Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2020-3767-HCM
ENV-2020-3768-CE

HEARING DATE: July 16, 2020
TIME: 10:00 AM
PLACE: Teleconference (see agenda for login information)

Location: 2841-2849 North Avenel Street
Council District: 4 – Ryu
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Silver Lake
Legal Description: Ivanhoe Tract, Block 10, Lots 32-34

EXPIRATION DATE: The original 30-day expiration date of July 19, 2020 per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*

PROJECT: Historic-Cultural Monument Application for the AVENEL COOPERATIVE HOUSING PROJECT

REQUEST: Declare the property an Historic-Cultural Monument

OWNER/APPLICANT: Julia Meltzer, HOA Board President
Avenel Condominium Association
2839 ½ North Avenel Street
Los Angeles, CA 90039

PREPARER: Robert Chattel
Chattel, Incorporated
13417 Ventura Boulevard
Los Angeles, CA 90423

<u>RECOMMENDATION</u> **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, Principal City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, Senior City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

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Melissa Jones, City Planning Associate
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The Avenel Cooperative Housing Project is a ten-unit multi-family apartment complex located on North Avenel Street between West Avenel Terrace and West La Paz Drive in the Silver Lake neighborhood of Los Angeles. Constructed in 1947, the subject property was designed in the International architectural style by master architect Gregory Ain (1908-1988) as an experimental, post-World War II communal housing project called Avenel Homes. The property transitioned to condominium ownership in 1991.

Housing cooperatives evolved as a postwar housing solution that met the demand for affordability, privacy, and flexibility, along with the benefits of communal, democratic living. Cooperatives originated to address the individual needs of its occupants and thus vary from affordable to upscale. Notable Southern California cooperatives emerged in the 1940s, including Crestwood Hills in the Brentwood neighborhood of Los Angeles, as well as the Avenel Cooperative Housing Project. The communities served returning World War II veterans and were designed by master architects experimenting with low-cost housing designs. Financed under Title 608 of the Federal Housing Administration, the units in the Avenel project were not only affordable but were near downtown Los Angeles, schools, parks, and public transportation.

The subject property is comprised of two one-story buildings with five units each. Each building has a sawtooth plan with each unit rotated fifteen degrees from the lot line. The subject property is on a sloped lot declining to the southeast. As a result, the two buildings are not level with one another, and are situated on a lower terrace and an upper terrace. The two terraces are separated by a retaining wall. The two buildings are of wood-frame construction with a concrete slab foundation and cement plaster walls, and have flat asphalt composition roofs. Enclosed garages and full-width driveways are located below the units facing Avenel Street, on the east-facing elevation. The north-facing elevation of each building contains entrances to the individual units along a common open-air concrete walkway. Each unit has a painted flush door beneath an overhang supported by a single metal post. The south-facing elevation has floor-to-ceiling glass walls with an entrance into the living rooms of each unit and a protruding flat roof. This elevation faces backyard patios for each unit. Fenestration consists of metal-framed casement windows, and clerestory metal-framed ribbon windows. The interiors feature sliding walls to allow flexibility in the layout of each unit.

Born in Pittsburgh, Pennsylvania on March 28, 1908, Gregory Ain moved with his family to Southern California in 1911. He studied mathematics and physics at the University of California, Los Angeles and architecture at the University of Southern California before working as an apprentice to master architects Rudolph Schindler and Richard Neutra. Although he would not be licensed until 1943, Ain opened his own architecture firm in 1938. He was interested in both affordable and user-friendly housing, and in 1940, he received the Guggenheim Memorial Foundation fellowship to research low-cost housing in Southern California with architects Walter Gropius and Ludwig Mies van de Rohe among his sponsors. However, Ain's social views and his intent to support low-income families as well as ethnic minorities were not well received, particularly during the 1950s, which led to his exclusion from the Case Study House program and loss of financial backing from the Federal Housing Administration. Over the course of his career, Ain designed a number of housing projects including Park Planned Homes (1945-1946) in Altadena and Mar Vista Housing in Los Angeles (1946-1948, also known as the Gregory Ain Mar Vista Tract designated as a Historic Preservation Overlay Zone in 2003), as well as other single- and multi-family properties such as the Amsalem A. Ernst House (1937, HCM #840), Dunsmuir

Flats (1938, HCM #954), the Becker Residence (1939), Margaret and Harry Hay House (1939, HCM #981), and the Kay Residence (1963, HCM #952). He taught architecture for several years at the University of Southern California and then became the dean of the School of Architecture at Pennsylvania State University in 1963. Ain returned to Los Angeles in 1967, was recognized as a Fellow of the American Institute of Architects in 1972, and passed away at the age of 79 in 1988.

The subject property has experienced alterations that include minor interior remodel work in 2000, 2016, and 2018; and the removal of some backlit address plates, the replacement of some windows on the north-facing elevation, the enlargement of most units on the south-facing elevation, the alteration of roof overhangs, and the covering of some service yards, all at unknown dates.

The subject property was individually listed on the National Register of Historic Places in 2005, and subsequently listed on the California Register of Historical Resources. In addition, SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under the national, state, and local designation programs as an excellent example of Mid-Century Modern multi-family residential architecture in Hollywood and as a work of master architect Gregory Ain.

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.

BACKGROUND

On June 19, 2020, the Director of Planning determined that the application for the proposed designation of the subject property as Historic-Cultural Monument was complete. The original 30-

day expiration date of July 19, 2020 per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.*

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Avenel Cooperative Housing Project		Original historic name	
Other Associated Names:			
Street Address: 2839-2849 Avenel Street	Zip: 90039	Council District: 4	
Range of Addresses on Property: 2839-2849	Community Name: Hollywood		
Assessor Parcel Number: 5434026048-57	Tract: Ivanhoe	Block: 10	Lot: 32,33,34
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: N/A			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1947 ● Factual ○ Estimated	Threatened? None
Architect/Designer: Gregory Ain	Contractor: Aldon Construction Company
Original Use: Cooperative Housing	Present Use: Condominium Housing
Is the Proposed Monument on its Original Site? ● Yes ○ No (explain in section 7) ○ Unknown (explain in section 7)	

3. STYLE & MATERIALS

Architectural Style: International Style	Stories: 1	Plan Shape: Irregular

FEATURE	*PRIMARY*	*SECONDARY*
CONSTRUCTION	Type: Wood	Type: Select
CLADDING	Material: Stucco, smooth	Material: Select
ROOF	Type: Flat	Type: Select
	Material: Rolled asphalt	Material: Select
WINDOWS	Type: Fixed	Type: Sliding
	Material: Steel	Material: Wood
ENTRY	Style: Centered	Style:
DOOR	Type: Plank	Type: Select

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

4. ALTERATION HISTORY

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

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): SurveyLA, Hollywood Community Plan Area (2015)
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: Julia Meltzer, HOA Board President	Company: Avenel Condominium Association	
Street Address: 2839 1/2 Avenel Street	City: Los Angeles	State: CA
Zip: 90039	Phone Number:	Email: julia.meltzer@gmail.com

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: Robert Chattel	Company: Chattel, Inc.	
Street Address: 13417 Ventura Blvd.	City: Los Angeles	State: CA
Zip: 90423	Phone Number: (818) 788-7954	Email: robert@chattel.us

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

9. SUBMITTAL

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

APPLICATION CHECKLIST

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

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.	
✓	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
✓	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
✓	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Robert Chattel — Name:

1/29/2020 — 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

A. PROPOSED MONUMENT DESCRIPTION

General

The subject property is located at 2839-2849 Avenel Street (Avenel) in the Silver Lake neighborhood of the City of Los Angeles (City) in the Hollywood Community Plan Area. It is located within the Ivanhoe Tract, block 10, on lots 32, 33, and the northern half of lot 34. The subject property is comprised of two one-story buildings with five units each, totaling ten condominiums (complex). Each building has a sawtooth plan with each unit rotated fifteen degrees from the lot line. Each unit has its own address and Assessor's Parcel Number (APN), which are listed in the table below.

Address	Assessor Parcel Number (APN)
2839 Avenel Street	5434-026-053
2839 ½ Avenel Street	5434-026-054
2841 Avenel Street	5434-026-055
2841 ½ Avenel Street	5434-026-056
2843 Avenel Street	5434-026-057
2845 Avenel Street	5434-026-048
2845 ½ Avenel Street	5434-026-049
2847 Avenel Street	5434-026-050
2847 ½ Avenel Street	5434-026-051
2849 Avenel Street	5434-026-052

The subject property is situated on a slope, declining to the southwest. As such, the two buildings are not level with one another and are situated on a lower terrace and an upper terrace, separated by a retaining wall. For the purposes of this nomination, the two buildings of the subject property are distinguished as the lower building (2839-2843 Avenel Street) and the upper building (2845-2849 Avenel Street), as delineated in the following images:

Lower Building — Upper Building

The two buildings are wood frame with a concrete slab foundations, cement plaster walls painted gray, and a flat asphalt composition roof. Enclosed garages and full width driveways are located below the units facing Avenel. Each building is separated from the adjacent building to the north by a retaining wall. The north retaining wall of the lower building features a painted concrete wall with chain link fence above. The north retaining wall of the upper building features a similar painted concrete wall with horizontal wood fence with built-in ledges above. Metal overhanging pole light fixtures attached to the retaining walls provide lighting to the walkway. Landscaping includes small planters along public walkways, private backyard patios and service yards. Plantings at each unit

varies, with some low concrete planters landscaped with bamboo, drought-tolerant plants, cacti, and mature trees.

Exterior

Both the lower building and the upper building are nearly identical except for alterations at the backyard patios, service yards and interior.

The east elevation (primary façade) faces Avenel to the southeast. Each building appears from the street to be two levels, with stepped garages below and units above. All units are single-story and the garages tuck under the east units above. The east elevation of each building is composed of two bays (south and north bay), with two garages in the south bay at the lower step and three garages in the north bay at the higher step. A concrete driveway flanked by low concrete walls leads to garages. The garages have flush doors. Each step responds to the sloping terrain. The entrances to each building are located at the northeast corner, distinguished by a stucco clad wall with a grid window with 15 panes of obscured glass arranged in five rows and three columns enclosing the front yard patios for the two easternmost units. The entrance to each building is denoted by a wood frame trellis and accessed by a ramp at the lower building and steps at the upper building.

The north elevation of each building contains entrances to five units along a common open-air concrete walkway. Each unit has a painted flush door beneath an overhang supported by a single metal post and some units appear to have original backlit address numbers. To the right of each door are three square metal-framed casement windows. Each unit also has three clerestory metal-framed ribbon windows. The east unit in each building has several concrete stairs leading to the entry door, while the other units tend to have one or two concrete stairs. To the east of each entryway is a curved service yard wall. An adjacent triangular landscaped low concrete planter is at west of each entrance.

The west elevation is windowless and faces a rear yard that contains mechanical and electrical systems.

The south elevation provides access to the backyard patios and generally consists of floor-to-ceiling glass walls providing access from the living rooms of each unit and a extended overhang of the flat roof. The backyard patios have an irregular shape conforming to the angle of each building and lot line, and are separated from one another by a wood fence. Hardscaping varies between units and may contain wood decks, concrete pavement, gravel, or flagstone.

Interior

Each unit contains a kitchen, living room, bathroom, and space for one, two, or three bedrooms. Sliding walls throughout allow residents to transform their space to increase or decrease the amount of rooms based on need. Each unit has two main sliding walls which allow flexibility to the interior layout. When a sliding wall is closed, the rooms can still be accessed by a door.

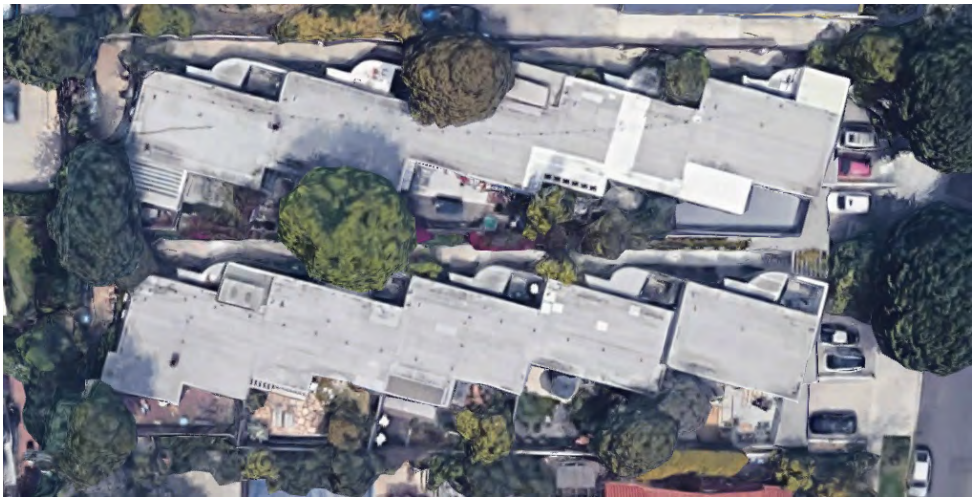
The kitchen is to the right upon entry and in some units either enclosed or open to the living room. The living room is between the kitchen and south elevation. A short hallway leads to the bathroom along the north of each unit, and the other bedrooms, along the south of each unit.

Alterations

Exterior walls to the subject property were originally a dusty rose color, but have since been painted gray. Some backlit address plates have been removed and some windows at the north elevation appear to have been replaced. Much of the exterior alterations appear to have occurred on the south elevation, where the living rooms and bedrooms have been extended to increase the floor area of

most units thus altering the roof overhang. While some units have open-air decks, others have chosen to build additions extending the living room space into the backyard patio further.

The infill alterations to the south elevation are can be seen in the comparison of original site drawing (above; overhangs denoted with dashed lines) with an aerial of the current subject property (below):



Some interior work has been done to update kitchens to match original plans for an open dining space between the kitchen and living room. The walls between units have had sound insulation material installed.

Various landscape treatments have been incorporated to the backyard patios on the south elevation as well as the low concrete planters on the north elevation. Some service yards have been roofed over.

Available Building Permits

The table below summarizes available building permits.

Date	Addresses	Permit Type	Owner	Architect and/or Builder/ Contractor	Value	Description
9/13/1946*	2839–½–41–½–43 Avenel	Application to Erect a New Building	Avenel Housing Associates Inc.	Gregory Ain (architect)	$25,000	Dwelling + Garage
9/13/1946*	2845-½-47-½-49 Avenel	Application to Erect a New Building	Avenel Housing Associates Inc.	Gregory Ain (architect)	$25,000	Dwelling + Garage
9/13/1946*	2839-½-41-½-43-½-45-½-47-½ Avenel	Application to Erect a New Building	Avenel Homes	Gregory Ain (architect)	$1,000	Retaining wall in yard, middle wall
9/13/1946*	2845-½-47-½-49 & 2839-½-41-½-43 Avenel	Application to Erect a New Building	Avenel Homes	Gregory Ain (architect)	$1,300	Retaining wall in yard, no wall
6/27/1947*	2839-47½ Avenel	Application to Alter, Repair, or Demolish	Avenel Homes, Inc.	Gregory Ain (architect), Aldin Construction Co. (contractor)	$600	Retaining wall & court
9/1/1999	2839 N Avenel	Application for Building Permit and Certificate of Occupancy	Rick Corsina	Spinnaker Builders (contractor)	$13,500	T/O (E) Roof, Re-roof with B U R. Smoke detectors required
9/1/1999	2841 N Avenel	Application for Building Permit and Certificate of Occupancy	Rick Corsina	Spinnaker Builders (contractor)	$13,500	T/O (E) Roof, Re-roof with B U R. Smoke detectors required
8/18/2000*	2845½ N Avenel	Application for Building Permit and Certificate of Occupancy	Ilana Gafni, Jeannette Reisbord	Robert Onishi (engineer), Michael Folonis (architect), Armstrong W D Construction Company (contractor)	$15,000	Interior remodel of kitchen/ bathroom, remove & relocate ext wall of living room, remove trellis
9/7/2000	2845½ N Avenel	Application for Building Permit and Certificate of Occupancy	Ilana Gafni, Jeannette Reisbord	Robert Onishi (engineer), Michael Folonis (architect), Armstrong W D Construction	$301	Revise 00016-30001-14992 to show a patio roof addition (6' x 17')

Date	Addresses	Permit Type	Owner	Architect and/or Builder/ Contractor	Value	Description
				Company (contractor)		
6/24/2016*	2843 N Avenel	Application for Building Permit and Certificate of Occupancy	Stephen L Pang	Richard Arthur Corsini (architect), Jeffrey Allan Roberts (engineer), Owner-Builder	$50,000	Interior/exterior remodel to 1 unit of a 5 unit apartment; no added square footage
7/18/2017*	2845 N Avenel	Application for Building Permit and Certificate of Occupancy	Bernice Zelonka	Amato Construction Corporation (contractor), Jesus Enrique Guzman (engineer)	$50,000	Reframe non permitted patio, 185 SQFT, 11'x16'9". Add 580 SQFT of new wood deck to replace existing non permitted deck. Add pad foundations to support deck, replace damaged boards on patio roof cover. Add post and shear walls in garage for deck support.
10/11/2017	2845 N Avenel	Application for Building Permit and Certificate of Occupancy	Bernice Zelonka	Amato Construction Corporation (contractor), Jesus Enrique Guzman (engineer)	$10,000	Supplemental to 17016-10000-16431 to revise deck plan
7/10/2018*	2847 N Avenel	Application for Building Permit and Certificate of Occupancy	Douglas R Goodwin, Rebecca E Baron	Skyline Construction and Remodeling (contractor)	$5,000	Interior remodel to the (E) bathroom

B. STATEMENT OF SIGNIFICANCE

Previous Evaluations and Surveys

The subject property was listed on the National Register of Historic Places on February 27, 2005 under criterion C as a major work of master architect, Gregory Ain (Ain), FAIA. The subject property was also noted as "[exemplifying] all the characteristics of what became known as the International Style" and "as a unique social experiment in a shared communal living experience fostered by the post war housing shortage in Southern California."[1]

The subject property was identified by SurveyLA in the Historic Resources Survey Report for the Hollywood Community Plan Area as a multiple-property resource that was significant as an "excellent example of Mid-Century Modern multi-family residential architecture in Hollywood" and as a "work of master architect Gregory Ain."[2] The subject property was identified with status codes 3S;3CS;5S3, finding it eligible for individual designation on the National Register, the California Register, and as a City of Los Angeles Historic-Cultural Monument (HCM) under the "Architecture and Engineering, 1850-1980" context, "L.A. Modernism, 1919-1980" sub-context, "Post-War Modernism, 1945-1976" theme, and "Mid-Century Modernism, 1945-1970" sub-theme.[3]

Subject Property History

Ain's social and political views had direct influence in the types of projects that he designed. Throughout his career, he was interested in the idea of how social housing[4] and modern architecture could remedy housing inequality and achieve an ideal society. Ain first began work in social housing in 1935, after the Great Depression.[5] In 1940, he was awarded a Guggenheim Memorial Foundation fellowship to study low-cost housing options.[6] As World War II was coming to an end, the need for more post-war housing was evident and architects sought to find cost-effective ways to increase the country's housing supply.

In the mid 1940s, Ain designed the ambitious Community Homes project – 280 homes on 100 acres of land in the Los Angeles neighborhood of Reseda.[7] Although unrealized, Community Homes was meant to act as a housing cooperative with a mix of White and ethnic minority residents, but it failed to receive backing by the Federal Housing Administration (FHA) due to regulations prohibiting the mixing of races.[8] Afterwards, Ain planned several new projects for former subscribers of Community Homes, such as the 28-house Park Planned Homes (1946) in Altadena and the Lucile Street Veterans' Cooperative in Silverlake (1946, never built).

Ain was adamant about building more social housing in Los Angeles and focused his efforts on developing cooperative housing (cooperatives) over other larger projects. Ain first began work on the Avenel Housing Association (AHA) project in April 1946 after ten families, organized by attorney Matthew Richman, approached Ain with a desire to pool their resources and build a cooperative in

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[1] National Register of Historic Places. "Avenel Cooperative Housing Project," United States Department of the Interior National Park Service, February 27, 2005.
[2] Historic Resources Group. "SurveyLA Historic Resources Survey Report: Hollywood Community Plan Area," City of Los Angeles, Department of City Planning, Office of Historic Resources, November 2015 (revised).
[3] Ibid.
[4] Social housing is considered any type of rental housing that is managed by the state, a non-profit organization, or a mixture of the two, or mutual housing corporations that are owned by the residents.
[5] McCoy, Esther. *The Second Generation*. Gibbs M. Smith, Inc., 1984. 114.
[6] McCoy, 112.
[7] McCoy, 118.
[8] McCoy, 121.

the Silver Lake neighborhood of Los Angeles.[9] Ain's design of attached units on a single lot allowed the cooperative to be one of the first to qualify for FHA loan insurance under Title 608, "which had been developed to stimulate apartment building and was specifically designed to finance 'rental housing'."[10]

Though there are different accounts of the occupational make-up of the ten families – author Anthony Denzer, Ph.D., notes that they were "all WWII veterans"[11] while architectural historian Esther McCoy writes that most of them were "members of the motion picture cartoonists union"[12] – there is a general consensus that there was a "common interest in left-wing politics"[13] with members having progressive social and political views.

The first group of members in the cooperative included Richman, actor Howland Chamberlain, teacher Serril Gerber, and construction worker Carl Brant. All four were accused of having communist ties and called to testify before the House Un-American Activities Committee (HUAC).[14] Because Ain held similar progressive social values, the AHA sought him to design the complex. The project was originally called Avenel Homes, "[challenging] conventional notions regarding the typology of apartments and single family houses."[15] While each unit was legally considered to be an apartment, Ain and the clients considered them modern homes, while also avoiding the implications associated with calling them houses.

Ain's first plans for the AHA project had each home lined up in a straight line, perpendicular to the street. He later changed this to the current sawtooth plan at the request of his clients, who used Ain's Dunsmuir Flats (HCM #954) design for reference.[16] According to Denzer, the sawtooth plan provided Ain with two important advantages: "it gave architectural definition to the rear patios, lending a considerable sense of privacy to each"[17] and "it allowed Ain to introduce the curved courtyard walls at the north, which gave the entry sequence an appropriately casual feeling."[18] Unfortunately, the sawtooth plan was less efficient in terms of materials and time compared to a linear plan and thus would increase project costs. As the plans continued to change from what Ain originally envisioned, some of the original families in the cooperative had to drop out due to rising costs.

Information differs as to who was responsible for designing the landscape at the complex. David Gebhard and Robert Winter's "Architectural Guidebook to Los Angeles" lists Katherine Bashford and Fred Barlow Jr. as the landscape architects,[19] though the National Register nomination notes that Bashford had retired from practice five years prior to construction and suggests that Garrett Eckbo may have been involved instead, based on a 1946 *New York Times* article.[20] In addition, one of the original owners, Dorothy Brant, recollects that Garrett Eckbo was retained as the landscape architect

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[9] Anthony Denzer. *Gregory Ain: The Modern Home as Social Commentary*. Rizzoli International Publications, Inc., 2008. 130.
[10] Denzer, 137.
[11] Denzer, 130.
[12] McCoy, 127.
[13] Denzer, 130.
[14] Ibid.
[15] Denzer, 129.
[16] Denzer, 131.
[17] Ibid.
[18] Ibid.
[19] Gebhard, David and Robert Winter. *An Architectural Guidebook to Los Angeles*. Gibbs Smith, Publisher, 2003. 200.
[20] National Register of Historic Places. "Avenel Cooperative Housing Project," United States Department of the Interior National Park Service, February 27, 2005.

for the property.[21] Landscape plans available at the University of California, Santa Barbara (UCSB) as part of the Gregory Ain archive note the name Marjorie Norris Horton as the landscape architect.[22]

Each unit had been built with three bedrooms, a living room, and a kitchen, with two sliding walls that could be used to transform the space based on the family's needs. A sliding wall separated the master bedroom from the living room while another separated the two smaller bedrooms.[23] Thus, the families could have one, two, or three bedrooms by opening and closing certain walls. Ain described the sliding walls as "the most important one single feature in freeing the small house from its smallness and giving it one of the great advantages of the large house."[24]

The FHA rejected other design elements Ain had hoped to implement, such as an open kitchen and a double bathroom, in which the toilet and sink were in the same compartment. By implementing an open kitchen that freely led to the living room, Ain sought to "construct a new social role for the housekeeper"[25], a departure from the designs of his mentors Rudolph Schindler (Schindler) and Richard Neutra (Neutra), who may have still associated domestic work with servants. In his final plans, Ain was forced to separate the kitchen and living room with a solid wall and door, though several families have reopened the space since.

The complex was completed in mid-1948 and cost each family $10,200 at the time.[26] While the cost had risen during construction, completed by contractor Don Metz's Aldon Construction Co., "the Avenel Homes were priced competitively with typical builders' houses of the period."[27] Ain acknowledged that "Other than the savings due to party walls, we doubt if there was a great saving over individual houses in either time or cost."[28] Avenel Housing stayed a cooperative for over 40 years until it transitioned into condominium ownership in 1991.[29] By 2002, individual units could sell for well over $300,000.[30]

In 2005, the complex was listed in the National Register as an "outstanding example of attached multi-family housing in Southern California built in the International Style"[31] and significant under criterion C as a significant work of master architect, Gregory Ain, FAIA. According to the nomination, it was "a unique social experiment in a shared communal living experience fostered by the post war housing shortage in Southern California,"[32] and found uniqueness "among the attached multi-family developments in Southern California that exemplify all the characteristics of what became known as International Style."[33]

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[21] Ibid.
[22] The Garrett Eckbo archives at University of California, Berkeley College of Environmental Design were consulted and no reference to the complex was found.
[23] Denzer, 132.
[24] Ibid.
[25] Ibid.
[26] Denzer, 135.
[27] Denzer, 136.
[28] Ibid.
[29] Los Angeles Conservancy. "Avenel Cooperative Housing | Los Angeles Conservancy," <laconservancy.org/locations/avenel-cooperative-housing> site accessed December 11, 2019.
[30] Freudenheim, Susan, "STYLE & CULTURE; ARCHITECTURE; A living legacy endures; Gregory Ain's '40s-era low-cost housing still retains its modern appeal. The compact but stylish design may provide a blueprint for L.A.'s future." *Los Angeles Times*, October 16, 2002: H2.
[31] National Register of Historic Places. "Avenel Cooperative Housing Project," United States Department of the Interior National Park Service, February 27, 2005.
[32] Ibid.
[33] Ibid.

Gregory Ain, FAIA (1908-1988)

Gregory Ain, FAIA, was a Los Angeles-based architect who is recognized for his "belief that Modern architecture could improve people's lives."[34] Ain's works primarily focused on both affordable and user-friendly housing, and his designs had influence on different scales, from single-family homes to entire communities. Ain "considered historicism a waste and individualism irresponsible,"[35] seeing modernism as a method to achieve social change while benefiting the masses.

Born in Pittsburgh, Pennsylvania on March 28, 1908, Ain moved with his family to Southern California in 1911.[36] Though Ain had studied mathematics and physics at the University of California, Los Angeles (UCLA) and architecture at the University of Southern California (USC), Ain did not complete either program.[37] Nevertheless, he continued to advance in his architecture career, learning as an apprentice to modernist master architects Schindler and Neutra.[38]

Ain first met Schindler when he was 17 and this encounter helped define his views on architecture. Ain had inherited his political views from his socialist father, Baer Ain, and felt comfortable around Schindler, who had also been involved with left-wing politics. As Ain and Schindler discussed the latter's work, Ain "accepted modern architecture as an agent of social change."[39] It was through Schindler that Ain would later meet Neutra in 1928, at the age of 20. Both Ain and Neutra had discussed modernism at Schindler's residence and Ain soon enrolled in a course that Neutra was teaching at the Academy of Modern Art in Hollywood.[40]

Ain was eager to learn under Neutra and even moved into Neutra's newly built home in 1933.[41] By then, he had married his first wife, Agnes Budin, who he met at the Academy of Modern Art.[42] Living with the Neutras put a strain on Ain's life and marriage and Ain stopped working for Neutra in 1935. During that same year, Ain moved into a house of his own and, though he had not yet been licensed, established his own practice, beginning to earn national acclaim with projects such as the Charles H. Edwards House (5642 Holly Oak Drive, 1936, HCM #260) in Los Angeles.[43] From 1938 on, Ain usually had a collaborator on his projects, such as architects George Agron, Visscher Boyd, and James H. Garrot.[44]

In 1940, Ain was awarded the Guggenheim Memorial Foundation fellowship worth approximately $2,500 to do research on low-cost housing in Southern California, with his sponsors for the program including architects Walter Gropius and Ludwig Mies van de Rohe.[45,46] In 1943, Ain finally took his examinations and became a licensed architect, becoming more active in the American Institute of Architects, for which he would later be became a Fellow.[47]

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[34] Los Angeles Conservancy. "Gregory Ain," <laconservancy.org/architects/gregory-ain> accessed November 5, 2019.
[35] McCoy, 82.
[36] United States Department of the Interior National Park Service. "National Register of Historic Places Registration Form: Avenel Cooperative Housing Project," 2004-2005.
[37] American Institute of Architects. American Architects Directory, First Edition, 1956.
[38] Ianco-Starrels, Josine, "Architecture by AIN at UCSB", *Los Angeles Times*, January 6, 1980: p80.
[39] McCoy, 86.
[40] McCoy, 87.
[41] McCoy, 88.
[42] McCoy, 87.
[43] Ibid.
[44] McCoy, 98.
[45] "Guggenheim Awards Won by Two in Los Angeles," *Los Angeles Times*, April 8, 1940: A1.
[46] McCoy, 112.
[47] Ibid.

To Ain, the 1930s was “as critical a time for the United States as the decade of Civil War.”[48] The Great Depression had stricken much of the country and there were unprecedented strikes from migrant workers whose demands included better housing conditions. Ain’s first work in social housing began in 1935, designing “a one-room concrete structure on a five-foot module.”[49] It was the first time that Ain would implement a sliding panel between the master bedroom and the living room, a technique that he would later use at the complex and other housing projects he designed.[50]

After the end of World War II, Ain’s reputation continued to grow with works featured in exhibitions at the Museum of Modern Art.[51] Ain would continue “to champion the need for well-designed, affordable housing in well-planned subdivisions, particularly to serve the flood of families expected in the postwar years.”[52] During the 1940s, he would design a number of housing projects including Park Planned Homes (1945-1946) in Altadena and Mar Vista Housing (1946-1948) in Los Angeles.[53] Mar Vista Housing, later also known as the Gregory Ain Mar Vista Tract, would become recognized as a Historic Preservation Overlay Zone (HPOZ) in the City of Los Angeles in 2003.[54]

The only partnership that Ain ever had was the firm Ain, Johnson and Day, which was formed in 1946 and lasted five years.[55] Ain had been working on the 280-house cooperative Community Homes project in Reseda at the time when architect Reginald Johnson read about the project in the *Los Angeles Times* and suggested Ain work with Reginald Johnson’s newly-graduated son, Joseph Johnson, and his partner, Alfred Day.[56] The Community Homes project was never realized as the FHA learned that some of the housing subscribers included people of color and violated Regulation X that disallowed mixing races.[57] Ain, Johnson and Day eventually dissolved as Ain’s membership in various progressive organizations ruled the firm out of possible jobs that required government clearance.[58]

Though Ain had risen to prominence, his social views and his intent to support low-income families as well as ethnic minorities were not received well in the age of 1950s McCarthyism. When Ain had first moved to Southern California, he and his family lived for some time in “a cooperative colony in the Antelope Valley founded by socialist Job Harriman”, influencing his views on society.[59] Ain’s social views lost him his involvement in the Case Study House program as well as financial backing from the FHA.[60] Still, Ain was able to get work from like-minded individuals, such as civil rights attorney Ben Margolis.[61]

Ain taught architecture for several years at USC and then became the dean of the School of Architecture at Pennsylvania State University in 1963.[62] He ultimately returned to Los Angeles in

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[48] Ibid.
[49] McCoy, 114.
[50] McCoy, 115.
[51] Ianco-Starrels, Josine, “Architecture by AIN at UCSB”, *Los Angeles Times*, January 6, 1980: p80.
[52] Kaplan, Sam Hall, “Ain’s Contributions Remembered,” *Los Angeles Times*, January 24, 1988: H2.
[53] Ianco-Starrels, Josine, “Architecture by AIN at UCSB”, *Los Angeles Times*, January 6, 1980: p80.
[54] City of Los Angeles Office of Historic Resources. “Gregory Ain Mar Vista Tract,” <preservation.lacity.org/hpoz/la/gregory-ain-mar-vista-tract/> accessed November 5, 2019.
[55] McCoy, 98.
[56] McCoy, 118.
[57] McCoy, 121.
[58] McCoy, 119.
[59] Los Angeles Conservancy. “Gregory Ain,” <laconservancy.org/architects/gregory-ain> accessed November 5, 2019.
[60] Kaplan, Sam Hall, “Ain’s Contributions Remembered,” *Los Angeles Times*, January 24, 1988: H2.
[61] Los Angeles Conservancy. “Gregory Ain,” <laconservancy.org/architects/gregory-ain> accessed November 5, 2019.
[62] Kaplan, Sam Hall, “Ain’s Contributions Remembered,” *Los Angeles Times*, January 24, 1988: H2.

1967, became a Fellow of the American Institute of Architects in 1972, and passed away at the age of 79 in 1988 after a lingering illness.[63, 64] Ain was and is still remembered for his people-focused approach to architecture. As memorialized by *Los Angeles Times* writer Sam Hall Kaplan after Ain's death, "Ain practiced and preached in Los Angeles a rare, humanistic architecture in which he considered design a tool to improve the lives of people and communities."[65]

International Style

The International Style is an architectural style that rose to prominence during the 1920s and 1930s and was influenced by theories of modern architecture. Though several sources point to a 1932 exhibition in Museum of Modern Art as the origin of the term, the principles of International Style were already in use in the United States in the decade prior. In their "Architectural Guidebook to Los Angeles", architectural historians David Gebhard and Robert Winter write:

> "But in the twenties, there was also the International Style, a serious modern architecture coming from Europe that, as with the work of [architect Irving J.] Gill, was less easily understood by the general public because of its intended radical break with history and its concern with abstraction and the elimination of ornament, either historic of contemporary."[66]

The International Style grew as a response to different trends of the late 19th and early 20th century that included "(1) architects' increasing dissatisfaction with the continued use in stylistically eclectic buildings of a mix of decorative elements from different architectural periods and styles that bore little or no relation to the building's functions, (2) the economical creation of large numbers of office buildings and other commercial, residential, and civic structures that served a rapidly industrializing society, and (3) the development of new building technologies centering on the use of iron and steel, reinforced concrete, and glass."[67]

Ludwig Mies van der Rohe, Walter Gropius, Marcel Breuer, and Richard Neutra all started practicing International Style in Europe before introducing it into their projects in the United States.[68] In Los Angeles in particular, Neutra was one of the early proponents of the International Style, influencing younger architects, such as Ain, Raphael Soriano, and Harwell Hamilton Harris to take on this mantle of modernism into the following decades.[69]

The 1932 exhibition at the Museum of Modern Art that eventually led to the naming of this style was entitled "Modern Architecture" and featured works by architects from 15 countries.[70] Philip Johnson, who was the director of the museum's architecture department at the time, had organized the event and helped publish the accompanying catalog, "The International Style: Architecture Since 1922," with architectural historian Henry-Russel Hitchcock.[71] Johnson and Hitchcock defined the style using three principles: "Architecture as volume," "regularity rather than symmetry in planning," and "the avoidance of applied decoration."[72]

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[63] Los Angeles Conservancy. "Gregory Ain," <laconservancy.org/architects/gregory-ain> accessed November 5, 2019.
[64] Ianco-Starrels, Josine, "Architecture by AIN at UCSB", *Los Angeles Times*, January 6, 1980: p80.
[65] Kaplan, Sam Hall, "Ain's Contributions Remembered," *Los Angeles Times*, January 24, 1988: H2.
[66] Gebhard, David and Robert Winter. *An Architectural Guidebook to Los Angeles*. Gibbs Smith, Publisher, 2003. 22.
[67] The Editors of the Encyclopaedia Britannica, "international Style | architecture | Brittanica," Encyclopaedia Brittanica <britannica.com/art/International-Style-architecture> accessed December 11, 2019.
[68] Poppeliers, John C. and S. Allen Chambers Jr. *What Style Is It? A Guide to American Architecture*. John Wiley & Songs, 2003. 128.
[69] Gebhard & Winter, 23.
[70] Poppeliers & Chambers Jr, 127.
[71] Wilk, Christopher. *Modernism: Designing a New World*. V&A Publications, 2006. 164-165.
[72] Ibid.

Character-defining features of the International Style include:[73]

- Concrete, glass, and steel were the most commonly used materials
- Rejection of nonessential decoration
- Use of ribbon windows and corner windows
- Horizontal feeling
- Balance and regularity and avoidance of artificial symmetry
- Mundane building components becoming highly visible aspects of design

After the end of World War II, John Enteza, the editor of *Arts and Architecture* magazine, sponsored the Case Study Houses project which commissioned several major architects to design model homes for the housing boom. Enteza "[feared] the conservatism that always follows wars" and hoped that the houses would spark enough interest to lead to the commissioning of even more International Style houses in the future.[74]

Though there were criticisms of the "less is more" attitude of the International Style, the style still continued to persist throughout the next few decades. In the late 1970s, early proponent Philip Johnson helped lead to the style's decline with the design of the AT&T Building (550 Madison Avenue, completed 1984) in New York City.[75] The building included an ornamental roof that challenged modernist principles of efficiency and opened the way for the Postmodern movement to rise.

<u>Housing Cooperatives</u>

General
Housing cooperatives are a type of social housing, and evolved as a solution to housing inequality that met the demand for affordability, privacy, and flexibility, with the benefits of communal, democratic living. In cooperatives each household owns a share in a residential complex that can range from a unit in a duplex to a unit in thousand-unit housing development. Cooperatives originated to address the individual needs of its occupants and thus vary from affordable to upscale and provide an environment for residents to experience the direct consequences of their actions in the cost and quality of their housing.[76] According to the National Cooperative Law Center, "[t]ypically, the cooperative is financed through a blanket mortgage that covers the entire property and members pay monthly carrying charges to cover mortgage payments and operating expenses."[77]

Cooperatives are frequently cited with origins in France, England, Switzerland and Scandinavia. According to author Anthony Denzer, Ph.D., the "most important of these was the cooperative community developed by mill workers of Rochedale, England, in 1844. The basic Rochedale principles were: open membership; one member, one vote; and full disclosure in accounting practices."

Cooperatives in the United States
In the United States at the turn of the 19th century there was an unprecedented demand for housing as masses of immigrants arrived in cities such as New York and Chicago. As immigrants were starting new lives and often had little capital, finding affordable housing was paramount. Multifamily housing typologies including tenement apartments (tenements) emerged to meet demand. However,

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[73] Poppeliers & Chambers Jr, 127.
[74] Gebhard & Winter, 23.
[75] Poppeliers & Chambers Jr, 131.
[76] Gerald W. Sazawa. Lessons from the History of Affordable Housing Cooperatives in the United States A Case Study in American Affordable Housing Policy. 2000. 574.
[77] https://www.cccd.coop/co-op-info/co-op-types/housing-co-ops

tenements soon became overcrowded, substandard, unsanitary environments. Housing reform, The Tenement House Act of 1901, was passed in an attempt to raise low-cost housing design standards.

According to affordable housing expert Gerald W. Sazawa,

> …housing cooperatives did not become well established until after World War I. Housing cooperatives then took two forms: exclusive apartment dwellings for high-income families, mostly developed by private real estate speculators; and cooperatives organized by ethnic-immigrant groups and/or unions to provide affordable housing for their members during the post-World War I housing crunch.[78]

The Finnish Home Building Association in Brooklyn, developed in 1918, was the first affordable housing cooperative in the United States and it was organized under the Rochdale principles.[79] By the 1920s, Abraham E. Kazan (Kazan), "the father of U.S. cooperative housing"[80] was instrumental in the spread of cooperative development, as he "understood that most people, rich and poor, considered that home ownership is a privilege that would have to be earned. Yet in the realm of life's routine necessities, owning a home required a sizable initial investment that was usually beyond those of moderate means or salaries."[81] Kazan would partner with architect Herman J. Jessor to develop over 40,000 limited-equity cooperative apartments for New York City's working families. Jessor's work included the Bronx Amalgamated Cooperative Houses, 15,500-unit Co-op City in the Bronx and the 5,860-unit Rochdale Village in Queens.[82] The Bronx Amalgamated Cooperative Houses were organized by the Amalgamated Clothing Workers Union, with "strong socialist influences, as well as experience with self-help projects for working families, including credit unions and an early experiment in social security." National policy, including the New York State Limited Dividend Housing Companies Act of 1927, further "supported the development of all types of affordable housing, and was the first relatively large-scale government program available for affordable housing cooperatives."[83]

While early cooperatives are most associated with affordable housing it is important to note that they were not all targeted towards the working class. According to the National Cooperative Law Center,

> The early cooperative dwellings were marketed towards citizens in high income brackets who wanted the advantages and economies of individual home ownership without all the responsibilities. They were generally duplexes, reproducing as closely as possible the atmosphere of a private house. The apartments offered freedom from servants and maintenance workers, the ability to go away and return to apartments ready for occupation, to redecorate at will, move more easily, and save money in household expenses."

By 1934, over 75 percent of cooperatives in New York and Chicago catered towards the higher income bracket had gone bankrupt after the Great Depression, while the more affordable lower income cooperatives survived. In response to a nation-wide housing crisis that followed the Great Depression, Congress passed the United States Housing Act of 1937 to improve living conditions for low-income families.

According to Denzer:

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[78] Sazawa, 577.
[79] Sazawa, 578.
[80] University of Connecticut Department of Economics Paper on Housing Cooperative History. September 10, 2006 [see wiki for link]
[81] https://cooperator.com/article/from-amalgamated-to-central-park-west/full
[82] https://cooperator.com/article/from-amalgamated-to-central-park-west/full
[83] Sazawa, 578

> Although discrete cooperative housing projects had been launched in America in the 1920s and '30s, these practices only coalesced as an identifiable movement after World War II, in the context of momentous demographic changes and attendant physical pressures. The national birth rate, for example, which had hovered around 1.8 percent during the 1930s, the lowest in the nation's history, jumped to 2.5 in 1946 and stayed there for the rest of the decade. Because the housing crisis had become so acute by 1947, the marketplace and the culture were preparing to test other planning ideas, such as cooperative housing, which challenged the mainstream assumptions embodied by Levittown. In this year, the National Housing Agency (NHA) published "Mutual Housing – A Veteran's Guide," a detailed, step-by-step manual that showed veterans how to organize a cooperative, hire an architect, obtain financing, and build a housing project.

Sazawa relates:

> One major change that took place after the war was the enactment of "*Section 216 of the IRS code*" in 1942. This act allowed income tax deductions for mortgage interest and property taxes for cooperative members. The enactment of Section 216 put cooperative home ownership on a par with other forms of home ownership by providing equal treatment under the IRS Code.

Further excerpted from Denzer:

> Likewise in 1947, the U.S. Department of Labor, issued a bulletin entitled "Nonprofit Housing Projects in the United States," which indicated a growing interest in cooperative housing. The pamphlet presented a diverse set of (prewar) cooperative housing projects, ranging from New York City apartment buildings to suburban garden-city developments to clustered dwellings for migrant farm workers. The authors treated each project as a case study, detailing its physical design, as well as its legal and financial organization. These case studies were presented as success stories, and the report was modestly enthusiastic in its endorsement of cooperative action. In an indication of the frugal zeitgeist, the authors recommended that "the housing association should not undertake too large a burden… of luxury items or community amenities.[84]

Cooperatives in California

Notable California cooperatives emerged in Los Angeles in the 1940s, including Crestwood Hills in the Brentwood neighborhood of Los Angeles and the subject property. Originally the "Mutual Housing Tract," Crestwood Hills, opened by 1946, and included over 400 members, and was the "prototype for California modern living, an innovative concept with Utopian ideals – a blueprint for creating communities where very real people can live in extraordinary homes on their very real incomes."[85] The homes served returning World War II veterans and were designed by master architects including A. Quincy Jones, Whitney Smith, and Edgardo Contini. The subject property also opened in 1946, however it was constructed on a smaller scale with two buildings, each with 5 attached units. The original owner and developer of the subject property was the Avenel Housing Association (AHA), a mutual housing cooperative. As a cooperative, members were shareholders and granted the right to occupy the units. The original members of the AHA were veterans and their families.[86] Each family held 2500 shares in the cooperative and contributed $10,200 towards the housing development.

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[84] Denzer, 130

[85] Cory Buckner. *Crestwood Hills The Chronical of a Modern Utopia.* Angel City Press. 2015. 7.

[86] The original participants included: Carl and Dorothy Brant, Howland and Leona Chamberlin, Emerson and Helen Daggett, Fred and Davida Franchi, Serril and Lillian Gerber, Mathew and Ruth Richman, Joseph and Sarah Ruja, Max and Rita Lawrence, Grant and Elizabeth Mickelson and Fred Graff.

Ain was instrumental in advising the AHA members, assuring them that "[t]rying to build one small house today is next to hopeless. Small builders can't get materials. Big builders won't take small jobs. But if a group of veterans pool their plans and finance, they might interest a big builder and stand some chance of getting new homes." Taking the advice of attorney Matthew Richman and Ain, the veterans pooled their resources to purchase a 284 foot by 124 foot rectangular lot, and for less than $10,000 built virtually identical units.[87] Financed under Title 608 of the FHA, the units were not only affordable but were in a highly desirable neighborhood proximate to resources, including downtown Los Angeles, schools, parks, and transportation. The topography and site-specific Ain design also harnessed views creating a more open, less dense feeling environment.

Conclusion

The Avenel Cooperative Housing Project is eligible for designation as an HCM under Criterion 1 as an important early example of a housing cooperative in Los Angeles, and under Criterion 3 for the embodiment of the distinctive characteristics of the International Style, and as a notable work of a master designer, Gregory Ain, FAIA. Although the subject property has had alterations to design and workmanship through time, they have not materially impaired the eligibility of the subject property as an HCM and it has retained a sufficient amount of integrity to convey historic significance.

[87] "Apartments for Ten Veterans," Gregory Ain

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Attachment A:
Two Primary Photographs of Exterior/Main Facade

Avenel Cooperative Housing Project
2839-2849 Avenel Street
Los Angeles, California

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Attachment B:
Contemporary Photographs

Avenel Cooperative Housing Project
2839-2849 Avenel Street
Los Angeles, California

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Image 1: Neighborhood context, view north up Avenel (Chattel, 2020)

Image 2: Neighborhood context, view southwest down Avenel (Chattel, 2020)

Image 3: Neighborhood context, view southwest (Chattel, 2020)

Image 4: Neighborhood context, view north (Chattel, 2020)

Image 5: Subject property, east elevations (primary facade), view northwest (Chattel, 2020)

Image 6: Subject property, east elevations (primary facade), view southwest (Chattel, 2020)

Image 7: Subject property, lower building, east elevation (primary facade), view northwest (Chattel, 2020)

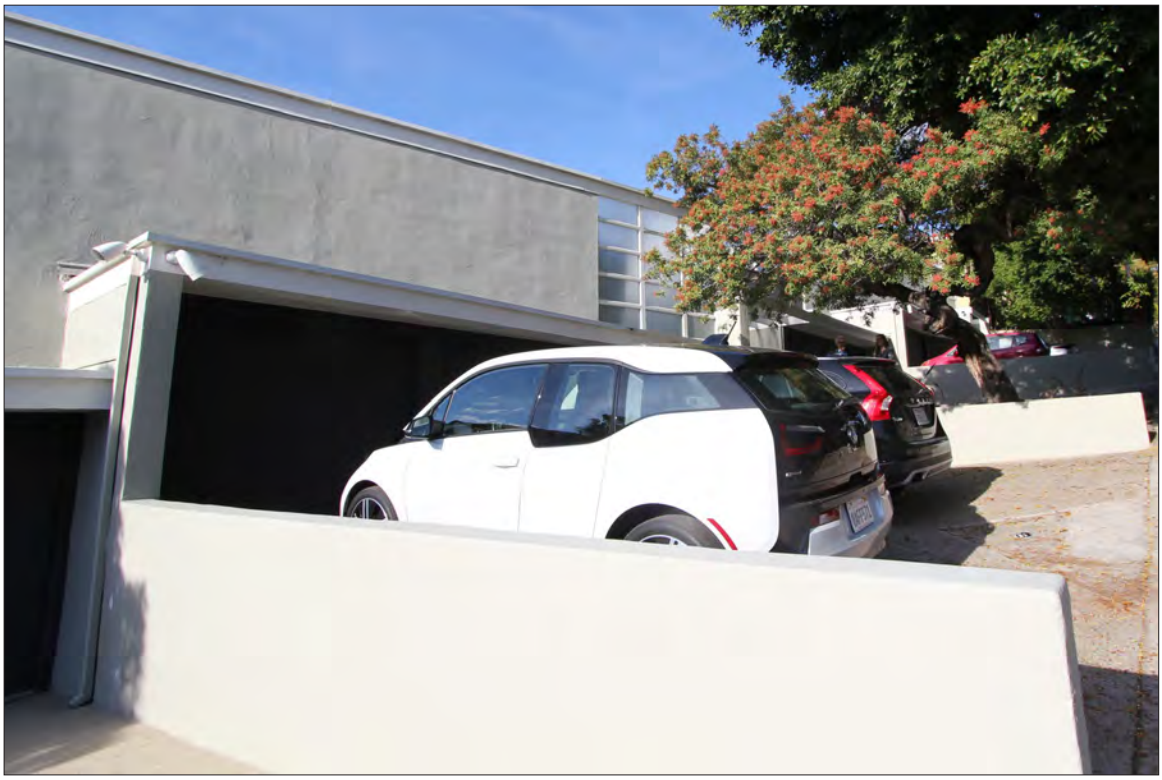

Image 8: Subject property, lower building, east elevation (primary facade), view north (Chattel, 2020)

Image 9: Subject property, lower building, east elevation (primary facade), detail of corner window, view west (Chattel, 2020)

Image 10: Subject property, lower building, east elevation (primary facade), detail of non-original garage door, view northwest (Chattel, 2020)

Image 11: Subject property, lower building, terraced entrance walkway at north elevation, (Chattel, 2020)

Image 12: Subject property, lower building, north elevation (right) and walkway, view southeast (Chattel, 2020)

Image 13: Subject property, lower building, north elevation (right) and walkway, view southeast (Chattel, 2020)

Image 14: Subject property, lower building, north elevation (right) and walkway, view southeast (Chattel, 2020)

Image 15: Subject property, lower building, north elevation (left) and walkway, view northwest (Chattel, 2020)

Image 16: Subject property, lower building, north elevation (left) and walkway, view northwest (Chattel, 2020)

Image 17: Subject property, lower building, north elevation, unit entryway, view southwest (Chattel, 2020)

Image 18: Subject property, lower building, north elevation, typical unit entryway, view southwest (Chattel, 2020)

Image 19: Subject property, lower building, west elevation (left), rear yard, view south (Chattel, 2020)

Image 20: Subject property, lower building, rear yard, view north (Chattel, 2020)

Image 21: Subject property, lower building, south elevation, backyard patio, view (Chattel, 2020)

Image 22: Subject property, lower building, south elevation, backyard patio, view northwest (Chattel, 2020)

Image 23: Subject property, lower building, south elevation, backyard patio, view east (Chattel, 2020)

Image 24: Subject property, lower building, south elevation, backyard patio, view northwest (Chattel, 2020)

Image 25: Subject property, lower building, detail of non-original backyard patio roof, view northwest (Chattel, 2020)

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Image 26: Subject property, service yard, view east (Chattel, 2020)

Image 27: Subject property, service yard, view southeast (Chattel, 2020)

Image 28: Subject property, detail of window at service yard, view southwest (Chattel, 2020)

Image 29: Subject property, service yard, view northwest (Chattel, 2020)

Image 30: Subject property, upper building, east elevation (primary facade), view northwest (Chattel, 2020)

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Image 31: Subject property, upper building, east elevation (primary facade), view west (Chattel, 2020)

Image 32: Subject property, upper building, east elevation (primary facade), view northwest (Chattel, 2020)

Image 33: Subject property, upper building, east elevation (primary facade), detail of corner window, view west (Chattel, 2020)

Image 34: Subject property, upper building, east elevation (primary facade), detail of roof, view southwest (Chattel, 2020)

Image 35: Subject property, upper building, entrance walkway at north elevation, view northwest (Chattel, 2020)

Image 36: Subject property, upper building, north elevation (right), view southeast (Chattel, 2020)

Image 37: Subject property, upper building, north elevation (right), view southeast (Chattel, 2020)

Image 38: Subject property, upper building, north elevation (left), view northwest (Chattel, 2020)

Image 39: Subject property, upper building, north elevation (right), view southeast (Chattel, 2020)

Image 40: Subject property, upper building, north elevation, view southwest (Chattel, 2020)

Image 41: Subject property, upper building, west elevation (left), rear yard, view south (Chattel, 2020)

Image 42: Subject property, upper building, rear yard, view northeast (Chattel, 2020)

Image 43: Subject property, interior, living room, kitchen, and entry, view north (Chattel, 2020)

Image 44: Subject property, interior, living room, view west (Chattel, 2020)

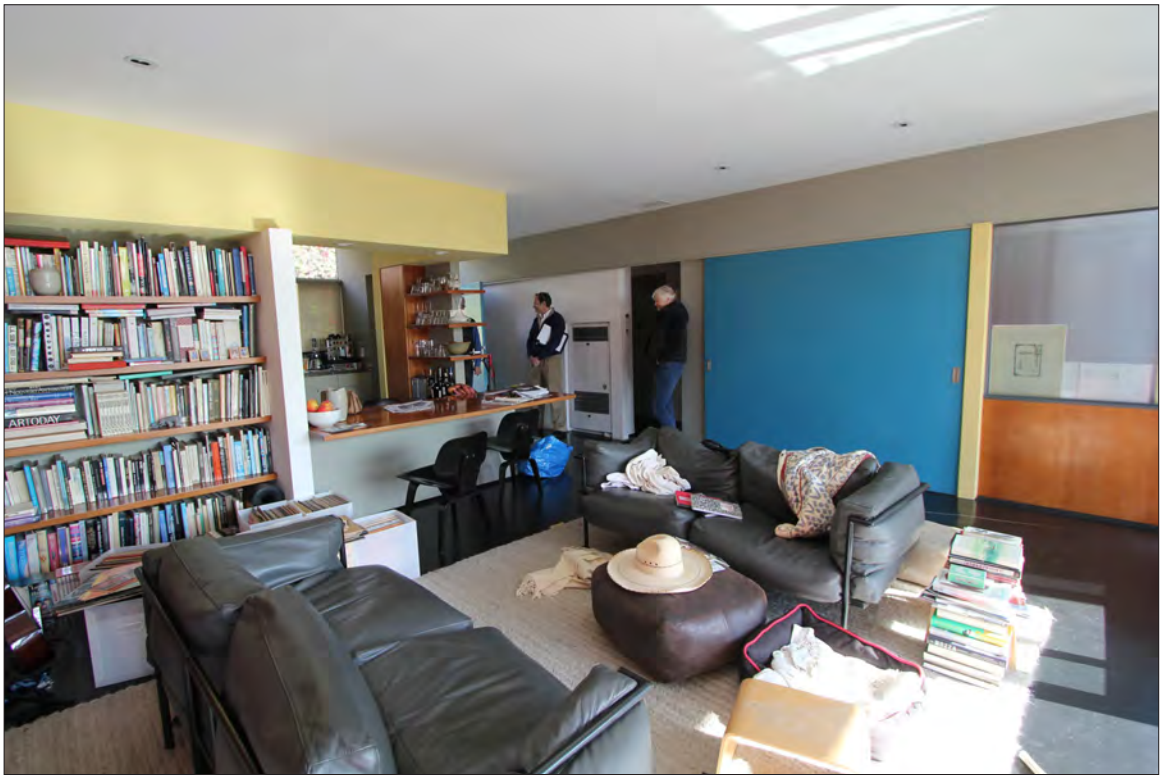

Image 45: Subject property, interior, living room, view east, note closed sliding door (Chattel, 2020)

Image 46: Subject property, interior, living room, view east, note open sliding door (Chattel, 2020)

Image 47: Subject property, interior, kitchen from living room, view north (Chattel, 2020)

Image 48: Subject property, interior, backyard patio from living room, view southwest (Chattel, 2020)

Image 49: Subject property, interior, kitchen, view northwest (Chattel, 2020)

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Image 50: Subject property, interior, doorway to bathroom, view northeast (Chattel, 2020)

Image 51: Subject property, interior, bathroom, view east (Chattel, 2020)

Image 52: Subject property, interior, bathroom, view northwest (Chattel, 2020)

Image 53: Subject property, interior, bathroom, detail of ribbon windows (Chattel, 2020)

Image 54: Subject property, interior, doorway to bedroom, view southeast (Chattel, 2020)

Image 55: Subject property, interior, bedroom, view south (Chattel, 2020)

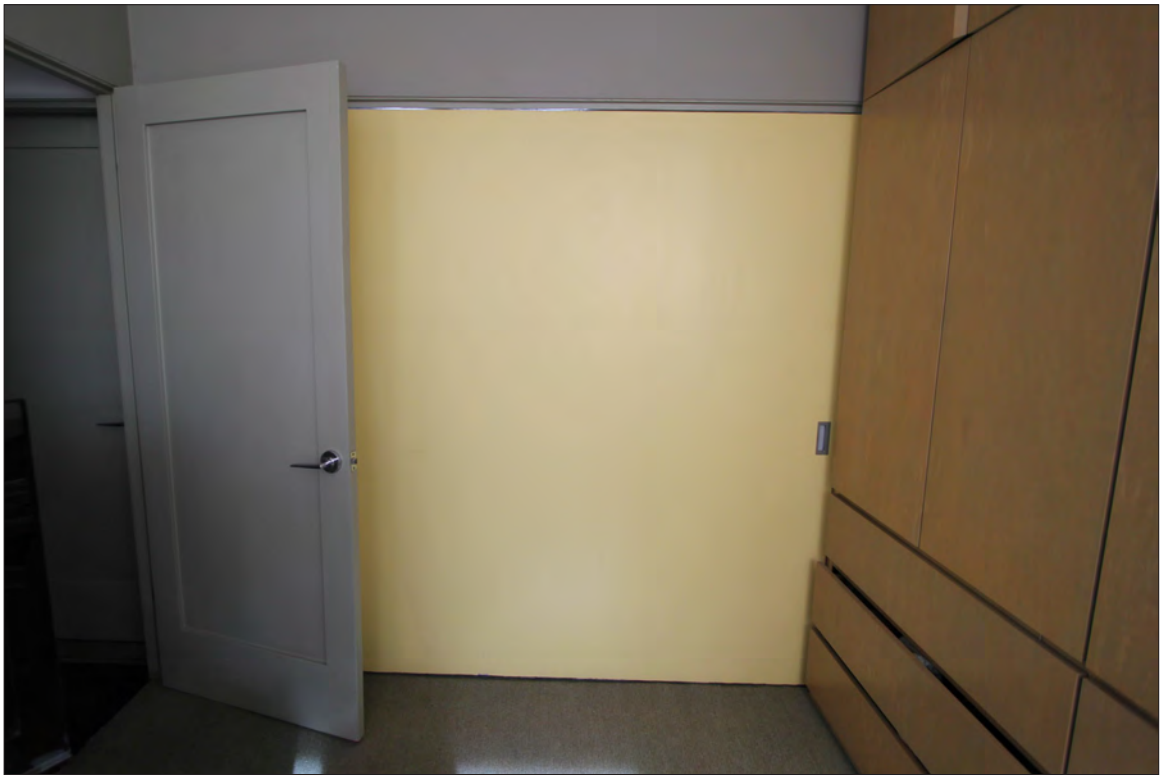

Image 56: Subject property, interior, detail of sliding wall, view northeast (Chattel, 2020)

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Attachment C:
Historic Photographs

Avenel Cooperative Housing Project
2839-2849 Avenel Street
Los Angeles, California

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Image 1: Subject property, east elevation (primary facade), view northwest (Fritz Block, USC Digital Library, 1945)

Image 2: Subject property, east elevations (primary facade), view north (Fritz Block, USC Digital Library, 1945)

Image 3: Subject property, north elevation, entrance to an individual unit with service yard, view west (Fritz Block, USC Digital Library, 1945)

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Image 4: Subject property, east elevations (primary facade), view northwest (Julius Shulman Photography Archive, Getty Research Institute Digital Collections, 1949)

Image 5: Subject property, east elevations (primary facade), view north (Julius Shulman Photography Archive, Getty Research Institute Digital Collections, 1949)

Image 6: Subject property, terraced entrance walkway at north elevation, view west (Julius Shulman Photography Archive, Getty Research Institute Digital Collections, 1949)

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Image 7: Subject property, walkway at north elevation, view west (Julius Shulman Photography Archive, Getty Research Institute Digital Collections, 1949)

Image 8: Subject property, walkway at north elevation with curved enclosure shielding service yard, view southeast (Julius Shulman Photography Archive, Getty Research Institute Digital Collections, 1949)

Image 9: Subject property, interior, living room, view west (Julius Shulman Photography Archive, Getty Research Institute Digital Collections, 1949)

Image 10: Subject property, backyard patio, view southeast, note exposed and unpainted overhang (Julius Shulman Photography Archive, Getty Research Institute Digital Collections, 1949)

Image 11: Subject property, north elevation, view west (Julius Shulman, UCSB Gregory Ain Archives, 1949)

Image 12: Subject property, north elevation, view northwest (Julius Shulman, UCSB Gregory Ain Archives, 1949)

Image 13: Subject property, south elevation of upper building from roof of lower building, view northeast (Julius Shulman, Progressive Architecture, 1951)

Image 14: Subject property, terrace area from living room, view southwest (Julius Shulman, Progressive Architecture, 1951)

Image 15: Subject property, living room, view south (Julius Shulman, Progressive Architecture, 1951)

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Image 16: Subject property, east elevations (primary facade), view northwest (Gordon A. Olschlager, National Register Nomination, 2004)

Image 17: Subject property, east elevations (primary facade), view north (Gordon A. Olschlager, National Register Nomination, 2004)

Image 18: Subject property, east elevation (primary facade), view northwest (Gordon A. Olschlager, National Register Nomination, 2004)

Image 19: Subject property, north elevation and walkway, view north (Gordon A. Olschlager, National Register Nomination, 2004)

Image 20: Subject property, north elevation, unit entryway, view south (Gordon A. Olschlager, National Register Nomination, 2004)

Image 21: Subject property, interior, view east, note sliding wall (Gordon A. Olschlager, National Register Nomination, 2004)

Image 22: Subject property, interior, view west, note glass walls between living room and backyard patio (Gordon A. Olschlager, National Register Nomination, 2004)

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Image 23: Subject property, east elevations (primary facade), view northwest (Kyungsub Shin, 2011)

Image 24: Subject property, east elevations (primary facade), view northwest (Kyungsub Shin, 2011)

Image 25: Subject property, lower building, east elevation (primary facade), view north (Kyungsub Shin, 2011)

Image 26: Subject property, lower building, east elevation (primary facade), view northwest (Kyungsub Shin, 2011)

Image 27: Subject property, lower building, east (primary facade) and north elevations, view west (Kyungsub Shin, 2011)

Image 28: Subject property, lower building (left), terraced entrance walkway, view northwest (Kyungsub Shin, 2011)

Image 29: Subject property, lower building, terraced entrance walkway at north elevation, view west (Kyungsub Shin, 2011)

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Image 30: Subject property, lower building, north elevation, view southeast (Kyungsub Shin, 2011)

Image 31: Subject property, lower building, north elevation, view west (Kyungsub Shin, 2011)

Image 32: Subject property, upper building, east elevation (primary facade), view southwest (Kyungsub Shin, 2011)

Image 33: Subject property, upper building, east elevation (primary facade), view north (Kyungsub Shin, 2011)

Image 34: Subject property, upper building, terraced entrance walkway at north elevation, view northwest (Kyungsub Shin, 2011) (Kyungsub Shin, 2011)

Image 35: Subject property, upper building, north elevation, view northwest (Kyungsub Shin, 2011)

Image 36: Subject property, upper building, north elevation, view southeast (Kyungsub Shin, 2011)

Image 37: Subject property, upper building, north elevation, view southeast, note curved service yard wall (Kyungsub Shin, 2011)

Image 38: Subject property, upper building, north elevation, view west (Kyungsub Shin, 2011)

Image 39: Subject property, upper building, north elevation, view south (Kyungsub Shin, 2011)

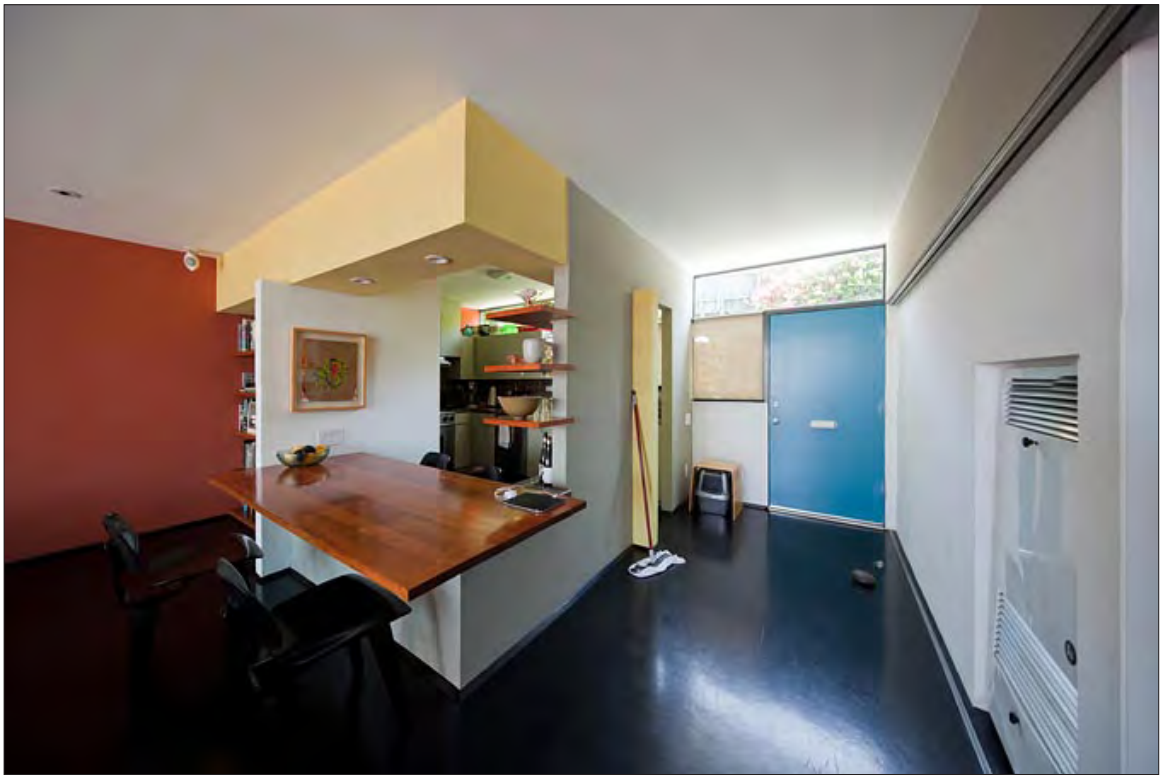

Image 40: Subject property, interior, entry and kitchen from living room, view north (Kyungsub Shin, 2011)

Image 41: Subject property, interior, living room, view east , note sliding wall (Kyungsub Shin, 2011)

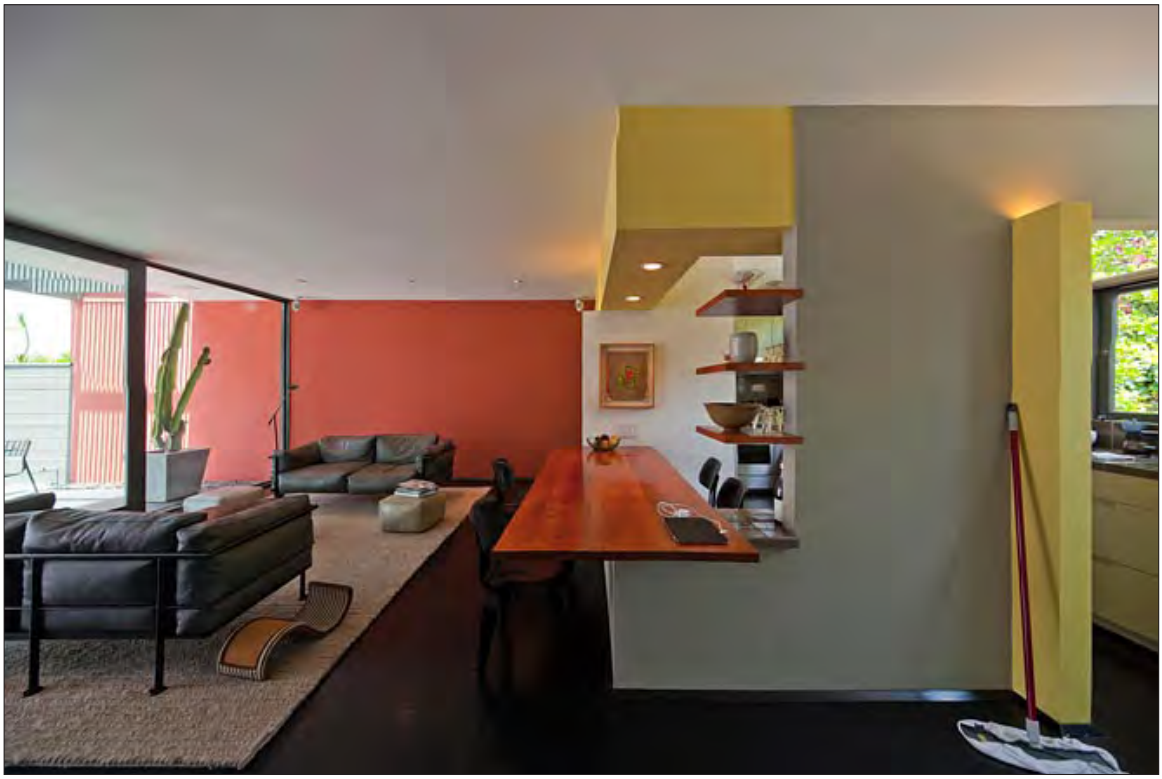

Image 42: Subject property, interior, living room and kitchen, view northeast (Kyungsub Shin, 2011)

Image 43: Subject property, interior, living room from kitchen, view south, note dining table separation between rooms (Kyungsub Shin, 2011)

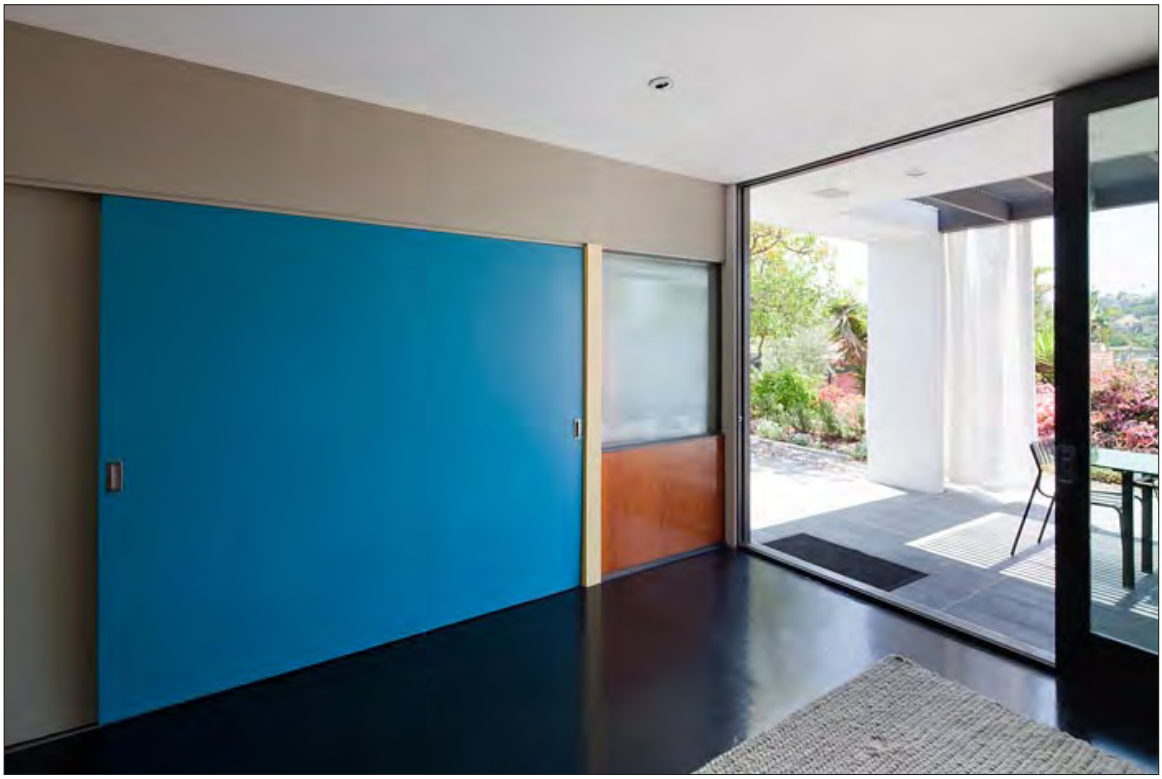

Image 44: Subject property, interior, living room, view south, note closed sliding wall (Kyungsub Shin, 2011)

Image 45: Subject property, interior, living room, view south, note open sliding wall (Kyungsub Shin, 2011)

Image 46: Subject property, interior, bedroom, view west, note sliding wall (Kyungsub Shin, 2011)

Image 47: Subject property, interior, bedroom, view west, note sliding wall (Kyungsub Shin, 2011)

Image 48: Subject property, south elevation, backyard patio, view southeast (Kyungsub Shin, 2011)

Image 49: Subject property, south elevation, backyard patio, view southwest (Kyungsub Shin, 2011)

Image 50: Subject property, nterior, living room, view east, note open sliding wall between living room and den (Kyungsub Shin, 2011)

Image 51: Subject property, interior, living room from den, view northwest, note open sliding wall between living room and den (Kyungsub Shin, 2011)

Image 52: Subject property, interior, bedroom from office, view northeast, note open sliding wall between bedroom and office (Kyungsub Shin, 2011)

Image 53: Subject property, interior, office from bedroom, view southwest, note open sliding wall between bedroom and office (Kyungsub Shin, 2011)

Image 54: Subject property, south elevation, backyard patio, view northeast (Kyungsub Shin, 2011)

Image 55: Subject property, backyard patio, view west (Kyungsub Shin, 2011)

Image 56: Subject property, interior of service yard, view southeast (Kyungsub Shin, 2011)

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Image 57: Subject property, interior, living room and entry, view north (Kyungsub Shin, 2011)

Image 58: Subject property, interior, office, view southeast (Kyungsub Shin, 2011)

Image 59: Subject property, interior, living room facing kitchen, view northeast (Kyungsub Shin, 2011)

Image 60: Subject property, interior, kitchen, view north (Kyungsub Shin, 2011)

Image 61: Subject property, interior, living room from office, view northwest, note open sliding wall (Kyungsub Shin, 2011)

Image 62: Subject property, interior, living room from office, view northwest, note closed sliding wall (Kyungsub Shin, 2011)

Image 63: Subject property, interior, bedrooms, view northeast, note open sliding wall (Kyungsub Shin, 2011)

Image 64: Subject property, interior, bedrooms, view west, note open sliding wall (Kyungsub Shin, 2011)

Image 65: Subject property, south elevation, backyard patio, view northeast (Kyungsub Shin, 2011)

Image 66: Subject property, south elevation, backyard patio, view northwest (Kyungsub Shin, 2011)

Attachment D:
Maps and Aerials

Avenel Cooperative Housing Project
2839-2849 Avenel Street
Los Angeles, California

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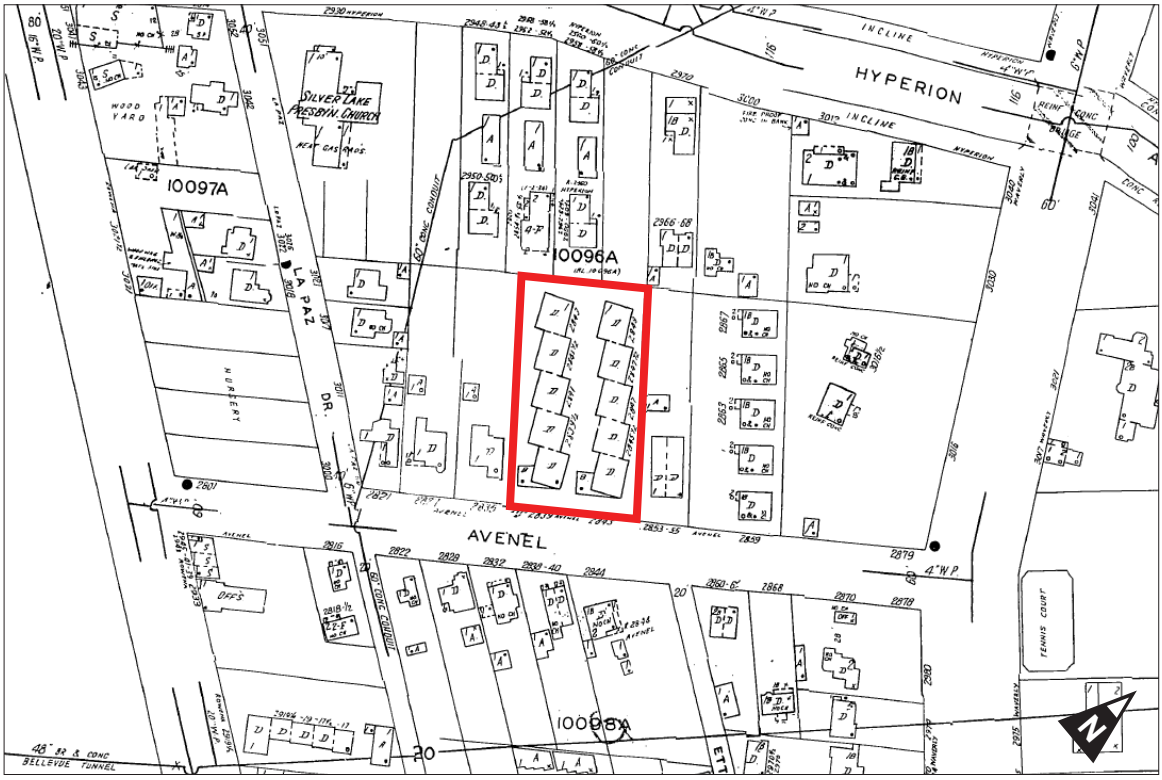

Image 1: Sanborn map with subject property outlined in red (Sanborn Insurance Company, 1950)

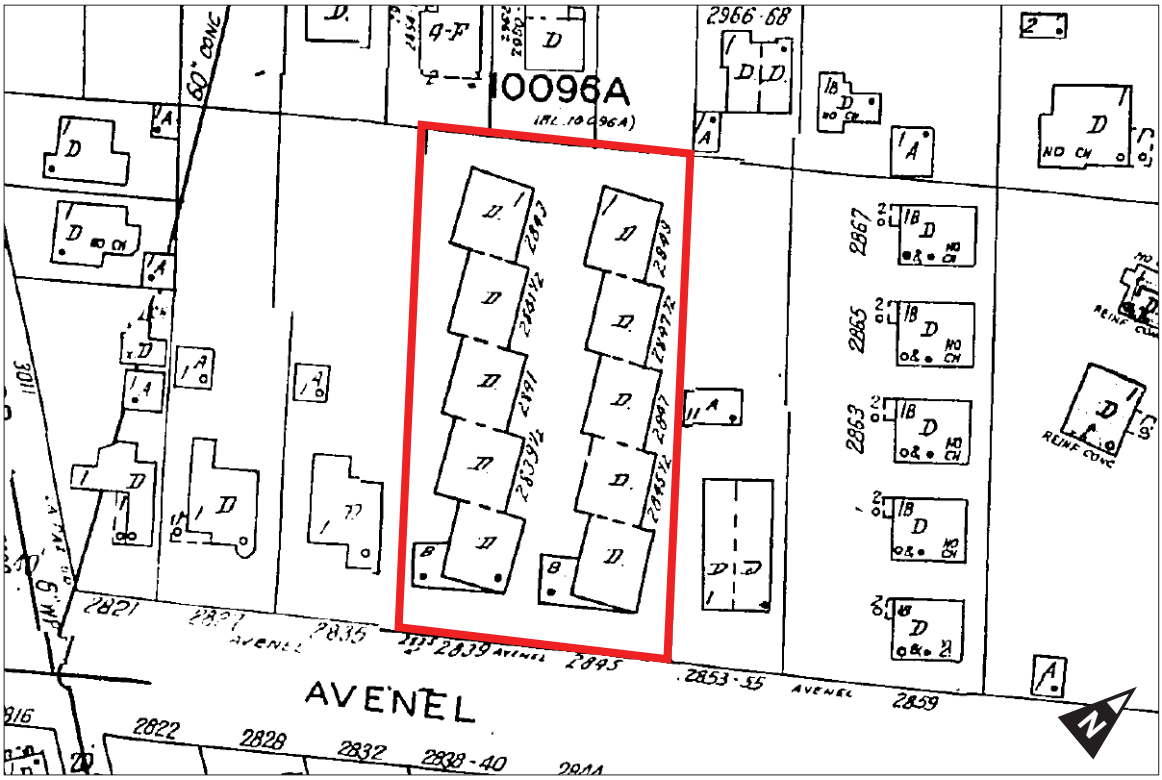

Image 2: Sanborn map with subject property outlined in red (Sanborn Insurance Company, 1950)

Image 3: Parcel map with subject property parcels outlined in red (Los Angeles County, Office of the Assessor, 1992)

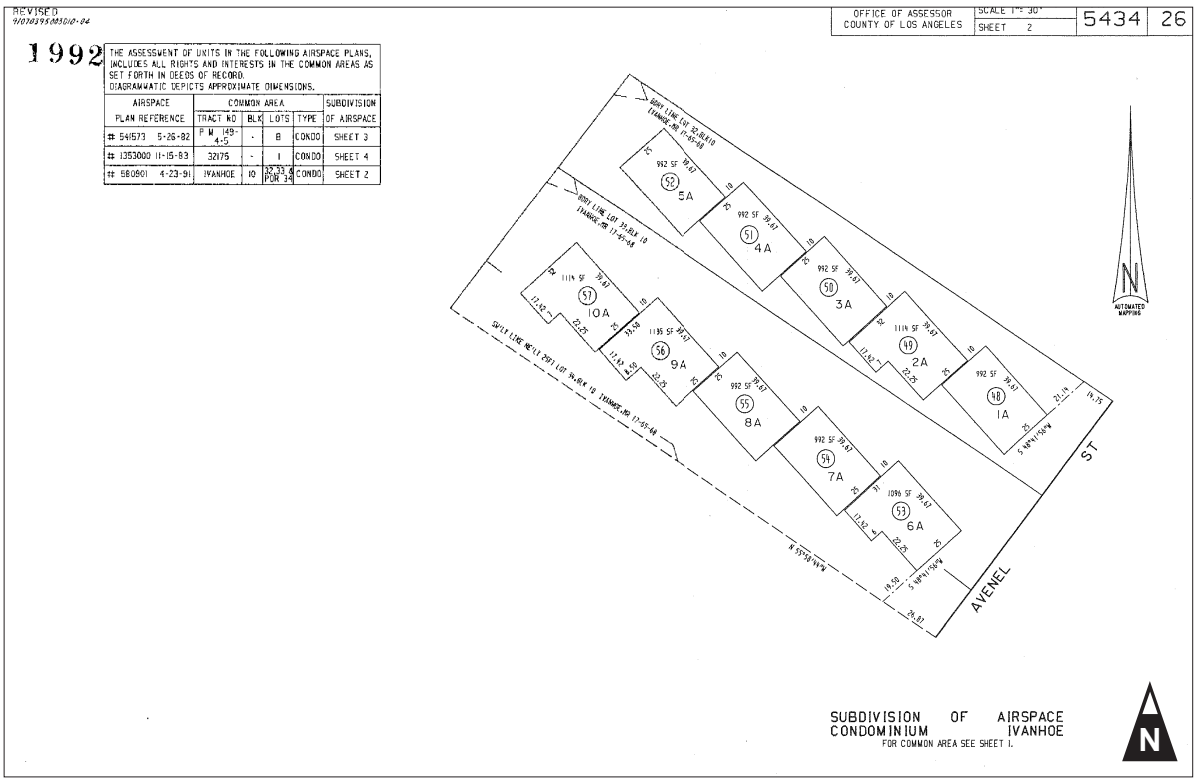

Image 4: Parcel map with zoom showing subject property (Los Angeles County, Office of the Assessor, 1992)

Image 5: Aerial view of neighborhood context, subject property outlined in red (Google Maps, 2019)

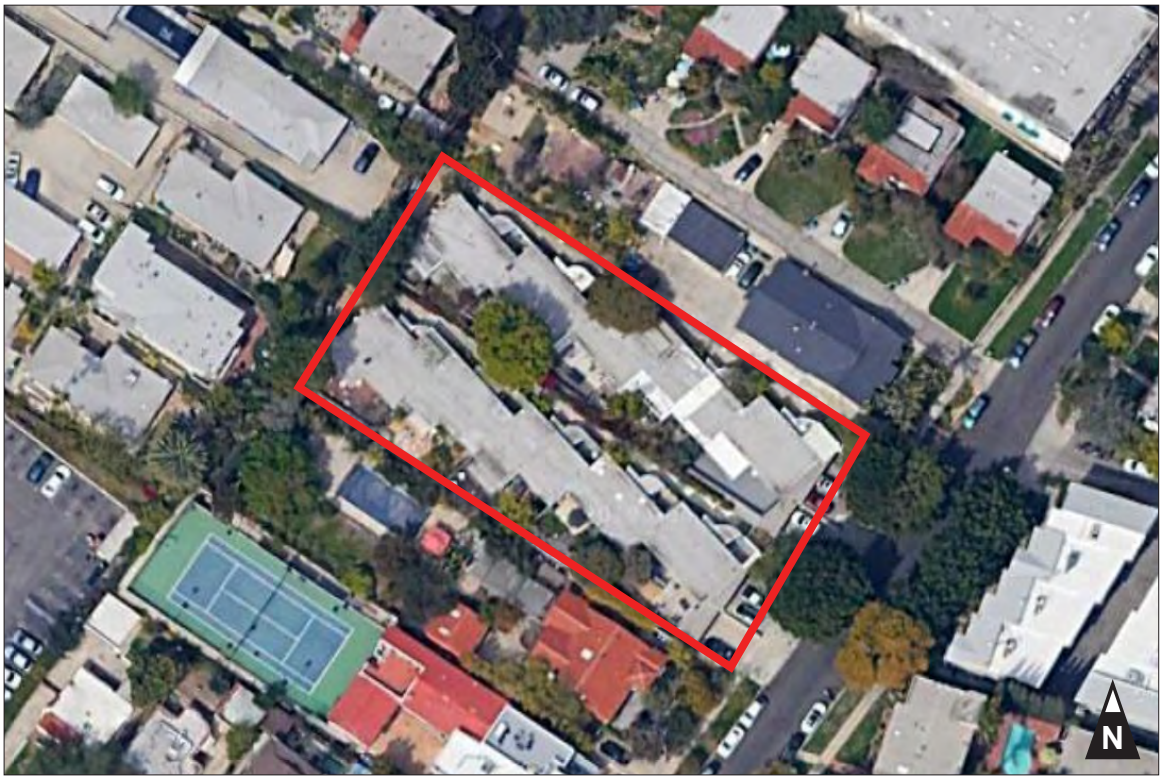

Image 6: Aerial zoom of subject property, subject property outlined in red (Google Maps, 2019)

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Attachment E:
Drawings and Renderings

Avenel Cooperative Housing Project
2839-2849 Avenel Street
Los Angeles, California

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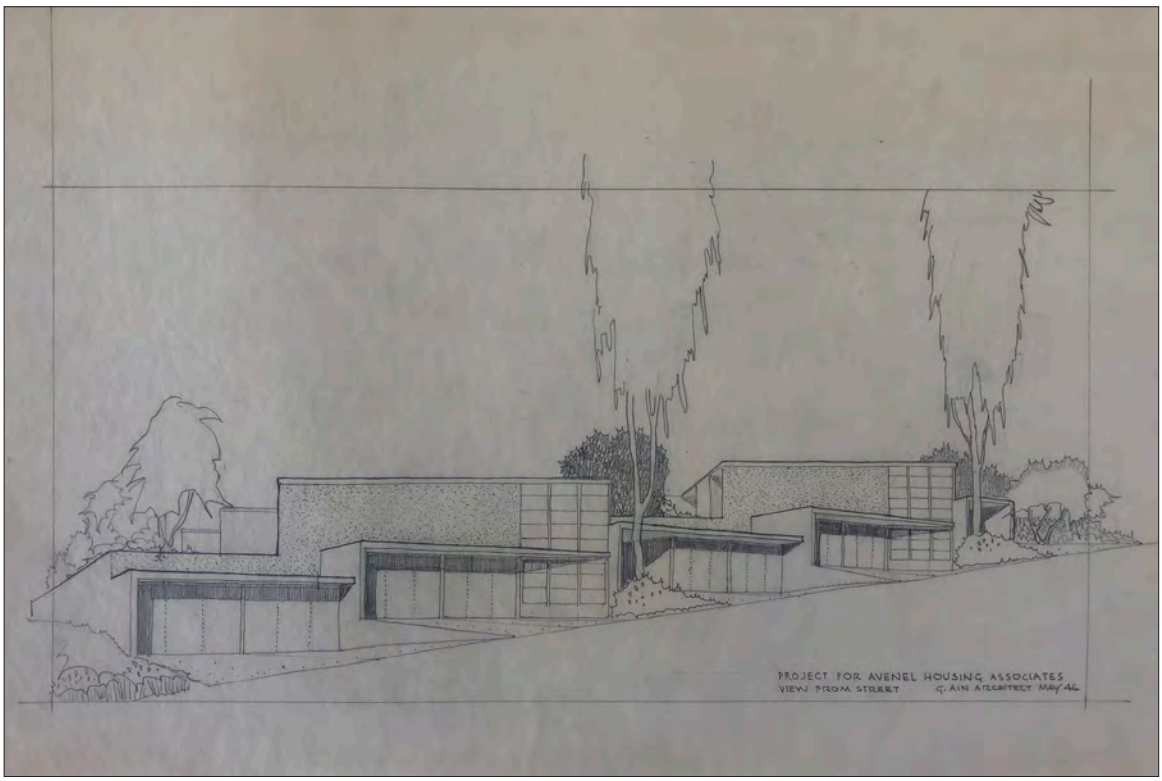

Image 1: Rendering, east elevation, view northwest, note non-extant wire glass garage door (UCSB Architecture and Design Collections, Gregory Ain papers, 1946)

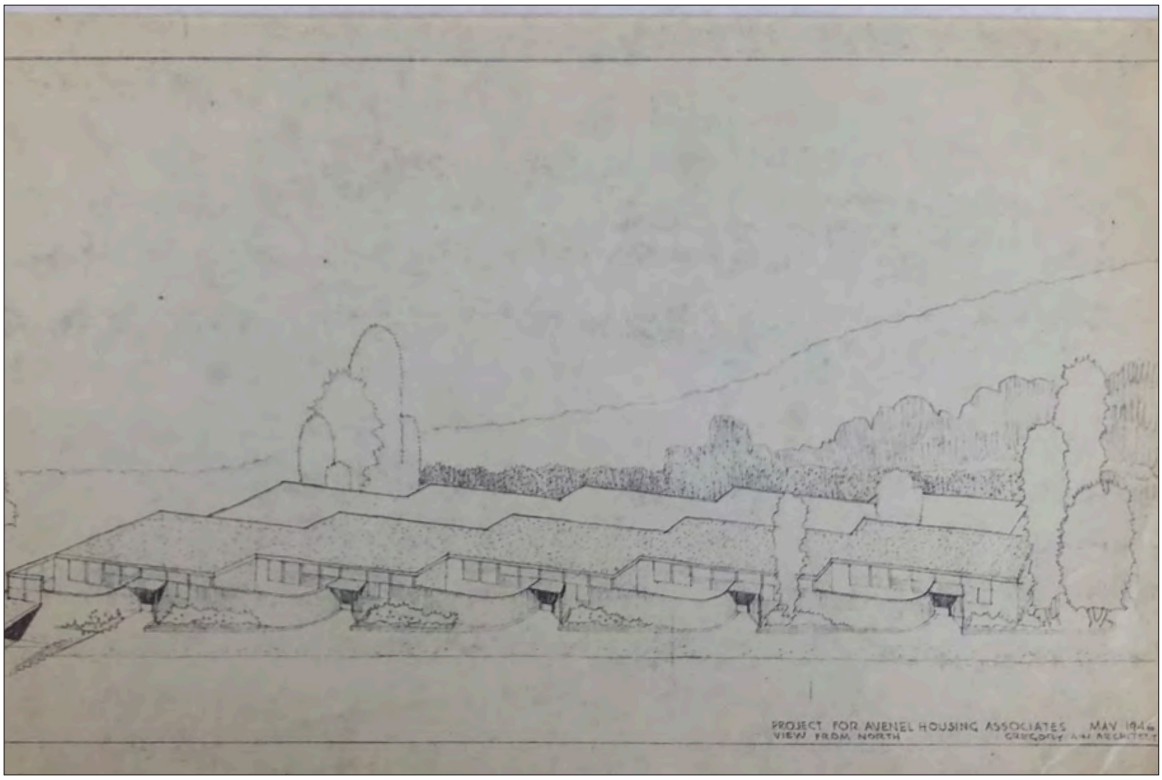

Image 2: Rendering, north elevation, view southwest (UCSB Architecture and Design Collections, Gregory Ain papers, 1946)

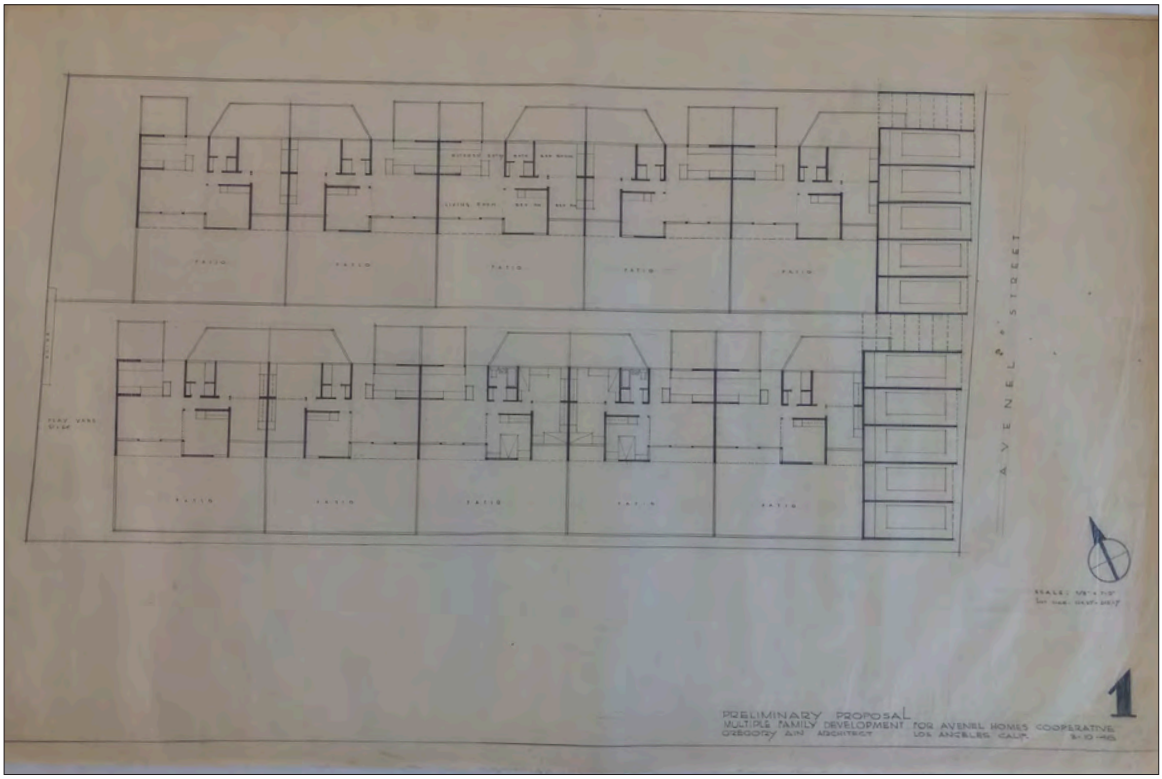

Image 3: Preliminary proposal plan, note linear site arrangement (UCSB Architecture and Design Collections, Gregory Ain papers, 1946)

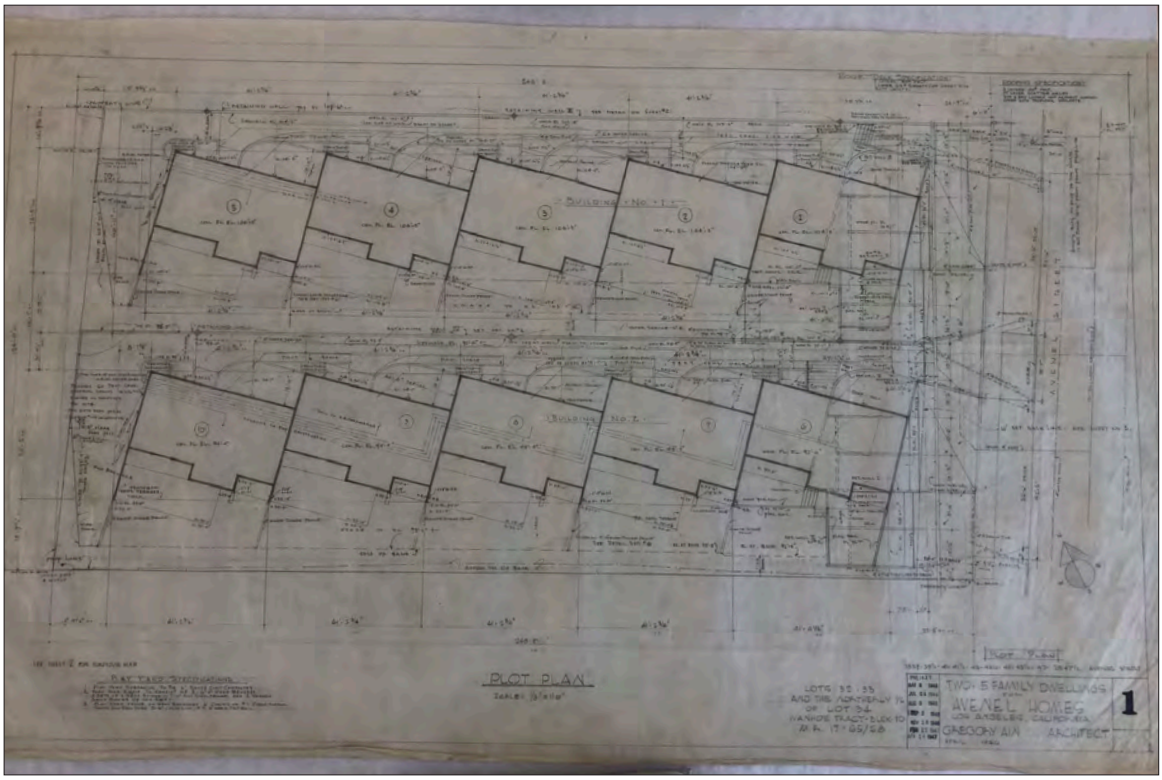

Image 4: Revised plot plan with current sawtooth configuration (UCSB Architecture and Design Collections, Gregory Ain papers, 1946)

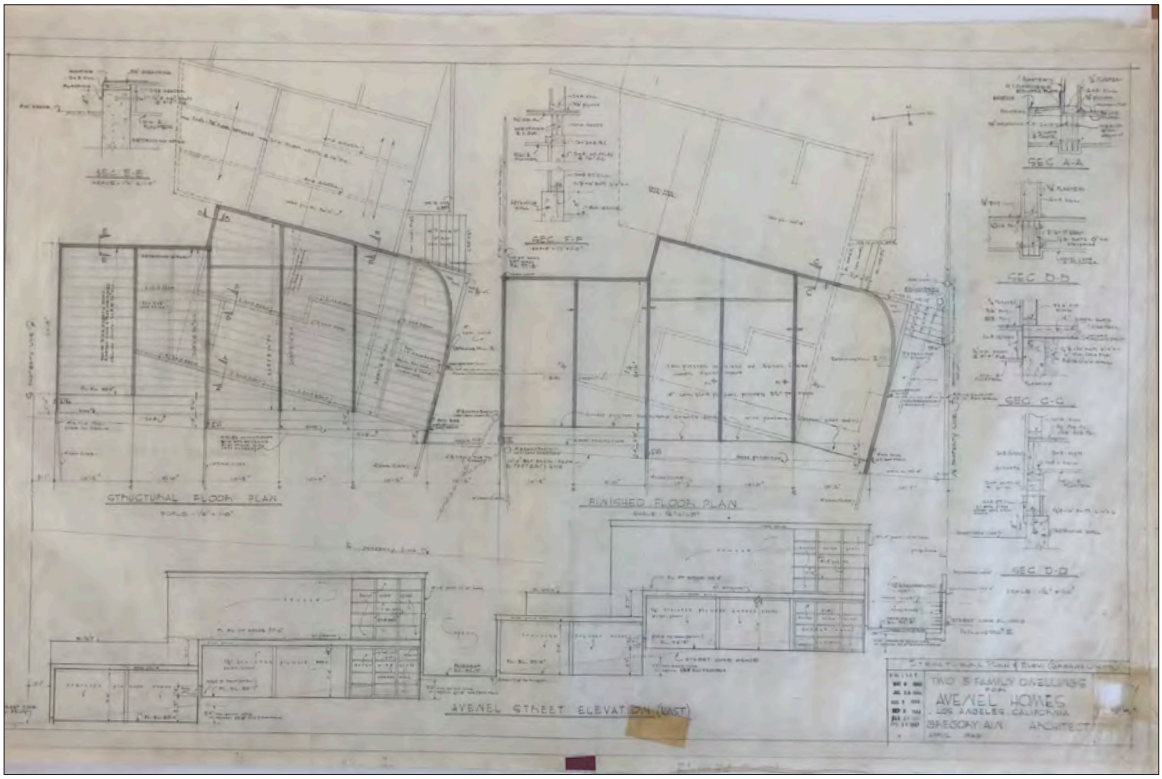

Image 5: Structural plan and east elevations (UCSB Architecture and Design Collections, Gregory Ain papers, 1946)

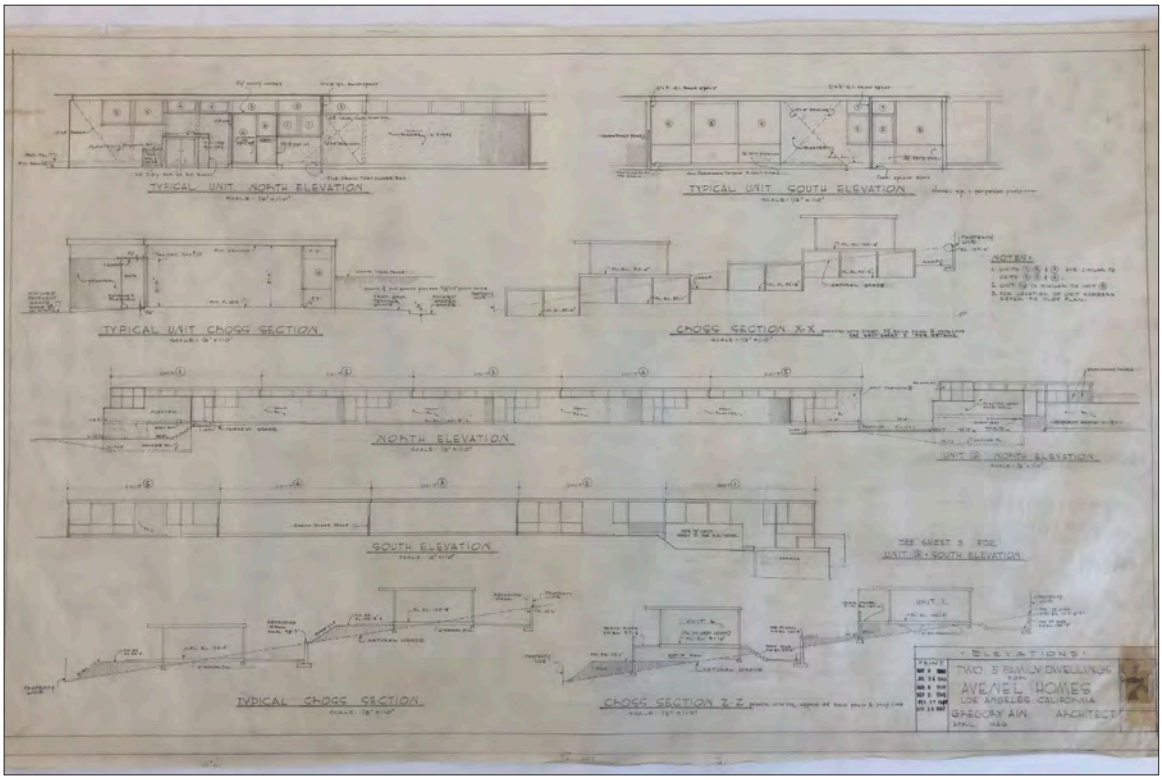

Image 6: North and south elevations and cross sections (UCSB Architecture and Design Collections, Gregory Ain papers, 1946)

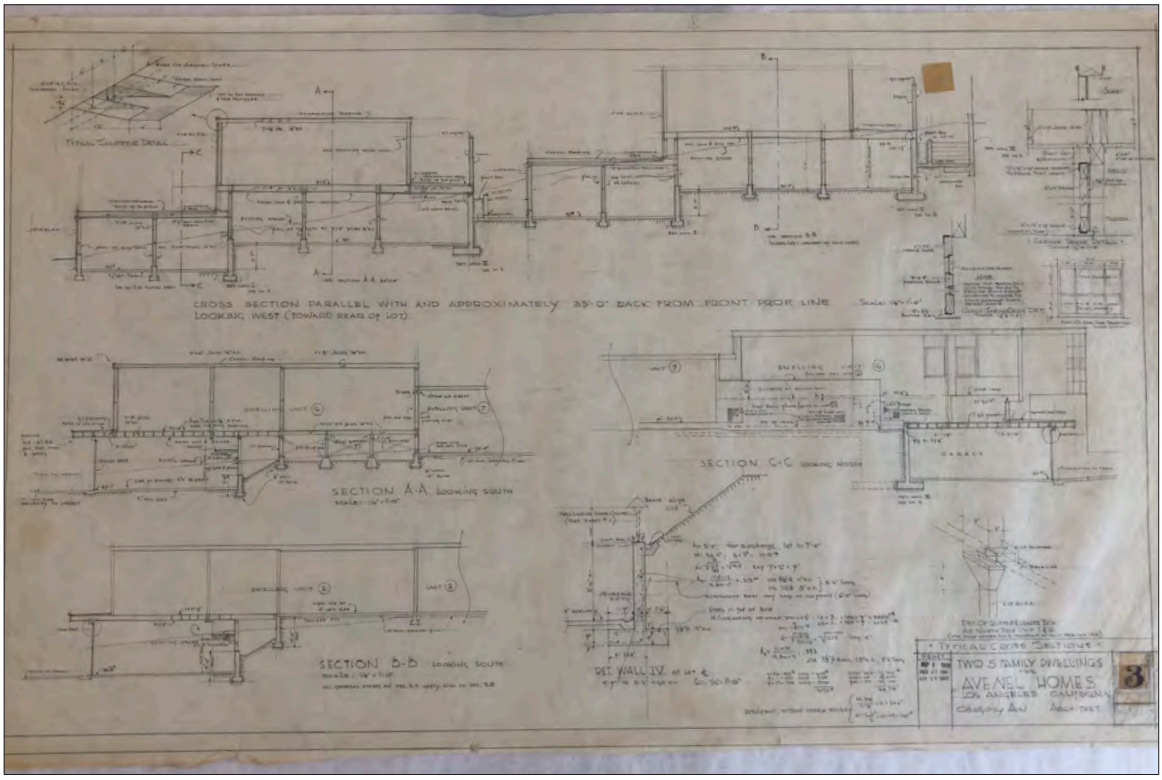

Image 7: Typical cross sections (UCSB Architecture and Design Collections, Gregory Ain papers, 1946)

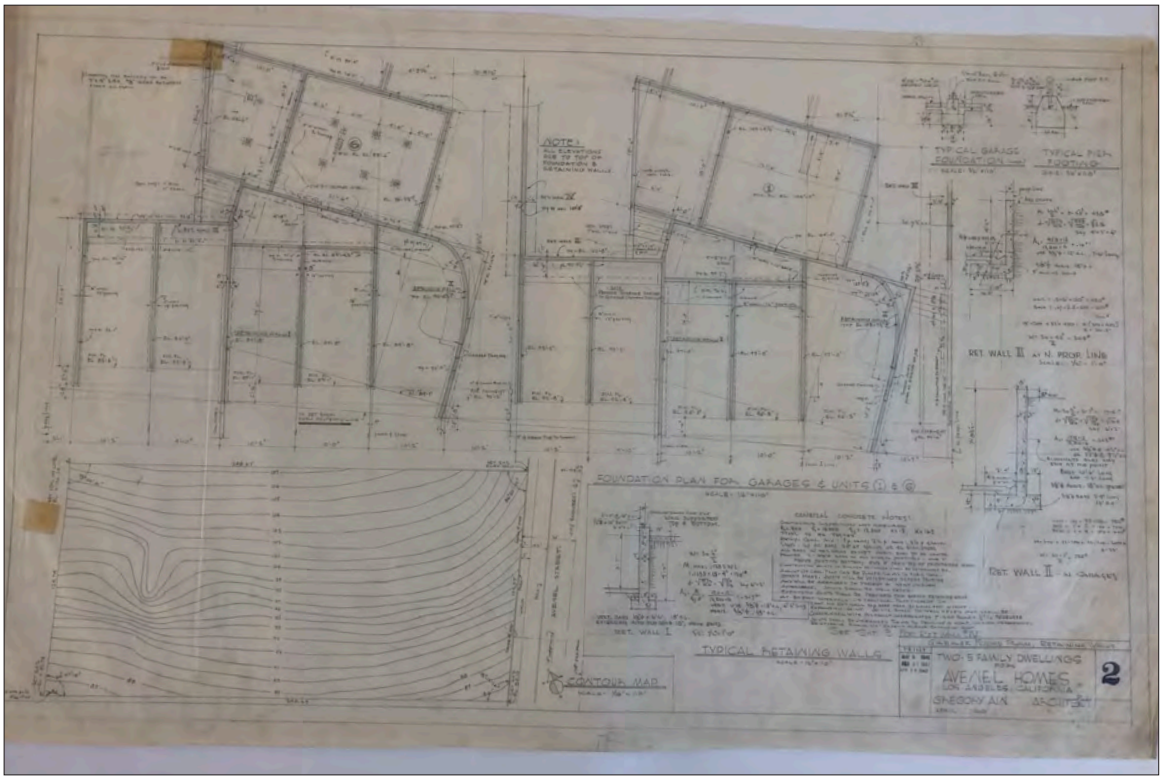

Image 8: Garage foundation plan and retaining walls (UCSB Architecture and Design Collections, Gregory Ain papers, 1946)

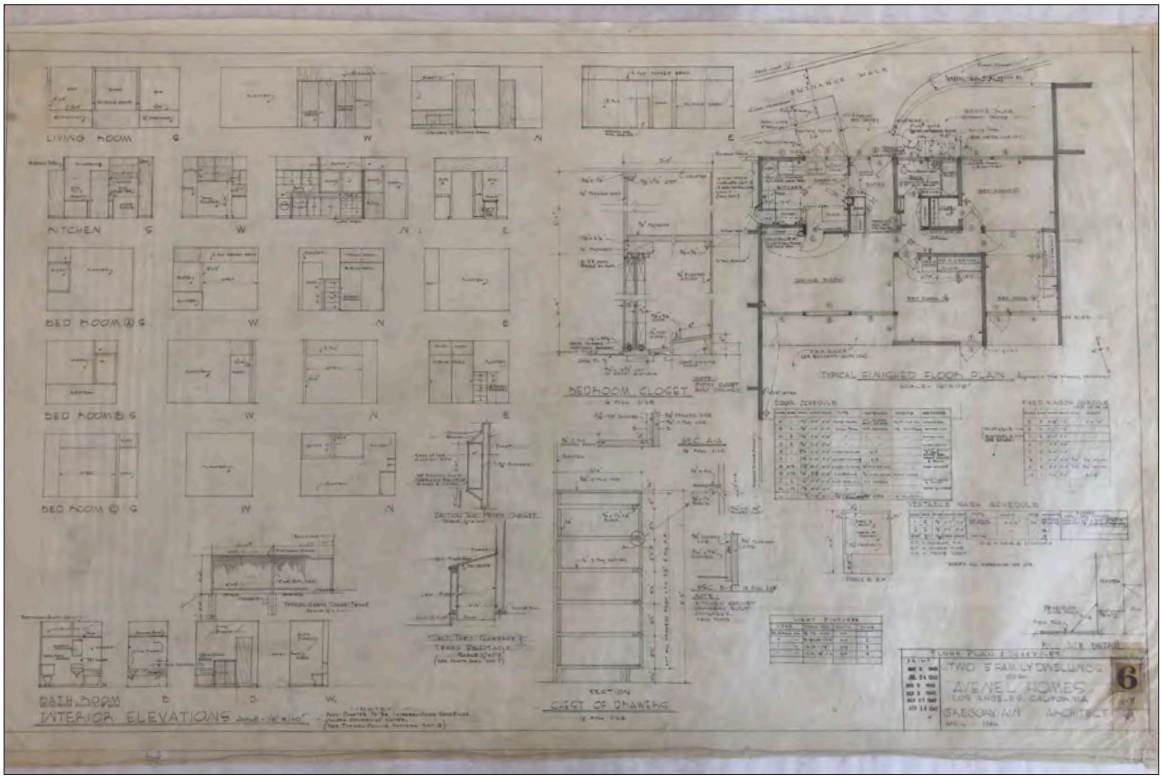

Image 9: Unit floor plan and schedules (UCSB Architecture and Design Collections, Gregory Ain papers, 1946)

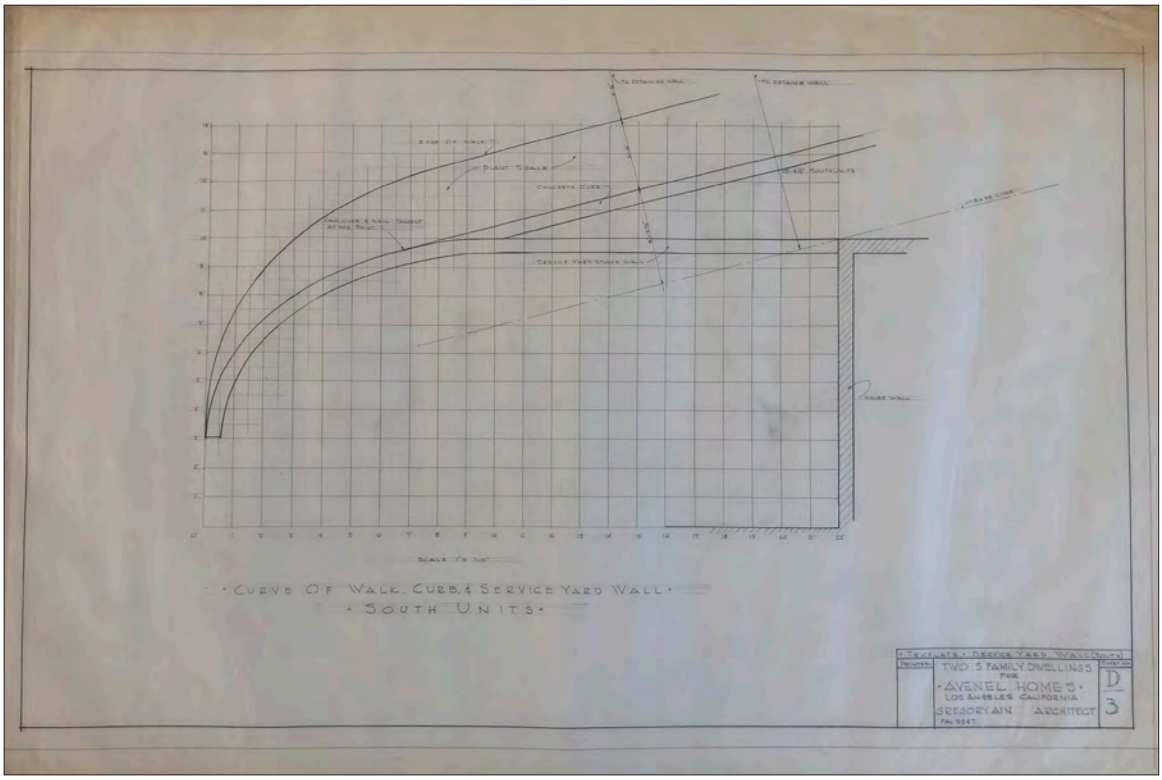

Image 10: Template for service yard walls (UCSB Architecture and Design Collections, Gregory Ain papers, 1946)

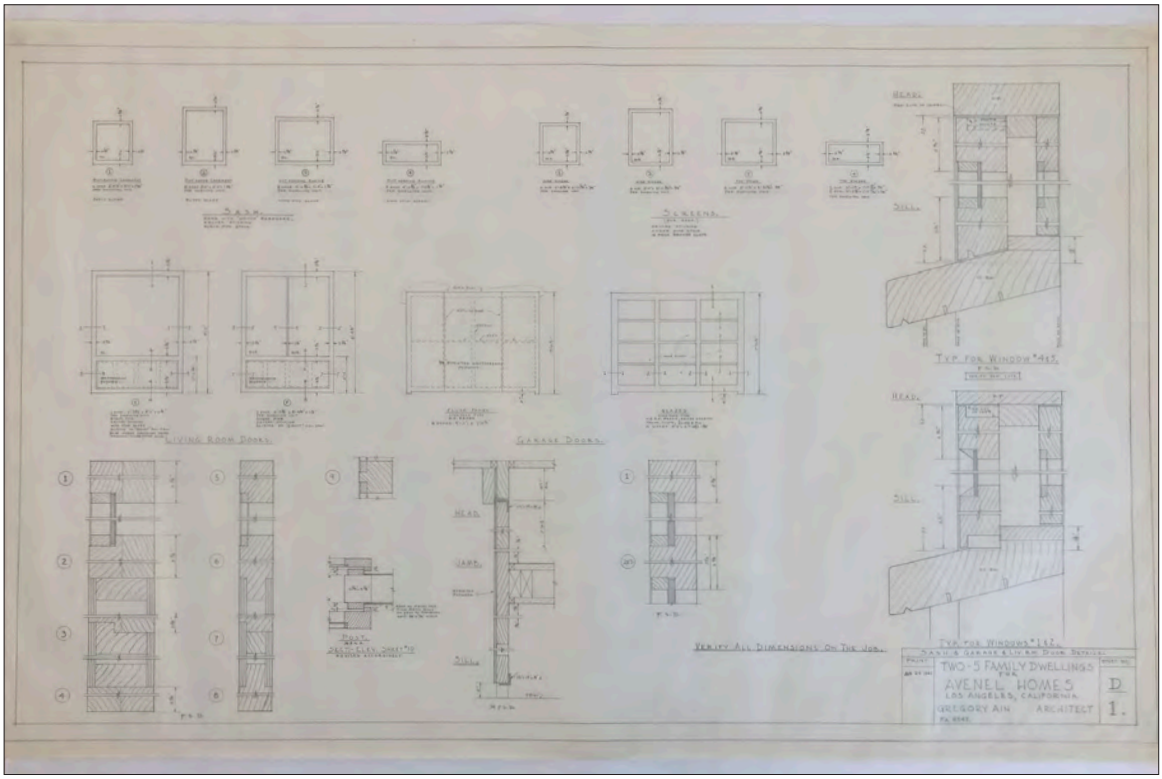

Image 11: Sash, garage, and living room door details (UCSB Architecture and Design Collections, Gregory Ain papers, 1946)

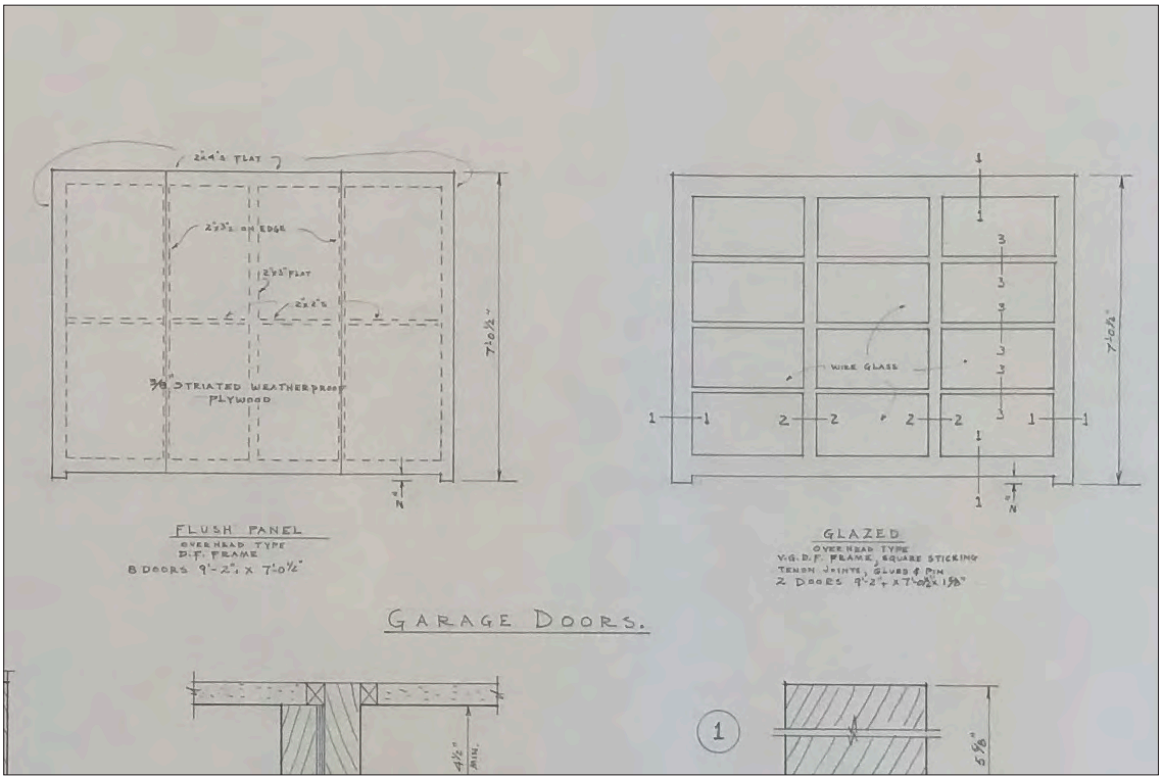

Image 12: Garage door details, note plans for non-extant glazed garage door (UCSB Architecture and Design Collections, Gregory Ain papers, 1946)

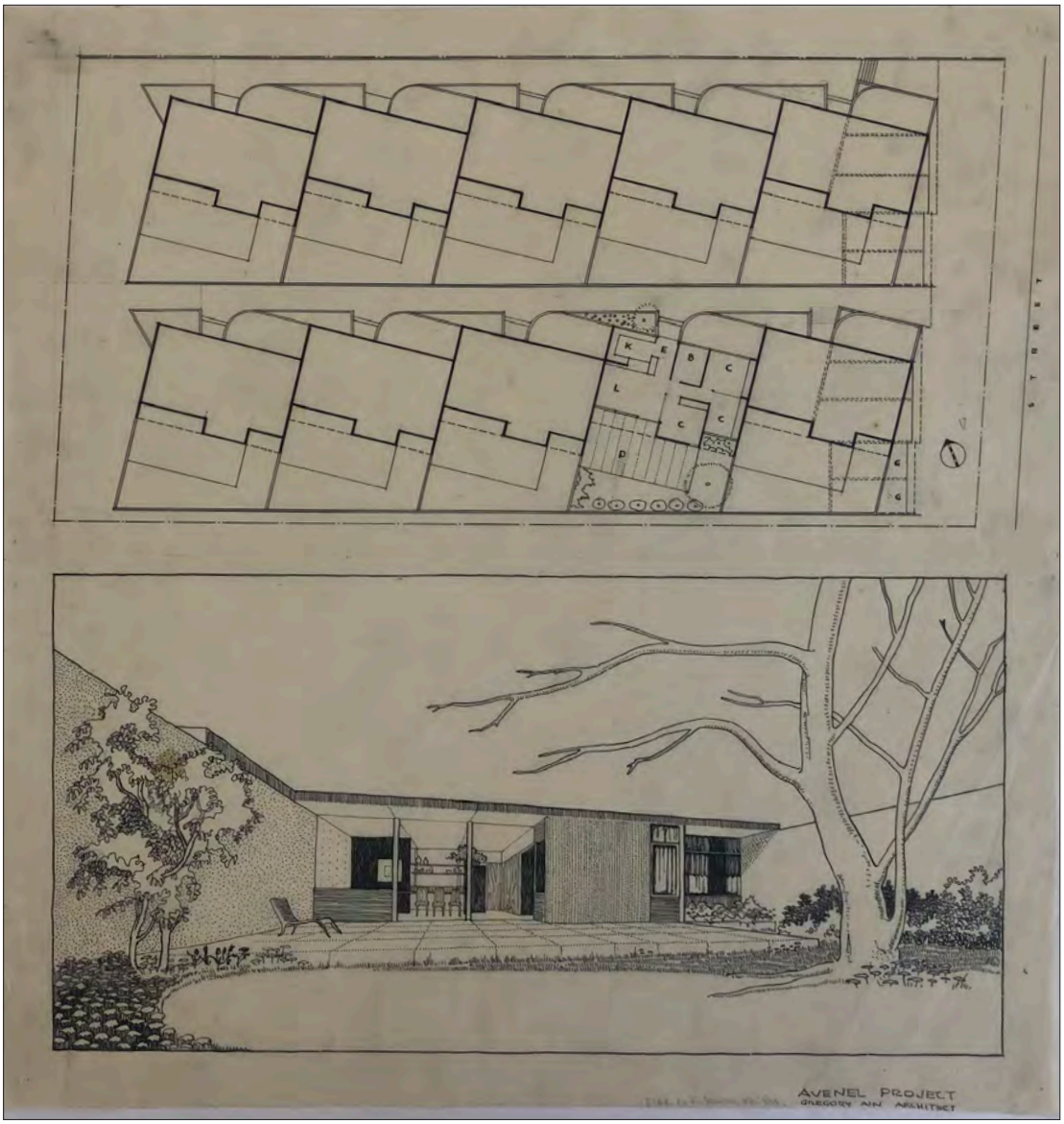

Image 13: Plan (top) and rendering of unit backyard patio (bottom) (UCSB Architecture and Design Collections, Gregory Ain papers, 1946)

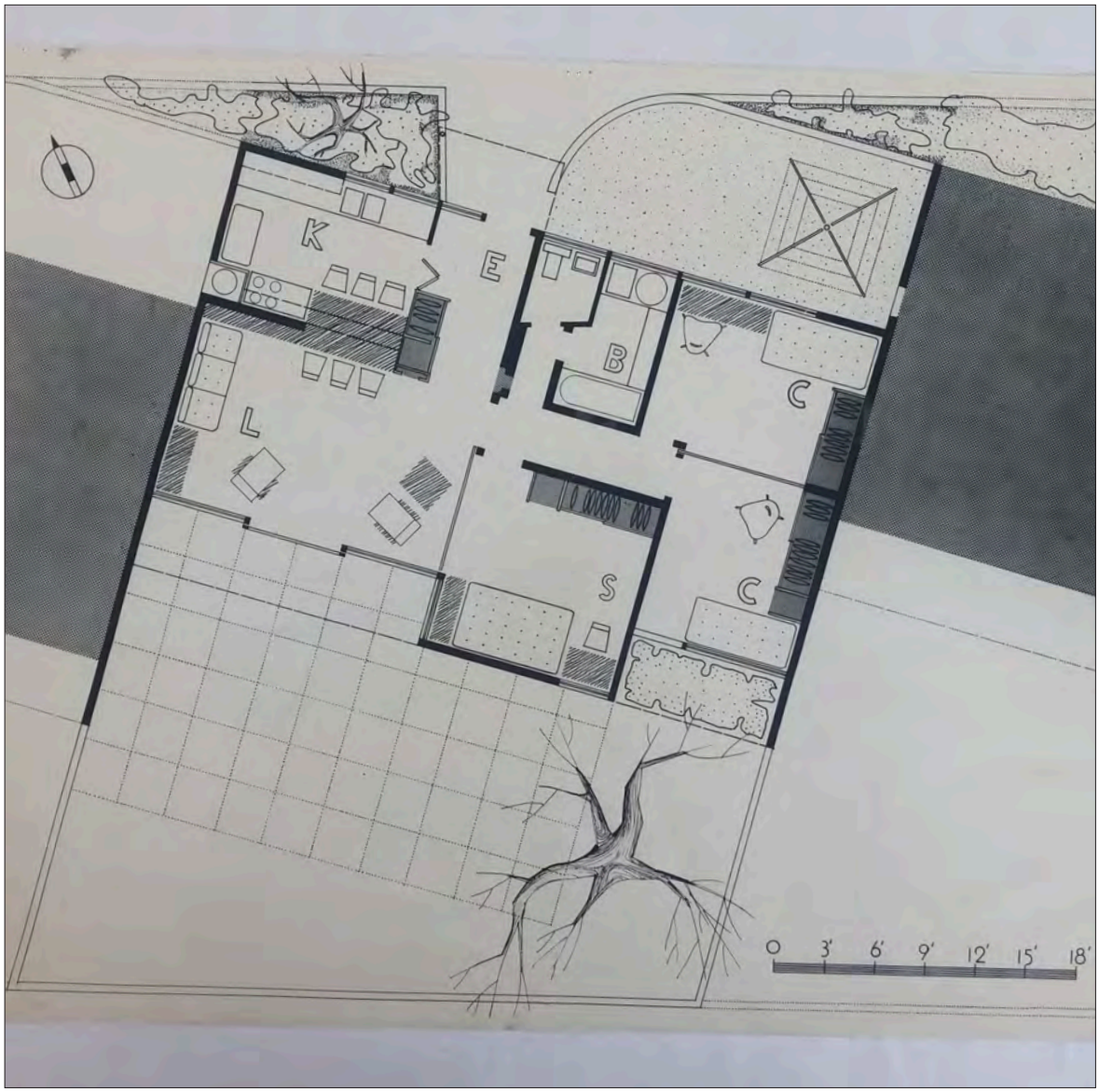

Image 14: Unit plan identifying different spaces, note bathroom configuration was updated in a revised plan (UCSB Architecture and Design Collections, Gregory Ain papers, 1946)

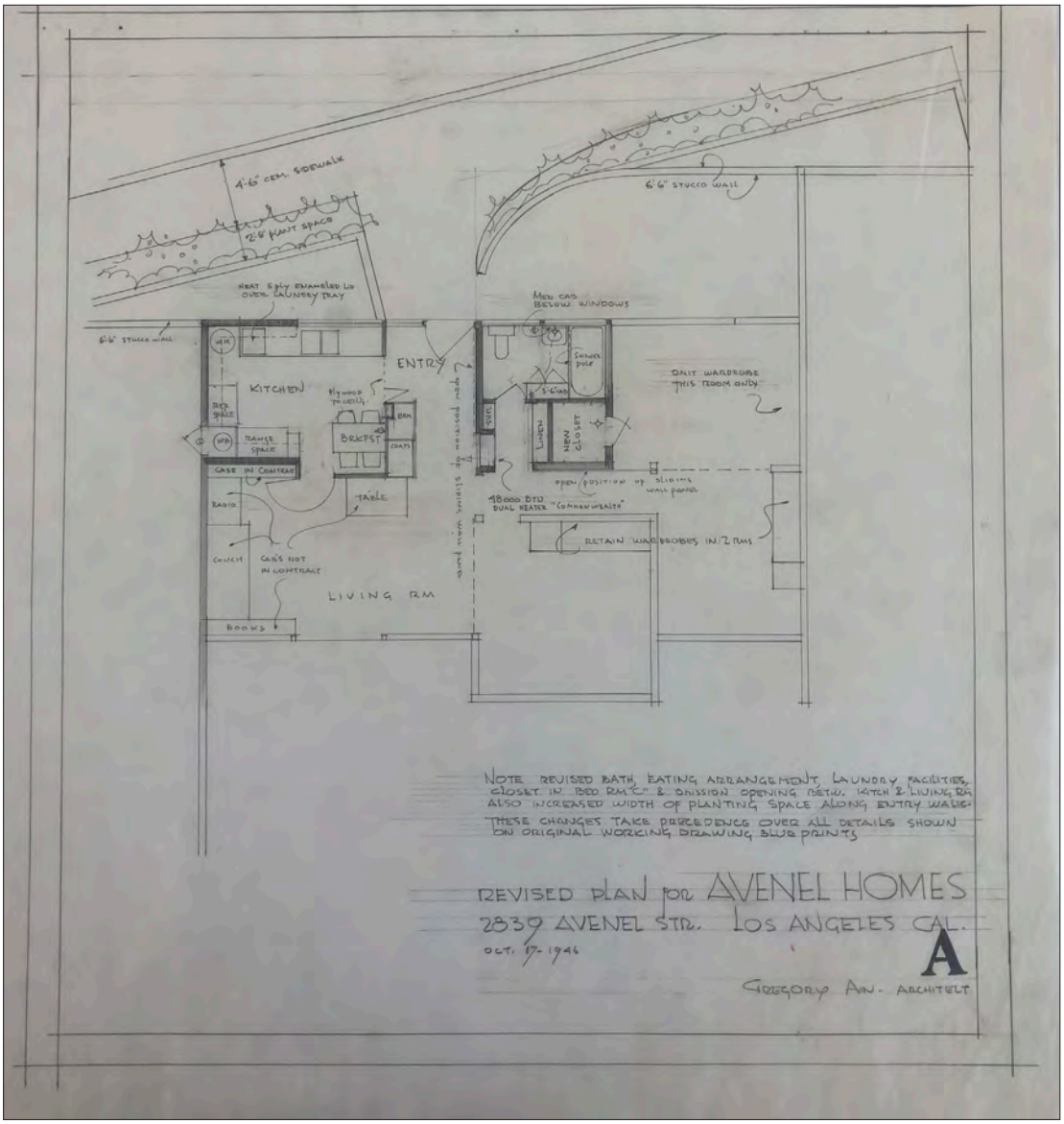

Image 15: Revised unit plan featuring updated bathroom configuration and kitchen configurations (UCSB Architecture and Design Collections, Gregory Ain papers, 1946)

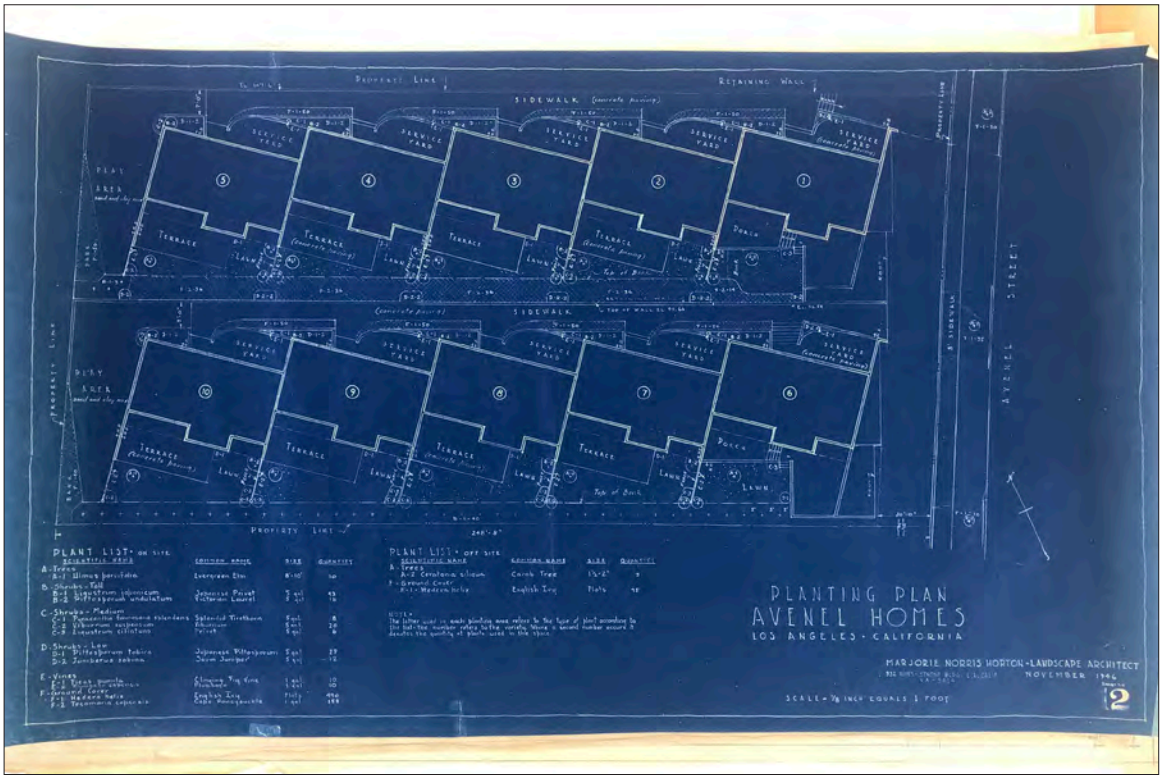

Image 16: Planting plan for subject property, note landscape architect listed as Marjorie Norris Horton (UCSB Architecture and Design Collections, Gregory Ain papers, 1946)

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Attachment F:
Articles and Book Excerpts

Avenel Cooperative Housing Project
2839-2849 Avenel Street
Los Angeles, California

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REAR EXTERIOR AND FLOOR PLAN. Sketch above shows how private patio is created facing the rear of each apartment. The patio is 10 by 16 feet, with a garden 24 by 40 feet beyond. Compact planning provides 908 square feet of floor space.

APARTMENT FOR TEN VETERANS

By GREGORY AIN
CALIFORNIA ARCHITECT

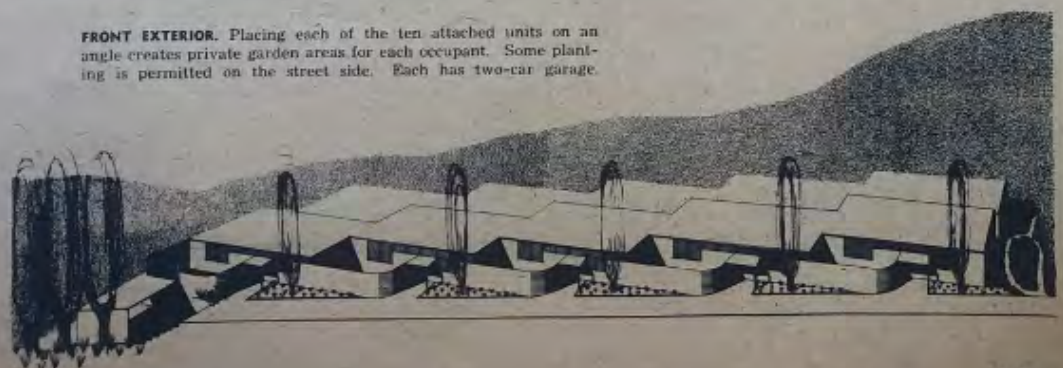
WHEN 10 west coast veterans found soaring costs and scarcity of materials made construction of their post-war dream homes impossible, Architect Gregory Ain of Los Angeles came up with an idea which will enable them to realize their dreams after all. Ain proposed that the veterans pool their money and build a 10-unit apartment building.

The veterans, headed by Attorney Matthew Riehman, got together with Ain and worked out plans. The 10 attached units will give each family a separate, three-bedroom home at a cost well below $10,000 to each of them. It is the sort of plan which can easily be adopted by other veterans' groups throughout the country who badly need a home but have dim prospects of getting one for some time to come.

Each apartment dwelling unit is located on the ground floor with a 24 by 40 feet garden and a small 10 by 16 feet patio. Although each unit has only 908 square feet of floor space, Architect Ain has utilized the existing space to maximum advantage by providing for sliding doors through which walls between rooms can be opened up to make one large room out of two smaller ones. Thus the wall between living-room and parents' bedroom can be opened to make a 30-foot living-room when desired. Bedroom furniture is purposely planned in studio style to match the living-room furniture. One entire wall of the living-room is of glass and looks out into the garden. The sliding wall between the other two bedrooms can also be rolled back to make a large play area for the children.

An innovation which Ain has introduced to provide for dining space in the absence of customary dining-room or kitchenette is a fixed table, seating six persons, which occupies a portion of what would normally be the wall space between living-room and kitchen. A panel can be lowered to close off the space above the table when desired. Ain also provided a double bathroom with lavatory and washbowl in one small compartment and bathtub and laundry tubs in another. When the laundry tubs are not in use they are masked with covers over the top.

FRONT EXTERIOR. Placing each of the ten attached units on an angle creates private garden areas for each occupant. Some planting is permitted on the street side. Each has two-car garage.

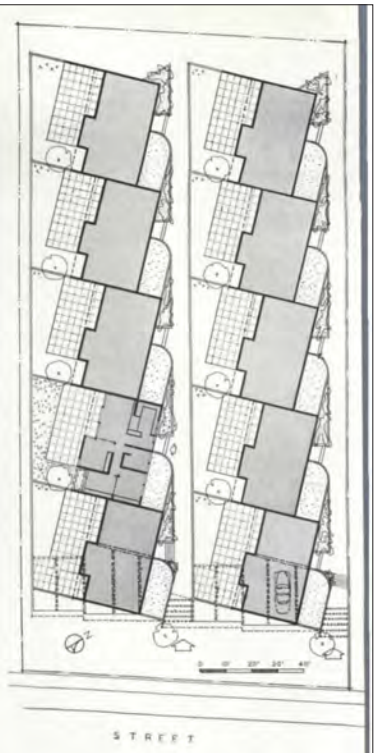


AUGUST, 1947

PAGE 87

Image 1: "Apartment for Ten Veterans" by Gregory Ain (Article from UCSB Architecture and Design Collections, Gregory Ain papers, 1947)

CO-OPERATIVE HOUSING



Avenel Housing Associates: Los Angeles, California

GREGORY AIN, ARCHITECT
JOSEPH JOHNSON & ALFRED DAY, COLLABORATING

Early in 1946, 10 veterans and their families who wished to live in a central location joined together in the hope of saving through a co-operative undertaking. Because of rapidly rising building costs, the houses cost more than originally anticipated; yet they were built for close to $10 a square foot, and there was also a real saving in the joint purchase of the property.

Financed under Title 608 of the FHA, the group consists of 10 identical houses, arranged in two rows across a slope so that the living sides of the upper-level houses look across the rooftops of the downhill houses, and all houses thus enjoy the widespread view.

Through use of sliding doors or panels, the houses can be one, two, or three-bedroom dwellings at will. The large bedroom off the living room can be furnished as a den, and, with a panel opened wide, this entire area is added to the living-room space. Similarly, a panel between the two smaller bedrooms can be moved on its track to form one large room.

Stud-and-stucco construction was selected as the most economical, and fixed glass or doors were inserted between nonload-bearing posts spaced four or six feet on centers.

The architect is frank to comment that "other than the savings due to party walls, we doubt if there was a great saving over individual houses in either time or cost. Conditions were at their worst, with contracting on a cost-plus basis." But acquisition of a site in a good central area, within three miles of downtown Los Angeles, at a reasonable individual price ($2,000 each) near parks, transportation, and schools, he believes was a great advantage of the group action: "Such sites just are not available to the individual at several times this price."

In commenting on this project, Vernon DeMars finds the flexible house plan "extremely ingenious" and assumes that the exact repetition of the 10 units undoubtedly resulted in some savings. But, he goes to say, "10 would seem to be about the limit, esthetically, to be grouped in any one spot."

The Editors

62 Progressive Architecture

Image 2: "Avenel Housing Associates: Los Angeles" by The Editors of Progressive Architecture, page 1 of 2 (Progressive Architecture, 1951)

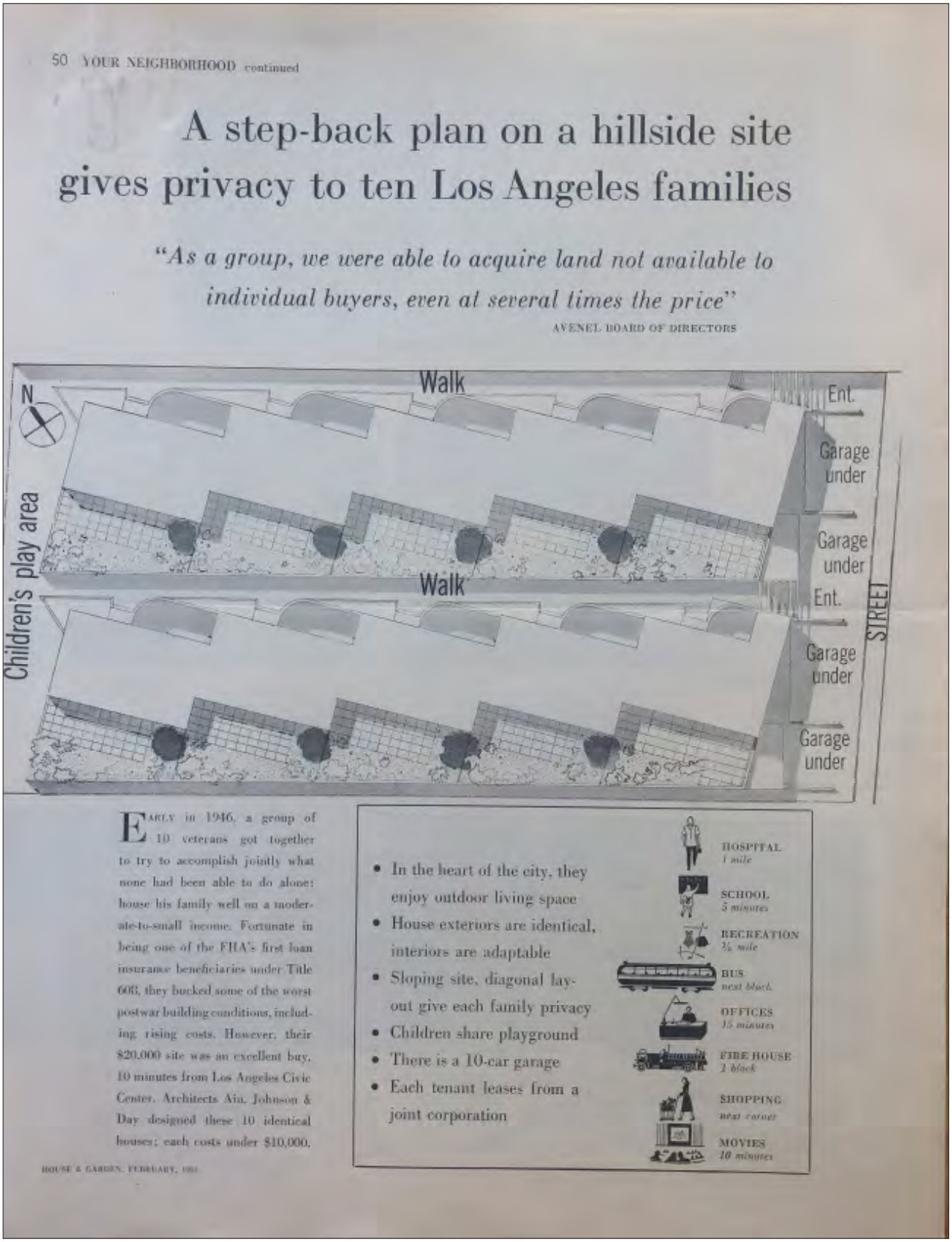
Left—detail of one of the upper-level houses, taken from the roof of one of the downhill units.

Below—looking along the entrance walkway for the lower-level houses, at right, the curved enclosures shield service yards.

Photos: Julius Shulman

The three photos at the bottom of this page show details of the living room and terrace areas of one of the upper-level houses. All houses have identical plans and similar amenities. The site slope (see section, opposite page) insures for all a good degree of privacy.

Image 3: "Avenel Housing Associates: Los Angeles" by The Editors of Progressive Architecture, page 2 of 2 (Progressive Architecture, 1951)



50 YOUR NEIGHBORHOOD continued

A step-back plan on a hillside site gives privacy to ten Los Angeles families

"As a group, we were able to acquire land not available to individual buyers, even at several times the price"

AVENEL BOARD OF DIRECTORS

EARLY in 1946, a group of 10 veterans got together to try to accomplish jointly what none had been able to do alone: house his family well on a moderate-to-small income. Fortunate in being one of the FHA's first loan insurance beneficiaries under Title 608, they bucked some of the worst postwar building conditions, including rising costs. However, their $20,000 site was an excellent buy, 10 minutes from Los Angeles Civic Center. Architects Aia, Johnson & Day designed these 10 identical houses; each costs under $10,000.

- In the heart of the city, they enjoy outdoor living space
- House exteriors are identical, interiors are adaptable
- Sloping site, diagonal layout give each family privacy
- Children share playground
- There is a 10-car garage
- Each tenant leases from a joint corporation

HOSPITAL *1 mile*
SCHOOL *5 minutes*
RECREATION *¾ mile*
BUS *next block*
OFFICES *15 minutes*
FIRE HOUSE *2 block*
SHOPPING *next corner*
MOVIES *10 minutes*

HOUSE & GARDEN, FEBRUARY, 1951

Image 4: Excerpt from House & Garden Magazine, page 1 of 3 (1951)

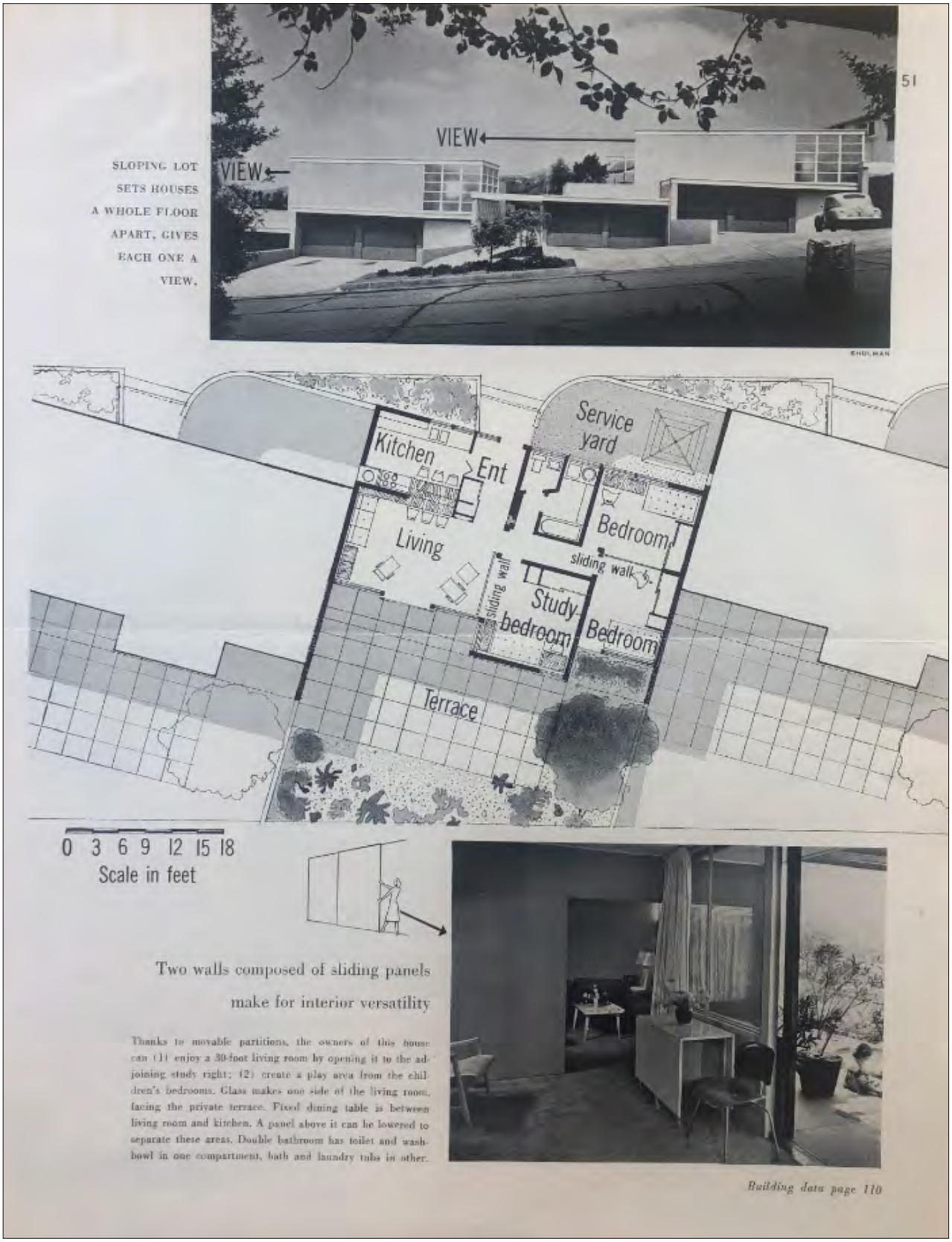


Image 5: Excerpt from House & Garden Magazine, page 2 of 3 (1951)

110

HOUSE & GARDEN

She's in Love – with her new janitor

Not that she no longer loves her former janitor . . . her husband.

But her new janitor . . . well, he's easier to control . . . just a dial on a thermostat that she sets and forgets!

And her new janitor produces and delivers . . . tempered air at any temperature desired, scientifically humidified and circulated fresh air . . . limited in dust and pollen . . . and continuously replaced . . . automatically and economically.

Yes, now her new janitor is the MOR-SUN furnace . . . the most beautiful furnace ever built!

FOR GAS AND OIL!

Please send your free four-color guide to automatic healthful indoor comfort.

NAME.....

ADDRESS.....

CITY..... ZONE.... STATE....

MOR-SUN Furnace Division
MORRISON STEEL PRODUCTS, INC.
665 Amherst St. • Buffalo 7, N.Y.

BUILDING DATA continued from page 51

AVENEL HOUSES

FOUNDATION: Concrete. EXTERIOR WALL: Wood, stucco surfacing stone: Built-up 3-layer felt, asphalt mopped and flood coated, topped with white dolomite—Pioneer Flintkote Co.. Areas cast-iron drains—American Rolling Mill Co. INSULATION: Metal foil in ceilings—Reynolds Metals Co.; walls between units, Rockfath—U. S. Gypsum Co. WINDOWS: Wood sash; 5/16" crystal glass—Libbey-Owens-Ford Glass Co. INTERIOR WALLS: Plaster or plywood; tile in baths—Pomona Tile Co. CEILINGS: Plaster, painted. FLOORS: Waxed asphalt tile on concrete—Tile-Tex. HARDWARE: Schlage Lock Co.; floor track for two sliding walls—Grant Pulley & Hardware Co. EXTERIOR PAINTS: Brushcoat cement. INTERIOR PAINTS: Enamel—W. P. Fuller & Co. LIGHTING FIXTURES: Prune & Co. HEATING: Wall-type gas fired heater—Holly Mfg. Co.; water heater—Day & Night Mfg. Co.; thermostat—General Controls Co. BATHROOM: Fixtures—Kohler Co.; accessories—Hall-Mack Co. CONTRACTOR: Aldon Construction Co.

FACTS AND FIGURES FOR YOU

If you are thinking of organizing a co-operative community, write to House & Garden Reader Service, 420 Lexington Avenue, New York 17, for:

1. List of books and U. S. government booklets and organizations to which you might turn for help and information.

2. List of co-operative housing groups all over the country that you might want to visit.

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The only water closet with as many modern features. The Case One-Piece* is the mark of a thoughtfully planned bathroom. Noted for its exceptionally quiet operation. It does away with the old-fashioned raised tank, and is newly styled with lower seat level and special non-overflow protection. In white and 26 wonderful colors. Fine vitreous china construction.

THE MATCHING LAVATORY

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You can have a sturdy Anchor Fence completely installed by expert, factory-trained Anchor erectors at a modest cost—with terms to suit your convenience. *Write today* for free, illustrated pamphlet. Gives detailed information on all exclusive Anchor features. Address: Anchor Post Fence Division, Anchor Post Products, Inc., 6558 Eastern Ave., Baltimore 24, Md.

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This Emblem on Your Engine Means that You Have the World's Quickest-Starting Most Reliable Small Gasoline Engine

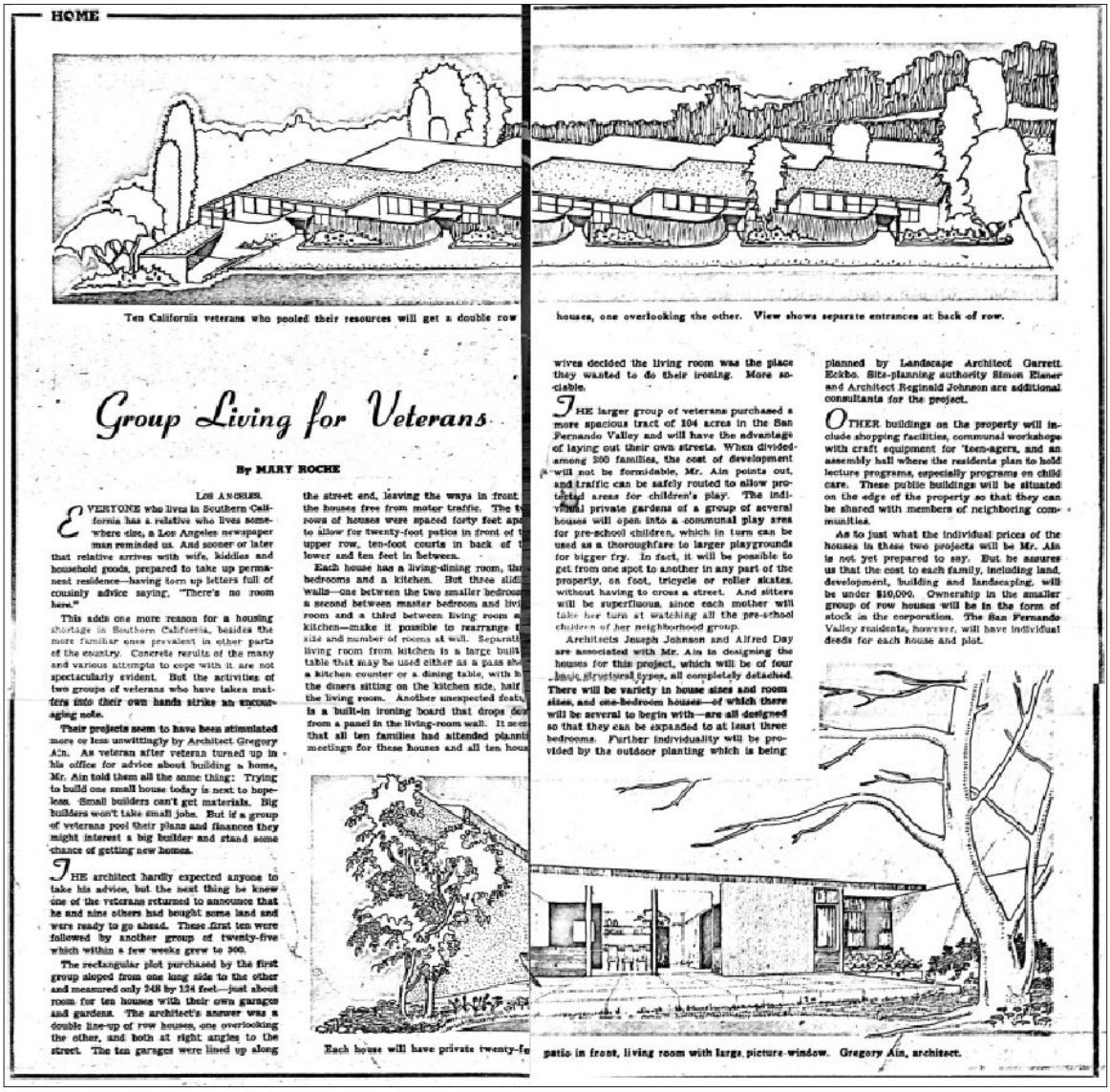
4 CYCLE PRECISION BUILT ALL PURPOSE CLINTON AIR COOLED ENGINE

Look for the Clinton Emblem when you buy your lawnmower or power equipment.

You'll find Clinton Engines on leading lawnmowers—lawnmowers such as this Homko Model LF-226.

CLINTON ENGINES

Image 6: Excerpt from House & Garden Magazine, page 3 of 3 (1951)



HOME

Ten California veterans who pooled their resources will get a double row

houses, one overlooking the other. View shows separate entrances at back of row.

Group Living for Veterans

By MARY ROCHE

LOS ANGELES.

EVERYONE who lives in Southern California has a relative who lives somewhere else, a Los Angeles newspaper man reminded us. And sooner or later that relative arrives with wife, kiddies and household goods, prepared to take up permanent residence—having torn up letters full of cousinly advice saying, "There's no room here."

This adds one more reason for a housing shortage in Southern California, besides the more familiar ones prevalent in other parts of the country. Concrete results of the many and various attempts to cope with it are not spectacularly evident. But the activities of two groups of veterans who have taken matters into their own hands strike an encouraging note.

Their projects seem to have been stimulated more or less unwittingly by Architect Gregory Ain. As veteran after veteran turned up in his office for advice about building a home, Mr. Ain told them all the same thing: Trying to build one small house today is next to hopeless. Small builders can't get materials. Big builders won't take small jobs. But if a group of veterans pool their plans and finances they might interest a big builder and stand some chance of getting new homes.

THE architect hardly expected anyone to take his advice, but the next thing he knew one of the veterans returned to announce that he and nine others had bought some land and were ready to go ahead. These first ten were followed by another group of twenty-five which within a few weeks grew to 300.

The rectangular plot purchased by the first group sloped from one long side to the other and measured only 248 by 134 feet—just about room for ten houses with their own garages and gardens. The architect's answer was a double line-up of row houses, one overlooking the other, and both at right angles to the street. The ten garages were lined up along the street and, leaving the ways in front, the houses free from motor traffic. The t rows of houses were spaced forty feet apa to allow for twenty-foot patios in front of t upper row, ten-foot courts in back of t lower and ten feet in between.

Each house has a living-dining room, tha bedrooms and a kitchen. But three slidi walls—one between the two smaller bedroom a second between master bedroom and livi room and a third between living room a kitchen—make it possible to rearrange t size and number of rooms at will. Separati living room from kitchen is a large built table that may be used either as a pass sho a kitchen counter or a dining table, with n the diners sitting on the kitchen side, half the living room. Another unexpected featu is a built-in ironing board that drops dow from a panel in the living-room wall. It seem that all ten families had attended plannin meetings for these houses and all ten hous wives decided the living room was the place they wanted to do their ironing. More sociable.

THE larger group of veterans purchased a more spacious tract of 104 acres in the San Fernando Valley and will have the advantage of laying out their own streets. When divided among 300 families, the cost of development will not be formidable, Mr. Ain points out, and traffic can be safely routed to allow protected areas for children's play. The individual private gardens of a group of several houses will open into a communal play area for pre-school children, which in turn can be used as a thoroughfare to larger playgrounds for bigger fry. In fact, it will be possible to get from one spot to another in any part of the property, on foot, tricycle or roller skates, without having to cross a street. And sitters will be superfluous, since each mother will take her turn at watching all the pre-school children of her neighborhood group.

Architects Joseph Johnson and Alfred Day are associated with Mr. Ain in designing the houses for this project, which will be of four basic structural types, all completely detached. There will be variety in house sizes and room sizes, and one-bedroom houses—of which there will be several to begin with—are all designed so that they can be expanded to at least three bedrooms. Further individuality will be provided by the outdoor planting which is being planned by Landscape Architect Garrett Eckbo. Site-planning authority Simon Eisner and Architect Reginald Johnson are additional consultants for the project.

OTHER buildings on the property will include shopping facilities, communal workshops with craft equipment for 'teen-agers, and an assembly hall where the residents plan to hold lecture programs, especially programs on child care. These public buildings will be situated on the edge of the property so that they can be shared with members of neighboring communities.

As to just what the individual prices of the houses in these two projects will be Mr. Ain is not yet prepared to say. But he assures us that the cost to each family, including land, development, building and landscaping, will be under $10,000. Ownership in the smaller group of row houses will be in the form of stock in the corporation. The San Fernando Valley residents, however, will have individual deeds for each house and plot.

Each house will have private twenty-fo

patio in front, living room with large picture-window. Gregory Ain, architect.

Image 7: "Group Living for Veterans" by Mary Roche (New York Times, date unknown)

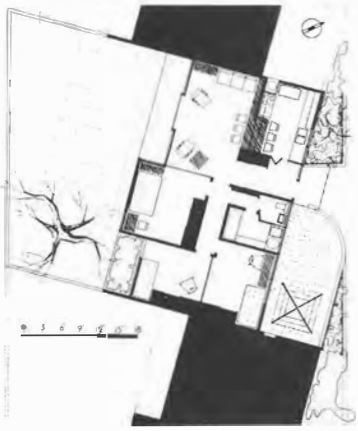
Ten families from among the initial subscribers, most of them members of the motion picture cartoonists union, pooled their resources for the more modest Avenel Cooperative in the Silver Lake district, where the streets and sewers were in, good schools existed, and the site fifteen minutes from the studios.

The Avenel land was two adjoining 60-foot lots, 140 feet deep, on a fifteen-degree slope. The grade was used to break the lot in two lengthwise. Little excavation was needed to prepare two pads, one eight feet above the other, and five of the row houses (with party walls) on the upper level looked out over the flat roofs of the lower five to a wide view of the hills.

The houses are set at an angle to the street, with no house directly behind another. The angle increased the depth of the 40-foot patio outside the living room and narrowed it outside the bedroom. Another outdoor space in the 960-square-foot house is the service yard behind a six-foot-high curved wall near the entrance. An Ain trademark on the street facade is the high glass concentrated at one side, and the large-scale surface play of light and dark values which give height and substance to the entrance of an intensively used site.

The party walls were not the saving Ain had hoped—the cost was still $10 per square foot. This, with the $2000 each subscriber contributed to the land and grading, brought the cost of each house to $11,000. Today one house is owned by architect Sam Reisbord who designed apartment houses, two of them in collaboration with Alvin Lustig, an important tastemaker.[6]

The terraces of the Avenel Cooperative faced an unobstructed view of the mountains. Photo: Julius Shulman.



Plan of the Avenel Cooperative units. Sliding partitions expanded the space.

6. Lustig's design of art galleries, houses, and book jackets for New Directions, and his classes at Art Center, left an indelible mark on the postwar generation. He deserves a sympathetic biographer.

127

Image 8: Excerpt from Esther McCoy's The Second Generation (1984)

STYLE &CULTURE; ARCHITECTURE; A living legacy endures; Gregory Ain's '40s-era low-cost housing still retains its modern appeal. The compact but stylish design may provide a blueprint for L.A.'s future.

Freudenheim, Susan . Los Angeles Times ; Los Angeles, Calif. [Los Angeles, Calif]16 Oct 2002: E.11.

ProQuest document link

ABSTRACT (ABSTRACT)

They found a hillside property just off Rowena Avenue in Silver Lake, and each couple contributed about $11,000 -- enough for [Gregory Ain] to build what is now known as the Avenel Terrace housing project, named for the street on which it's located. Completed in 1948, Ain's complex remains a model for effective use of limited space for low-cost urban housing. But today it is more than just an example of idealism. Interest in the mid-century style that Ain helped develop has surged in recent years, and the units, which now sell for well over $300,000, have become magnets for architecture buffs.

Ain's design consists of two rows of units, all with separate garages -- and short driveways to accommodate second cars -- facing onto the street. The residents also share two walkways that lead to their front entrances, yet because each unit is staggered at a slight angle, there is a sense of privacy that defies the tight weave of the plan. Inside, the homes seem quite spacious -- with three bedrooms, kitchen, living room and bath -- in part because Ain made use of every inch of space. In addition to sliding glass doors that separate the living room from the patios, a sliding wooden panel provides the option of closing off the living room from the master bedroom. Similarly, a sliding wall separates two adjacent smaller bedrooms in the back of each unit.

INSIDE OUT: The Avenel Terrace housing project incorporates indoor-outdoor living into the general design plan.; PHOTOGRAPHER: Genaro Molina / Los Angeles Times; FROM THE START: "We liked the idea of doing something really modern, and we liked [Greg]," says [Serril Gerber], 89, one of the original tenants at the Silver Lake complex.; PHOTOGRAPHER: Genaro Molina / Los Angeles Times; TRUE TO FORM: [Richard Corsini], an architect who has lived in the Avenel Terrace complex since 1993, grapples with maintaining Ain's original design.; PHOTOGRAPHER: Lawrence K. Ho / Los Angeles Times

FULL TEXT

As he sinks into a comfortable couch in his small but expansive living room, Serril Gerber, 89, looks out through a wall of windows at the view of the Hollywood Hills and acknowledges that he helped make a little bit of architectural history.

A retired schoolteacher, today he is one of just three remaining original residents of an experiment combining low-cost housing with high-style design. In 1946, Gerber and his late wife joined with nine other couples who sought out Gregory Ain, a young Modernist architect with utopian ideals.

"We'd seen these modern houses in magazines, and we liked the idea of having a living space that is both indoors

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Image 9: "A Living Legacy Endures; Gregory Ain's '40s-era low-cost housing still retains its modern appeal" by Susan Freudenheim, page 1 of 3 (Los Angeles Times, 2002)

and outdoors," Gerber recalls. "We liked the idea of doing something really modern, and we liked Greg. He was a radical person in his thinking, because he wanted to put his ideas in the service of regular people. That was his mission in life, really."

The group knew that the homes being built in the area by Ain's mentors, Rudolph Schindler and Richard Neutra, were out of their reach. But in a surge of post-war optimism, they figured that by pooling their resources and with the help of Ain's innovative design, they could build something efficient and new.

They found a hillside property just off Rowena Avenue in Silver Lake, and each couple contributed about $11,000 -- enough for Ain to build what is now known as the Avenel Terrace housing project, named for the street on which it's located. Completed in 1948, Ain's complex remains a model for effective use of limited space for low- cost urban housing. But today it is more than just an example of idealism. Interest in the mid-century style that Ain helped develop has surged in recent years, and the units, which now sell for well over $300,000, have become magnets for architecture buffs.

Today, longtime residents who've filled their houses with tchotchkes live side by side with new arrivals who prefer uncluttered, open space. Last Sunday afternoon, six of the current owners opened their homes for a tour for about 65 members of the Society of Architectural Historians. Among the organizers was Richard Corsini, an architect who has lived in the complex since 1993. The afternoon began with lectures on Ain's work by Corsini and Anthony Denzer, who is completing his dissertation at UCLA on the architect.

While Ain developed many projects in Los Angeles, taught at USC and in the mid-1960s was dean of the architecture school at Penn State, during the last decade of his life a variety of illnesses left him unable to work. He died in 1987 at the age of 79.

Recognized as one of the second generation of Los Angeles' Modernist architects, he was known more for his progressive ideas than for his stylistic innovation. His projects span from 1928, when he began by working with Neutra, to 1971. He may be best known locally for a four-unit complex called Dunsmuir Flats, built in 1937 south of Wilshire Boulevard near Fairfax Avenue, and for an innovative tract of 52 small homes he developed in Mar Vista in 1948. The latter have attracted much notice among architecture lovers for their distinctive siting and low-cost, efficient design.

To those who've lived at Avenel for a long time, this new appreciation for their homes is often a surprise. "I'm learning about architectural people," said Betty Markoff, who has lived in one of the units with her husband, Morrie, for the past 30 years. She laughed as she described differences between her home and those of her new neighbors. "They're making museums, opening everything up for space," she said. "We're using every corner." Adds Morrie, "I just wanted a small house that would be easy to maintain. For our way of life, this was a good answer."

The Avenel complex's 10 units originally were identical, each filling only slightly more than 900 square feet. Over the years, all but one have been extended onto the space allocated for patios, in the process expanding the living room and master bedroom, the latter of which now usually functions as a den. Built for families of four, the units were meant to promote communal living, and the owners still meet regularly to administer shared areas. (The property changed from a cooperative to a condominium in recent years.)

But there are changes: Children once played on the walkways in front of the units and in a communal play yard at the back. Today, there are no kids, the yard is a place to hide the garbage cans and most of the new residents agree that these homes accommodate two people, at best.

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Image 10: "A Living Legacy Endures; Gregory Ain's '40s-era low-cost housing still retains its modern appeal" by Susan Freudenheim, page 2 of 3 (Los Angeles Times, 2002)

Katherine Lambert, a young architect, lives in one of the lower- level units with Christiane Robbins, a USC assistant professor who is making a film on Ain's work.

"When I moved here two years ago, I didn't know much about Ain, but when I found this place I bought it immediately," Lambert says. "There are magical things about the space. It has no redundant circulation and is zoned for privacy brilliantly. To see a new generation of people come together and embrace the cooperative aspect of living together is really special."

All of the homes once had stand-alone kitchens, although that was not Ain's original plan. He wanted built-in dining tables with seating in the kitchen on one side and in the living room on the other. They also were supposed to have an additional half-bath, which everyone today agrees would be nice. However, the Federal Housing Authority, which provided financing for the project, insisted that the homes needed a broom closet more than an extra toilet or built-in dining area, and despite a year's battle by the families, the FHA won. Ironically, that closet has been the first thing to go in today's redos, and in many cases, residents have installed tables that are a close approximation of Ain's plan.

The whole complex occupies just two 60-foot lots, each 140-feet deep, and it appears to have retained much of its original flavor, although the pink exterior paint Ain chose has been replaced with a more modest white and gray palette. Yet the complex still stands out for its modern facade on the tree-shaded street, which is lined with a mix of Spanish-style houses and other traditional architecture.

Ain's design consists of two rows of units, all with separate garages -- and short driveways to accommodate second cars -- facing onto the street. The residents also share two walkways that lead to their front entrances, yet because each unit is staggered at a slight angle, there is a sense of privacy that defies the tight weave of the plan. Inside, the homes seem quite spacious -- with three bedrooms, kitchen, living room and bath -- in part because Ain made use of every inch of space. In addition to sliding glass doors that separate the living room from the patios, a sliding wooden panel provides the option of closing off the living room from the master bedroom. Similarly, a sliding wall separates two adjacent smaller bedrooms in the back of each unit.

Gordon Olschlager, a preservation architect, has lived at Avenel since 1992. When he moved in, he says, "the project was on the verge of being lost through incremental changes." Some of the changes had been done economically, and not always with the best materials. For example, he had to re-create the sliding doors the way Ain designed them. But after toying with restoring other changes, such as the enlarged living room, he left them as they were. "When you talk to people who know Gregory Ain," Olschlager said, "they say that he would have been comfortable with people personalizing their space."

Corsini, too, has deliberated about how to be true to Ain while still accommodating contemporary taste. He not only has completely redone his own space in a stark but comfortable modern style, but also served as architect for another unit that now has raw concrete flooring and a ceiling stripped to expose the beams.

However, what Corsini finds most exciting about Ain's vision is its potential to influence future design. At a time when Los Angeles is experiencing a severe housing shortage, Corsini points out, "these projects are extraordinary prototypes. They are very livable spaces that are built on a model of 14 units per acre. That's three times the density of an average single family home."

Illustration

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Image 11: "A Living Legacy Endures; Gregory Ain's '40s-era low-cost housing still retains its modern appeal" by Susan Freudenheim, page 3 of 3 (Los Angeles Times, 2002)

Silver Lake Living in SL

114

Rick Corsini, his wife Melissa Casey, and their new baby, Lorenza, live in the Gregory Ain Apartments on Avenel Street.

Ain built the apartments in 1948 as a cooperative living experiment for a group of communists. The houses were all designed to have three bedrooms; one large master bedroom and two small bedrooms, with a sliding wooden door between them to add flexibility to the floor plan. It was actually this small group of apartments, which were independent enough to seem like houses, that inspired the high-profile Mar Vista housing tract that Ain developed later that year.

"Most of the people that originally lived here were path-breaking political types," Corsini says. Even after the communist cooperative disintegrated, progressive homeowners remained a constant—Rick recently found out that an early owner of his house was the first black man to join the Los Angeles Fire Department.

When Rick purchased the place in 1993, it was in shambles. He refers to the work he has done as "selective renovation." The kitchen is very different than the original, although it is a nod toward Ains' original plan, which included a built-in table and bench. When the house was built, the owners thought it was important to have a formal dining area, so Ain was forced to take the built-ins out of the plans. Rick remodeled the kitchen, adding that informal practicality back into the plan. "What Ain was trying to do was really considered very different, and the renovation reinforces that."

RICK CORSINI

Image 12: Excerpt from Barbara Bestor's "Bohemian Modern: Living in Silver Lake" about subject property tenant Rick Corsini (2008)

Image 13: Excerpt from Barbara Bestor's "Bohemian Modern: Living in Silver Lake", photo of outdoor apartment space on right (2008)

Image 14: Excerpt from Barbara Bestor's "Bohemian Modern: Living in Silver Lake", photos of entrance (left) and living room space (right) (2008)

Image 15: Excerpt from Barbara Bestor's "Bohemian Modern: Living in Silver Lake", photos of sliding wall (center) and bedroom space (right) (2008)

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HOME OF THE WEEK; A rare vacancy in Silver Lake

Ho, Catherine . Los Angeles Times ; Los Angeles, Calif. [Los Angeles, Calif]10 May 2009: B.13.

ProQuest document link

ABSTRACT

Ain's career spanned more than 40 years and included the Dunsmuir Flats, a four-unit complex near Wilshire Boulevard and Fairfax Avenue, and Mar Vista Housing, a tract of 52 homes known for its efficient use of space. -- homeoftheweek@latimes.com To submit a candidate for Home of the Week, send high-resolution color photos with caption and credit information on a CD and a detailed description of the house to Lauren Beale, Business, Los Angeles Times, 202 W. 1st St., L.A., CA 90012.

FULL TEXT

What began as a communal living experiment in postwar California would become a model for low-cost urban housing and the innovative use of small spaces.

Gregory Ain's historic Avenel Cooperative Housing Project in Silver Lake today has a corner unit for sale.

Ain, the notable Modernist architect, completed the 10-unit complex in 1947 for 10 couples who each chipped in about $11,000 to build a housing project that would promote communal living. They purchased two 60-foot lots on a hillside property, where Ain created two rows of units, each with a common walkway leading to the front entrance of each unit.

The complex has a simple gray and brown exterior and sits among apartments and houses on a quiet tree-lined street just off of Hyperion and Rowena avenues. Its clean, functional design is a nod to the Modernist aesthetic.

Inside the unit, two sliding wooden walls allow for flexible arrangement of the living space -- one can separate the living room from the master bedroom; the other divides space into two smaller rooms. Sliding glass doors separate the living room from a garden and patio with views of Griffith Observatory and Rowena Reservoir.

The current owner added a vintage fireplace, hanging bookshelves in the den and new tile in the bathroom. Exposed concrete slab floors and stainless-steel appliances give the condo an updated look. A front patio area can be used as storage or laundry.

The housing development has been listed on the National Register of Historic Places since 2005. Ain's career spanned more than 40 years and included the Dunsmuir Flats, a four-unit complex near Wilshire Boulevard and Fairfax Avenue, and Mar Vista Housing, a tract of 52 homes known for its efficient use of space.

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homeoftheweek@latimes.com

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Image 16: "Home of the Week: A Rare Vacancy in Silver Lake" by Catherine Ho (Los Angeles Times, 2009)

Midcentury moderns; There's a reason activist lawyer Ben Margolis chose another activist, architect Gregory Ain, to build his home.

Goldin, Greg . Los Angeles Times ; Los Angeles, Calif. [Los Angeles, Calif]18 Aug 2011: A.15.

ProQuest document link

ABSTRACT

The judge had refused to let the men talk to their lawyers during trial, which Margolis used to get their convictions reversed, thereby establishing the right to unimpaired access to counsel for defendants during a criminal trial.

FULL TEXT

If walls could speak. That's what came to mind when I noticed a short newspaper item announcing that the former home of Ben Margolis, an attorney who advocated on behalf of downtrodden workers, besieged Reds and persecuted labor activists, was for sale. The hillside Los Feliz house, designed by Gregory Ain in the early 1950s, with a 21st century addition by Pierre Koenig, is being offered for just under $2 million.

The house Ain built Margolis is likely to sell even in the current slow market: Midcentury Modern architecture is in demand at the moment. But it's unlikely the buyer will understand the meeting of minds that went into its creation.

Margolis is perhaps best known for his defense of the Hollywood 10, a group of mostly screenwriters called before the House Committee on Un-American Activities because of their ties to leftist groups. The "unfriendly" witnesses refused to answer questions about their political beliefs and associations, and were convicted of contempt of Congress. But they were gambling that the Supreme Court would overturn their convictions on grounds that the committee had violated their 1st Amendment rights. They bet wrong. Margolis lost when the Supreme Court, which got the case shortly after two of its most liberal members had died, refused to hear the appeal.

Margolis was successful, though, in the appeal he handled on behalf of 22 Mexican American defendants in the 1942 Sleepy Lagoon murder case. The judge had refused to let the men talk to their lawyers during trial, which Margolis used to get their convictions reversed, thereby establishing the right to unimpaired access to counsel for defendants during a criminal trial.

A decade later, Margolis convinced a conservative Supreme Court that bail set for the self-avowed communists he was then defending was unreasonably high. He kept the great 1930s longshoreman Harry Bridges from being deported to his native Australia, and he prevented modern architect David Hyun from being sent back to South Korea. Later in his career, he guided litigation that forced banks to assume some financial responsibility for the slumlords to whom they'd lent millions.

Margolis was, in short, a trenchant advocate for the underdog. Before his own appearance before the House Committee on Un-American Activities, he inveighed that he would "fry in hell before they get any information out of me about my clients." He meant it.

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Image 17: "There's a Reason Activist Lawyer Ben Margolis Chose Another Activist, Architect Gregory Ain, to Build His Home" by Greg Goldin, page 1 of 2 (Los Angeles Times, 2011)

All of which brings us to why Ain was the natural architect for Margolis to turn to when he decided to build a house.

As much a radical as Margolis, Ain believed that modern architecture could and should deliver affordable housing (a dire need in postwar years) that amplified, rather than confined, its residents. Throughout the 1940s, he sketched plans to "refine and dignify the low-cost house." Most of the housing he planned was never built because banks were uncomfortable with the kind of collective ownership he was proposing.

Fortunately, some of the homes he planned were built, including the Avenel Cooperative Housing Project, a group of 10 nearly identical three-bedroom units stagger-stepped along a slope in Silver Lake. Commissioned by 10 leftists -- at least four were blacklisted or questioned by the House Committee on Un-American Activities -- the design for the project, which was built in 1947, has been hailed as "a model for effective use of limited space for low-cost urban housing." Using movable walls and sliding patio doors, he coaxed fluid, flexible and shared space out of tiny footprints.

In his best work, Ain was able to liberate even the smallest room with a suffusion of light and easy access to the outdoors. He made public spaces the axis on which the whole house turned, stripping away the pretenses and formality of a conventional lifestyle. Ain, like his fellow Modernists, naively believed that his designs could transform homo rapacious -- acquisitive, selfish, disengaged -- into an active steward of the commonweal.

As with many of the people Margolis represented, Ain's radical views cost him professionally. Margolis hired the architect during the height of the national witch hunt for communists and other undesirables as an act of loyalty and friendship at a time when not everyone was willing to hire an architect with radical ideas.

But without radical ideas -- and without patrons like Margolis -- there would be no Modernist houses to collect as status symbols today, even as reliquary objects from a forgotten crusade.

Credit: Greg Goldin is architecture writer at Los Angeles Magazine.

Illustration
Caption: PHOTO: LIKE MINDS: Margolis, fourth from right above, who defended the Hollywood 10, was an advocate for the downtrodden. Ain, through designs such as the Avenel project, left, and homes in Mar Vista, below, advocated radical views of housing.; PHOTOGRAPHER:Los Angeles Times; PHOTO: LIKE MINDS: Margolis, fourth from right above, who defended the Hollywood 10, was an advocate for the downtrodden. Ain, through designs such as the Avenel project, left, and homes in Mar Vista, below, advocated radical views of housing.; PHOTOGRAPHER:Los Angeles Times; PHOTO: LIKE MINDS: Margolis, fourth from right above, who defended the Hollywood 10, was an advocate for the downtrodden. Ain, through designs such as the Avenel project, left, and homes in Mar Vista, below, advocated radical views of housing.; PHOTOGRAPHER:Los Angeles Times

DETAILS

Subject:	Architecture; Trials; Architects; Congressional committees; American history; Attorneys
Location:	United States--US

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Image 18: "There's a Reason Activist Lawyer Ben Margolis Chose Another Activist, Architect Gregory Ain, to Build His Home" by Greg Goldin, page 2 of 2 (Los Angeles Times, 2011)

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Attachment G:
Building Permits for Major Alterations

Avenel Cooperative Housing Project
2839-2849 Avenel Street
Los Angeles, California

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1

APPLICATION TO ERECT A NEW BUILDING

Form B-1
CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 32 - 33 + the Northerly ½ of Lot 34

Tract IVANHOE TRACT Block 10 MR 17-65/68

Location of Building 2839½-41-½-43 Avenel St. (House Number and Street)

Between what cross streets Silverlake & Fair Peg

Approved by City Engineer

Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building DWELLING + Gar. (Store, Dwelling, Apartment House, Hotel or other purpose) Families 5 Rooms 15
2. Owner AVENEL HOUSING ASSOCIATES INC. (Print Name) Phone
3. Owner's address 306 N. Vermont P. O. Los Angeles
4. Certificated Architect Gregory Ain State License No. 53 Phone
5. Licensed Engineer State License No. Phone
6. Contractor State License No. Phone
7. Contractor's address
8. 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.} $ 30,000
9. State how many buildings NOW on lot and give use of each. None (Store, Dwelling, Apartment House, Hotel, or other purpose)
10. Size of new building 70' x 21' 6" No. Stories 1 + 2 Height to highest point 11'6" Size lot 100 x 148.66
11. Material Exterior Walls Stucco Type of Roofing Composition
12. For Accessory Buildings and similar structures
    (a) Footing: Width 12" Depth in Ground 12" Width of Wall 6"
    (b) Size of Studs 2 X 4 Material of Floor Concrete
    (c) Size of Floor Joists None Size of Rafters 2 x 6

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.

Plans, Specifications and other data must be filed.

Sign here AVENEL HOUSING ASSOCIATES INC (Owner or Authorized Agent)
By Robert Kahn

FOR DEPARTMENT USE ONLY

(1) PLAN CHECKING
Receipt No. 6278
Valuation $ 30,000
Fee Paid $ 60

(2) REINFORCED CONCRETE
Bbls. Cement
Tons of Reinforcing Steel

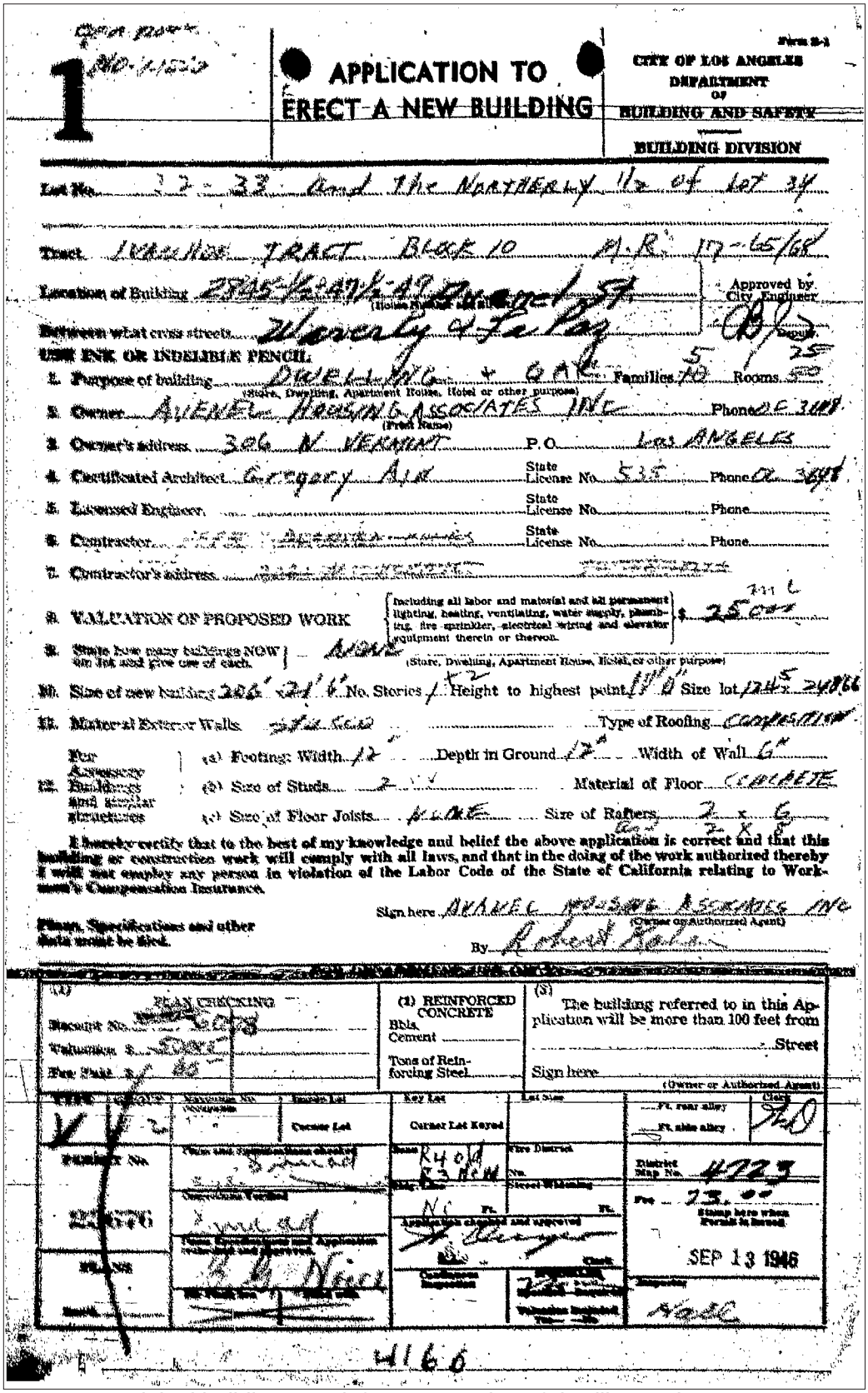
(3) The building referred to in this Application will be more than 100 feet from Street
Sign here (Owner or Authorized Agent)

TYPE	GROUP	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size	Ft. rear alley / Ft. side alley	Clerk
V	M-2				100 x 148		

PERMIT No.	Plans and Specifications checked	Zone R4-1 / R3	Fire District No. / Street Widening	District Map No. 4723
23679	Drawing	Bldg. Line 11' Ft.	Ft.	Fee 23.00
PLANS	Plans, Specifications and Application reviewed and Approved	Application checked and approved	Clerk	Stamp here when Permit is Issued SEP 13 1946
Bond		Conference Inspection	Special Requirements	Inspector

.4160

Image 1: Original building permit for construction of dwelling and garage at 2839–½–41–½–43 Avenel Street (City of Los Angeles Department of Building and Safety (LADBS), 1946)



1

APPLICATION TO ERECT A NEW BUILDING

Form B-1
CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 32-33 and the Northerly 1/2 of Lot 34

Tract Ivanhoe Tract Block 10 M.R. 17-65/68

Location of Building 2845-½-47-½-49 Avenel St (House Number and Street)

Approved by City Engineer

Between what cross streets Waverly & Fe Pay

Approved

USE INK OR INDELIBLE PENCIL

1. Purpose of building Dwelling + Gar (State, Dwelling, Apartment House, Hotel or other purpose) Families 5 Rooms 25
2. Owner Avenel Housing Associates Inc (Print Name) Phone DE 3148
3. Owner's address 306 N Vermont P.O. Los Angeles
4. Certificated Architect Gregory Ain State License No. 535 Phone DE 3148
5. Licensed Engineer State License No. Phone
6. Contractor State License No. Phone
7. Contractor's address
8. 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.) $ 25000
9. State how many buildings NOW on lot and give use of each. None (Store, Dwelling, Apartment House, Hotel, or other purpose)
10. Size of new building 206' x 21' 6" No. Stories 1½ Height to highest point 17' 0" Size lot 124.5 x 248.66
11. Material Exterior Walls Stucco Type of Roofing Composition
12. For Accessory Buildings and similar structures (a) Footing: Width 12" Depth in Ground 12" Width of Wall 6"
(b) Size of Studs 2 x 4 Material of Floor Concrete
(c) Size of Floor Joists None Size of Rafters 2 x 6 Ceil 2 x 8

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 Avenel Housing Associates Inc (Owner or Authorized Agent)
By Robert Kahn

Plans, Specifications and other data must be filed.

(1) PLAN CHECKING
Receipt No. 5073
Valuation $ None
Fee Paid $ 45

(1) REINFORCED CONCRETE
Bbls. Cement
Tons of Reinforcing Steel

(S) The building referred to in this Application will be more than 100 feet from ____ Street
Sign here (Owner or Authorized Agent)

Permit No. 22676

Fire District No.
Street Widening
Ft. Ft.
Fee 73.00
Stamp here when Permit is issued
SEP 13 1946

District Map No. 4723

4166

Image 2: Original building permit for construction of dwelling and garage at 2845-½-47-½-49 Avenel Street (LADBS, 1946)

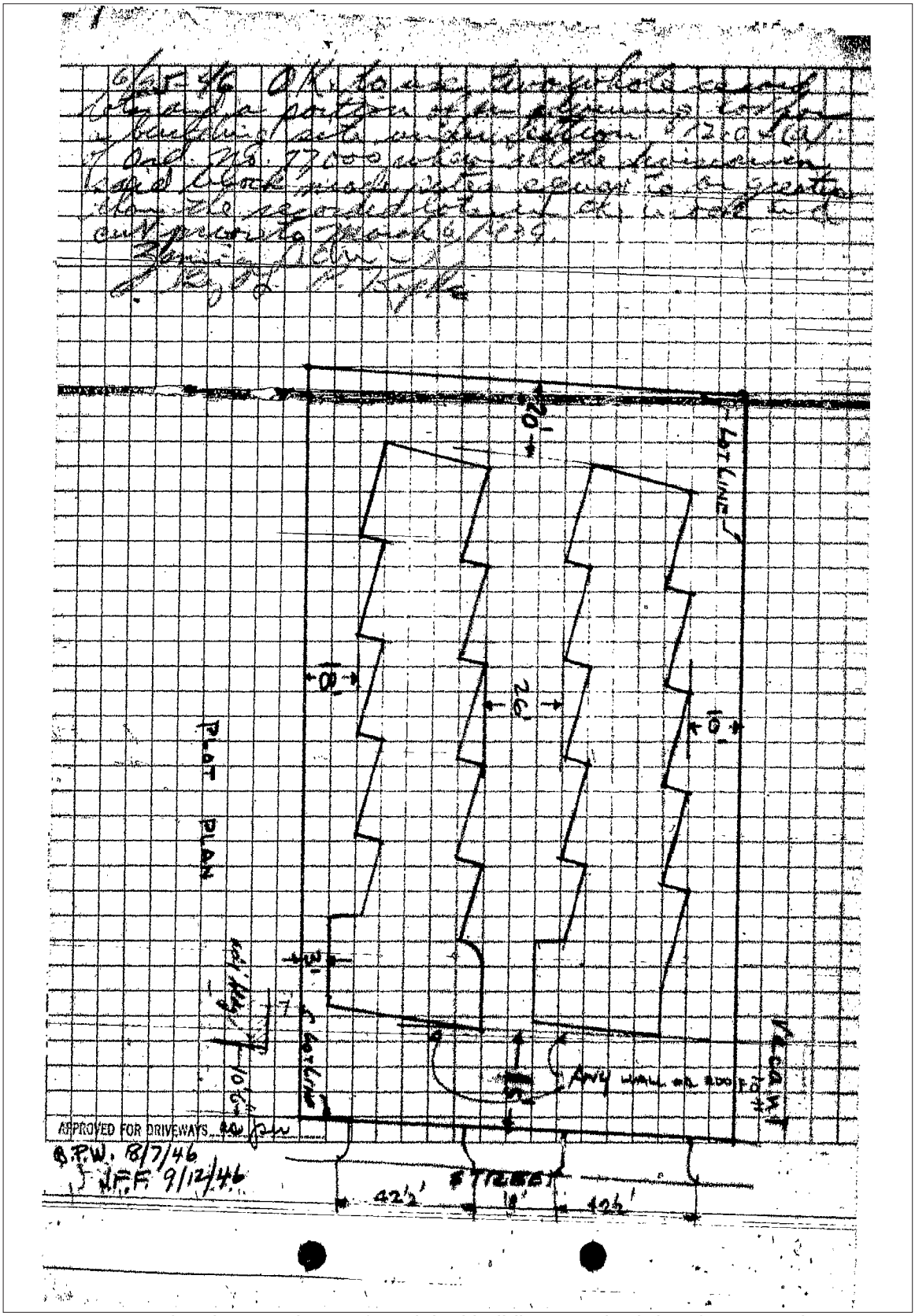


Image 3: Plot plan attachment for original building permits (City of Los Angeles Department of Building and Safety (LADBS), 1946)

Form B-1

1

APPLICATION TO ERECT A NEW BUILDING

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 34

Tract IVANHOE TRACT BLOCK 10

Location of Building 2839-½-41-½-43-½-45-½-47-½ AVENEL ST. (House Number and Street)

Approved by City Engineer

Between what cross streets WAVERLY & LA PAZ

Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building RETAINING WALL in yard, middle wall (Store, Dwelling, Apartment House, Hotel or other purpose) Families ... Rooms ...
2. Owner AVENEL JAMES (Print Name) Phone 06 3648
3. Owner's address 306 N VERMONT P. O. LA
4. Certificated Architect GREGORY AIA State License No. ... Phone 06 3648
5. Licensed Engineer ... State License No. ... Phone ...
6. Contractor ... State License No. ... Phone ...
7. Contractor's address ... 2000
8. 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.} $ 1000.00
9. State how many buildings NOW on lot and give use of each. ... (Store, Dwelling, Apartment House, Hotel, or other purpose)
10. Size of new building 240' x ... No. Stories ... Height to highest point 8'2" Size lot ... x ...
11. Material Exterior Walls ... Type of Roofing ...
12. For Accessory Buildings and similar structures
    (a) Footing: Width 4'-6" Depth in Ground 1'8" Width of Wall 7"
    (b) Size of Studs ... Material of Floor ...
    (c) Size of Floor Joists ... x ... Size of Rafters ... 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 Robert Kehr (Owner or Authorized Agent)

Plans, Specifications and other data must be filed.

By ...

FOR DEPARTMENT USE ONLY

(1) PLAN CHECKING
Receipt No. 12020
Valuation $ 3300
Fee Paid $ 7.50

(2) REINFORCED CONCRETE
Bbls. Cement ...
Tons of Reinforcing Steel ...

(3) The building referred to in this Application will be more than 100 feet from ... Street
Sign here ... (Owner or Authorized Agent)

TYPE	GROUP	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size	... Ft. rear alley / ... Ft. side alley	Clerk

PERMIT No.	Plans and Specifications checked	Zone R4 R3 NOW	Fire District No.	District Map No.
23678	Corrections Verified	Bldg. Line Ft.	Street Widening Ft.	Fee 9.00
PLANS	Plans, Specifications and Application rechecked and approved	Application checked and approved SEP 13	Clerk	Stamp here when Permit is Issued SEP 13 1946
Date	For Plans See / Filed with	Continuous Inspection None	SPRINKLERS Specified—Required / Valuation Included Yes—No	Inspector Hall

Image 4: Permit for construction of middle retaining wall in yard at 2839-½-41-½-43-½-45-½-47-½ Avenel Street (LADBS, 1946)

Form B-1

1

APPLICATION TO ERECT A NEW BUILDING

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 32

Tract IVANHOE TRACT BLOCK 10

Location of Building 2845-½-47-½-49 & 2839-½-41-½-43 AVENEL ST. (House Number and Street)

Approved by City Engineer

Between what cross streets WAVERLY + LA PAZ

Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building RETAINING WALL in yard (Store, Dwelling, Apartment House, Hotel or other purpose) Families N. wall Rooms
2. Owner AVENEL HOMES (Print Name) Phone OL 3648
3. Owner's address 306 N Vermont P. O. L. A.
4. Certificated Architect Gregory Ain State License No. Phone OL 3648
5. Licensed Engineer State License No. Phone
6. Contractor State License No. Phone
7. Contractor's address 1300 Rad
8. 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.} $ 500.00
9. State how many buildings NOW on lot and give use of each. 0 (Store, Dwelling, Apartment House, Hotel, or other purpose)
10. Size of new building 40 No. Stories Height to highest point 4 Size lot x
11. Material Exterior Walls Type of Roofing
12. For Accessory Buildings and similar structures
    (a) Footing: Width 3'0" Depth in Ground 2'0" Width of Wall 6"
    (b) Size of Studs Material of Floor
    (c) Size of Floor Joists x Size of Rafters 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 Workman's Compensation Insurance.

Sign here Robert Kahn (Owner or Authorized Agent)

Plans, Specifications and other data must be filed.

By

FOR DEPARTMENT USE ONLY

(1) PLAN CHECKING
SEP 18
Receipt No. 12020
Valuation $ 3700
Fee Paid $ 4.50

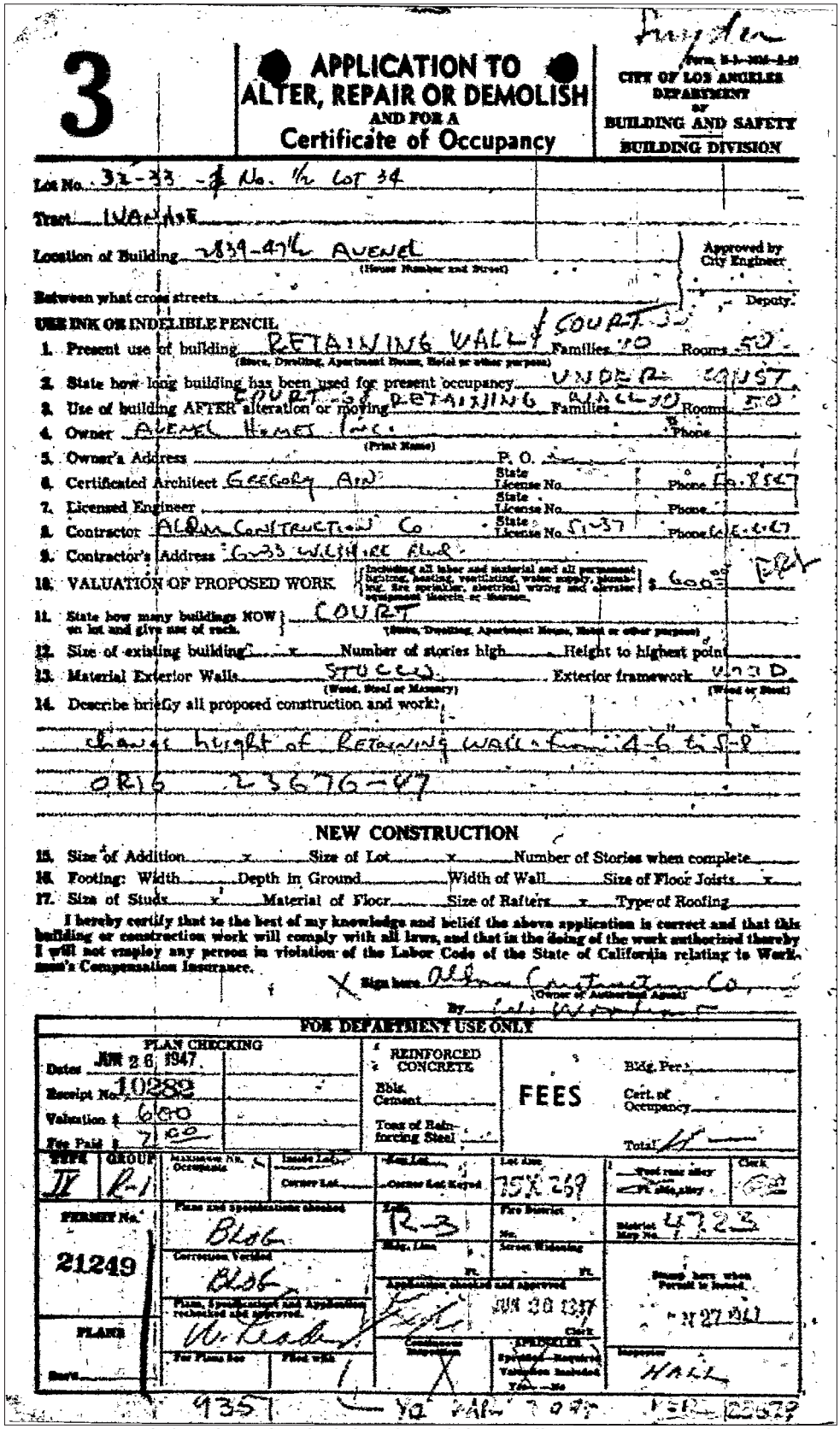
(2) REINFORCED CONCRETE
Bbls. Cement
Tons of Reinforcing Steel

(3) The building referred to in this Application will be more than 100 feet from Street
Sign here (Owner or Authorized Agent)

TYPE	GROUP	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size	Ft. rear alley / Ft. side alley	Clerk
							J.D.

PERMIT No.	Plans and Specifications checked	Zone R4	Fire District	District Map No.
23677	Omond	R3 NEW	No. / Street Widening	Fee 6.75
	Corrections Verified: Omond	Bldg. Line Ft.	Ft.	Stamp here when Permit is issued
	Plans, Specifications and Application Number and Approved	Application checked and approved: H. Lange SEP 12 1946	Check	SEP 13 1946
PLANS	H. B. Nace	Chalkboard Inspection: None		Inspector: Nace

Image 5: Permit for construction of middle retaining wall in yard at 2845-½-47-½-49 & 2839-½-41-½-43 Avenel Street (LADBS, 1946)



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. 32-33 - ½ No. ½ Lot 34

Tract WARD ADD

Location of Building 2839-47½ AVENEL (House Number and Street)

Between what cross streets

Approved by City Engineer

Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building RETAINING WALL & COURT (Store, Dwelling, Apartment House, Hotel or other purpose) Families 10 Rooms 50
2. State how long building has been used for present occupancy UNDER CONST.
3. Use of building AFTER alteration or moving COURT & RETAINING WALL Families 10 Rooms 50
4. Owner AVENEL HOMES INC. (Print Name) Phone
5. Owner's Address P. O.
6. Certificated Architect GREGORY AND State License No. Phone FA. 8567
7. Licensed Engineer State License No. Phone
8. Contractor ALDEN CONSTRUCTION CO State License No. 51-37 Phone FA. 6-0-67
9. Contractor's Address 6033 WILSHIRE BLVD.
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.) $ 600.00
11. State how many buildings NOW on lot and give use of each. COURT (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building x Number of stories high Height to highest point
13. Material Exterior Walls STUCCO (Wood, Steel or Masonry) Exterior framework WOOD (Wood or Steel)
14. Describe briefly all proposed construction and work:

change height of RETAINING WALL from 4-6 to 5-8

ORIG 23676-47

NEW CONSTRUCTION

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

X Sign here ALDEN CONSTRUCTION CO. (Owner or Authorized Agent)

By

FOR DEPARTMENT USE ONLY

PLAN CHECKING Date JUN 26 1947 Receipt No. 10288 Valuation $ 600 Fee Paid $ 7.00

REINFORCED CONCRETE Bbls. Cement Tons of Reinforcing Steel

FEES Bldg. Per. Cert. of Occupancy Total

TYPE IV GROUP R-1 Maximum No. Occupants Inside Lot Corner Lot Area Lot Corner Lot Reqd. Lot Size 75 X 259 Clerk

PERMIT No. 21249 Plans and Specifications checked BLDG. Zone R-3 Fire District No. District Map No. 4723

Correction Verified BLDG. Bldg. Line Ft. Street Widening Ft.

Plans, Specifications and Application rechecked and approved. Application checked and approved JUN 30 1947 Clerk

Stamp here when Permit is issued. JUL 27 1947

PLANS Set No. For Plans See Filed with Continuous Inspection X SPRINKLER Sprinkler Required Valuation Included Yes No Inspector HALL

935 Ya Pal 7047 PSR 23676

Image 6: Permit for changing height of retaining wall at 2839-47½ Avenel Street (LADBS, 1947)

2845 1/2N Avenel St

Permit #: **00016 - 30000 - 14992**
Plan Check #: Reference #:
Event Code:

Bldg--Alter/Repair
1 or 2 Family Dwelling
Over the Counter Permit

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

Status: Ready to Issue
Status Date: 08/18/00
Printed on: 08/18/00 12:06:04

1. TRACT	BLOCK	LOT(s)	ARB	MAP REF #	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCEL
IVANHOE	10	33		M R 17-65/68	151-5A205 73	5434 - 026 - ***

3. PARCEL INFORMATION

BAS Branch Office - LA	Census Tract - 1882.000	Hillside Ordinance - YES
Bldg. Line - No/NA	District Map - 151-5A205	Near Source Zone Distance - 0.59612
Council District - 4	Energy Zone - 9	Oil Well - None
Community Plan Area - Hollywood	Hillside Grading Area - YES	Thomas Brothers Map Grid - 594

ZONE(S): Currently Not Available /

4. DOCUMENTS
ZI - NONE

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s)
Ilana Gafni 28451/2 Avenel Street LOS ANGELES/CA
Tenant
Reisbord, Jeannette Tr Jeannette Reisbo 28451/2 Avenel St LOS ANGELES CA 90039

Applicant (Relationship Architect)
John Issa - 1731 Ocean Park (310) 450-4011

7. EXISTING USE
35 Condo-Multi Family
1 Dwelling - Single Family

PROPOSED USE

8. DESCRIPTION OF WORK
INTERIOR REMODEL OF KITCHEN/BATHROOM. REMOVE & RELOCATE EXT WALL OF LIVING ROOM. REMOVE TRELLIS

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: Binh Phan DAS PC By:
OK for Cashier: Binh Phan Coord. OK:
Signature: Binh Phan Date: 8/18/00

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD
Outside LA County, call (213)-977-6941.

For Cashier's Use Only W/O #: **01614992**

LA Department of Building and Safety
WL 10 07 001539 08/18/00 12:18PM

BLDG PERMIT RES	$227.50
BLDG PLAN CHECK	$204.75
EI RESIDENTIAL	$1.50
ONE STOP SURCH	$8.68
SYS DEV FEE	$26.03
CITY PLAN SURCH	$12.97
MISCELLANEOUS	$5.00
Total Due:	$486.43
Check:	$486.43

OOWL 67849

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period
Permit Valuation: $15,000 PC Valuation:

FINAL TOTAL Bldg--Alter/Repair	486.43
Permit Fee Subtotal Bldg--Alter/Rep	227.50
Plan Check Subtotal Bldg--Alter/Rep	204.75
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	1.50
O.S. Surcharge	8.68
Sys. Surcharge	26.03
Planning Surcharge	12.97
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00

Sewer Cap ID: Total Bond(s) Due:

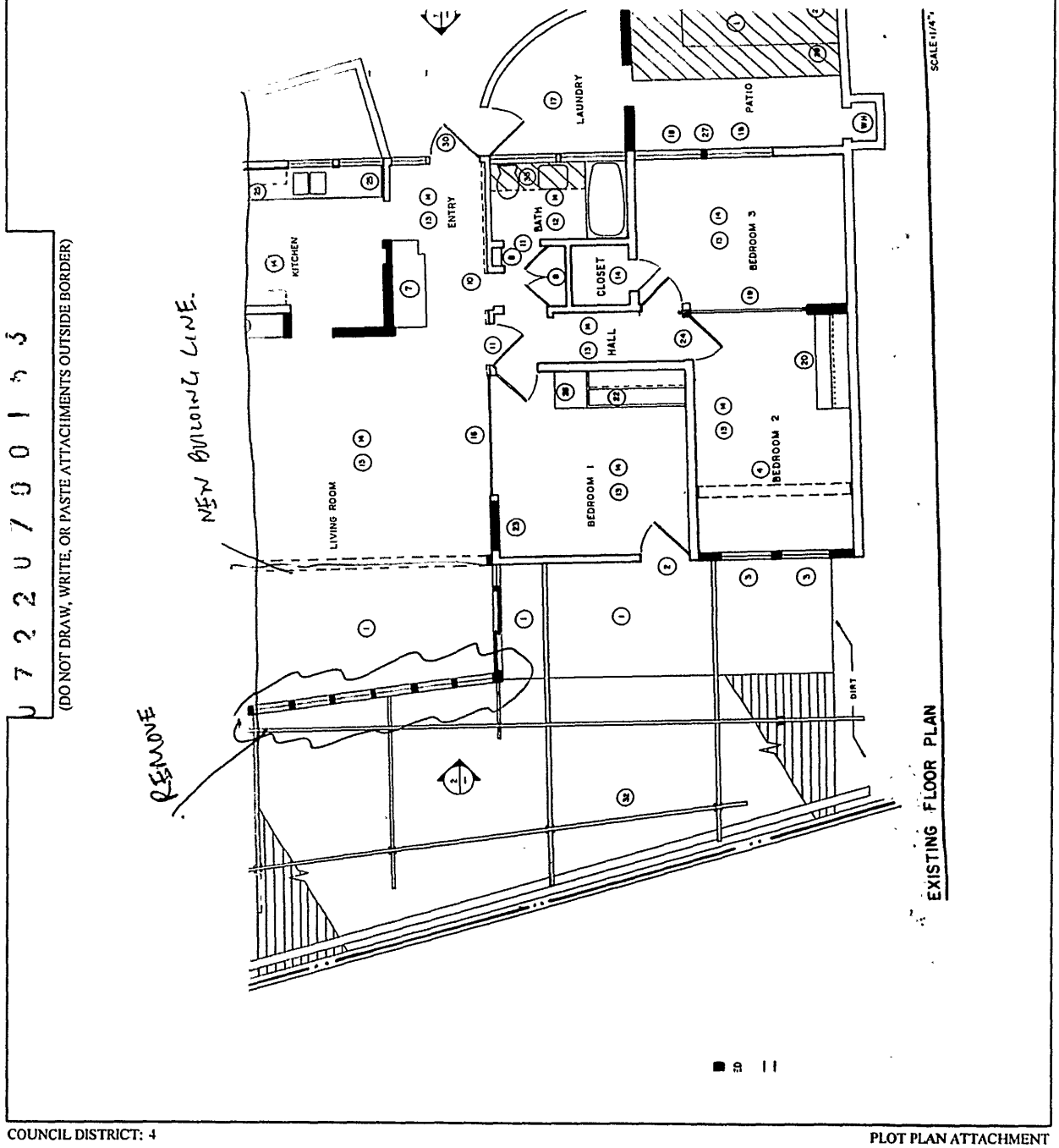
12. ATTACHMENTS
Plot Plan BP

J 7 2 2 U 7 0 0 1 6 1

Image 7: Permit for interior remodel of kitchen and bathroom, removal and relocation of exterior wall of living room, and removal of trellis at 2845½ Avenel Street, part 1 of 2 (LADBS, 2000)

2845 1/2 N Avenel St Permit Application #: **00016 - 30000 - 14992**

Bldg--Alter/Repair 1 or 2 Family Dwelling Over the Counter Permit	City of Los Angeles - Department of Building and Safety **PLOT PLAN ATTACHMENT**	Plan Check #: Initiating Office: WEST LA Printed on: 08/18/00 12:06:23



COUNCIL DISTRICT: 4 PLOT PLAN ATTACHMENT

Image 8: Plot plan attachment for alterations at 2845½ Avenel Street, part 2 of 2 (LADBS, 2000)

2843 N Avenel St

Permit #: **15016 - 10000 - 25479**
Plan Check #: B15LA16236
Printed: 06/24/16 01:55 PM
Event Code:

Bldg-Alter/Repair
Apartment
Regular Plan Check
Plan Check

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

Issued on: 06/24/2016
Last Status: Issued
Status Date: 06/24/2016

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
IVANHOE	10	33		M R 17-65/68	151-5A205 73	5434 - 026 - ***

3. PARCEL INFORMATION

Area Planning Commission - Central	Census Tract - 1882.01	Hillside Ordinance - YES
LADBS Branch Office - LA	District Map - 151-5A205	Near Source Zone Distance - .6
Council District - 4	Energy Zone - 9	School Within 500 Foot Radius - YES
Certified Neighborhood Council - Silver Lake	Fire District - VHFHSZ	Thomas Brothers Map Grid - 594-C3
Community Plan Area - Hollywood	Hillside Grading Area - YES	Thomas Brothers Map Grid - 594-D3

ZONES(S): RD1.5-1XL

4. DOCUMENTS

YC - YD-2994-YV	HCM - US-05000070
ORD - ORD-164697	CPC - CPC-1986-831-GPC
HLSAREA - Yes	
HCM - CA-5000	

5. CHECKLIST ITEMS

Special Inspect - Anchor Bolts	Special Inspect - Structural Observation	Std. Work Descr - Seismic Gas Shut Off Valve
Special Inspect - Epoxy Bolts	Permit Flag - Fire Life Safety by LADBS	
Special Inspect - Epoxy Injection	Std. Work Descr - Re-roofing	

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s):
PANG, STEPHEN L
2843 AVENEL ST, LOS ANGELES CA 90039 --
Tenant:

Applicant: (Relationship: Architect)
RICHARD CORSINI - CORSINI ARCHITECTS
3630 TYBURN STREET, LA CA 90065 -- (323) 255-9100

For Cashier's Use Only **W/O #: 51625479**

7. EXISTING USE **PROPOSED USE**
(05) Apartment

8. DESCRIPTION OF WORK
INTERIOR/EXTERIOR REMODEL TO 1 UNIT OF A 5 UNIT APARTMENT; NO ADDED SQUARE FOOTAGE

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: Emmanuel Martinez
DAS PC By:
OK for Cashier: Emmanuel Martinez
Coord. OK:
Signature:
Date: 06/24/2016

11. PROJECT VALUATION Final Fee Period
Permit Valuation: $50,000
PC Valuation:
Sewer Cap ID:
Total Bond(s) Due:

12. ATTACHMENTS
Owner-Builder Declaration
Plot Plan

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

* P 1 5 0 1 6 1 0 0 0 0 2 5 4 7 9 F N *

SP MARH 401025792 6/24/2016 1:55:13 PM	
BUILDING PERMIT-RES	$470.00
BUILDING PLAN CHECK	$0.00
BUILDING PLAN CHECK	$0.00
EI RESIDENTIAL	$6.50
ONE STOP SURCH	$9.53
SYSTEMS DEVT FEE	$28.59
CITY PLANNING SURCH	$28.20
MISCELLANEOUS	$10.00
PLANNING GEN PLAN MAINT SURCH	$23.50
CA BLDG STD COMMISSION SURCHARGE	$2.00
BUILDING PLAN CHECK	$0.00
Sub Total:	$578.32

Permit #: 150161000025479
Building Card #: 2016SP55859
Receipt #: 0401032898

Image 9: Permit for interior/exterior remodel at 2843 Avenel Street, part 1 of 2 (LADBS, 2016)

2843 N Avenel St

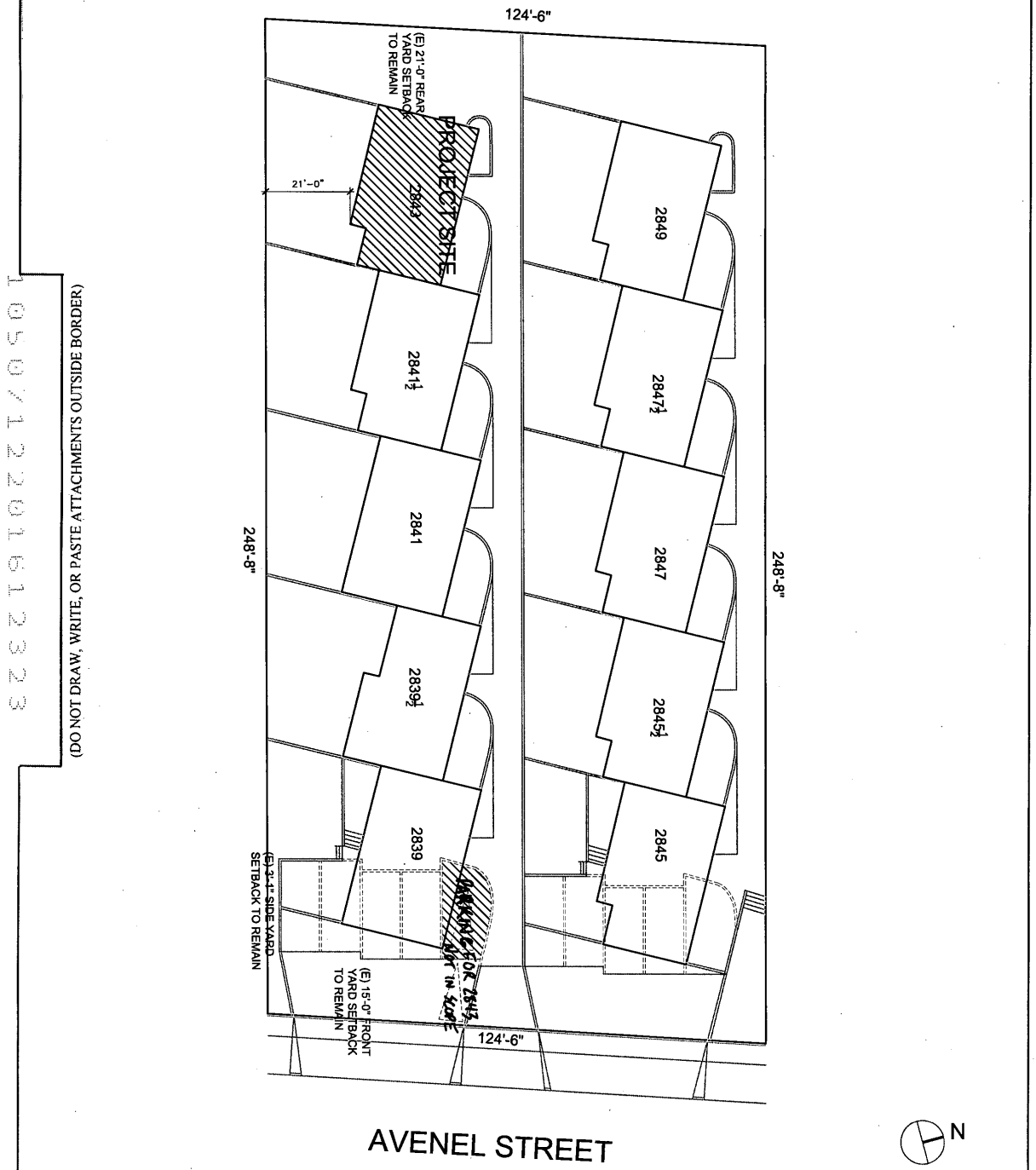
Permit Application # : **15016 - 10000 - 25479**

Bldg-Alter/Repair
Apartment
Plan Check

City of Los Angeles - Department of Building and Safety

PLOT PLAN ATTACHMENT

Plan Check #: B15LA16236FO
Initiating Office: METRO
Printed on: 12/18/15 07:45:42



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

1050/122016123 23

COUNCIL DISTRICT: 4 INSPECTION DISTRICT: BIGIM2 PLOT PLAN

Image 10: Plot plan attachment for alterations at 2843 Avenel Street, part 2 of 2 (LADBS, 2016)

2845 N Avenel St

Permit #: **17016 - 10000 - 16431**
Plan Check #: B17LA10590 Printed: 07/18/17 02:46 PM
Event Code:

Bldg-Addition
1 or 2 Family Dwelling
Plan Check at Counter
Plan Check

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

Issued on: 07/18/2017
Last Status: Issued
Status Date: 07/18/2017

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
IVANHOE	10	33		M R 17-65/68	151-5A205 73	5434 - 026 - ***

3. PARCEL INFORMATION

Area Planning Commission - Central
LADBS Branch Office - LA
Council District - 4
Certified Neighborhood Council - Silver Lake
Community Plan Area - Hollywood

Census Tract - 1882.01
District Map - 151-5A205
Energy Zone - 9
Fire District - VHFHSZ
Hillside Grading Area - YES

Hillside Ordinance - YES
Near Source Zone Distance - .6
School Within 500 Foot Radius - YES
Thomas Brothers Map Grid - 594-C3
Thomas Brothers Map Grid - 594-D3

ZONES(S): RD1.5-1XL

4. DOCUMENTS

YC - YD-2994-YV
ORD - ORD-129279
ORD - ORD-164697
HLSAREA - Yes

HCM - CA-5000
HCM - US-05000070
CPC - CPC-1986-831-GPC
CPC - CPC-2016-1450-CPU

5. CHECKLIST ITEMS

Special Inspect - Anchor Bolts
Special Inspect - Structural Observation
Permit Flag - Not a Fire Life Safety Project
Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
ZELONKA, BERNICE TR BERNICE ZELONKA TRUST
2845 AVENEL ST, LOS ANGELES CA 90039 --
Tenant:

Applicant: (Relationship: Contractor)
CONRAD AMATO -
10200 ANDASOL AVE, LOS ANGELES 91325 -- (310) 877-1208

For Cashier's Use Only **W/O #: 71616431**

7. EXISTING USE **PROPOSED USE**

(35) Condo-Multi Family

8. DESCRIPTION OF WORK

REFRAME NON PERMITTED PATIO, 185 SQFT, 11'X16'9". ADD 580 SQFT OF NEW WOOD DECK TO REPLACE EXISTING NON PERMITTED DECK. ADD PAD FOUNDATIONS TO SUPPORT DECK, REPLACE DAMAGED BOARDS ON PATIO ROOF COVER. ADD POST AND SHEAR WALLS IN GARAGE FOR DECK SUPPORT.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Paul Pierre
OK for Cashier: Manatosh Das
DAS PC By:
Coord. OK:
Signature:
Date: 07/18/2017

11. PROJECT VALUATION Final Fee Period

Permit Valuation: $50,000
PC Valuation:
Sewer Cap ID:
Total Bond(s) Due:

12. ATTACHMENTS

Plot Plan

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

* P 1 7 0 1 6 1 0 0 0 0 1 6 4 3 1 F N *

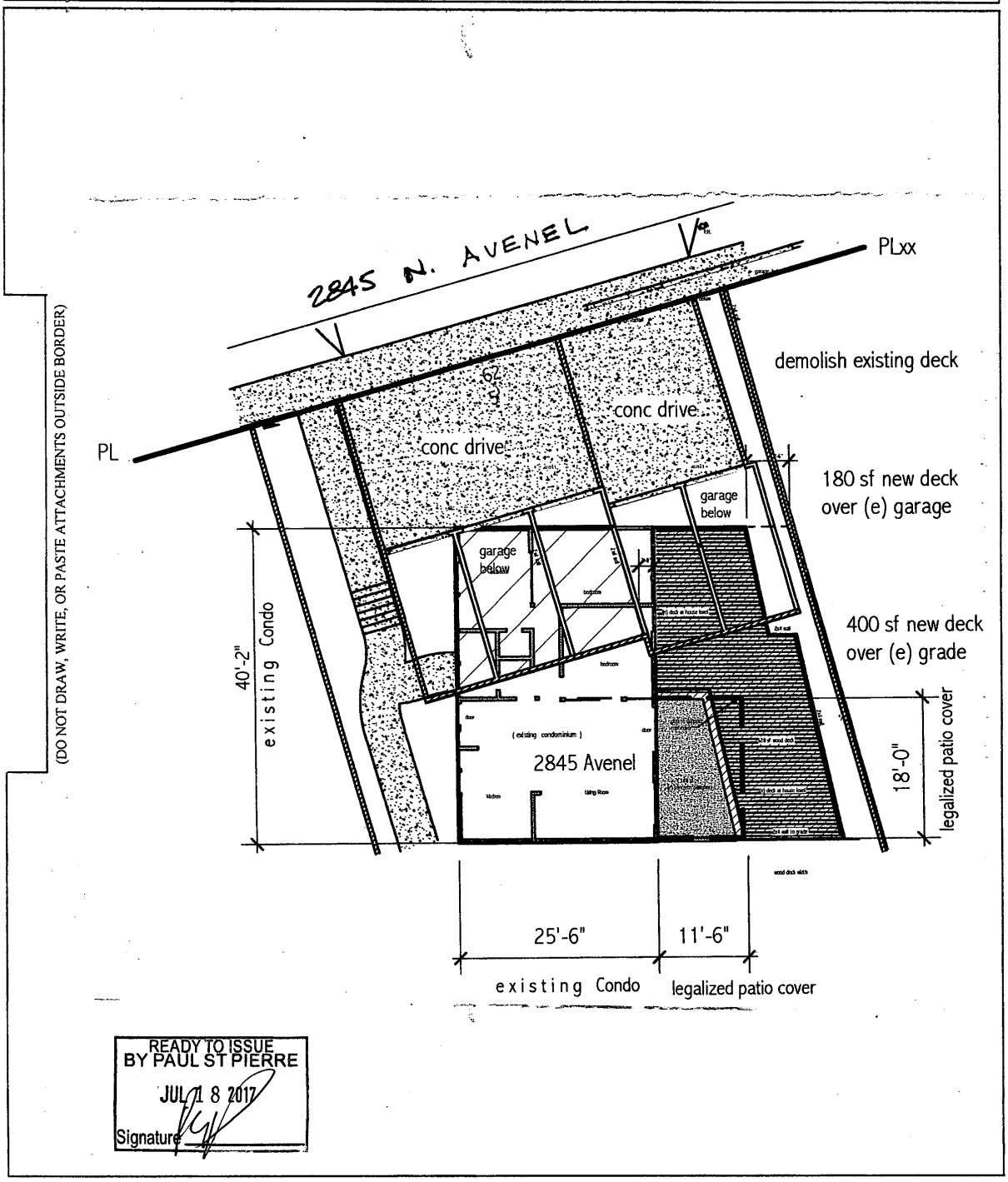
LA ESTE 104113300 7/18/2017 2:46:22 PM	
BLDG PERMIT RES	$517.00
BLDG PLAN CHECK	$42.30
PLAN MAINTENANCE	$10.34
EI RESIDENTIAL	$6.50
DEV SERV CENTER SURCH	$17.28
SYSTEMS DEV FEE	$34.57
CITY PLANNING SURCH	$34.18
MISCELLANEOUS	$10.00
PLANNING GEN PLAN MAINT SURCH	$28.48
SCHOOL DEV RES	$0.00
CA BLDG STD COMMISSION SURCHARGE	$2.00
BLDG PLAN CHECK	$0.00
Sub Total:	$702.65

Permit #: 170161000016431
Building Card #: 2017LA86133
Receipt #: 0104763980

Image 11: Permit for reframing non-permitted patio, adding 580 square feet of new wood deck, adding post and shear walls in garage for deck support, etc. at 2845 Avenel Street, part 1 of 2 (LADBS, 2017)

2845 N Avenel St Permit Application # : **17016 - 10000 - 16431**

Bldg-Alter/Repair 1 or 2 Family Dwelling Plan Check	City of Los Angeles - Department of Building and Safety **PLOT PLAN ATTACHMENT**	Plan Check #: B17LA10590 Initiating Office: METRO Printed on: 06/16/17 15:13:44



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

10607220173997 65

READY TO ISSUE
BY PAUL ST PIERRE
JUL 18 2017
Signature

COUNCIL DISTRICT: 4 INSPECTION DISTRICT: R5042 PLOT PLAN

Image 12: Plot plan attachment for alterations at 2845 Avenel Street, part 2 of 2 (LADBS, 2017)

Attachment H:
National Register Form

Avenel Cooperative Housing Project
2839-2849 Avenel Street
Los Angeles, California

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70

NPS Form 10-900
(Oct.1990)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

14

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name **Avenel Cooperative Housing Project**

other names/site number

2. Location

street & number **2839-2849 Avenel Street** NA ☐ not for publication

city or town **Los Angeles** NA ☐ vicinity

state **California** code **CA** county **Los Angeles** code **037** zip code **90039**

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Stephen D. Mikesell DSHPO 12/29/04
Signature of certifying official/Title Date

California Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

☑ entered in the National Register
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain):

for Edson Beall — Signature of the Keeper — Date of Action 2/27/05

Avenel Housing Association Project
Name of Property

Los Angeles County, CA
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [x] private
- [ ] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property
(Check only one box)

- [x] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2		buildings
		sites
		structures
		objects
2		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic: multiple dwelling

Current Functions
(Enter categories from instructions)

Domestic: multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Modern

Materials
(Enter categories from instructions)

foundation concrete
roof composition
walls cement plaster
other textured glass

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

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

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

X Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations
(Mark "X" in all the boxes that apply.)

Property is:

☐ A owned by a religious institution or used for religious purposes.

☐ B removed from its original location.

☐ C a birthplace or a grave.

☐ D a cemetery.

☐ E a reconstructed building, object, or structure.

☐ F a commemorative property.

☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)
Architecture

Period of Significance
1947

Significant Dates
1947

Significant Person
(Complete if Criterion B is marked above)
NA

Cultural Affiliation
NA

Architect/Builder
Ain, Gregory

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):
- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data
- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

Avenel Housing Association Project
Name of Property

Los Angeles County, CA
County and State

10. Geographical Data

Acreage of Property **less than one acre**

UTM References
(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	11	383100	3774900	3			
2				4			

☐ See continuation sheet.

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title **Gordon Olschlager, Architect**

organization **Avenel Housing Association** date

street & number **2847 ½ Avenel Street** telephone **213.943.4684**

city or town **Los Angeles** state **CA** zip code **90039**

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items
(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name **Avenel Housing Association**

street & number **2847 ½ Avenel Street** telephone **213.943.4684**

city or town **Los Angeles** state **CA** zip code **90039**

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.0. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

Narrative Description

The Avenel Cooperative Housing Project is an outstanding example of attached multi-family housing in Southern California built in the International Style. Master-architect Gregory Ain designed it in 1947 in the Silver Lake District of the City of Los Angeles on lots 32, 33 and the northerly one-half of lot 34, Block 10, of the Ivanhoe Tract. The property measures 120 feet by 240 feet and is approximately ½ acre. The property consists of two five-unit buildings on two sixty feet by two hundred and forty feet deep terraces with views of the surrounding hillsides. The buildings are wood framed structures with cement plaster exteriors, horizontal window bands and flat roofs. Each terrace has five one-story contiguous residential units arranged perpendicular to the street with the narrow end of the units facing onto Avenel Street. Ten garage stalls are provided off Avenel Street that tuck under the front units. The project embodies the principles of the International Style of Architecture. Characteristics of the style expressed in this development include an emphasis on horizontal lines and continuous interior spaces that open one into another rather than separated by rigid walls. It appears likely that Garrett Eckbo was associated with the original landscape design. The original landscape design included specimen trees along the walkway and in each rear yard. These include Carob, Pepper, Chinese Elm and Pittusporiums. Landscape beds were planted with an ivy ground cover and cup of gold vines cover the entrance trellises. The property generally appears as it was built with some minor plan and elevation changes that are fully described at the end of this section.

The Landscape Architect is listed in the book, A Guide to the Architecture of Southern California, as Bashford and Barlow. It is the opinion of Dr. Robert Winter, one of the authors of the book that this is probably not correct and that Garrett Eckbo was the Landscape Architect. The book California Gardens, by Winifred Starr Dobyns contains a biography of Katherine Bashford indicating that she retired form practice in 1943, 5 years before Avenel was built. The Gregory Ain Archives at the University of California Santa Barbara contain a planting plan for the Avenel Cooperative with the name Marjorie Horton. The archive also contains a New York Times article dated August 14, 1946, which states that Garret Eckbo was drawing up plans for the complex. Eckbo and Ain collaborated on several other projects including the Mar Vista Tract and an unbuilt housing development in Reseda, California. According to Dorothy Brant, one of the original owners, the Housing Association retained Garrett Eckbo as the Landscape Architect. The Eckbo archive at the University of California at Berkeley does not have a record of a landscape plan for The Avenel Cooperative.

Each of the units is rotated fifteen degrees from the lot line to take advantage of the afternoon sun at the suggestion of Serril Gerber, one of the original owners. On the exterior the massing of the buildings are arranged according to the distribution of interior volumes and punctuated by doors and windows where required by functions of the spaces inside. A flat roof with projecting

overhangs that shade window and door openings characterizes the building exterior. The main façade features a grid window system that consists of fifteen panes of obscure glass above the upper right side of the garages. Painted wood clerestory and casement windows is a major design feature on the walkway facades while the south façade features floor to ceiling glass facing the view. Each unit has a unique curved wall that encloses a service yard adjacent to the front entry. The exterior walls were finished in dusty rose integral colored sand finished stucco.

The units are entered from a common open-air walkway on each terrace. The kitchen area is located to the right from the unit entry and is separated from the main living space with a doorway. This separation was not part of the original design and was added at the request of the Federal Housing Administration who provided the original financing. The floor plan of each unit is approximately one thousand square feet. The plan features two interior sliding walls that allow for the unit to be converted from a three bedroom to a two or one bedroom home. The open character of the plan continues with a sliding glass wall extending the living space onto an exterior terrace. The two rear bedrooms can be combined into a single master-suite with a sliding wall panel inserted into the corridor leading to the bedrooms.

Original interior finishes included gypsum wallboard with a 3/8 inch plaster veneer, plywood paneling, a triangular wood baseboard, vinyl composition tile on the floor, and four by eight foot celotex ceiling panels. The doors and windows are trimmed with a one-quarter round plaster molding. Clerestory windows on the north side provide light to the kitchen, entry hall, bathroom, and rear bedroom. The main living space features a three-panel glass window wall that extended the full length of the room. This feature allowed for the living space to be extended onto the exterior terrace and embodies one the unique features of this style in Southern California blurring the distinction between indoor and outdoor space.

The following changes have been made from the original building construction:

The original roof overhang has been altered on the terrace side of all by one unit to increase the unit floor area. The window wall location was moved out to the original overhang line and new overhangs were added that maintain the spirit of the original design and the relationship of indoor/outdoor space. Five units have incorporated updated kitchens with an open plan. The window units at the living space and bedrooms that face the view are not original in all but one unit. The original integral colored plaster has been painted a gray/green color, while the original white trim color has been maintained. Several window sashes on the walkway side have been replaced with new sashes to match the original. The party walls between units have sound insulation material added. The original four by eight foot celotex ceiling board has been replaced in six of the ten units due to deterioration with gypsum board panels. Six of the original specimen trees remain on the site. The ivy ground cover has been removed at most of the units and replaced with a variety of landscape treatments.

United States Department of the Interior
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National Register of Historic Places Continuation Sheet

The changes noted above are reversible and have not diminished the overall character of the plan, the building exterior, and the original 1947 plan remains in the spirit of Ain's design. In recent rehabilitation projects a service porch enclosure has been removed from six of the units restoring their original exterior appearance. All of the residents have a deep appreciation for project and the unique sense of community fostered by its architectural design. Refer to the attached site/floor plan for a graphic depiction of changes that have occurred to the floor plan:

PHOTOGRAPHS

All contemporary photographs were taken by Gordon A. Olschlager and the negatives are located at the Avenel Home Owners Association as follows:

Avenel Home Owners Association
2847 ½ Avenel Street
Los Angeles, California 90039
323.662.4219

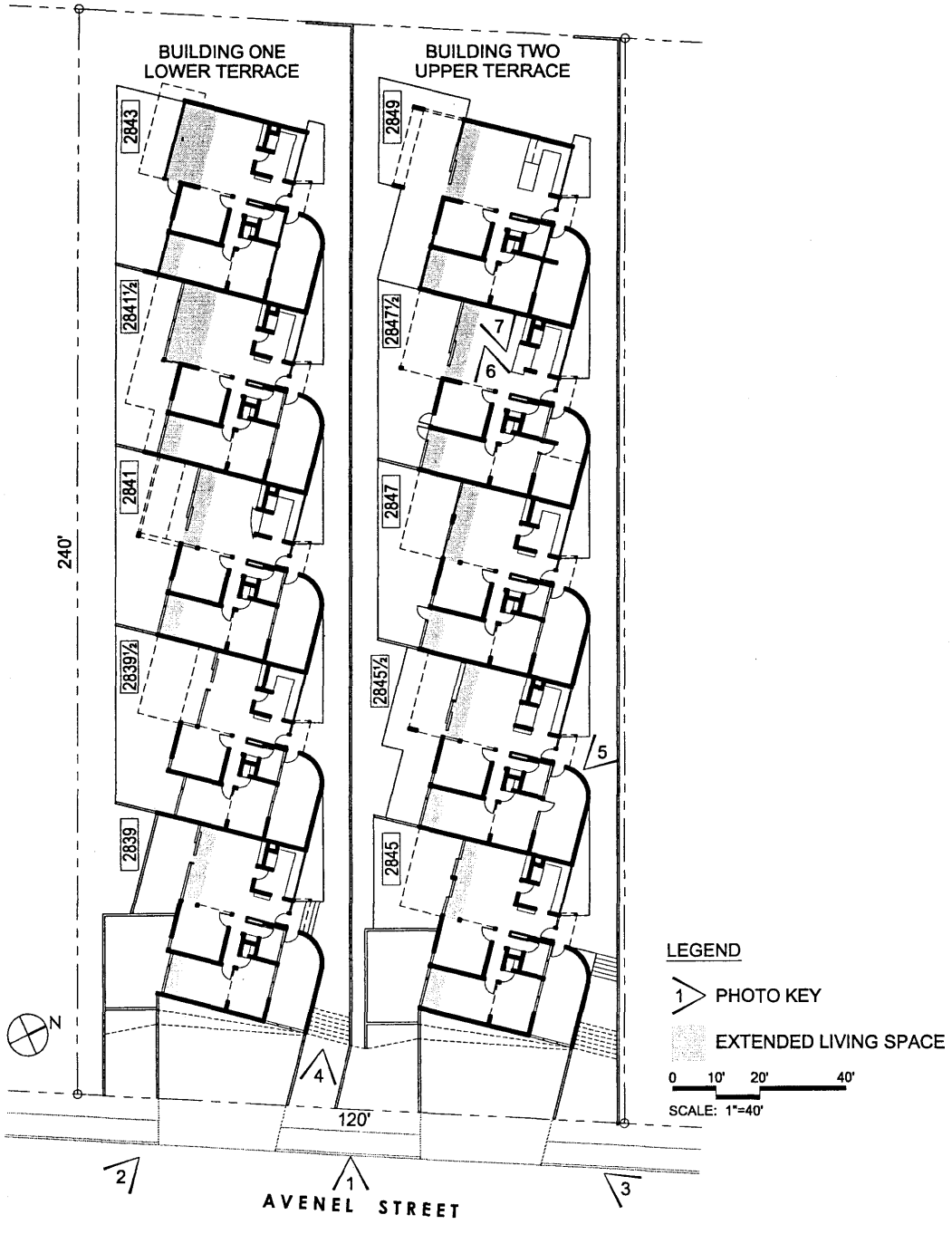
All Photographs were taken in February of 2004

Contemporary Photograph Description (refer to key map site/floor plan for locations of photo views):

1. Avenel Street Façade, view looking north, (negative number 2628-4A)
2. Window Wall Detail, view looking northeast, (negative number 2628-2A)
3. Entry Trellis Detail, view looking southwest, (negative number 2628-1A)
4. Walkway Façade, view looking north, (negative number 2628-6A)
5. Unit Entry Door, view looking west, (negative number 2628-14A)
6. Sliding Wall Detail, view looking southeast, (negative number 2628-13A)
7. Glass Wall Detail, view looking northwest, (negative number 2628-8A)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet



Narrative Statement of Significance

The Avenel Cooperative Housing Project is significant under Criteria C because it is a major work of the Master Architect, Gregory Ain. The project is also important because it is unique among the attached multi-family developments in Southern California that exemplify all the characteristics of what became known as the International Style. Gregory Ain held a deep concern for building affordable housing that could embody the emerging principles of the modernist movement in architecture. His architectural practice was dominated by custom single-family home design. The Avenel Cooperative gave Ain the opportunity to fulfill his goal of affordable housing and resulted in a unique project in his career. It is also significant as a unique social experiment in a shared communal living experience fostered by the post war housing shortage in Southern California.

Gregory Ain was born in Pittsburgh, Pennsylvania on March 28, 1908. His family moved to Southern California in 1911. He graduated from USC with a degree in architecture in 1927 and set out on a career that was shaped by the socialist political philosophy of his father and was affected by the prolonged economic depression of the formative years of his life. He apprenticed with Richard Neutra and Rudolf M. Schindler. Working with two of American's nationally renowned architects strongly affected his approach to design.

From Nuetra he derived his predilection for imagery that was meant to be read as modern and from Schindler the use of inexpensive building materials such as plywood. He spent his entire career concentrating on housing with an intense desire to create low cost practical designs utilizing prefabrication. He built almost exclusively for the emerging dominant middle class of the Twentieth Century. Ain's contribution to housing design was recognized in 1950 by the invitation of Philip Johnson, FAIA, Director of the Department of Architecture and Design at the Museum of Modern Art in New York City, to build an exhibit house in the museum courtyard. He is now considered one of the seminal residential architects working in Los Angeles in the Mid-century Modern period. He has been recognized for his contribution to housing typologies that make efficient use of space, have open flexible living areas, and clean function design that characterize the Mid-century Modern aesthetics.

The term International Style was first used in 1932 at an exhibit held at the Museum of Modern Art in New York City organized by Henry Russell Hitchcock and Philip Johnson. This exhibit was held to recognize the influence of the Germany's Bauhaus on contemporary design by its founders Mies Van der Rohe and Walter Gropius. Unlike classical styles of architecture and design, which could be identified by specific ornamental details and features, the International Style derived it aesthetic appearance by expressing in plan and elevation the functional and

program requirements of the project. The structural system was often expressed as part of the architectural design. The use of ornamentation was avoided in favor of clearly expressing the materials used in construction in often-innovative ways. Notable examples of International Style multi-family housing in Southern California include; The Manola Court Apartments, 1926-1928, Rudolph Schindler, The Landfair Apartments, 1937, Richard Neutra, The Strathmore Apartments, 1937, Richard Neutra, The Dunsmuir Flats, 1937, by Gregory Ain. The Falk Apartments, 1938 by Rudolph Schindler, The Bubeshko Apartments, 1938, by Rudolph Schindler, The Kelton Apartments, 1942, by Richard Neutra, The Elkay Apartments, 1948, by Richard Neutra, and the Courtyard Apartments, 1952, by Craig Ellwood.

The Village Green Housing Project in Baldwin Hills by Reginald Johnson, known for his period revival work, is another noted example of the modern movement in multi-family residential design. Johnson interpreted modernism in a way that was not a complete departure, as in Ain's work, from conventional design. In this project Johnson blended International Style elements such as planar walls with punched window openings and hip roof forms.

The Avenel Cooperative stands out among these projects because it was not a commercial real estate project where the developer maximized the number of units allowed on the site. It is a particularly interesting example of the International Style because of its unique site and floor plan layout. Ten families approached Gregory Ain with a site they acquired and a program to suit their need for affordable housing. This opportunity allowed Ain to incorporate unique design features not found in these other multi-housing projects. The fact that it was only ten units allowed for single story construction and a unique saw tooth floor plan created by rotating the units 15 degrees to the lot line and staggering them. Other unique features include single loaded open air corridors, natural light and ventilation on both sides of each unit, significant terraces with prime views of the surrounding hillsides, and sliding interior partitions allowing for flexibility in the plan. Unlike the other multi-family projects mentioned above, which relied on the machine aesthetic utilizing large expanses of steel framed curtain wall glass, the Avenel Cooperative was built using conventional wood frame construction to achieve its affordability.

The Avenel Cooperative Housing Project is an excellent example of the application of the principles of "The International Style" to residential architecture in Southern California. The balmy climate of Southern California contributed to a unique aspect of the International Style specific to Los Angeles by allowing the extension of interior living areas to an at grade exterior terrace blurring the distinction between indoor and outdoor space.

The project's unique plan can also be attributed to the collaboration between the ten families that pooled their resources to purchase a building site in Los Angeles in 1946. The ten families created the Avenel Housing Association, a California Corporation, in May of 1946. The original participants included: Carl and Dorothy Brant, Howland and Leona Chamberlin, Emerson and

Helen Daggett, Fred and Davida Franchi, Serril and Lillian Gerber, Mathew and Ruth Richman, Joseph and Sarah Ruja, Max and Rita Lawrence, Grant and Elizabeth Mickelson and Fred Graff. Each of the ten families received 2500 shares in the Avenel Housing Association. The complex remained a cooperative form of ownership until 1991 when it was converted to a condominium ownership. The communal relationship of the individual owners and the project design has facilitated a unique sense of community while maintaining privacy for each homeowner not found in the typical suburban tract house or multi-family developments. The Federal Housing Authority (FHA) program Title 608, guaranteed the loan with The First Security National Bank of Los Angeles. The participation of the FHA helped make this endeavor a truly affordable housing project. This FHA program was discontinued in 1949 forever ending the opportunity for small ventures like Avenel in favor of larger commercial developments.

The project has been recognized for its unique contribution to American middle class housing in numerous architectural journals and national publications. It was photographed at the time of its completion by the renowned architectural photographer Julius Shulman.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Bibliography

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Geographical Data

Boundary Description

Ivanhoe Tract P.M. 149-4-5, Block 10, Lot Numbers 32, 33, and North ½ of Lot 34, City of Los Angeles, County of Los Angeles, California

Boundary Justification

The property boundary is that which has always been associated with the property.

TRW Real Estate Information Services 1.800.527.9663

5434	26 SHEET 1

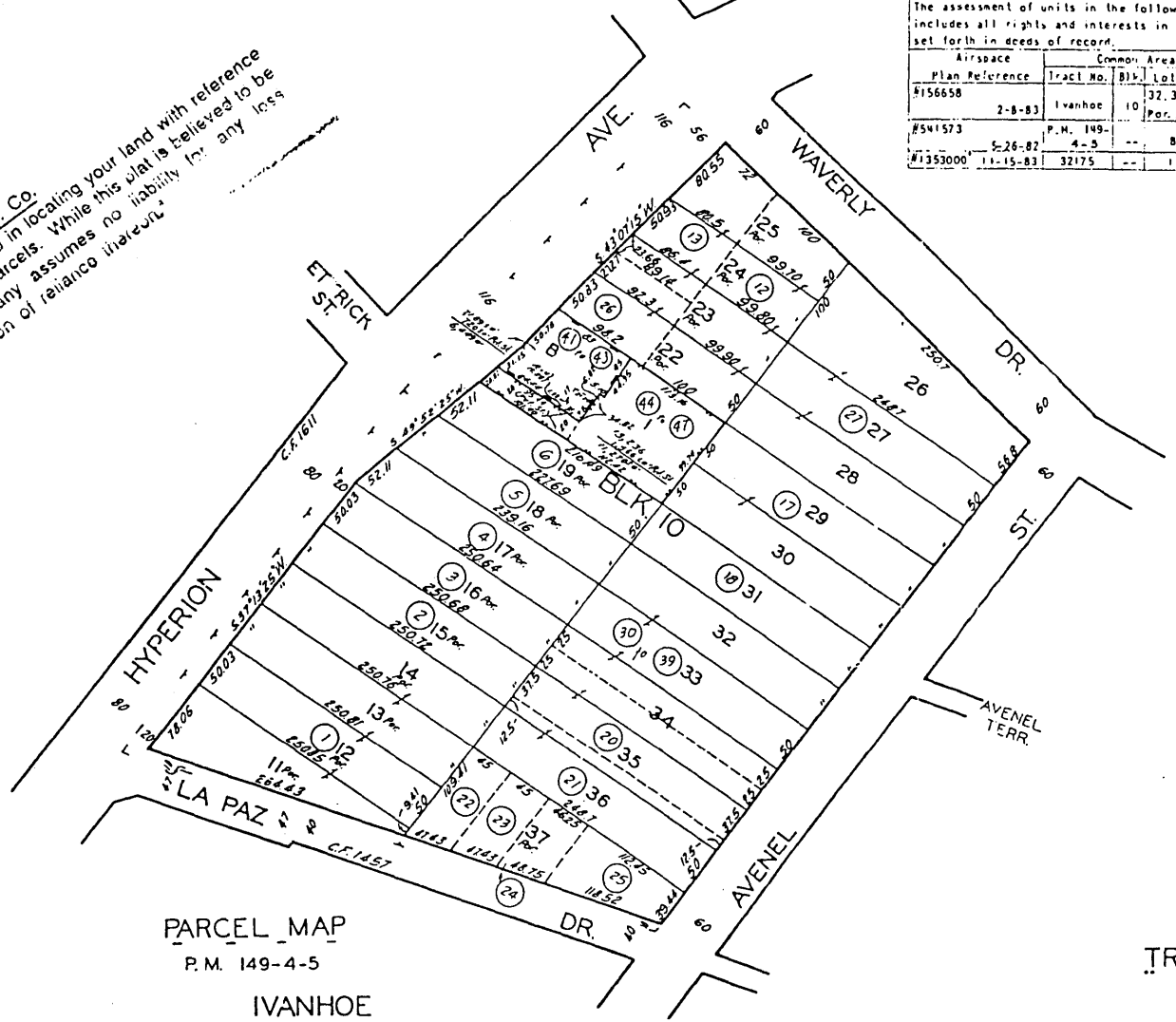
SCALE 1" = 100'

Fidelity National Title Ins. Co.
"This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the Company assumes no liability for any loss occurring by reason of reliance thereon."

The assessment of units in the following Airspace Plans, includes all rights and interests in the common areas as set forth in deeds of record.

Airspace Plan Reference		Common Area Tract No.	Blk.	Lots	Type	Subdivision & Airspace
#156658	2-8-83	Ivanhoe	10	32, 33 Por. 34	Co-op	Sheet 2
#541573	5-26-82	P.M. 149-4-5	--	8	Condo	Sheet 2
#1353000	11-15-83	32175	--	1	Condo	Sheet 3

REVISED
4-9-63
680213
730724219
820308010
830222006
830822401-84
830209-84
840227017-84



CODE 13

PARCEL MAP
P.M. 149-4-5
IVANHOE
M.R. 17-65-68

CONDOMINIUM
TRACT NO. 32175
M.B. 1019-63-64

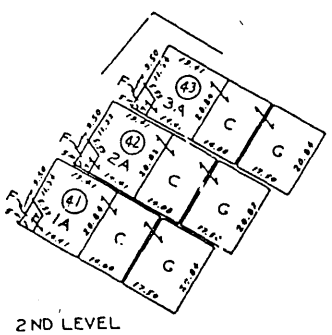
FOR PREV. ASSM'T. SEE 5434-26

ASSESSOR'S MAP

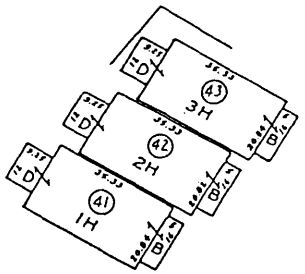
TRW Real Estate Information Services 1.800.527.9663

830222606
800227016-04

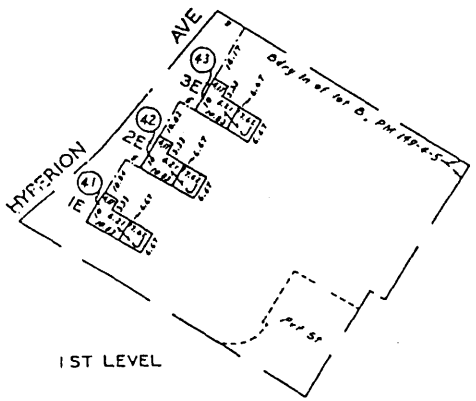
5434	26 SHEET 2
SCALE 1"=30'&40	



2 ND LEVEL

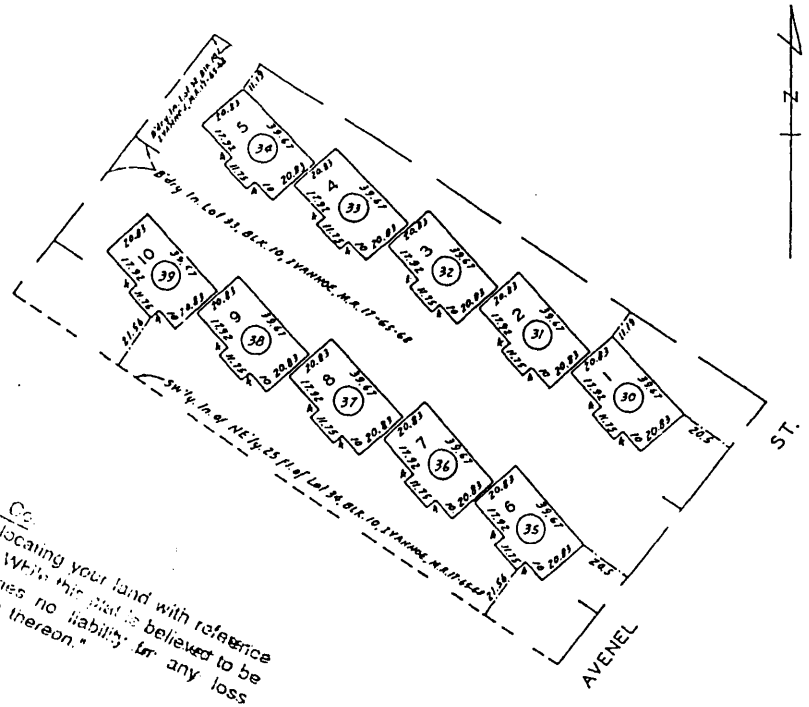


3 RD LEVEL



1 ST LEVEL

SCALE 1"=30'



SCALE 1"= 40'

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SUBDIVISION OF AIRSPACE
CONDOMINIUM PM 149-4-5
For common area see sheet 1.

AVENEL HOUSING ASSOCIATES INC. (CO-OP)
SUBDIVISION OF AIRSPACE IVANHOE
For common area see sheet 1.

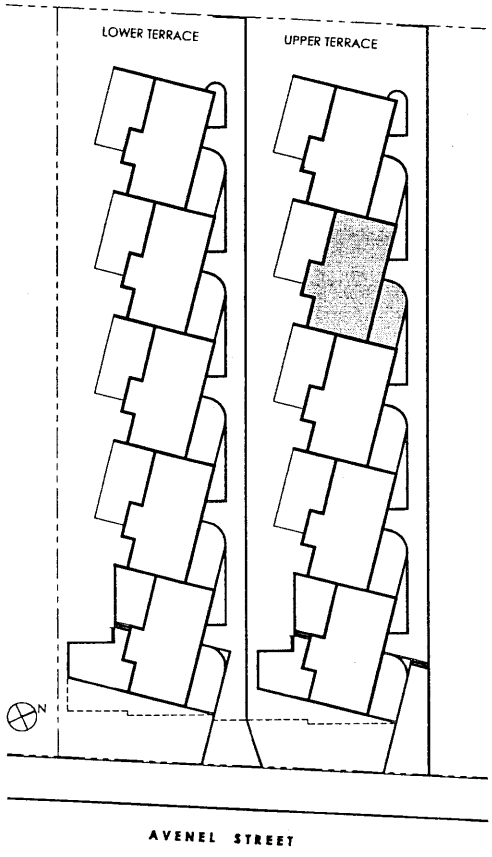
ASSESSOR'S MAP
COUNTY OF LOS ANGELES

AVENEL COOPERATIVE HOUSING

LOS ANGELES, CALIFORNIA

SITE PLAN

The original Avenel Cooperative Housing site plan is illustrated on the left. The site is terraced to the southwest with five units on each level. The parking is provided off Avenel Street in garages that tucked under the front units. The image below is at the main entrance to a unit. The entry featured a thin canopy below clerestory windows that provided northern light to the unit.

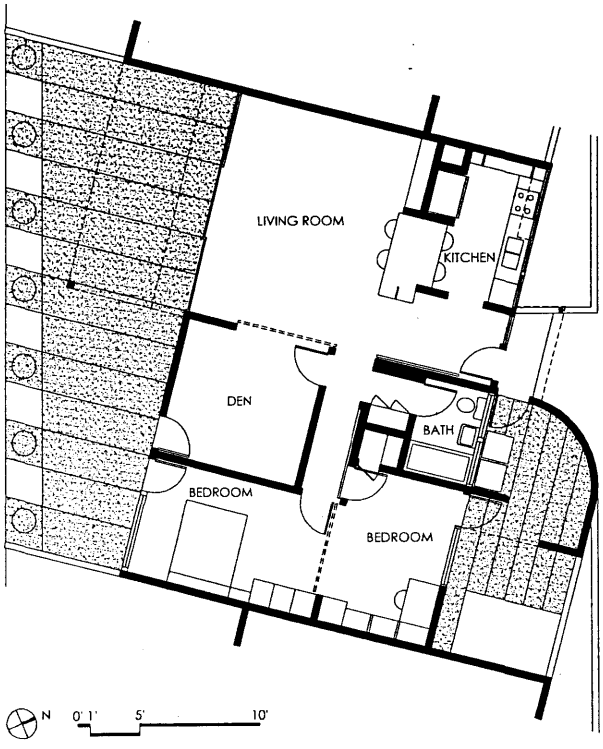


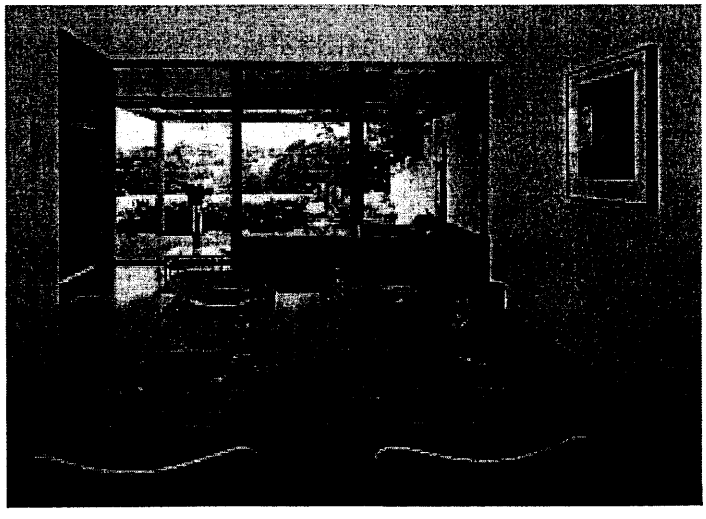
AVENEL COOPERATIVE HOUSING

LOS ANGELES, CALIFORNIA

TYPICAL UNIT FLOOR PLAN

The floor plan of each unit is one thousand square feet. The plan featured two interior sliding walls illustrated in the image on the left that allowed for the unit to be converted from a one bedroom to a two or three bedroom home. The image below illustrates the open character of the plan with a sliding glass wall that extended the living space onto the exterior terrace.





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Attachment I:
SurveyLA Findings

Avenel Cooperative Housing Project
2839-2849 Avenel Street
Los Angeles, California

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Name: Avenel Cooperative Housing Project

Description:

Courtyard apartment located at 2841-2849 Avenel Street; composed of two buildings oriented around a landscaped courtyard; designed in the Mid-Century Modern style.

Significance:

Excellent example of Mid-Century Modern multi-family residential architecture in Hollywood; work of master architect Gregory Ain.

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Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Post-War Modernism, 1946-1976
Sub theme:	Mid-Century Modernism, 1945-1970
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of Mid-Century Modern multi-family residential architecture in Hollywood; work of master architect Gregory Ain.

Copyright © 2011

Attachment J:
ZIMAS Parcel Reports

Avenel Cooperative Housing Project
2839-2849 Avenel Street
Los Angeles, California

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City of Los Angeles
Department of City Planning

6/19/2020
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

2845 N AVENEL ST
2843 N AVENEL ST
2841 N AVENEL ST
2845 1/2 N AVENEL ST
2841 1/2 N AVENEL ST

ZIP CODES

90039

RECENT ACTIVITY

CHC-2020-3767-HCM
ENV-2020-3768-CE

CASE NUMBERS

CPC-2016-1450-CPU
CPC-1986-831-GPC
ORD-164697
ORD-129279
YD-2994-YV
ENV-2016-1451-EIR
ED-75-247-SUB
EIR-74-1882-02-219-SUB

Address/Legal Information	
PIN Number	151-5A205 73
Lot/Parcel Area (Calculated)	12,349.3 (sq ft)
Thomas Brothers Grid	PAGE 594 - GRID C3
	PAGE 594 - GRID D3
Assessor Parcel No. (APN)	5434026BRK
Tract	IVANHOE
Map Reference	M R 17-65/68
Block	10
Lot	33
Arb (Lot Cut Reference)	None
Map Sheet	151-5A205
Jurisdictional Information	
Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Silver Lake
Council District	CD 4 - David E. Ryu
Census Tract #	1882.01
LADBS District Office	Los Angeles Metro
Planning and Zoning Information	
Special Notes	None
Zoning	RD1.5-1XL
Zoning Information (ZI)	None
General Plan Land Use	Low Medium II Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	Yes
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
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	

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.

Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Ivanhoe Elementary School
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5434026048
Ownership (Assessor)	
Owner1	CONNELL,ELVIS TR 2845 AVENEL TRUST
Address	2845 AVENEL ST LOS ANGELES CA 90039
Ownership (Bureau of Engineering, Land Records)	
Owner	ZELONKA, BERNICE (TR) BERNICE ZELONKA 1994 TRUST DTD 5-20-94
Address	2854 AVENEL ST LOS ANGELES CA 90039
APN Area (Co. Public Works)*	0.143 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	$12,563
Assessed Improvement Val.	$200,000
Last Owner Change	09/30/2019
Last Sale Amount	$1,260,012
Tax Rate Area	13
Deed Ref No. (City Clerk)	965362
	302552-53
Building 1	
Year Built	1947
Building Class	D75D
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	992.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 5434026048]
Assessor Information	
Assessor Parcel No. (APN)	5434026049
Ownership (Assessor)	
Owner1	MELTZER,JULIA CO TR MELTZER AND THORNE TRUST
Address	2806 CLEARWATER ST LOS ANGELES CA 90039
Ownership (Bureau of Engineering, Land Records)	
Owner	AGLION, MICHAEL (TR) GAIN REAL ESTATE TRUST DTD 6-27-13
Address	9461 CHARLEVILLE BLVD #361 BEVERLY HILLS CA 90212
Owner	MELTZER, JULIA THORNE, DAVID
Address	2806 CLEARWATER ST LOS ANGELES CA 90039
APN Area (Co. Public Works)*	0.143 (ac)

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Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	$459,399
Assessed Improvement Val.	$220,000
Last Owner Change	08/02/2019
Last Sale Amount	$1,220,012
Tax Rate Area	13
Deed Ref No. (City Clerk)	986793
	965363-4
	483756
	1810245
	1552607
	0770671
Building 1	
Year Built	1947
Building Class	D75D
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	1,114.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 5434026049]
Assessor Information	
Assessor Parcel No. (APN)	5434026050
Ownership (Assessor)	
Owner1	GOODWIN,DOUGLAS R AND BARON,REBECCA E
Address	2847 AVENEL ST LOS ANGELES CA 90039
Ownership (Bureau of Engineering, Land Records)	
Owner	MARKOFF, MORRIS & BETTY (TRS) MARKOFF FAMILY 1993 TRUST U/T/D DTD 5-18-93
Address	2847 AVENEL ST LOS ANGELES CA 90039
APN Area (Co. Public Works)*	0.143 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	$344,548
Assessed Improvement Val.	$233,717
Last Owner Change	03/14/2012
Last Sale Amount	$503,505
Tax Rate Area	13
Deed Ref No. (City Clerk)	965365-6
	1928742
Building 1	
Year Built	1947
Building Class	D75D
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	992.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

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Rent Stabilization Ordinance (RSO)	Yes [APN: 5434026050]
Assessor Information	
Assessor Parcel No. (APN)	5434026051
Ownership (Assessor)	
Owner1	PETERSEN,HOWARD H
Address	2847 1/2 AVENEL ST LOS ANGELES CA 90039
Ownership (Bureau of Engineering, Land Records)	
Owner	OLSCHLAGER, GORDON A.
Address	2847 1/2 AVENEL ST LOS ANGELES CA 90039
APN Area (Co. Public Works)*	0.143 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	$450,392
Assessed Improvement Val.	$289,374
Last Owner Change	09/07/2012
Last Sale Amount	$657,006
Tax Rate Area	13
Deed Ref No. (City Clerk)	965367-8
	1870201
Building 1	
Year Built	1947
Building Class	D75D
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	992.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 5434026051]
Assessor Information	
Assessor Parcel No. (APN)	5434026052
Ownership (Assessor)	
Owner1	NASHAK,ROBERT
Address	371 MAVIS DR LOS ANGELES CA 90065
Ownership (Bureau of Engineering, Land Records)	
Owner	NASHAK, ROBERT
Address	371 MAVIS DR LOS ANGELES CA 90065
APN Area (Co. Public Works)*	0.143 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	$467,000
Assessed Improvement Val.	$276,706
Last Owner Change	10/05/2017
Last Sale Amount	$9
Tax Rate Area	13
Deed Ref No. (City Clerk)	965369-70
	722945
	2373463
	2337087
	2132666-8
	1915535-36

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	164992
	1141541
Building 1	
Year Built	1947
Building Class	D75D
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	992.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 5434026052]
Assessor Information	
Assessor Parcel No. (APN)	5434026053
Ownership (Assessor)	
Owner1	SWANN,KAREN A
Address	2839 AVENEL ST LOS ANGELES CA 90039
Ownership (Bureau of Engineering, Land Records)	
Owner	SWANN, KAREN
Address	2839 AVENEL ST LOS ANGELES CA 90039
APN Area (Co. Public Works)*	0.143 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	$107,399
Assessed Improvement Val.	$131,542
Last Owner Change	03/26/2002
Last Sale Amount	$0
Tax Rate Area	13
Deed Ref No. (City Clerk)	965371-72
	714175
	1658909
	1353944
Building 1	
Year Built	1947
Building Class	D75D
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	1,096.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 5434026053]
Assessor Information	
Assessor Parcel No. (APN)	5434026054
Ownership (Assessor)	
Owner1	MELTZER,JULIA TR JULIA MELTZER TRUST
Address	2839 1/2 AVENEL ST LOS ANGELES CA 90039
Ownership (Bureau of Engineering, Land Records)	

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Owner	MELTZER, JULIA (TR) JULIA MELTZER TRUST
Address	2839 1/2 AVENEL ST LOS ANGELES CA 90039
APN Area (Co. Public Works)*	0.143 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	$401,973
Assessed Improvement Val.	$287,123
Last Owner Change	08/30/2011
Last Sale Amount	$600,006
Tax Rate Area	13
Deed Ref No. (City Clerk)	965373-4
	646254
	1170161
Building 1	
Year Built	1947
Building Class	D75D
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	992.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 5434026054]
Assessor Information	
Assessor Parcel No. (APN)	5434026055
Ownership (Assessor)	
Owner1	CORSINI,RICHARD A AND CASEY,MELISSA
Address	2841 AVENEL ST LOS ANGELES CA 90039
Ownership (Bureau of Engineering, Land Records)	
Owner	CORSINI, RICHARD A. (ET AL)
Address	2841 AVENEL STREET LOS ANGELES CA 90039
APN Area (Co. Public Works)*	0.143 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	$60,753
Assessed Improvement Val.	$105,513
Last Owner Change	02/20/2007
Last Sale Amount	$0
Tax Rate Area	13
Deed Ref No. (City Clerk)	965375-6
	2282329
	1969523-24
	1720111
	1297953
	0365639
Building 1	
Year Built	1947
Building Class	D75D
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	992.0 (sq ft)

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Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 5434026055]
Assessor Information	
Assessor Parcel No. (APN)	5434026056
Ownership (Assessor)	
Owner1	RAE,ZACHARY
Address	2841 1/2 AVENEL ST LOS ANGELES CA 90039
Ownership (Bureau of Engineering, Land Records)	
Owner	RAE, ZACHARY
Address	2841 1/2 AVENEL ST LOS ANGELES CA 90039
APN Area (Co. Public Works)*	0.143 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	$511,344
Assessed Improvement Val.	$340,895
Last Owner Change	07/09/2010
Last Sale Amount	$727,507
Tax Rate Area	13
Deed Ref No. (City Clerk)	965377-8
	937174
	1929788
	141649
Building 1	
Year Built	1947
Building Class	D75D
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	1,140.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 5434026056]
Assessor Information	
Assessor Parcel No. (APN)	5434026057
Ownership (Assessor)	
Owner1	PANG,STEPHEN L CO TR PANG LEE FAMILY TRUST
Address	2843 AVENEL ST LOS ANGELES CA 90039
Ownership (Bureau of Engineering, Land Records)	
Owner	CARL & DOROTHY BRANT REVOCABLE FAMILY TRUST OF 1991 12/13/91
Address	2843 AVENEL ST UNIT 10 LOS ANGELES CA 90039
APN Area (Co. Public Works)*	0.143 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	$492,070
Assessed Improvement Val.	$252,199
Last Owner Change	10/17/2019
Last Sale Amount	$9

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Tax Rate Area	13
Deed Ref No. (City Clerk)	965379-80
	56029
Building 1	
Year Built	1947
Building Class	D75D
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	1,114.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 5434026057]
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	Outside Flood Zone
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)	0.56080152
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Not Qualified
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Housing	
Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	Yes [APN: 5434026048]
Ellis Act Property	No
Public Safety	
Police Information	
Bureau	Central
Division / Station	Northeast
Reporting District	1132
Fire Information	
Bureau	West
Batallion	5
District / Fire Station	56
Red Flag Restricted Parking	No

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CASE SUMMARIES

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

Case Number:	CPC-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:	YD-2994-YV
Required Action(s):	YV-HEIGHT AND DENSITY ADJUSTMENTS 20% OR MORE
Project Descriptions(s):	Data Not Available
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	ED-75-247-SUB
Required Action(s):	SUB-SUBDIVISIONS
Project Descriptions(s):	Data Not Available
Case Number:	EIR-74-1882-02-219-SUB
Required Action(s):	SUB-SUBDIVISIONS
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

ORD-164697

ORD-129279

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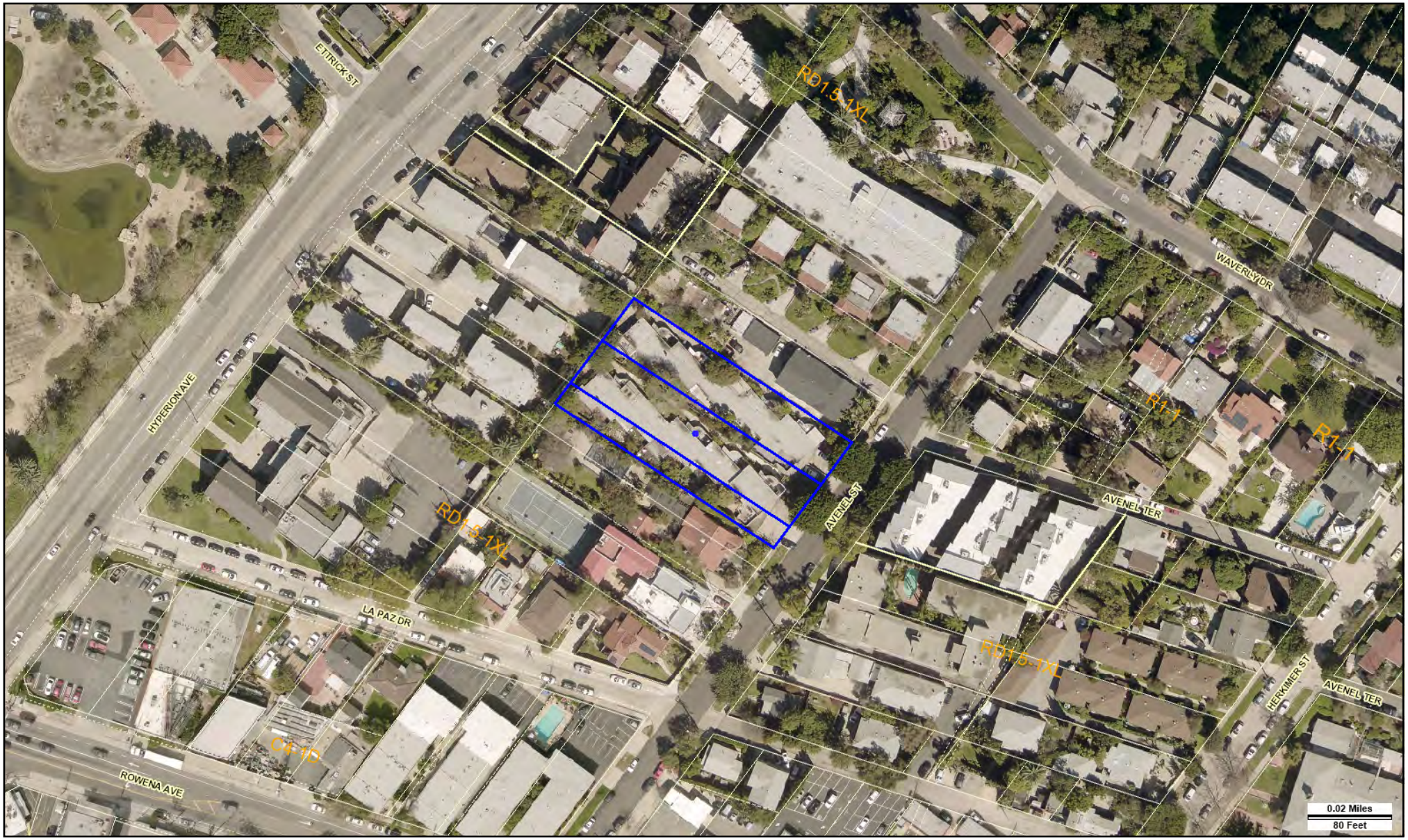
06/19/2020

City of Los Angeles
Department of City Planning



Address: 2845 N AVENEL ST
APN: 5434026BRK
PIN #: 151-5A205 73

Tract: IVANHOE
Block: 10
Lot: 33
Arb: None

Zoning: RD1.5-1XL
General Plan: Low Medium II Residential

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W
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