Beginning and advanced students will be accepted. Early registration is advisable. The tuition rates are quoted in the enclosed schedules. For further information write or telephone to:

HOLLYWOOD ART CENTER SCHOOL
1905 NO. HIGHLAND AVE. - - - HOLLYWOOD, CALIF.
HE-4067 — Telephones — HE-4361

● PLEASE POST



HOLLYWOOD

As regional as the midwest, yet in essence as cosmopolitan as New York and Paris, Hollywood stands alone as a center for the development of the Arts. Located in close proximity to ocean, mountain, canyon and desert regions, Hollywood has always been home to the artist. Lake Hollywood and the towering eucalyptus trees were the inspiration for the first school of landscape in Southern California. The long list of Hollywood "Firsts" has always made headlines and new heralds of this precedent today continue to create cultural trends throughout the world in arts and architecture, interiors, fashions, advertising and the magic world of entertainment. In no other region have the myth and the reality been superimposed in such a colorful pattern of the bizarre and the sublime. Jets and blimps overhead compete with symphonies under the stars at Hollywood Bowl. Mink coats, white ties, poodles, beards and sunglasses, jaguars and jeeps parade the boulevard where colorful headlines announce the newest film extravaganza on Santa Claus Lane. The architecture of Frank Lloyd Wright, the Hollywood Bungalow, the Mediterranean Renaissance in Whitley Heights, the gleaming cylinder of Capitol Records, the Condominium High Rise and the Pilgrimage Cross grow side by side with individual dignity in the beautiful Hollywood Hills above Cahuenga Pass. To the artist there is ever present in the kaleidoscopic view of life that is Hollywood, the stimulus and challenge to react and then to record, or interpret, to symbolize or to predict the new in a vital and significant art form.

THE SCHOOL

HOLLYWOOD ART CENTER SCHOOL, was established in 1912 to provide professional Art Training for students desiring to enter one of the various fields of Art relating to business and industry and the professions.

The overall objectives of the School aim toward both the creative and the technical advancement of the individual artist.

Personalized programs are planned to open up new channels of visual experience and to provide a framework of basic and specialized training within which the artist may pursue definite goals, engage in experimental research, develop specific art skills, maintain individuality of viewpoint and strive for sincere personal achievement in a chosen field of art.

LOCATION AND FACILITIES.

The School is located at 2025 and 2027 North Highland Avenue in the heart of Hollywood's cultural center, between the Hollywood Bowl and Hollywood Boulevard. The Hollywood Motion Picture Museum site is just across the street. Nearby apartments, hotels and homes provide accessible housing facilities within walking distance from the school. Shopping and entertainment areas are readily accessible within a few blocks radius. Transportation to downtown Los Angeles, Beach Areas, Libraries and Museums is available through the freeway system or by public bus, from Highland Avenue.

Buildings, reminiscent of Mediterranean Architecture house the offices, library, gallery and workshops. Indoor and outdoor studios on a picturesque four acre campus provide an atmosphere conducive to creative development.

The School maintains an adequate library, reference files, visual aids and equipment essential to implement the instructional programs in all departments. A ceramic Laboratory and kilns allow for experimental research in color and glazes.

Sketching tours to Museums, local points of interest, beach and park areas, and field work and research at libraries, galleries and related industries supplement the on campus activities.

Parking is available on campus to students making early reservations.

MONA LOVINS
DIRECTOR



CURRICULUM

The Career Art Training Program at Hollywood Art Center School offers Professional Art Instruction under Six Major Courses of Study

FINE ARTS

COMMERCIAL ART AND ILLUSTRATION
INTERIOR DECORATION
COSTUME DESIGN AND FASHION ILLUSTRATION
CARTOONING AND ANIMATION
CERAMICS AND SCULPTURE

Each of the above courses include basic and advanced study in drawing, painting, design and color, life and anatomy and historic research, as well as progressive study in the major field in which the student wishes to excel. A Certificate of Graduation is awarded upon satisfactory completion of any of the full time Courses of Study under a given Major.

LENGTH OF COURSE

The average time necessary for completion of any one of the above full time courses in three years.

The First Year Orientation Program correlates the study of Media and Methods, Experimental Research, Design, Perspective, Life and Anatomy, with subjects relating to the individual interest.

The Second Year of study develops Arts and Skills within the scope of the Chosen Major and presents an extensional view of Drawing, Painting and Design. A comparative analysis of Contemporary and Traditional Styles points up the essential elements underlying the development of Art in any age.

The Third Year program of study is planned to develop maturity in viewpoint and performance. A professional portfolio is prepared and the student's specialties are brought up to the level required for the final exhibition. A thesis and research on a selected theme are required of each candidate for graduation.

A fourth year of study may be pursued by graduate students who wish to develop further abilities toward Stage and Motion Picture Set Design, which require prerequisites in Fine Arts and Interior Decoration.

Information regarding special classes in Photography and Motion Picture Arts may be obtained by request.



INSTRUCTIONAL PLAN

Classes are organized on the Small Group Plan which allows for personalized programming and individual development.

Instructors are practicing artists sincerely interested in keeping the student alert to current trends and developments in the field.

Instruction is given by individual project assignment, discussion, demonstration, practice and critique. Research programs, lectures, visual aids, and field work at libraries, galleries, museums and industries, enrich the program and add scope, variety and motivation.



SCHOOL YEAR The School Year of forty-eight weeks is divided into two Semesters of twenty-two weeks each and one Summer Session of four weeks. The Fall Semester begins the first week in September and ends the first week in February. The Spring Semester begins the second week in February and ends the first week in July. The Summer Session begins the Second week in July and ends the first week in August. School is not in session during the last three weeks of August, nor during the Christmas Recess from December 23 to January 2.

HOLIDAYS School will not be in session on the following Holidays: Labor Day, Veteran's Day, Thanksgiving Day, Washington's Birthday, Memorial Day and Independence Day.

DAILY SCHEDULE Mondays through Fridays, 9:00 to 12:00 A. M. and 1:00 to 3:00 P. M.
A. M. 9:00-10:30 Assignments, demonstrations or lecture, research, visuals.
10:30-10:40 Break, not to exceed 10 minutes.
10:40-12:00 Project work.
P. M. 12:00-12:55 Lunch Period.
1:00- 2:00 Project Period.
2:00- 2:10 Break, not to exceed 10 minutes.
2:10- 3:00 Project Continuation, Criticism, Home Assignments.

Students are advised to arrive at least 10 minutes before classes start, in order to arrange materials and equipment, to avoid class interruption.

EVENING SCHEDULE Tuesday and Thursday, 7:00 to 10:00 P. M.
7:00- 8:30 Assignments, Demonstration or Lecture, Research, Projects.
8:30- 8:40 Break, not to exceed 10 minutes.
8:40-10:00 Project Continuation, Criticism, Assignments.

INTERIOR DECORATION & DECORATIVE DESIGN



Practical studio courses in **INTERIOR DECORATION AND DECORATIVE DESIGN** are offered in small-group classes at the **HOLLYWOOD ART CENTER SCHOOL**, located at 1905 North Highland Avenue, in Hollywood.

These courses are intended to help those who are either contemplating the field for professional training or personal use in beautifying the home. Practical studio work will be offered in a most constructive manner, eliminating all undue technicalities in the mastery of fundamentals, essential to the application of home decoration.

The subject of **INTERIOR DECORATION** will be presented, not as a hackneyed school course but will be interlarded with the finest academic practices of leading New York and Paris **INTERIOR DECORATORS**. The class will be under the supervision of instructors who have distinguished themselves in their profession for many years in California.

The course in **INTERIOR DECORATION** will be taught in keeping with present day requirements. It will deal with Color Harmony in the home, planning of Color Schemes of rooms, proper furnishings and furniture, Drapery and Decorating. Details of rooms will be studied, including walls, ceilings, woodwork, panels, doors, windows, balconies, chimney pieces, fireplaces, murals, paintings, tapestries, sculpture, stained glass, lighting fixtures, period furniture, domestic and Oriental rugs.

The Theory of Color and its direct application to the rendering of room interiors will be taught. Also interior perspective, Textiles, Fabrics, Materials, Individual Treatment, Mass Production, Estimating and the making of Client's Sketches.

The school maintains a fine Research Library for the use of students, including photographs, and plates of furniture, dating from the earliest periods up to the present time. Also fine examples of interior architecture and furnishings as well as a complete list of books on Interior Decoration and Period Furniture.

ILLUSTRATED LITERATURE regarding other Art Courses may be had upon request.

HOLLYWOOD ART CENTER SCHOOL

Henry Levin, Director and Founder

1905 North Highland Avenue

Telephone HEMPstead 4067 or HEMPstead 4801
HOLLYWOOD, CALIFORNIA



HENRY LOVINS
Interior Decorator and
Mural Painter



EDGAR HARRISON WILEMAN
Lecturer and Consulting
Decorator



CHARLES H. KYSON
Architect

For many years Mr. Lovins has been identified with the Interior Decorating field in California. His classes will include Color Theory, Water Color Technique, Rendering of room interiors, History of furniture and furnishings, Client's Sketches, Interior perspective, Furniture design, Textile and Fabric design, Treatment of walls, floors and woodwork, Estimating and Consultant routine and Mural Painting to advanced students.

By special arrangement, Mr. Wileman, noted lecturer and consulting decorator, will deliver a series of lectures at Barker Brothers on Home Decoration and Period Furniture. These lectures will be supplemented with lantern slides and furnishings. Day lectures will be held Fridays 10 to 12 a.m. and Monday evenings 7 to 9 p.m. Full information can be obtained at the school.

The accomplishments of Mr. Kyson have established him in California as a distinguished architect. Among his many original designs may be mentioned the Tower and other important buildings at Forest Lawn, also many buildings and residences in California. Mr. Kyson will act in an advisory capacity in architecture.

HOLLYWOOD ART CENTER SCHOOL



DECORATIVE DESIGN

THE COURSE IN DECORATIVE DESIGN will stress the fundamentals of organizing line, form, color and composition to apply to problems of home decoration. Projects may include textiles, wallpapers, furniture, hangings, panels, screens, room interiors, stained glass windows, linoleum block design, etc.

The length of time required for the completion of the course is from one to two years, depending upon former training and preparation and depends upon the student's attitude, application, and adaptability to the work.

The same course will be offered in the evenings from 7 to 9 p.m.

The School maintains a Free Placement Bureau effective in contacting sources of employment for students.

Entrance may be made at the beginning of the School term; however, students may enter at any time and progress as rapidly as their abilities permit. Previous training is not required for entrance.

Call or write for further information

Hollywood Art Center School
1905 NO. HIGHLAND AVE. - HOLLYWOOD
Day: HE-4067—Telephones—HE-4801; Evening

TUITION

Payable in advance

BEGINNING OR ADVANCED DAY CLASSES

Three hr. periods a wk. 5 mos. 175.00
10 mos. 325.00
Wileman and Kyson instructions extra.

EVENING CLASSES

Interior Decoration
Tues. & Thurs.—7 to 9 P.M.
5 mos. \$75.00 10 mos. \$140.00
Mon., 7 to 9 P.M. Wileman lectures extra.

REGISTRATION

Registration in advance of the fall and spring terms is advisable; however if a student finds this arrangement inconvenient, he may enter at any time during the school year, without loss of instruction. The School will register no student for less than one semester (20 weeks) of attendance. Registration fee of \$5.00 for the day school and \$7.00 for the evening school is payable upon application for admission. The fall term begins the first week in September, and the spring term the first week in February. Summer classes are in session during June, July and August.

HOLIDAYS

No classes will be in session on the following holidays: Thanksgiving Day, Christmas and New Year's week, Washington's Birthday, Easter Week, Decoration Day, and the Fourth of July.

*Interior
Decoration*



Interior Designed and Decorated by Henry Lovins



ANIMATION TAUGHT FOR
STUDIO ROUTINE

HALT SYMPHONY
MUSIC BY
HARRY SYMPHONY
MUSIC BY
HARRY SYMPHONY
MUSIC BY
HARRY SYMPHONY

Mr. Henry Lovins, Director
of the Hollywood Art Center School,
has been associated with several of the
major motion picture studios in Hollywood,
and with a rich background of experience
as an Artist and Teacher, has guided many
students into important positions in the
various fields of Art. The Department of
Cartooning and Animation was organized to
accommodate frequent requests from the
various Animation Studios, for young artists
who have been especially trained in that
phase of art. The growth of this industry
in the Cinema Capital has been so rapid
that the Studios do not have the time to
train assistants. They prefer to welcome the
plan outlined by the school for the preparation
of talented students, and then offer them
opportunities of employment.

The classes in Cartooning and Animation will
be conducted both day and evening. Classes
in the mornings will be held from 9 to 12 A.M.,
Monday through Friday. The evening classes
will be held on Tuesdays and Thursdays
from 7 to 9 P.M. Newspaper and Magazine
Cartooning classes will also be conducted on
the same schedule as above.

TUITION RATES

DAY CLASSES - 5 months term (20 weeks)..... \$ 185.00
EVENING CLASSES - 5 months term (20 weeks)..... \$ 75.00
SATURDAY JUNIOR CLASSES - 5 months term (20 weeks)..... \$ 50.00
REGISTRATION FEE in all classes..... \$ 5.00

Tuition is payable in advance, and entitles students to free drawing
materials and use of locker without extra charge. Terms can be ar-
ranged with carrying charge added.

Now is the logical time to enroll in these classes. Many opportunities are opening
up with new production plans and also because the Government is absorbing scores of
Artists of draft-age from the studios, young men and women have equal opportunities
in all departments. Early registration is advisable. We invite prospective students
to bring in their drawings for advice and guidance. Write or telephone for further
information.

**CHARACTER
INVENTION**

- 1 The use of the model.
- 2 Basic formations.
- 3 Expressions.
- 4 Exaggerated action.
- 5 Timing in relation to action.
- 6 Violent expressions, takes, etc.
- 7 Roughing action.
- 8 Study of simple actions.
- 9 Special effects.
- 10 Personal tests.
- 11 The layout.
- 12 Inking.
- 13 Pointing.
- 14 Backgrounds.
- 15 Camera.
- 16 Test.
- 17 Finished projects.

This study includes the animation of people, animals, birds, reptiles, fish and other living things.

Classes are conducted in small groups to insure individual instruction and rapid progress.

TELEPHONES
HE-4067 Day
HE-4067 Evening
FOR INTERVIEWS


HOLLYWOOD ART CENTER SCHOOL
1905 NORTH HIGHLAND AVENUE HOLLYWOOD

Cartooning and Animation



CARTOONING & ANIMATION

THE HOLLYWOOD ART CENTER SCHOOL



MR. LOVINS, Director

located in the heart of Hollywood and established for many years, offers courses in Cartooning and Animation. Mr. Henry Lovins, Director of the school, has been associated with several of the major motion picture studios in Hollywood, and with a rich background of experience as an Artist and Teacher, has guided many students into important positions in the various fields of Art. The Department of Cartooning and Animation was organized to accommodate frequent requests from the various Animation Studios, for young artists who have been especially trained in that phase of art. The growth of this industry in the Cinema Capital has been so rapid that the Studios do not have the time to train assistants. They prefer to welcome the plan outlined by the school for the preparation of talented students, and then offer them opportunities of employment.


The classes in Cartooning and Animation will be conducted both day and evening. Classes in the mornings will be held from 9 to 12 A.M., Monday through Friday. The evening classes will be held on Tuesdays and Thursdays from 7 to 9 P.M. Newspaper and Magazine Cartooning classes will also be conducted on the same schedule as above.

TUITION RATES

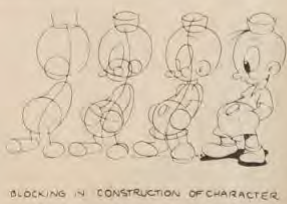
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EVENING CLASSES - 5 months term (20 weeks)..... \$ 75.00
SATURDAY JUNIOR CLASSES - 5 months term (20 weeks)..... \$ 50.00
REGISTRATION FEE in all classes..... \$ 5.00

Tuition is payable in advance, and entitles students to free drawing materials and use of locker without extra charge. Terms can be arranged with carrying charge added.

Now is the logical time to enroll in these classes. Many opportunities are opening up with new production plans and also because the Government is absorbing scores of Artists of draft-age from the studios, young men and women have equal opportunities in all departments. Early registration is advisable. We invite prospective students to bring in their drawings for advice and guidance. Write or telephone for further information.



ANIMATED ACTION OF THE FIGURE



BLOCKING IN CONSTRUCTION OF CHARACTER

HOLLYWOOD ART CENTER SCHOOL
1905 NORTH HIGHLAND AVENUE HOLLYWOOD

All applications must be filled out by Applicant.

WARD 2

PLANS and SPECIFICATIONS and
other data must also be filed.

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

Application is hereby made to the Board of Public Works (Chief Inspector of Buildings) of the City of Los Angeles, for the approval of the detailed statement of specifications herewith submitted for the alteration, repair or demolition of the building herein described. All provisions of the Building Ordinances shall be complied with in the alteration, repair or demolition of said building, whether specified herein or not.

(SIGN HERE) Mr. [Signature]

Los Angeles, Cal., JAN 16 1911 1911

CITY ASSESSOR: Please Verify

HOLLYWOOD

TAKE TO
ROOM NO. 6
FIRST FLOOR

REMOVED FROM		REMOVED TO	
Lot	Block	Lot	Block
Tract	Tract	Tract	Tract
<u>Ocean View</u>		<u>at [Signature]</u>	
<u>Tract</u>		<u>at [Signature]</u>	
Book <u>32</u>	Page <u>29</u>	Book	Page
F. B. Page <u>241</u>		F. B. Page	

TAKE TO
ROOM NO. 34
THIRD FLOOR

CITY ENGINEER: Please Verify Street Number

From No. (415) N. Highland Ave. To No. not official

1. Owner's name John [Signature]
2. Owner's address 415 N. Highland Ave.
3. Architect's name [Signature]
4. Contractor's name [Signature]
5. Contractor's address _____
6. Entire cost of the Proposed Improvements, \$ 500
7. Purpose of the building Studio
8. Class of building 5 No. of rooms at present _____
9. No. of stories in height 1 Size of present building _____ X
10. Size of new addition 18 X 36
11. Material of foundation concrete Size Footing 12" Size of wall 6"
12. Size of exterior studs 2 X 4 Interior studs _____ X
13. Size of mud sills 2 X 6 Bearing studs _____ X
14. Size of first floor joist 2 X 8 Second floor joist _____ X
15. STATE ON FOLLOWING LINES JUST WHAT YOU WANT TO DO:—

Build an addition for studio

PERMIT NO. 421

JAN 16 1911

HOLLYWOOD

Application No. [Signature]

Bldg. Form 3

All applications must be filled out by applicant.

BOARD OF PUBLIC WORKS

PLANS AND SPECIFICATIONS
and other data must also be filed

3

DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles:
A Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM		REMOVED TO	
Lot.....	Block.....	Lot.....	Block.....
Tract.....		Tract.....	
CITY CLERK PLEASE VERIFY		O. K. City Clerk	
Book.....	Page..... F. B. Page.....	Book.....	Page..... F. B. Page.....
TAKE TO ROOM No. 6 FIRST FLOOR		TAKE TO ROOM No. 405 SOUTH ANNEX	
From No. <u>1</u>		To No. <u>2015 Highland Ave.</u>	
ENGINEER PLEASE VERIFY		O. K. City Engineer	

(USE INK OR INDELIBLE PENCIL)

- What Purpose is the present Building used for? Dwelling
- Owner's name Bertha J. Barker Phone.....
- Owner's address 2015 Highland Ave. Hollywood
- Architect's name..... Phone.....
- Contractor's name H. H. Crawford Phone.....
- Contractor's address 2035 San Francisco Ave. Pasadena
- ENTIRE COST OF PROPOSED WORK { including Plumbing, Gas Fitting, Sowers, Casapools, Elevators, Painting, Finishing, Etc. } \$ 3500
- Class of Present Building Frame Plaster No. of Rooms at present 7
- No. of stories in height 1 and 2 Size of present building 70 x 50
- State how many buildings are on this lot 2
- State purpose Buildings on lot are used for Dwelling and Garage
(Tenement House, Hotel, Residence, or any other purpose)

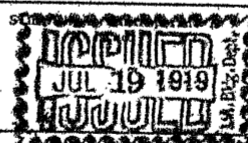
STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING: Build foundation from present height up to floor joint. build one story addition 12x14 on ground floor build addition to two story part 14x24 bed room closets and bath change present windows to casement and french remove old plaster and replaster outside build addition on side of second story 4x12 (family)

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign here) H. H. Crawford
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY		
PERMIT NO. <u>5709</u>	Plans and specifications checked and found to conform to Ordinances, State Laws, Etc. <u>H. H. Crawford</u> Plan Examiner.	Application checked and found O. K. <u>JUL 19 1919</u> Clerk.



Bldg. Form 3

All applications must be filled out by applicant.

BOARD OF PUBLIC WORKS

PLANS AND SPECIFICATIONS
and other data must also be filled

3

DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles:
Application is hereby made to the Board of Public Works of the City of Los Angeles through the office of the Chief Inspector of Buildings, for a building permit, in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM		REMOVED TO		By O. K. City Engineer	Deputy
Lot.....	Block.....	Lot.....	Block.....		
Tract.....		Tract.....		O. K. City Clerk	By Deputy
Book.....	Page..... F. B. Page.....	Book.....	Page..... F. B. Page.....		
From No.....		Street.....			
To No. <u>2015 Highland Ave. Hollywood</u>		Street.....			

TAKE TO ROOM No. 6 FIRST FLOOR CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

(USE INK OR INDELIBLE PENCIL)

- What Purpose is the present Building used for? Garage and living rooms
- Owner's name Bertha J. Barker Phone.....
- Owner's address 2015 Highland Ave.
- Architect's name..... Phone.....
- Contractor's name H. H. Grayford Phone.....
- Contractor's address 2035 La France Ave. So. Pasadena
- ENTIRE COST OF PROPOSED WORK { Including Plumbing, Gas Fitting, Sewers, Caspools, Elevators, Painting, Finishing, Etc. } \$ 1000.00
- Class of Present Building frame No. of Rooms at present 4 living rooms 2 garage
- No. of stories in height 2 Size of present building 24 x 26
- State how many buildings are on this lot 2
- State purpose Buildings on lot are used for Dwelling and Garage
(Tenement House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Build addition 6x20 for enlarging kitchen and new bathroom build bay on north side 2x7 build balcony in front 4x12 raise roof and ceiling of law part two feet. replaster building outside
(1 floor)

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign here) H. H. Grayford
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY		
PERMIT NO. <u>5859</u>	Plans and specifications checked and found to conform to Ordinances, State Laws, Etc. <u>H. H. Grayford</u> Plan Examiner.	Application checked and found O. K. <u>JUL 24 1919</u> Clerk.



All Applications must be filed out by Applicant

BLDG. FORM 2

PLANS AND SPECIFICATIONS
and other data must also be filed

2 Application for the Erection of Frame Building CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO
ROOM No. 6
FIRST
FLOOR

CITY CLERK
PLEASE
VERIFY

TAKE TO
ROOM No. 405
SOUTH
ANNEX

ENGINEER
PLEASE
VERIFY

Lot No. 2 Block 12
(Description of Property)

District No. 3212 M. B. Page 16 F. B. Page 208

No. (part of 2015 72015/12)
(Location of Job)

2015 A Highland Ave Street
(USE INK OR INDELIBLE PENCIL)

O. K. City Clerk
By M. E. Barton
Deputy


O. K. City Engineer
By [Signature]
Deputy

1. Purpose of Building Garage and living room No. of Rooms 4 No. of Families 1
2. Owner's name Bertha J. Barker Phone
3. Owner's address 2025 Highland Ave
4. Architect's name Phone
5. Contractor's name W. B. Crawford Phone
6. Contractor's address 2035 La France Ave. So. Pasadena
7. ENTIRE COST OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Coops, Elevators, Painting, Finishing, etc.) \$ 1500
8. Any other building on the lot? yes How used? dwelling and garage
9. Size of the proposed building 2015 x 43 Height to highest point 12 feet
10. Number of stories in height one Character of ground hard gravel
11. Material of foundation concrete Size footings 12 Size wall 8 Depth below ground 6
12. Material of chimneys Number of inlets to flues Interior size of flues x
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 3
Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
Second floor joists x Specify material of roof composition

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign here) W. B. Crawford
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY			
PERMIT NO. <u>7511</u>	<small>Plans and specifications checked and found to conform to Ordinances, State Laws, etc.</small> <div style="text-align: center;">Plan Examiner. </div>	<small>Application checked and found O. K.</small> <div style="text-align: center;">Clerk. </div>	<div style="text-align: center;">  </div>

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

**Application for the Erection of Frame Building
CLASS "D"**

To the Board of Public Works of the City of Los Angeles:
Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

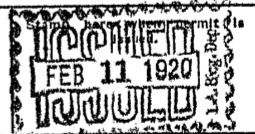
TAKE TO ROOM No. 6 FIRST FLOOR CITY CLERK PLEASE VERIFY	Lot No. _____ Block _____ (Description of Property) _____ _____ _____ District No. _____ M. B. Page _____ F. B. Page _____	O. K. City Clerk By _____ Deputy O. K. City Engineer By _____ Deputy
TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY	No. _____ (Location of job) <u>2015 Highland Ave</u> Street (USE INK OR INDELIBLE PENCIL) <u>Private Garage</u>	

1. Purpose of Building Private Garage No. of Rooms 7 No. of Families _____
2. Owner's name Mrs. Bertha J. Barker Phone _____
3. Owner's address 2015 Highland Ave Hollywood
4. Architect's name Paul J. Howard Phone 1800
5. Contractor's name A. E. Taber Phone _____
6. Contractor's address 7026 So. Main Los Angeles
7. ENTIRE COST OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sowers, Cesspools, Elevators, Painting, Finishing, etc.} \$ 1000.00
8. Any other building on the lot? yes How used? Residence
9. Size of the proposed building 62 x 18 Height to highest point 15 feet
10. Number of stories in height 1 Character of ground Gravel
11. Material of foundation Concrete Size footings 12" Size wall 6" Depth below ground 3 ft
12. Material of chimneys _____ Number of inlets to flues _____ Interior size of flues _____ x _____
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders _____ x _____
 EXTERIOR studs 2 x 4 INTERIOR BEARING studs _____ x _____ Interior Non-Bearing studs _____ x _____
 Ceiling joists 2 x 4 Roof rafters 2 x 6 FIRST FLOOR JOISTS _____ x _____
 Second floor joists _____ x _____ Specify material of roof _____

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER 7/13/20 2 PM (Sign here) A. E. Taber
 (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY			
PERMIT NO. <u>2520</u>	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; font-size: 0.8em;"> Plans and specifications checked and found to conform to Ordinances, State Laws, etc. <u>Frank S. Hodge</u> Plan Examiner </td> <td style="width: 50%; font-size: 0.8em;"> Application checked and found O. K. <u>FEB 11 1920</u> Clerk </td> </tr> </table>	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. <u>Frank S. Hodge</u> Plan Examiner	Application checked and found O. K. <u>FEB 11 1920</u> Clerk
Plans and specifications checked and found to conform to Ordinances, State Laws, etc. <u>Frank S. Hodge</u> Plan Examiner	Application checked and found O. K. <u>FEB 11 1920</u> Clerk		



Reg. Form 2

2

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings

CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

- First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect, or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO
ROOM No. 6
FIRST
FLOOR
CITY CLERK
PLEASE
VERIFY

Lot Art 1/2 Block _____
(Description of Property)

Tract No. 2572

Dist. No. 325 M. B. Page 16 F. B. Page 208

TAKE TO
ROOM No. 405
SOUTH
ANNEX
ENGINEER
PLEASE
VERIFY

No. 2572
(Location of Job)

2025 Highland Ave Street

(USE INK OR INDELIBLE PENCIL)

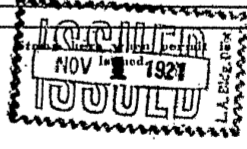
1. Purpose of Building wood room No. of Rooms one No. of Families none
2. Owner's name Bertha J. Barker Phone 57418
3. Owner's address 2025 Highland Ave - Hollywood
4. Architect's name none Phone none
5. Contractor's name none Phone none
6. Contractor's address _____
7. VALUATION OF PROPOSED WORK including Plumbing, Gas Fitting, Sewers, Cess pools, Elevators, Painting, Finishing, all Labor, etc. \$ 100.00
8. Is there any existing (old) building on lot? yes What for? Dwellings
9. Size of proposed building 10' x 13' Height to highest point none feet
10. Number of Stories in height one Character of ground Level
11. Material of foundation Cement Size of footings 8" x 12" Size of wall 8" Depth below ground 12"
12. Material of chimneys None Number of inlets to flue none Interior size of flues _____
13. Give sizes of following materials: REDWOOD MUDDSILLS 2 x 6 Girders 4 x 6
EXTERIOR studs 2 x 4 INTERIOR BEARING studs _____ Interior Non-Bearing studs _____
Ceiling joist 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS Cement floor
Second floor joists _____ Specify material of roof Sanded 1/2" paper
14. Will all provisions of State Dwelling House Act be complied with? yes

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign here) B. Barker
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY		
<p>PERMIT NO. 29872</p>	<p>Plans and specifications checked and found to conform to Ordinances, State Laws, etc.</p> <p style="text-align: center;">_____ Plan Examiner.</p>	<p>Application checked and found O. K.</p> <p style="text-align: center;">_____ Clerk.</p>



All Applications Must be Filled Out by Applicant

Blgd. Form 2

BUILDING DIVISION

PLANS AND SPECIFICATIONS
and other data must also be filed

2

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Frame Buildings CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO
ROOM No. 6
REAR OF
NORTH
ANNEX
1st Floor

CITY CLERK
PLEASE
VERIFY

TAKE TO
FIRST FLOOR
242 SO.
BROADWAY

ENGINEER
PLEASE
VERIFY

Lot No. _____ Block _____
(Description of Property)

District No. _____ M. B. Page _____ F. B. Page _____

No. 2027 N. Highland Ave Street _____
(Location of Job)

13th Franklin St
(USE INK OR INDELIBLE PENCIL)

O. K. City Clerk

O. K. City Engineer

1. Purpose of Building Garage & Tool Room No. of Rooms 2 Can. No. of Families _____
2. Owner's name Paulina J. Barker Phone _____
3. Owner's address 2027 N. Highland Ave.
4. Architect's name _____ Phone _____
5. Contractor's name Wm P. Jacob Phone _____
6. Contractor's address 1235 N. Ogden Drive
7. VALUATION OF PROPOSED WORK [Including Plumbing, Gas Fitting, Sewers, Caspools, Elevators, Painting, Finishing, all Labor, etc.] \$ 500
8. Is there any existing building or permit for a building on lot? Yes How used? Garage and
9. Size of proposed building 18 x 24 Height to highest point 12 Resident 1 Story feet
10. Number of Stories in height 1 Character of ground Clay
11. Material of foundation Concrete Size of footings 22" Size of wall 6" Depth below ground 4'
12. Material of chimneys _____ Number of inlets to flue _____ Interior size of flues _____
13. Material of exterior walls Plaster Sand Co. on Wood
14. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders Plank
EXTERIOR studs 2 x 4 INTERIOR BEARING studs _____ Interior Non-Bearing studs _____
Ceiling joists _____ Roof rafters 2 x 6 FIRST FLOOR JOISTS Plank
Second floor joists _____ Specify material of roof Asph. & Cem
15. Will all provisions of State Housing Act be complied with? Yes

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

☒ OVER

(Sign Here) Wm P. Jacob
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 11603	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. Plan Examiner <u>[Signature]</u>	Application checked and found O. K. <u>4/25/27</u> Clerk <u>[Signature]</u>	STAMP HERE RECEIVED APR 25 1927 100000
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All Applications Must be Filled Out by Applicant

Blg. Form 2

PLANS AND SPECIFICATIONS
and other data must also be filed

BUILDING DIVISION

3

DEPARTMENT OF BUILDING AND SAFETY

Application to Alter, Repair or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

TAKE TO
ROOM No. 6
REAR OF
NORTH
ANNEX
1st Floor
CITY CLERK
PLEASE
VERIFY

TAKE TO
FIRST FLOOR
242 SO.
BROADWAY
ENGINEER
PLEASE
VERIFY

Lot 2 Block 2572
Tract 2572

Lot Block
Tract

Book Page F. B. Page

Book Page F. B. Page

From No. 2025 No. Highland Ave. Street

To No. 1st. Camrose Drive & Franklin Ave. Street

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? RES. Home
2. What purpose will Building be used for hereafter? same
3. Owner's name Mrs. Bertha Barker Phone
4. Owner's address 2025 No. Highland Ave.
5. Architect's name Phone
6. Contractor's name Phone
7. Contractor's address
8. VALUATION OF PROPOSED WORK D (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) \$ 200.00
9. Class of present Building D No. of rooms at present 4
10. Number of stories in height 1 Size of present Building 30 x 55
11. State how many buildings are on this lot 1
12. State purpose buildings on lot are used for Residence Home
(Apartment House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Screen Porch and Breakfast Room
addition; total size 8'0" x 18'0"
No required windows covered

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

☒ OVER

(Sign here) Ann P. Jacob
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. 5522	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued ISSUED MAR 1 1927 TOOULU
	Plan Examiner <u>W. H. Harn</u>	Clerk <u> </u>	

All Applications Must be Filled Out by Applicant

Bldg. Form 3

PLANS AND SPECIFICATIONS
and other data must also be filed

BUILDING DIVISION

3

DEPARTMENT OF BUILDING AND SAFETY

Application to Alter, Repair or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

TAKE TO
ROOM No. 6
REAR OF
NORTH
ANNEX
1st Floor

CITY CLERK
PLEASE
VERIFY

TAKE TO
FIRST FLOOR
242 SO.
BROADWAY

ENGINEER
PLEASE
VERIFY

Lot	Block	Lot	Block
Tract		Tract	
Book <u>2025</u> Page <u>16</u>		Book Page F. B. Page	
From No. <u>2025 Highland Ave</u>		Street	
To No. <u>2027 Franklin & Tycomore Ave</u>		Street	

O. K. City Clerk
By
Deputy
O. K. City Engineer
By
Deputy

(USE INK OR INDELIBLE PENCIL)

- What purpose is the present Building now used for? Residence
- What purpose will Building be used for hereafter? family
- Owner's name Bertha J. Barker Phone
- Owner's address Bertha J. Barker - 2027 Highland Ave.
- Architect's name Phone
- Contractor's name Owner Phone
- Contractor's address
- VALUATION OF PROPOSED WORK including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc. \$ 1800.00
- Class of present Building Residence No. of rooms at present 4
- Number of stories in height one Size of present Building 20 x 30
- State how many buildings are on this lot
- State purpose buildings on lot are used for Residence family
(Apartment House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

2. Putting on 2 additional Rooms & Bath
no required windows covered.

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign here) Mrs. P. Jacob
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. 9451	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp filed with permit APR 5 1927 A. J. Cost
	Plan Examiner	Clerk	

3

**APPLICATION TO
ALTER, REPAIR
MOVE OR DEMOLISH**

CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

From Lot	To Lot
Tract	Tract
Present location of building <u>2025 N. HIGHLAND AVE</u> (House Number and Street)	Approved by City Engineer
New location of building <u>FRANKLIN - 2025 CAMROSE</u> (House Number and Street)	Deputy
Between what cross streets	

USE INK OR INDELIBLE PENCIL

- Present use of building RES. Families 1 Rooms 10
(Store, Dwelling, Apartment House, Hotel or other purpose)
- State how long building has been used for present occupancy 75 YEARS
- Use of building AFTER alteration or moving HOTEL Families 1 Rooms 10
- Owner JOSEPHINE BISSETT Phone
- Owner's Address 2025 N. HIGHLAND P. O.
- Certificated Architect License No. Phone
- Licensed Engineer License No. Phone
- Contractor License No. Phone
- Contractor's Address
- VALUATION OF PROPOSED WORK 1000.00
including all labor and material and all permanent
lighting, heating, ventilating, water supply, plum-
b- ing, fire sprinkler, electrical wiring and elevator
equipment, etc., or thereon.
- State how many buildings NOW 1 RES. - 1 GAR. RES. - 1 ROOM RES. - 1 R GAR.
on lot and give use of each 0.60 (Store, Dwelling, Apartment House, Hotel or other purpose)
- Size of existing building 3 Number of stories high 2 Height to highest point 22'
- Material Exterior Walls STUCCO Exterior framework WOOD
(Wood, Steel or Masonry) (Wood or Steel)
- Describe briefly all proposed construction and work:
CONVERT RES. TO HOTEL WITH 6 ROOMS AND
ENTRY HALL AND LIVING QUARTERS WITH KITCHEN -
2 BED ROOMS AND DINING ROOM.

15. Size of Addition NONE NEW CONSTRUCTION Size of Lot x Number of Stories when complete x

16. Footing: Width x Depth in Ground x Width of Wall x Size of Floor Joists x

17. Size of Studs x Material of Floor x Size of Rafters x Type of Roofing x

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Josephine Bissett
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY							
(1) PLAN CHECKING Receipt No. <u>4125F</u> Valuation \$ <u>1000</u> Fee Paid \$ <u>2.92</u>				(2) REINFORCED CONCRETE Blks. Cement Tons of Reinforcing Steel			
(3) The building referred to in this Application will be more than 100 ft. from Street Sign here				Under or Authorized Agent			
TYPE <u>D</u>	GROUP <u>R-1</u>	Maximum No. Occupants	Inside Lot Corner Lot	Key Lot Corner Lot Keyed	Lot Size <u>IRREGULAR</u>	Feet rear alley	Feet side alley
PERMIT No. <u>13043</u>		Plans and Specifications checked <u>Shane H. Meyer</u>		Zone <u>174</u>	Fire District <u>1</u>	District Map No.	
		Correction Verified		St. <u>117/44</u>	Street Widening	Stamp here when Permit is issued	
PLANS		Plans, Specifications and Application rechecked and approved		Approved checked and approved	CLERK	Inspector	
For Plans See		Filed with		SPRINKLER	Specified Required	Valuation Included	

3507

**APPLICATION TO
ALTER, REPAIR OR DEMOLISH
AND FOR A
Certificate of Occupancy**

Form B-3-312-10-4
**CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION**

Lot No. lots 1 and part of 2 (see attached location)
Tract 2572

Location of Building 2025 N. Highland Ave.
(House Number and Street)

Between what cross streets Cimarron and Franklin

Approved by
City Engineer
[Signature]
Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building Dwelling Families 1 Rooms 3
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. State how long building has been used for present occupancy _____
3. Use of building AFTER alteration or moving Dwelling Families 1 Rooms 3
4. Owner HENRY LOVINS Phone EL 4701
5. Owner's Address 2025 N. Highland P. O. Hollywood 28
6. Certificated Architect _____ State License No. _____ Place _____
7. Licensed Engineer _____ State License No. _____ Place _____
8. Contractor OWEN State License No. _____ Place _____
9. Contractor's Address 2025 N. Highland

10. VALUATION OF PROPOSED WORK 200.00
(Including all labor and material and all purchase of labor, testing, erecting, water supply, plumbing, etc. except electrical wiring and devices dependent thereon or thereon)

11. State how many buildings NOW on lot and give use of each. 1 Dwelling
(Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 1000 sq. ft. Number of stories high 1 1/2 Height to highest point 14 ft.
13. Material Exterior Walls Brick & Stucco Exterior framework Wood
(Wood, Steel or Masonry)
14. Describe briefly all proposed construction and work:
Reinforcing front with improved windows and doors on south side. Also adding small sign frame on West for ventilation and light.

NEW CONSTRUCTION

15. Size of Addition _____ Size of Lot 1000 sq. ft. Number of Stories when complete 1
16. Footing: Width _____ Depth in Ground _____ Width of Wall _____ Size of Floor Joists _____
17. Size of Stnds _____ Material of Floor _____ Size of Rafters _____ Type of Roofing _____

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Signature [Signature]
By _____
(Owner or Authorized Agent)

DISTRICT OFFICE

FOR DEPARTMENT USE ONLY									
PLAN CHECKING				REINFORCED CONCRETE		FEES			
Date _____				Bldg. Per _____		Cert. of Occupancy _____			
Receipt No. _____				Bldg. Cement _____		Total <u>2.00</u>			
Valuation \$ _____				Tons of Reinforcing Steel _____					
Fee Paid \$ _____									
TYPE	GROUP	Maximum No. Occupants	Inside Lot	Map Lot	Lot plan	Foot rear alley	Foot side alley	Foot front alley	Foot rear alley
I	R	_____	Corner Lot	Curved Lot Keyed	1000 sq. ft.	X	X	X	X
PERMIT NO.				Zone		Fire District		District Map No.	
LA 2633				R5+R2		No.		5075	
PLANS				Application checked and approved		Approved		Stamp here when Permit is issued	
[Signature]				[Signature]		[Signature]		FEB 17, 1949	
[Signature]				[Signature]		[Signature]		[Signature]	

3

**APPLICATION TO
ALTER, REPAIR, OR DEMOLISH
AND FOR A
Certificate of Occupancy**

CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 1 and 2
Tract 2572
Location of Building 2017 North Hollywood Ave
(House Number and Street)
Between what cross streets Grandline & Compton
Approved by City Engineer _____
Deputy _____

USE INK OR INDELIBLE PENCIL

1. Present use of building Dormitory Families _____ Rooms 8
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. State how long building has been used for present occupancy for several years
3. Use of building AFTER alteration or moving for several years Families _____ Rooms 8
4. Owner HENRY LOVINS Phone 624781
(Print Name)
5. Owner's Address 2025 N. Highland P.O. Hollywood 25, Calif
6. Certificated Architect _____ State License No. _____ Phone _____
7. Licensed Engineer _____ State License No. _____ Phone _____
8. Contractor _____ State License No. _____ Phone _____
9. Contractor's Address _____

10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon) \$ 2,000

11. State how many buildings NOW on lot and give use of each: 3 - 2 three stories & 1 one story
(Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 42 x 32 Number of stories high 2 Height to highest point 22 ft
13. Material Exterior Walls Stucco Exterior framework (Wood, Steel or Masonry) _____ (Wood or Steel) _____

14. Describe briefly all proposed construction and work:
Replace french front windows in depth 30 ft. with new windows approximately 30 ft. deep. Add additional ventilation. Also change and replace sink in kitchen with new one. I understand that the present building is in poor condition and for demolition purposes.

15. Size of Addition _____ Size of Lot _____ Number of Stories when complete _____
16. Footing: Width _____ Depth in Ground _____ Width of Wall _____ Size of Floor Joists _____
17. Size of Studs _____ Material of Floor _____ Size of Rafters _____ Type of Roofing _____

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the going of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

DISTRICT OFFICE _____ By Henry Lovins (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY							
PLAN CHECKING				REINFORCED CONCRETE			
Date	MAY 11 1948			Bbls.	8033588		
Receipt No.	7506			Cement	FEE		
Valuation \$	2,000			Tons of Reinforcing Steel	Bldg. Per. 6.00		
Fee Paid \$	1.00				Cert. of Occupancy 6.00		
TYPE	GROUP	Maximum No. Occupants	Inside Lot	Key Lot	Lot Size	Pl. rear alley	Clerk
D	4.2		Corner Lot	Corner Lot Keyed	10,000	Pl. side alley	6.00
PERMIT No.	Plans and Specifications checked			Zone	Fire District	District Map No.	
21795	Correction Voted			Blg. Line	Street Widening	5075	
PLANS	Plans, Specifications and Application checked and approved			Application checked and approved	Stamp here when Permit is issued		
Rec'd	Pl. Plans Fee	Filed with	Continuing Inspection	APPROVED	JUL 14 1948		
				Valuation Included Yes - No	Inspector		

8306

3

**APPLICATION TO
ALTER, REPAIR, OR DEMOLISH
AND FOR A
Certificate of Occupancy**

Form B-2-3032-12-68
**CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION**

Lot No. 1 and 2

Tract 2572 in the city of Los Angeles (see attached legal description)

Location of Building 2027 North Highland Avenue
(House Number and Street)

Approved by
City Engineer

Between what cross streets Camrose and Franklin Aves.

Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building Dwelling Families 2 Rooms 10
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. State how long building has been used for present occupancy several years.
3. Use of building AFTER alteration or moving convert to art school Families class Rooms class
4. Owner Henry Lovins (Print Name) Phone HE 4067
5. Owner's Address 2025 N. Highland Ave. P.O. Hollywood 28
6. Certified Architect/Draftsman - Wayne Pippin State License No. _____ Phone _____
7. Licensed Engineer _____ State License No. _____ Phone _____
8. Contractor HENRY LOVINS - OWNER State License No. _____ Phone _____
9. Contractor's Address 2025 N. Highland Ave.

10. VALUATION OF PROPOSED WORK including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment (therein or thereon) \$ 400 to 500.

11. State how many buildings NOW See plot map - Bldgs #1, 3, 4. Residential. Bldg. #2 Store-room on lot and give use of each. (Store, Dwelling, Apartment House, Hotel or other purpose)

12. Size of existing building 44' x 58' Number of stories high 2 Height to highest point 20ft including attic.

13. Material Exterior Walls Stucco (Wood, Steel or Masonry) Exterior framework wood (Wood or Steel)

14. Describe briefly all proposed construction and work: (second floor of building)
(1) Remove partitions in classrooms #1, #2; also, remove existing bathroom to en-
large classroom #2a (2) Glass in outside balcony, leading from classroom #3. (3)
Remove partition in shop #2 and add large window in shop #1 of 1st floor.
REPLACE WINDOWS WITH FRAMED DOORS IN CLASSROOM 2a

NEW CONSTRUCTION

15. Size of Addition 3'-10" x 11'-9" Size of Lot 3.4 acres Number of Stories when complete 1

16. Footing: Width _____ Depth in Ground _____ Width of Wall _____ Size of Floor Joists _____

17. Size of Studs 2 x 4 Material of Floor wood Size of Rafter _____ Type of Roofing TILE

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Henry Lovins (Owner or Authorized Agent)

DISTRICT OFFICE Dist 3

By _____

FOR DEPARTMENT USE ONLY

PLAN CHECKING		CHANGE OF OCCUPANCY		FEES	
Date <u>APR 4 1969</u>	Area of Bldg. _____ Sq. Ft.	Date _____	Bldg. Per. <u>3.50</u>		
Receipt No. <u>2169</u>	Receipt No. _____	Total <u>3.50</u>			
Valuation \$ _____	Fee Paid \$ _____				
TYPE <u>N</u> GROUP <u>B-2</u>	Maximum No. Occupants _____	Inside Lot <u>THRU</u>	Key Lot _____	Lot Size _____	Pl. rear alley _____
REINFORCED CONCRETE	Tons of Reinforcing Steel _____	Corner Lot _____	Corner Lot Keyed _____	Pl. side alley _____	Clerk <u>Brown</u>
PERMIT No. <u>1410227</u>	Plans and Specifications checked <u>Curtis</u>	Zone <u>R-2, R-5</u>	Fire District No. _____	District Map No. <u>150-185</u>	
PLAN	Corrections Verified <u>Curtis</u>	Bldg. Line _____	Street Widening _____	Stamp here when Permit is issued <u>APR 08 1969</u>	
Plans, Specifications and Application checked and approved <u>B. E. Noice</u>	Application checked and approved <u>ET Brown</u>	Continuous Inspection <u>NONE</u>	Specimen required Valuation Required <u>Yes</u>	Inspection <u>Allen 10</u>	

3

**APPLICATION TO
ALTER, REPAIR, OR DEMOLISH
AND FOR A
Certificate of Occupancy**

Form H-1-204-12-55
**CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION**

Lot No. 1 and 2

Tract 2572 in the City of Los Angeles (See attached legal description)

Location of Building 2025 N. Highland Ave. designated as building No. 4.
(House Number and Street) See detail "G" blueprint.

Approved by
City Engineer
[Signature]
Deputy.

Between what cross streets Oakrose and Franklin Ave.

USE INK OR INDELIBLE PENCIL

1. Present use of building Dwelling Families 1 Rooms 4
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. State how long building has been used for present occupancy several years
3. Use of building AFTER alteration or moving classrooms Families Rooms 3 and 2 toilets.
4. Owner Henry Lovins Phone
5. Owner's Address 2025 N. Highland Ave. (Print Name) P.O. Hollywood 28
6. Certified Architect Draftman - Wayne Pippin State License No. Phone
7. Licensed Engineer State License No. Phone
8. Contractor HEBRY LOVINS - OWNER State License No. Phone
9. Contractor's Address 2025 N. HIGHLAND AVE

10. VALUATION OF PROPOSED WORK Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon. \$ 1,000.

11. State how many buildings NOW See plot map - Bldgs. 21, 22, 23, 24. Residential. Bldg. #2 Store on lot and give use of each. (Store, Dwelling, Apartment House, Hotel or other purpose) Rooms

12. Size of existing building 30' x 50' Number of stories high 1 Height to highest point 11'

13. Material Exterior Walls Stucco (Wood, Steel or Masonry) Exterior framework Wood (Wood or Steel)

14. Describe briefly all proposed construction and work:

(1) Remove present bathroom and toilet to enlarge classroom #3; also, remove a partition of bathroom and a portion of partition in classroom #5. (2) Construct addition on west and south side of building No. 4 to include two restrooms and lockers for men and women. See blueprint, detail "G" of alterations to building No. 4.

South wall west wall NEW CONSTRUCTION Use: Men & Women toilets, incl. lockers.

15. Size of Addition 10' x 21' Size of Lot 3.4 acres Number of Stories when complete 1

16. Footing: Width 6" x 12" Depth in Ground 12" x 24" Width of Wall 6" Size of Floor Joists 2" x 6"

17. Size of Studs 2" x 4" Material of Floor concrete Size of Rafters 2" x 6" Type of Roofing Gompo

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here [Signature]
(Owner or Authorized Agent)

DISTRICT OFFICE sheet 2 of 3

By

FOR DEPARTMENT USE ONLY

PLAN, CHECKING		CHANGE OF OCCUPANCY		FEES	
Date <u>Aug 28 1950</u>	Receipt No. <u>2189</u>	Area of Bldg. <u> </u> Sq. Ft.	Date <u> </u>	Bldg. Per <u>6.00</u>	Cert. of Occupancy <u> </u>
Valuation \$ <u> </u>	Fee Paid \$ <u> </u>	Receipt No. <u> </u>	Fee Paid \$ <u> </u>	Total <u>6.00</u>	
TYPE <u>V</u>	GROUP <u>B-2</u>	Maximum No. Occupants <u> </u>	Key Lot <u> </u>	Lot Elm <u> </u>	— Ft. rear alley <u> </u>
REINFORCED CONCRETE		Corner Lot Keyed <u> </u>	Zone <u>R-2, 25</u>	File District <u> </u>	— Ft. side alley <u> </u>
Mbr. Cement <u> </u>		Years of Reinforcing Steel <u> </u>	Bldg. Line <u> </u>	No. <u> </u>	District Map No. <u>150-185</u>
PERMIT No. <u>A10229</u>		Plans and Specifications checked <u>Carter</u>	Zone <u>R-2, 25</u>	File District <u> </u>	Stamp here when Permit is issued <u>5-1-50</u>
Correction Verified <u>Carter</u>		Plans, Specifications and Application checked and approved <u>B. G. Noice</u>	Application checked and approved <u>ET [Signature]</u>	Inspector <u> </u>	
PLANS <u> </u>		For Plans See <u> </u>	Continued Inspection <u>None</u>	Specified - Required <u> </u>	

3				APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY			
CITY OF LOS ANGELES				DEPT. OF BUILDING AND SAFETY			
DIST. MAP 150-185	1. LEGAL LOT 2	BLK. 2572	TRACT 2572				
ZONE R-5	2. BLDG. ADDRESS 2025 No Highland Ave			APPROVED			
FIRE DIST.	3. BETWEEN CROSS STS. Franklin			AND Camrose			
INSIDE KEY X	4. PRESENT USE OF BLDG. Dwelling			NEW USE OF BLDG. same			
COR. LOT	5. OWNER Henry Louins						
REV. COR.	6. OWNER'S ADDRESS 2025 No Highland Ave						
LOT SIZE acres	7. GENL. ARCH. STRUCT.						
REAR ALLEY	none			STATE LICENSE NUMBER			
SIDE ALLEY	none			STATE LICENSE NUMBER			
BLDG. LINE	none			STATE LICENSE NUMBER			
AFFIDAVIT LA 11082	9. CONTRACTOR owner			STATE LICENSE NUMBER			
BLDG. AREA	10. SIZE OF EX. BLDG. 20 x 40 STORIES 1 HEIGHT 12						
SPRINKLERS REQ'D. SPECIFIED	11. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input checked="" type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE						
	ROOF CONST: <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER						
3							
2025 No Highland Ave							
VALIDATION LA 10461	Mar 7 1955 LA 63708						
TYPE V	GROUP R-1	MAX. OCC. 1-FAM		MAR 17 1955 LA 10461			
DIST. OFFICE L.A.							
C. OF O. ISSUED		P.V. \$2.00 Bp 51					
DWELL. UNITS 1	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. \$ 800			VALUATION APPROVED <i>Van Oshinda</i>			
PARKING SPACES N. G. new add	13. SIZE OF ADDITION Reloc bath in ex bldg to			APPLICATION CHECKED Hicks			
GUEST ROOMS	14. NEW WORK: MATERIAL EXT. WALLS BLK. MATERIAL ROOF CONC.			PLANS CHECKED <i>Van Oshinda</i>			
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. <i>Henry Louins</i> SIGNED			CORRECTIONS VERIFIED <i>Van Oshinda</i>			
CONT. INSP.				PLANS APPROVED 1955			
Grading				APPLICATION APPROVED <i>Shiff</i>			
This form when properly validated is a permit to do the work described.							

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.



Address of Building 2025 N. Highland Ave..
Permit No. and Year LA 10461 - 1955
Certificate Issued Oct. 14, 1955, 19.....

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts., 1, 3, 4, and 5; and with applicable requirements of State Housing Act, for following occupancies:

8' x 10' addition to existing 20' x 40'
1-family dwelling. R-1 Occupancy.

Inc. reg. 18 x 20 add

Owner Henry Lovins
Owner's Address 2025 N. Highland Ave.
Los Angeles 28, Calif.

Form B-95a-20M-5-55

G. E. MORRIS, Superintendent of Building By JOHN D. MILLER 25

3

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

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

1. LEGAL LOT	1 & 2	BLK.		TRACT	2572	DIST MAP	150-185
2. BUILDING ADDRESS	2025 North Highland Ave				APPROVED	IB	ZONE E-2-1 R-5-1
3. BETWEEN CROSS STREETS	Franklin Ave AND Camrose Drive						FIRE DIST varies
4. PRESENT USE OF BUILDING	Garage		NEW USE OF BUILDING		Same		INSIDE thru
5. OWNER	Henry Lovins				PHONE		KEY
6. OWNER'S ADDRESS	1905 North Highland Ave				P.O.	ZONE	COR LOT
7. CERT ARCH					STATE LICENSE	PHONE	REV. COR. LOT SIZE
8. LIC. ENGR					STATE LICENSE	PHONE	irreg
9. CONTRACTOR	Louis A. Bafbre				STATE LICENSE	PHONE	REAR ALLEY
10. CONTRACTOR'S ADDRESS	443 S. Clark Drive Beverly Hills				P.O.	ZONE	SIDE ALLEY
11. SIZE OF EXISTING BLDG.	20 x 24	STORIES	1	HEIGHT	8'	NO. OF EXISTING BUILDINGS ON LOT AND USE	4-dwell, gar
3. 2025 North Highland Ave						DISTRICT OFFICE	L.A.
12. MATERIAL	WOOD		METAL		CONC. BLOCK		ROOF CONST.
EXT. WALLS:	STUCCO		BRICK		CONCRETE		WOOD
							STEEL
							OTHER
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$750 ⁰⁰ 550.00						SPRINKLERS REQ'D. SPECIFIED
14. SIZE OF ADDITION	19 x 20	STORIES	1	HEIGHT	8'	VALUATION APPROVED	BLDG. AREA
15. NEW WORK: (DESCRIBE)	EXT. WALLS open		ROOFING compe		APPLICATION CHECKED Tucker		DWELL UNITS
attach CARPORT to garage						PLANS CHECKED	PARKING SPACES
						CORRECTIONS VERIFIED	GUEST ROOMS
						PLANS APPROVED	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.						APPLICATION APPROVED	CONT. INSP
SIGNED Louis A. Bafbre							INSPECTOR
TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	B.P.	I.F.	O.S.
V	R	1 FAM	2 ⁰⁰		5 ⁰⁰		

VALIDATION

CASHIER'S USE ONLY

LA32856 MAY-21-59 33650 B - 2 CK 2.00
MAY-21-59 33651 B - 1 CK 5.00
grading crit soil

This Form When Properly Validated is a Permit to Do the Work Described.

Historic Photos



Main Entrance



Hollywood Art Center School HCM Nomination

Fountain



Southwest corner of the house



Former roundabout



Wrought iron fans in the arches of the main entrance



Colonnade to the south of the house



Classroom building and studio (guest house)



Former classroom building from the patio



Garden patio



Garden terraces and staircases



Villa seen from Highland circa 1950



Entrance to estate circa 1950.



City of Los Angeles Department of City Planning

8/5/2019 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

2000 N GLENCOE WAY
2027 N HIGHLAND AVE
2026 N GLENCOE WAY

ZIP CODES

90068

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2016-1450-CPU
CPC-1986-831-GPC
CPC-18473-B
ORD-164721
ORD-164720
ORD-161856
ORD-129279
ORD-128730
CHC-2019-1782-HCM
ENV-2019-1783-CE
ENV-2016-1451-EIR

Address/Legal Information

PIN Number	150A185 15
Lot/Parcel Area (Calculated)	111,483.6 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID D3 PAGE 593 - GRID E3
Assessor Parcel No. (APN)	5549030001
Tract	TR 2572
Map Reference	M B 32-55
Block	None
Lot	FR 1
Arb (Lot Cut Reference)	None
Map Sheet	150A185 151-5A185

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Hollywood Hills West
Council District	CD 4 - David E. Ryu
Census Tract #	1897.02
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	HISTORIC MONUMENT UNDER CONSIDERATION
Zoning	[Q]R4-1VL R2-1XL
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Low Medium I Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	Yes
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No

Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 3
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5549030001
Ownership (Assessor)	
Owner1	CCF REAL ESTATE HOLDINGS INC
Address	10436 SANTA MONICA BLVD STE 400 LOS ANGELES CA 90025
Ownership (Bureau of Engineering, Land Records)	
Owner	PAYDEN, JOAN ANN
Address	11 SEA COLONY DR SANTA MONICA CA 90405
APN Area (Co. Public Works)*	2.610 (ac)
Use Code	7200 - Institutional - School (Private) - One Story
Assessed Land Val.	\$12,648,000
Assessed Improvement Val.	\$372,300
Last Owner Change	12/27/2017
Last Sale Amount	\$6,500,065
Tax Rate Area	67
Deed Ref No. (City Clerk)	666253
	585025
	2445625-26
	2445624
	1446967
	+
Building 1	
Year Built	1920
Building Class	D6
Number of Units	0
Number of Bedrooms	6
Number of Bathrooms	3
Building Square Footage	3,361.0 (sq ft)
Building 2	
Year Built	1919
Building Class	D55
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,181.0 (sq ft)
Building 3	
Year Built	1927
Building Class	D5
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Building Square Footage	487.0 (sq ft)
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	Yes
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Hubzone	Not Qualified
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

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

Public Safety

Police Information	
Bureau	West
Division / Station	Hollywood
Reporting District	625
Fire Information	

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Bureau	West
Batallion	5
District / Fire Station	76
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	CPC-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-1986-831-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN REVISION/GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND HEIGHT DISTRICT CHANGES
Case Number:	CPC-18473-B
Required Action(s):	B-PRIVATE STREET MODIFICATIONS (2ND REQUEST)
Project Descriptions(s):	CONTINUATION OF CPC-18473-A. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	CHC-2019-1782-HCM
Required Action(s):	HCM-HISTORIC CULTURAL MONUMENT
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR THE HOLLYWOOD ART CENTER SCHOOL
Case Number:	ENV-2019-1783-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR THE HOLLYWOOD ART CENTER SCHOOL
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN

DATA NOT AVAILABLE

ORD-164721
ORD-164720
ORD-161856
ORD-129279
ORD-128730



Address: 2000 N GLENCOE WAY

APN: 5549030001

PIN #: 150A185 15

Tract: TR 2572

Block: None

Lot: FR 1

Arb: None

Zoning: [Q]R4-1VL, R2-1XL

General Plan: Low Medium I Residential

