



# DEPARTMENT OF CITY PLANNING

## APPEAL RECOMMENDATION REPORT

### South Los Angeles Area Planning Commission

**Date:** March 3, 2020  
**Time:** after 4:30 p.m.  
**Place:** Los Angeles Department of Water and Power  
Crenshaw Customer Service Center  
4030 Crenshaw Boulevard  
Los Angeles, CA 90008

**Public Hearing:** January 23, 2020  
**Appeal Status:** Appealable to City Council  
**Expiration Date:** March 8, 2020  
**Multiple Approval:** No

**Case No.:** TT-74990-CN-1A  
**CEQA No.:** ENV-2017-3217-CE  
**Incidental Cases:** None  
**Related Cases:** None  
**Council No.:** 10 – Wesson, Jr.  
**Plan Area:** South Los Angeles  
**Plan Overlay:** South Los Angeles  
Community Plan  
Implementation Overlay  
("CPIO")  
**Certified NC:** Zapata – King  
**GPLU:** Medium Residential  
**Zone:** R3-1-O-CPIO  
**Applicant:** Timothy L. Robbins  
Revocable Living Trust  
**Representative:** GM Engineering  
**Appellant:** James R. Childs  
North University Park  
Community Association

**PROJECT LOCATION:** 1509-1515 South Gramercy Place

**PROPOSED PROJECT:** A Tentative Tract Map to permit the subdivision of one 13,146 square foot lot for the construction, use, and maintenance of an 8-unit condominium with 18 parking spaces including 2 guest parking spaces. The existing apartment buildings containing four (4) dwelling units will be demolished, and two (2) non-protected on-site trees and one (1) non-protected street tree will be removed.


**REQUESTED ACTION:** Appeal of the entire Deputy Advisory Agency determination of the following:


1. The proposed project is exempt from the California Environmental Quality Act ("CEQA") Guidelines, pursuant to CEQA Guidelines Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approve a Tentative Tract Map to permit the subdivision of one 13,146 square foot lot for the construction, use, and maintenance of an 8-unit condominium, in the R3-1-O-CPIO Zone, as shown on the map stamp-dated May 3, 2018.

**RECOMMENDED ACTIONS:**


1. **Determine** that, based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, Case No. ENV-2017-3217-CE, the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. **Deny** the appeal.
3. **Sustain** the Deputy Advisory Agency's determination to approve Tentative Tract Map No. TT-74990-CN and **Adopt** the Deputy Advisory Agency's Conditions of Approval and Findings.

VINCENT P. BERTONI, AICP  
Director of Planning

  
Faisal Roble, Principal City Planner

  
Michelle Singh, Senior City Planner

  
Sergio Ibarra, Deputy Advisory Agency

  
Connie Chau, City Planner  
Telephone: (213) 978-0016

**ADVICE TO PUBLIC:** \*The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 273, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300

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## PROJECT ANALYSIS

### APPELLATE DECISION BODY

Pursuant to Section 17.06 of the Los Angeles Municipal Code (“LAMC”), appeals of Tentative Tract Map cases are heard by the Area Planning Commission as the Appeal Board. The appellate decision of the Area Planning Commission is further appealable to the City Council as provided in LAMC Section 17.06 A.3.

### PROJECT SUMMARY

On January 28, 2020, the Deputy Advisory Agency approved Tentative Tract Map No. TT-74990-CN for the subdivision of one 13,146 square foot lot for a maximum of eight (8) residential condominium units, as shown on the map stamp-dated May 3, 2018. The Deputy Advisory Agency determined that the project is exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to Section 15300.2, applies.

The project involves the construction, use, and maintenance of an 8-unit condominium with 18 parking spaces including two (2) guest parking spaces. The existing apartment buildings containing four (4) dwelling units will be demolished, and two (2) non-protected on-site trees and one (1) non-protected street tree will be removed, and the project will involve the grading of less than 500 cubic yards of soil. The approved Tentative Tract Map and related project plans are provided in Exhibit B and G to the staff report, respectively.

The Deputy Advisory Agency’s Determination is provided in Exhibit C herein, and the appeal period ended on February 7, 2020. The environmental clearance under Case No. ENV-2017-3217-CE is provided in Exhibit D herein.

### BACKGROUND

#### Subject Property

The subject site is a level, rectangular-shaped lot, consisting of 13,146 square feet of lot area. The site is located within the South Los Angeles Community Plan area, near the southwestern corner of the intersection of Gramercy Place and 15th Street, with a frontage of approximately 73 feet along the west side of Gramercy Place, and a lot depth of approximately 178 feet, as provided in Exhibit E.

The subject site is currently developed with one- and two-story single-family and duplex buildings containing a total of four (4) dwelling units, with two (2) non-protected trees on-site and one (1) non-protected street tree along the public right-of-way. The site was identified as a potential historic resource based on the City’s HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. A Historic Resource Assessment prepared by ESA Associates, dated August 2019, to assess the existing buildings and associated landscaping on the subject site for eligibility as historical resources for listing on the National Register of Historic Places, California Register of Historical Resources, and/or local designation as a City of Los Angeles Historical-Cultural Monument. The assessment indicates that the existing two-story duplex was originally constructed in 1904-1905 as a Mission Revival style single-family residence and was later remodeled. A detached garage structure was later constructed and subsequently converted into a residential unit. A detached single-family residence was later built in 1944 to the rear of the

duplex. The assessment determined that the property does not meet the eligibility requirements as an individual resource under National Register Criterion C, California Register Criterion 3 or LAHCM Criterion 3 as an early intact example of a Mission Revival residence or as a notable work of a master architect. The study indicated that the subject property has been heavily altered, and alterations to the primary façade have rendered the property inadequate to serve as a representative example of the Mission Revival style either individually or as a contributor to a potential historic district. The assessment was reviewed and accepted by the Office of Historic Resources in correspondence dated December 2, 2019. Therefore, the site is not considered a historic resource.

The proposed Project would demolish the existing structures under Building Permit Nos. 18019-10000-03094, 18019-10000-03095, 18019-10000-03097, and remove the three trees located on-site and along the right-of-way.

The Applicant filed for Building Permit No. 17010-10000-02541 with the Department of Building and Safety on July 7, 2017 for the construction of a new 2-story apartment over basement for an 8-unit apartment with rooftop deck. The Building Permit was issued on July 20, 2018. On February 12, 2020, the Department of Building and Safety approved an extension of time until August 12, 2020 to start construction. Building Permits are provided in Exhibit F to the staff report.

#### Zoning and Land Use Designation

The site is located within the South Los Angeles Community Plan area. On November 22, 2017, the City Council adopted the Planning and Land Use Management Committee Report and Resolution for the South Los Angeles Community Plan Update (“CPU”) and preparation of the Community Plan Implementation Ordinance (“CPIO”). The CPU and CPIO changed the zoning of the subject site from R3-1-O to R3-1-O-CPIO as part of the Character Residential CPIO District Subarea “O” (Subarea No. 15). The CPIO became effective on December 29, 2018 under Ordinance No. 185,927. Therefore, the site currently has a land use designation of Medium Residential and is currently zoned R3-1-O-CPIO. The CPIO contains regulations for building height, massing, density, parking, design, and historic resources.

However, Building Permit No. 17010-10000-02541 was issued on July 20, 2018, before the effective date of the CPIO of December 29, 2018. Project (development plans) are vested pursuant to LAMC Section 12.26 to the rules, regulations, and ordinances in effect at the time of filing a complete building permit application with the Department of Building and Safety. Therefore, the provisions of the CPIO do not apply to the subject project. Prior to the CPIO, the site was zoned R3-1-O. Therefore, the project is subject to the provisions of the R3-1-O zone that were in place at the time of filing of the building permit application. The R3-1-O Zone would permit a maximum of 16 dwelling units.

The site also contains and is subject to a 25-foot Building Line established by Ordinance No. 57008. The applicant has not requested any deviations from the Building Line.

#### Surrounding Uses

Surrounding parcels are zoned R3-1-O-CPIO and designated for Medium Residential land uses by the South Los Angeles Community Plan. Properties directly to the north, west, and south are developed with multi-family residential buildings ranging from two to four stories in height. Properties across Gramercy Place to the east are zoned [Q]R4-1-CPIO and improved with multi-family residential buildings ranging from two to three stories in height. There is a church directly northwest of the site (fronting along Wilton Place) and west of the site (fronting along Gramercy Place).

### Public Hearing

The public hearing was held on January 23, 2020 at approximately 10:10 a.m. at Los Angeles City Hall, 200 North Spring Street, Room 1020, Los Angeles, CA 90012. The hearing was conducted by the Deputy Advisory Agency, Sergio Ibarra, who took testimony for Case No. TT-74990-CN and ENV-2017-3217-CE. All interested parties were invited to attend the public hearing at which they could listen, ask questions, or present testimony regarding the project. The purpose of the hearing was to obtain testimony from affected and/or interested parties regarding this application. Interested parties are also invited to submit written comments regarding the request prior to the hearing. The environmental impact analysis was among the matters to be considered at the hearing.

The public hearing was attended by the applicant (Tim Robbins) and architect (William Spencer). No other members from the community attended the hearing. A representative from the Council District 10 Office (Elizabeth Carlin) was present and spoke in support of the project.

### Applicant's Presentation

- We read the conditions and find no faults in the staff report.

### Council District 10 Representative

- We appreciate the due diligence of the Department of City Planning.
- This project is not subject to the new CPIO.
- The general consensus in the community was that they wish this was filed after the CPIO went in, but it is an individual's right to develop their property as they choose, as long as they comply with the city's standards.
- We appreciate that this is creating home ownership in the district.
- The project is allowed to develop 16 units, but the project is only proposing 8 units.
- There are no community members here at the hearing to oppose the project.

## **APPEAL ANALYSIS**

One appeal was filed in a timely manner on February 7, 2020 (on the last day of the appeal period) by an aggrieved party (James R. Childs, North University Park Community Association, “Appellant”). The appeal points are provided in Exhibit A and summarized as follows:

**APPEAL POINT 1:** *The project should not be vested from the CPIO Character Residential Overlay Zone, which was part of the Community Plan Update adopted by City Council in November 2017 and effective since December 19, 2018. LAMC 12.26 states that any vesting rights are subject to LAMC Section 98.0602, which states that a building permit expires if it is not utilized within 180 days. The building permit has never been utilized. LAMC Section 98.0605 states that an extension of such permit is possible, but must be applied for no later than 30 days before the expiration. Planning Staff has presented no evidence that such extension had ever been applied for or granted. An applicant only earns vesting rights for land use changes under a building permit once the property owner has obtained the permit, performed substantial work, and “incurred substantial liabilities in good faith reliance upon the permit” (Avco Community Developers, Inc. v. South Coast Reg’l Comm’n, 17 Cal. 3d 785 (1976)). The Applicant never applied for a Vesting Tentative Tract Map which would have vested the project no matter what zone changes occurred between application filing and determination. The Applicant only filed for a Tentative Tract case, and Planning Staff erred and abused discretion by deciding to vest the project anyway.*

**Staff Response:** LAMC Section 12.26 A.3 authorizes the Department of Building and Safety to vest development plans as follows:

*“3. Vesting of Development Plan. (Amended by Ord. No. 173,492, Eff. 10/10/00.) Whenever plans sufficient for a complete plan check are accepted by the Department of Building and Safety and a fee is paid, a vested right is granted to the project to proceed with its development in substantial compliance with the zoning, and development rules, regulations, ordinances and adopted policies of the City of Los Angeles in force on the date that the plan check fee is paid as indicated on a valid building permit application...*

*“These rights shall end: (Amended by Ord. No. 182,106, Eff. 5/20/12.) (a) 18 months after the plan check fee is paid, or if a permit is issued during that time, when the building permit terminates pursuant to Section 98.0602”*

Further, LAMC Section 98.0602 states that:

*“(a) Every permit issued shall be valid for a period of two years from the date thereof, provided that any permit shall expire on the one hundred and eightieth (180) day from date of issuance if the work permitted thereunder has not been commenced; or shall expire whenever the Department determines the work authorized by any permit has been suspended, discontinued or abandoned for a continuous period of 180 days.*

*EXCEPTION: If the holder of any permit issued by the Department presents satisfactory evidence that unusual construction difficulties have prevented work from being started or continued without being suspended within the 180-day time period or completed within the two-year period of validity, the Department or the Board may grant extensions of time reasonably necessary because of such difficulties.”*

As provided in the Deputy Advisory Agency's Determination in Exhibit C, the Department of Building and Safety issued Building Permit No. 17010-10000-02541 on July 20, 2018 for the construction of a new 2-story apartment over basement for an 8-unit apartment with rooftop deck. On February 12, 2020, the Department of Building and Safety approved an extension of time until August 12, 2020 to start construction. The permits are provided as Exhibit F to the staff report. Therefore, the building permit is still valid in accordance with LAMC Section 12.26, and the project (development plans) is therefore vested to the regulations and ordinances in place at the time the complete permit was applied and accepted by the Department of Building and Safety. The implementation and enforcement of vesting rights contained in LAMC Section 12.26 are under the authority of the Department of Building and Safety, therefore there is no error or abuse in discretion on part of the Deputy Advisory Agency.

Applicants are not required to file for a Vesting Tentative Tract Map in order to retain vesting rights. As the Appellant mentions, there are several options to file and retain vesting rights, including through building permit plans sufficient for a complete plan check as accepted by the Department of Building and Safety and fees are paid pursuant to LAMC Section 12.26. The project (development plans) are vested in accordance with LAMC Section 12.26 as provided above.

**APPEAL POINT 2:** *The project should be subject to the CPIO Character Residential Overlay Zone. The South Los Angeles Community Plan Update established a Character Residential Overlay nicknamed "HPOZ Lite". The community was told it would not differ from a regular HPOZ except that there would be no Board, and that in lieu of a Preservation Plan, the Secretary of Interior Standards would apply to all projects. It was not revealed that Planning Staff would engage in a process that allows a developer to apply to remove a property from historical contributor status. This sets a precedent that would encourage future applicants to sidestep long-established rules and regulations. The CPIO Character Residential Overlay Zone is one of the mitigations in the Community Plan Environmental Impact Report to mitigate possible significant impacts on historical resources. The project would be out of character visually in this neighborhood because Planning Staff is saying the new design guidelines do not apply. The building design would disrespect the adjacent historical residential structure.*

Staff Response: As provided under Appeal Point No. 1, the project (development plans) are vested to the regulations and ordinances in place at the time the permit was applied and accepted by the Department of Building and Safety. Building Permit No. 17010-10000-02541 was filed with the Department of Building and Safety on July 7, 2017 for the construction of a new two-story apartment over semi-subterranean parking podium for an eight-unit apartment with rooftop deck. The Building Permit was accepted by the Department of Building and Safety and issued on July 20, 2018.

The South Los Angeles Community Plan Update was adopted by the City Council on November 22, 2017, and became effective on December 29, 2018. The related Community Plan Implementation Overlay ("CPIO") also became effective on December 29, 2018 as part of the Community Plan Update under Ordinance No. 185,927. Both the Community Plan Update and CPIO became effective after the building permit was filed and issued. Therefore, although the CPIO changed the zoning of the subject site from R3-1-O to R3-1-O-CPIO and designated the site as part of the Character Residential CPIO District Subarea "O", those provisions of the CPIO do not apply to the project, pursuant to LAMC Section 12.26.

Prior to the CPIO, the site was zoned R3-1-O. Therefore, the project is subject to the provisions of the R3-1-O zone that were in place at the time of filing of the building permit application. The R3-1-O zone would permit a maximum density of 16 dwelling units, building height of 45 feet, and Floor Area Ratio ("FAR") of 3:1. The R3-1-O zone also requires a minimum 15-foot front yard, 5-foot side yards, and 15-foot rear yard. The project is also subject to the 25-foot Building Line on-site established by Ordinance No. 57008. As provided in the Deputy Advisory Agency's Determination in Exhibit C and evidenced by the issuance of the Building Permit from the Department of Building and Safety, the project complies with the applicable zoning regulations in place at the time of filing of the building permit application. The applicant has not requested any deviations from the zoning code requirements.

In addition, there were no Historic Preservation Overlay Zones ("HPOZ") or historical design regulations in place at the time the building permit was filed or issued. Therefore, the project is not required to incorporate historic design elements to be compatible with adjacent structures.

Lastly, the entitlement request before the Deputy Advisory Agency was for a Tentative Tract Map for a subdivision of one lot for condominium purposes. The State Subdivision Map Act establishes that local agencies regulate and control the design of subdivisions, and the subdivision and merger of land is regulated by Article 7 of the LAMC. For the purposes of a subdivision, "design" and "improvement" is defined by Subdivision Map Act Section 66418, 66427, and LAMC Section 17.02. Pursuant to Section 66418 of the Map Act, "design" of a map refers to street alignments, grades, and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. In addition, Section 66427 of the Subdivision Map Act expressly states that the "design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects". Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.05 enumerates the design standards for a tract map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a) of the Deputy Advisory Agency's Determination, LAMC Section 17.05 C requires that the tract map be designed in conformance with the zoning regulations of the project site. As the project is vested to the R3-1-O zone, the zone would permit a maximum of 16 dwelling units on the approximately 13,146 square-foot site. As the map is proposed for a residential condominium building for 8 dwelling units, it is consistent with the density permitted by the zone. The project will comply with all setback requirements, and will also comply with the 25-foot Building Line along Gramercy Place established by Ordinance No. 57008. No deviations from code requirements are requested as part of this subdivision. As the Tract Map meets the technical requirements of the LAMC, including standards for the maximum permitted density, height, and subdivision of land, the proposed map therefore demonstrates compliance with the LAMC as well as the intent and purpose of the General Plan with regard to density and use. The Tract Map review process is separate from issues of architectural design or compatibility, as the subdivision is for condominium purposes only, and does not subscribe or necessitate a specific architectural design per Subdivision Map Act Sections 66418 and 66427.

**APPEAL POINT 3:** *The project removes a historical resource, a 1904 Mission Revival residence that was identified in two previous historic surveys. The Applicant hired more than one historic consultant. The first one expressed an opinion that the 1904 Mission Revival home was historic. The second consultant said it was not historic. This is considered a difference of expert opinion,*

*which means under State law that the Planning Department could not say the Project is “categorically exempt”. If there is a potential impact on a potential historic resource, or a disagreement among experts as to whether a structure is historic, that too must be evaluated.*

Staff Response: The subject site is currently developed with one- and two-story single-family and duplex buildings containing a total of four (4) dwelling units, with two (2) non-protected trees on-site and one (1) non-protected street tree along the public right-of-way. The site was identified as a potential historic resource based on the City’s HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. A Historic Resource Assessment was prepared by ESA Associates (“ESA Report”), dated August 2019, to assess the existing buildings and associated landscaping on the subject site for eligibility as historical resources for listing on the National Register of Historic Places, California Register of Historical Resources, and/or local designation as a City of Los Angeles Historical-Cultural Monument. The ESA Report indicates that the existing two-story duplex was originally constructed in 1904-1905 as a Mission Revival style single-family residence and was later remodeled. A detached garage structure was later constructed and subsequently converted into a residential unit. A detached single-family residence was later built in 1944 to the rear of the duplex. The ESA Report determined that the property does not meet the eligibility requirements as an individual resource under National Register Criterion C, California Register Criterion 3 or LAHCM Criterion 3 as an early intact example of a Mission Revival residence or as a notable work of a master architect. The ESA Report indicated that the subject property has been heavily altered, and alterations to the primary façade have rendered the property inadequate to serve as a representative example of the Mission Revival style either individually or as a contributor to a potential historic district. The ESA Report was reviewed and accepted by the Office of Historic Resources in correspondence dated December 2, 2019. Therefore, the site is not considered a historic resource.

The Appellant references a separate Historic Resource Assessment Report prepared by Mitzi March Mogul dated January 2019 (“Mogul Report”) which was submitted by the Applicant to the case file. The Mogul Report determined that the main residence built in 1904 retains sufficient integrity and value as a historic resource to meet criteria for the California State Register and for Los Angeles Historic Cultural Monument designation, and may meet National, State, and local criteria for its association with the lives of significant persons, events, and patterns of development, in part due to its association with topographer and engineer E.T. Perkins. The Applicant also submitted a Supplemental Report to the Historic Resource Assessment Report prepared by Damon Hill dated March 23, 2019 (“Hill Report”) which rebuts the findings of the Mogul Report related to the site’s association with E.T. Perkins. Both the Mogul Report and Hill Report were submitted to the Office of Historic Resources for their review, however neither reports were accepted by the Office of Historic Resources.

The Appellant contends that the project does not qualify for a categorical exemption under the California Environmental Quality Act (“CEQA”) due to the difference in expert opinions in the above-referenced reports. However, of the three historic reports submitted to the case file, only the ESA Report was accepted by the Office of Historic Resources. The ESA Report presented substantial evidence into the record to demonstrate that the site is not a historic resource. CEQA Guidelines Section 15384 defines “substantial evidence” as:

*(a) “Substantial evidence” as used in these guidelines means enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. Whether a fair argument can be made that the project may have a significant effect on the environment is to be determined by examining the whole record before the lead agency. Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or*

*economic impacts which do not contribute to or are not caused by physical impacts on the environment does not constitute substantial evidence.*

*(b) Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts*

The ESA Report determined that the subject property has been heavily altered, and that the alterations to the primary façade have rendered the property inadequate to serve as a representative example of the Mission Revival style either individually or as a contributor to a potential historic district. The ESA Report conducted thorough field inspections of the property utilizing the survey methodology of the State Office of Historic Preservation, submitted photographs of the property and associated landscape features, and conducted site-specific research through building permits, Sanborn Fire Insurance Maps, City directories, historical photographs, newspapers and other published sources, archival records, and departmental records, all of which were submitted as substantial evidence into the case file for the environmental record. As provided above, the ESA Report was reviewed and accepted by the Office of Historic Resources in correspondence dated December 2, 2019. In accordance with CEQA Guidelines Section 15384, the lead agency has determined, based on examining the whole of the record, that the site does not constitute a historic resource. Therefore, there is no error or abuse in discretion on part of the Deputy Advisory Agency.

**APPEAL POINT 4:** *A categorical exemption is not the appropriate environmental clearance for this project. This clearance is based on state law, not any local policy discussion on what is or is not “vested”. Either a project is consistent with the land use designations and policies in effect - or it is not. At minimum, further research and evaluation is required.*

Staff Response: The Deputy Advisory Agency has determined that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the project is exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies. The Justification for Project Exemption is provided as Exhibit D to the staff report.

The Appellant has not presented substantial evidence that the project meets any of the exceptions contained in Section 15300.2 of the CEQA Guidelines, and has not presented substantial evidence that the project does not meet any of the qualifying criteria for the Class 32 categorical exemption for infill development.

**APPEAL POINT 5:** *Project plans submitted to the Neighborhood Council in 2018 showed a rendering that did not set back behind the Building Line of 25 feet on Gramercy Place. Condition 3 of the Determination references that the new building needs to meet the requirements of the Building Line, but the actual submitted design did not appear to do so. A Building Line is adopted by Ordinance, and is not part of the Character Residential Overlay.*

Staff Response: As provided in the Deputy Advisory Agency’s Determination in Exhibit C, the site contains and is subject to a 25-foot Building Line established by Ordinance No. 57008. The project is designed to comply with the 25-foot Building Line, as shown in the Tentative Tract Map and project plans in Exhibit B and G that were submitted to the case file, as well as the Building Permit

No. 17010-10000-02541 that was issued by the Department of Building and Safety and provided as Exhibit F to the staff report. The Applicant has not requested any deviations from the Building Line requirements.

**APPEAL POINT 6:** *The Applicant stated at a Neighborhood Council meeting in September 2018 that he was trying to “get rid of” the tenants when asked about “Ellis” tenant relocation. This is not how other condominium Tract Maps have been required to conform with the law. This is included as Condition 12 in the Determination Letter, but how will this be monitored given the Applicant’s statement?*

Staff Response: The subdivider submitted a list of tenants dated April 21, 2017 to the case file in accordance with Tentative Tract Map filing requirements. The list identifies four (4) tenants, with one (1) of which is identified as disabled and would meet the definition of a Qualified Tenant as defined by LAMC Section 47.06. The Zoning Information Mapping Access System (“ZIMAS”) Parcel Profile Report shows that the site is subject to the Rent Stabilization Ordinance (“RSO”). ZIMAS also indicates that the site is an Ellis Act Property (filed on November 5, 2018), therefore the property has been legally withdrawn from the rental housing market. The implementation and enforcement of the RSO and Ellis Act are under the authority of the Housing and Community Investment Department (“HCIDLA”) pursuant to LAMC Sections 151.22-151.28. The Deputy Advisory Agency’s Determination included Condition Nos. 12 and 13 to ensure the project will comply with all tenant relocation requirements of the RSO and Ellis Act with HCIDLA. Therefore, the Deputy Advisory Agency did not err or abuse in discretion in approving the Tentative Tract Map.

## **CONCLUSION**

In consideration of the foregoing, it is submitted that the Deputy Advisory Agency acted reasonably in approving Tentative Tract No. TT-74990-CN. Upon in-depth review and analysis of the issues raised by the Appellant for the proposed subdivision at 1509-1515 South Gramercy Avenue, no errors or abuse of discretion by the Deputy Advisory Agency were found in regards to the appeal points raised. For the reasons stated herein, and as provided in the Findings in the Deputy Advisory Agency’s Determination, the proposed project does comply with the applicable provisions of the State Subdivision Map Act. The appeals of the Deputy Advisory Agency’s Determination cannot be substantiated and therefore should be denied.

Staff recommends that the Area Planning Commission deny the appeal; sustain the Deputy Advisory Agency’s Determination; and determine that the Project is categorically exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies.

**EXHIBIT A**  
**APPEAL APPLICATION**

ORIGINAL



APPLICATIONS:

APPEAL APPLICATION

Instructions and Checklist

Related Code Section: Refer to the City Planning case determination to identify the Zone Code section for the entitlement and the appeal procedure.

Purpose: This application is for the appeal of Department of City Planning determinations authorized by the Los Angeles Municipal Code (LAMC).

A. APPELLATE BODY/CASE INFORMATION

1. APPELLATE BODY

- Area Planning Commission, City Planning Commission, City Council, Director of Planning, Zoning Administrator

Regarding Case Number: TT-74990 AND RELATED CASES

Project Address: 1509-1515 S. GRAMERCY PLACE LA CA. 90019

Final Date to Appeal: 2/7/20

2. APPELLANT

- Appellant Identity (check all that apply): Representative, Applicant, Property Owner, Operator of the Use/Site, Person, other than the Applicant, Owner or Operator claiming to be aggrieved

- Person affected by the determination made by the Department of Building and Safety: Representative, Applicant, Owner, Operator, Aggrieved Party

3. APPELLANT INFORMATION

Appellant's Name: JAMES R. CHILDS PARK

Company/Organization: NORTH UNIVERSITY COMMUNITY ASSOCIATION

Mailing Address: 2326 SCARFF STREET

City: LOS ANGELES State: CA Zip:

Telephone: 213-747-2526 E-mail: JEANJUSTINA@2341@ATT.NET

a. Is the appeal being filed on your behalf or on behalf of another party, organization or company? Self, Other: NORTH UNIVERSITY PARK COMMUNITY ASSOCIATION

b. Is the appeal being filed to support the original applicant's position? Yes, No

**4. REPRESENTATIVE/AGENT INFORMATION**

Representative/Agent name (if applicable): \_\_\_\_\_

Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**5. JUSTIFICATION/REASON FOR APPEAL**

a. Is the entire decision, or only parts of it being appealed?  Entire  Part

b. Are specific conditions of approval being appealed?  Yes  No

If Yes, list the condition number(s) here: \_\_\_\_\_

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

**6. APPLICANT'S AFFIDAVIT**

I certify that the statements contained in this application are complete and true:

Appellant Signature: James R. Catlins Date: 2/7/20

**GENERAL APPEAL FILING REQUIREMENTS**

**B. ALL CASES REQUIRE THE FOLLOWING ITEMS - SEE THE ADDITIONAL INSTRUCTIONS FOR SPECIFIC CASE TYPES**

**1. Appeal Documents**

a. **Three (3) sets** - The following documents are required for each appeal filed (1 original and 2 duplicates) Each case being appealed is required to provide three (3) sets of the listed documents.

- Appeal Application (form CP-7769)
- Justification/Reason for Appeal
- Copies of Original Determination Letter

**b. Electronic Copy**

Provide an electronic copy of your appeal documents on a flash drive (planning staff will upload materials during filing and return the flash drive to you) or a CD (which will remain in the file). The following items must be saved as individual PDFs and labeled accordingly (e.g. "Appeal Form.pdf", "Justification/Reason Statement.pdf", or "Original Determination Letter.pdf" etc.). No file should exceed 9.8 MB in size.

**c. Appeal Fee**

- Original Applicant - A fee equal to 85% of the original application fee, provide a copy of the original application receipt(s) to calculate the fee per LAMC Section 19.01B 1.
- Aggrieved Party - The fee charged shall be in accordance with the LAMC Section 19.01B 1.

**d. Notice Requirement**

- Mailing List - All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC
- Mailing Fee - The appeal notice mailing fee is paid by the project applicant, payment is made to the City Planning's mailing contractor (BTC), a copy of the receipt must be submitted as proof of payment.

**G. NUISANCE ABATEMENT**

**1. Nuisance Abatement** - Appeal procedure for Nuisance Abatement per LAMC Section 12.27.1 C 4

**NOTE:**

- Nuisance Abatement is only appealable to the City Council.

**a. Appeal Fee**

Aggrieved Party the fee charged shall be in accordance with the LAMC Section 19.01 B 1.

**2. Plan Approval/Compliance Review**

Appeal procedure for Nuisance Abatement Plan Approval/Compliance Review per LAMC Section 12.27.1 C 4.

**a. Appeal Fee**

Compliance Review - The fee charged shall be in accordance with the LAMC Section 19.01 B.

Modification - The fee shall be in accordance with the LAMC Section 19.01 B.

**NOTES**

*A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.*

***Please note** that the appellate body must act on your appeal within a time period specified in the Section(s) of the Los Angeles Municipal Code (LAMC) pertaining to the type of appeal being filed. The Department of City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.*

This Section for City Planning Staff Use Only		
Base Fee: 89	Reviewed & Accepted by (DSC Planner): Sarahi Ortega	Date: 2/7/20
Receipt No: 010-415-1219	Deemed Complete by (Project Planner):	Date:
<input checked="" type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

February 5, 2020

Appeal RE: **Case No. TT-74990-CN**  
[Related Case No. ENV-2017-3217-CE]

Location: 1509-1515 S. Gramercy Place, Los Angeles CA 90019

Dear Commissioners:

I am filing this appeal on my own behalf, as a longtime resident in the Harvard Heights-Angelus Vista neighborhood, and on behalf of my neighbors and fellow community stakeholders in the Historic West Adams District.

As are my neighbors who have fought long and hard to preserve the character of our community, I am an aggrieved party. I have lived in this community since 2009. After restoring my own historic home, I have participated in many ways in my neighborhood, by opening my home on tours, by attending numerous public hearings, and especially by working with my neighbors and through my local neighborhood council to review many development applications. Quite a few are very good, many are proposing substantial new housing developments, and we look forward to seeing other good proposals.

This project, however, causes more harm than good. My neighbors and I are aggrieved because this project, if allowed to proceed, would be out of character visually in this neighborhood because Planning Staff is saying the new design guidelines do not apply; the project removes a historical resource, a 1904 Mission Revival residence that was identified in TWO previous historic surveys; and it sets a precedent that would encourage future applicants to sidestep long-established rules and regulations for achieving "vesting" – as this Applicant did.

This is a "TT" case – "Tentative Tract" – for a new, purpose-built condominium complex. Applicant failed to apply for a "VTT" – a "Vesting Tract Map," and instead of recognizing that, Planning Staff erred and abused discretion by simply deciding the project was vesting anyway, for reasons discussed below.

As an Appellant, I have several issues with the Determination decision in this case.

**FIRST**, my neighbors and I worked for a very long time (some for literally 30 years) to finally achieve getting a new "HPOZ lite" overlay zone placed on the blocks bounded by Pico, Manhattan Place, Washington and Arlington. This pocket neighborhood is surrounded by designated HPOZs (Harvard Heights, Western Heights and Country Club Park). When Planning Staff was updating the South Los Angeles Community Plan, they held meetings for neighbors in which they urged the community to accept this new kind of protective historical overlay that they were calling "Character Residential Overlay" CPIO, nicknamed "HPOZ Lite." The community was told it would not differ from a regular HPOZ except that there would be no Board, and that in lieu of a Preservation Plan, the Secretary of Interior Standards would apply to all projects.

At no time was it revealed – and the final ordinance also doesn't say this – that Planning Staff going forward would engage in a process that allows a developer or other owner/Applicant to apply to remove a property from historical contributor status. Yet that is what happened in this case.

Worse, apparently the Applicant hired more than one historic consultant. The first one expressed an opinion that the 1904 Mission Revival home was historic. The second consultant said it was not historic. This is considered a difference of expert opinion, which means under State law that the Planning Department could not say the Project is “categorically exempt.” This entire approach to whether or not there is a historic resource at the property is a serious issue; what is the point of having a designated Character Residential District if it can be taken apart by the whims of a developer or an inconsistent approach by Planning Staff?

**SECOND**, the Project plans submitted to the neighborhood council back in 2018 showed us a rendering that did NOT set back behind the Building Line of 25 feet on Gramercy Place. The design of the building itself was also out of character for the community and, from a design sense, disrespected the adjacent residential structure, also dating from the historical period.

The Determination does reference that the new building does need to meet the requirements of the Building Line (Condition 3, Page 2) but the actual submitted design did not appear to do so. *Note that a Building Line is adopted by ordinance, and is not a part of the Character Residential Overlay, although the design guidelines for the Character residential Overlay would similarly require a deep setback honoring prevailing setbacks on the block.*

**THIRD**, on Page 11, **Finding (a)** – Staff erred and abused discretion by making a Finding that the provisions of the Character Residential Overlay Zone, which has been in effect since December 19, 2018 and which was adopted by City Council on November 22, 2017, did not apply.

This Finding is based on an **incorrect interpretation** of LAMC 12.26, which relates to project development plans and “vesting.” We will take a further look at “vesting” below but first let's examine LAMC 12.26.

Applicant initially applied for a permit on July 7, 2017 to build an apartment building. (Applicant simultaneously submitted the Subject application for a tentative tract map). At a public meeting with the neighborhood council in September 2018, the Applicant's representative indicated that they had not revealed to LADBS that they were simultaneously applying for a condominium tract map and subdivision. In any case, it is true that a permit was issued, on July 20, 2018 – more than 550 days before the Planning Department rendered a decision on the Tract Map application.

LAMC 12.26 quite specifically says that any vesting rights granted under that part of the Municipal Code are subject to (“the rights shall end”) pursuant to LAMC Section 98.0602, which in turn states that a building permit expires if it is not utilized within 180 days. Obviously this building permit has never been utilized.

Furthermore, LAMC Section 98.0605 states that an extension of such permit is possible, but must be applied for no later than 30 days before the expiration. That would have been around beginning of December, 2017 in advance of a circa January 1, 2018 expiration.

Planning Staff has presented no evidence within this Determination that such extension had ever been applied for or granted.

Also, the LAMC 12.26 references not only ordinances and zoning which are in effect on day of application, but also "policies" adopted by the City of Los Angeles. As a policy, City Council ("The City of Los Angeles") had already adopted the Character Residential Overlay Zone, in November 2017, and had also already adopted the related Environmental Impact Report, which included the new Character Residential Overlay Zones as one of the Mitigations to the possible Significant Impacts envisioned in South Los Angeles on the region's many historical resources. These are "policies" rather than ordinances. Staff failed to consider this.

Here is the full text of the relevant sections of the Municipal Code (with pertinent parts highlighted by Appellant):

***Vesting of Development Plan. (Amended by Ord. No. 173,492, Eff. 10/10/00.)** Whenever plans sufficient for a complete plan check are accepted by the Department of Building and Safety and a fee is paid, a vested right is granted to the project to proceed with its development in substantial compliance with the zoning, and development rules, regulations, ordinances and adopted policies of the City of Los Angeles in force on the date that the plan check fee is paid as indicated on a valid building permit application. These rights shall not include exemption from other applications or approvals that may be necessary to entitle the project to proceed (i.e., subdivision, zone variance, design review board review, etc.) and from subsequent changes in the Building and Safety and Fire regulations found necessary by the City Council to protect the public health and safety and which are applicable on a citywide basis, contained in Chapters V and IX of this Code and policies and standards relating to those chapters or from citywide programs enacted after the application is deemed complete to implement State or Federal mandates.*

***These rights shall end: (Amended by Ord. No. 182,106, Eff. 5/20/12.)***

*(a) 18 months after the plan check fee is paid, or if a permit is issued during that time, when the building permit terminates pursuant to Section 98.0602;*

*(b) when subsequent changes are made to those plans that increase or decrease the height, floor area, or occupant load of the proposed-structure by more than five percent;*

*(c) when the use of the property is changed;*

*(d) when changes exceed or violate the Zoning Code regulations in force on the date the plan check fee was paid; or*

*(e) when the discretionary land use approval for the project terminates under the provisions of Chapter 1 of this Code or any ordinance adopted pursuant to Chapter 1 of this Code.*

**SEC. 98.0602. EXPIRATION OF PERMITS.**

*(Former Sec. 98.0603 Redesignated by Ord. No. 165,310, Eff. 12/31/89.)*

*(a) Every permit issued shall be valid for a period of two years from the date thereof, provided that any permit shall expire on the one hundred and eightieth (180) day from date of issuance if the work permitted thereunder has not been commenced; or shall expire whenever the Department determines the work authorized by any permit has been suspended, discontinued or abandoned for a continuous period of 180 days.*

*EXCEPTION: If the holder of any permit issued by the Department presents satisfactory evidence that unusual construction difficulties have prevented work from being started or continued without being suspended within the 180-day time period or completed within the two-year period of validity, the Department or the Board may grant extensions of time reasonably necessary because of such difficulties.*

**SEC. 98.0603. EXPIRATION OF PLAN CHECK.**

*If a permit is not secured within 18 months after plans have been filed for checking such plan check shall expire and no permit shall be issued until the plans are rechecked and approved and a new plan check fee paid. (Amended by Ord. No. 167,969, Eff. 7/11/92.)*

*EXCEPTION: The Department or the Board may grant extensions of time if a permit applicant submits in writing sufficient evidence that unusual conditions or circumstances precluded the securing of the permit within the allocated time.*

**SEC. 98.0605. TIME LIMITS OF REQUESTS FOR EXTENSION.**

*(Former Sec. 98.0606 Redesignated by Ord. No. 165,310, Eff. 12/31/89.)*

*Requests for extensions of time on the expiration times of permits, plan checks, slight modifications shall not be made not later than 30 days after the expiration time specified in this division.*

**FOURTH**, and this is still about vesting rights: Applicant never applied for a Vesting Tentative Tract condominium subdivision. It is a standard thing to do, and Planning Staff erred and abused discretion when they decided to ignore the Applicant's failure to simply pay the extra money so that his project would become vested no matter what zone changes occurred between the time of his application and the time of the Determination.

We in the community rely on an equal application of the law to all parties.

For Applicants applying today (e.g., after January 1, 2020), some projects are eligible for early vesting by doing the new, specific SB330 application. Otherwise, longtime state law on vesting is applicable to this project. Both California statutory law and case law in the state require that for any land use entitlement project, an Applicant needs to apply for and pay for a "vested" application, which could be a vested conditional use permit or, in this case, a vested tentative tract map. Or an Applicant can enter into a Development Agreement with the City.

This Applicant could easily have chosen to apply for a Vested Tentative Tract Map, and we do not know why he did not do so, or amend his application when it became clear that we were getting a new Character Residential Overlay Zone.

In any case, in California under our state law an Applicant only earns vesting rights for land use changes (e.g., zone changes like the Character Residential Overlay CPIO) under a building permit once the property owner has obtained the permit (e.g., it is issued), **performed substantial work** (he has not utilized the permit), and “incurred substantial liabilities in good faith reliance upon the permit.” See *Avco Community Developers, Inc. v. South Coast Reg'l Comm'n*, 17 Cal.3d 785 (1976).

**FIFTH**, and this is not unimportant: at the public meeting held back in September, 2018 by the neighborhood council, Applicant was asked why he had not yet applied for an “Ellis” tenant relocation. His answer was that he was just trying to “get rid of” the tenants. This not only seems unfair and not nice – at a time when we are all trying to prevent homelessness – it is also not how other Applicants for other condominium Tract Maps have been required to conform with the law. We applaud Condition 12 on Page 6, but wonder how is this going to be monitored given the prior statement?

**SIXTH**: We are all concerned about the use of the categorical exemption. Please remember that this clearance is based on a State law, not any local policy discussion on what is or is not “vested.” Either a project is consistent with land use designations and policies in effect – or it is not. And if there is a potential impact on a potential historic resource, or a disagreement among experts as to whether a structure is historic, that, too, must be evaluated.

For this project, a categorical exemption is not the appropriate environmental clearance. At minimum, further research and evaluation is required.

It is important to note that I am not opposed to the creation of a condominium project. Our community needs all kinds of housing opportunities. But the Applicant could be more creative, and he could reconceive this project where one new building can be built in the rear of this very large lot and make condo units in both that building and this existing building, or he could utilize the Small Lot Subdivision Ordinance to do something similar.

In summary, it is my belief that Planning Staff erred and abused discretion by misinterpreting what it means for a project to be vested (and ignoring the fact that Applicant failed to apply for a VTT Vesting Tentative Tract Map); further erred and abused discretion by not even recognizing the Character Residential Overlay CPIO; and erred and abused discretion again by simply engaging in a process that had never been revealed to the community that would allow people to remove as resources individual building within these new Character by hiring a historic consultant of their own choosing to render an opinion favorable to their cause.

This latter issue will affect 11 existing Character Residential Overlay Zones throughout the South Los Angeles region if this procedure is allowed to stand.

Thank you very much for your consideration of this appeal.

Blake McCormick

DEPARTMENT OF  
CITY PLANNING

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN  
PRESIDENT

VAHID KHORSAND  
VICE-PRESIDENT

DAVID H. J. AMBROZ  
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MAYOR

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DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

Decision Date: January 28, 2020

**Applicant/Owner**

Timothy L. Robbins Revocable  
Living Trust  
5402 Sanchez Drive  
Los Angeles, CA 90008

**Representative**

Ana Rodriguez  
GM Engineering  
6634 Valjean Avenue  
Van Nuys, CA 91406

**Case No.** TT-74990-CN  
**CEQA:** ENV-2017-3217-CE  
**Location:** 1509-1515 South Gramercy Place  
Los Angeles, CA 90019

**Council District:** 10 – Wesson, Jr.  
**Neighborhood Council:** United Neighborhoods  
**Community Plan Area:** South Los Angeles  
**Land Use Designation:** Medium Residential  
**Zone:** R3-1-O-CPIO  
**Legal Description:** Lot 2, Block 7, The W. G. Nevin Tract

**Last Day to File an Appeal:** February 7, 2020

In accordance with provisions of Section 17.06 of the Los Angeles Municipal Code ("LAMC"), the Advisory Agency determined, based on the whole administrative record, that the project is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to Section 15300.2, applies. The Advisory Agency also approves Tentative Tract Map No. TT-74990-CN composed of one lot, located at 1509-1515 South Gramercy Place for a maximum of **eight (8) residential condominium units**, as shown on map stamp-dated May 3, 2018. This unit density is based on the R3-1-O Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

**NOTE** on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

**BUREAU OF ENGINEERING - SPECIFIC CONDITIONS**

*Any questions regarding this report should be directed to Mr. Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3484.*

1. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.

**DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION**

*Grading Division approvals are conducted at 221 North Figueroa Street, 12<sup>th</sup> Floor suite 1200. The approval of this Tract Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.*

2. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

**DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION**

*An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.*

3. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
  - a. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication.

Notes: The project site has a 25 ft. Building Line along Gramercy Place.

Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use

**DEPARTMENT OF TRANSPORTATION**

4. That the project be subject to any recommendations from the Department of Transportation.

**FIRE DEPARTMENT**

*The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (818) 374-4351 or (213) 482-6504. You should advise any consultant representing you of this requirement as well.*

5. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:

- a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
- b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- c. 505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- d. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- e. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
- f. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
- g. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
- h. Submit plot plans indicating access road and turning area for Fire Department approval.
- i. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- j. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
- k. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- l. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- m. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- n. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.
- o. Site plans shall include all overhead utility lines adjacent to the site.
- p. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

**DEPARTMENT OF WATER AND POWER**

6. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

**BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS**

*Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3. (c).*

7. If new street light(s) are required, then prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

**BUREAU OF SANITATION**

8. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated June 4, 2018. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

**INFORMATION TECHNOLOGY AGENCY**

9. To assure that cable television facilities will be installed in the same manner as other required improvements, please email [cabletv.ita@lacity.org](mailto:cabletv.ita@lacity.org) that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.

**DEPARTMENT OF RECREATION AND PARKS**

*If you have any questions or comments regarding this information, please feel free to contact Melinda Gejer at (213) 202-2657.*

10. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

**DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS**

*Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at [planning.lacity.org](http://planning.lacity.org).*

11. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- a. Limit the proposed development to a maximum of one lot with 8 residential condominium units.
- b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit.

In addition to the above, provide a minimum of ¼ guest parking spaces per dwelling. All guest spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and Safety.

If guest parking spaces are gated, a voice response system shall be installed at the gate. Directions to guest parking spaces shall be clearly posted. Tandem parking spaces shall not be used for guest parking.

In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning.

- d. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- f. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- g. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The

- City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
  - (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Action includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

### **Tenant Relocation Conditions**

12. That the applicant execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to provide tenant relocation assistance and establish a relocation program in a manner consistent with Section 47.07 of the Los Angeles Municipal Code relating to demolition. The covenant and agreement shall be executed and recorded with 10 days after the expiration of the appeal period (and final action thereon) and a copy provided to each eligible tenant within five days of recordation of the covenant and agreement.

13. Within 10 days after the time to appeal has expired, the applicant shall execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to the affirmative duty to abide by all provisions of the Ellis Act (Government Code §§ 7060, et seq.) and §§ 151.22 – 151.28 of the Los Angeles Municipal Code.

#### DEPARTMENT OF CITY PLANNING - STANDARD CONDOMINIUM CONDITIONS

C-1 That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. If models are constructed under this tract approval, the following conditions shall apply:

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Development Services Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

C-2 Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with Section 17.12 of the Los Angeles Municipal Code and to be paid and deposited in the trust accounts of the Park and Recreation Fund.

C-3 That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

C-4 In order to expedite the development, the applicant may apply for a building permit for an apartment building. However, prior to issuance of a building permit for apartment building, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

OR

If a building permit for apartments will not be requested, the project civil engineer, architect or licensed land surveyor must certify in a letter to the Advisory Agency that the applicant will not request a permit for apartments and intends to acquire a building permit for a condominium building(s). Such letter is sufficient to clear this condition.

#### **BUREAU OF ENGINEERING - STANDARD CONDITIONS**

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- (k) That no public street grade exceeds 15%.
- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.

S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:

- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
- (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
- (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
- (d) All improvements within public streets, private streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
- (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
  - (1) No street lighting requirements.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition S-3 (i), requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.

- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
  - (1) Improve Gramercy Place adjoining the subdivision by the removal of the existing sidewalk and construction of a new 5-foot wide concrete sidewalk and landscaping of the parkway; or a new full width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements.

**NOTES:**

The Advisory Agency approval is the maximum number of units permitted under the tract map action. However the existing or proposed zoning may not permit this number of units.

Any removal of the existing street trees shall require Board of Public Works approval.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the Los Angeles Municipal Code (LAMC).

The final map must be recorded within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

**FINDINGS OF FACT (CEQA)**

The Advisory Agency determines that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the project is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

**FINDINGS OF FACT (SUBDIVISION MAP ACT)**

In connection with the approval of Tentative Tract Map No. TT-74990-CN the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

(a) **THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plans establish goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land. The subject site is also within the South Los Angeles Community Plan and Community Plan Implementation Overlay ("CPIO") which became effective on December 29, 2018. However, Building Permit No. 17010-10000-02541 was previously issued on July 20, 2018 for the proposed construction, before the effective date of the CPIO. Project (development plans) are vested pursuant to LAMC Section 12.26. Therefore, the provisions of the CPIO do not apply to the subject project. The subject site is not within a Specific Plan.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.05 C., tract maps are to be designed in conformance with the tract map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B. The project site is located within the South Los Angeles Community Plan, which designates the site with a Medium Residential land use designation. The land use designation lists the R3 Zone as the corresponding zone. The project is vested to the R3-1-O zone, which is consistent with the land use designation. The project site has approximately 13,146 square feet of lot area, which would permit a maximum of 16 dwelling units.

Pursuant to LAMC Section 1706 B. A, a Tentative Tract Map must be prepared by or under the direction of a licensed land surveyor or registered civil engineer. It is required to contain information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the tract map. The Tentative Tract Map indicates the map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.06 B. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C and 17.06 B, and is consistent with the applicable General Plan.

(b) **THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.05 enumerates the design standards for a tract map

and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the tract map be designed in conformance with the zoning regulations of the project site. As the project is vested to the R3-1-O zone, the zone would permit a maximum of 16 dwelling units on the approximately 13,146 square-foot site. As the map is proposed for a residential condominium building for 8 dwelling units, it is consistent with the density permitted by the zone. The project will comply with all setback requirements, and will also comply with the 25-foot Building Line along Gramercy Place established by Ordinance No. 57008. No deviations from code requirements are requested as part of this subdivision.

The tract map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the tract map for compliance with the Street Design Standards. The Bureau of Engineering has recommended dedication and/or improvements to the public right-of-way along Gramercy Place, consistent with the standards of the Mobility Element. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

(c) THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT.

The project site is level, rectangular- shaped lot, consisting of 13,146 square feet of lot area. The site is developed with two existing apartment buildings containing a total of four (4) dwelling units, with two (2) non-protected trees on-site and one (1) non-protected street tree along the public right-of-way. The proposed Project would demolish the existing structures and remove the three trees located on-site and along the right-of-way for the construction, use, and maintenance of one condominium building with 8 dwelling units. The project site is located within the 1.57 kilometers (0.97 miles) from the Puente Hills Blind Thrust Fault, but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area or within the BOE Special Grading Area. The site is not located within a high fire hazard severity zone, flood zone, landslide, liquefaction, or tsunami inundation zone. The site is located within a methane zone and will be required to comply with all applicable regulations as it pertains to development within a methane zone. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone Type X, which denotes areas of minimal flood hazard. The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

The tract map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Therefore, the site will be physically suitable for the proposed type of development.

(d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

Surrounding parcels are zoned R3-1-O-CPIO and designated for Medium Residential land uses by the South Los Angeles Community Plan. Properties directly to the north, west, and south are developed with multi-family residential buildings ranging from two to four

stories in height. Properties across Gramercy Place to the east are zoned [Q]R4-1-CPIO and improved with multi-family residential buildings ranging from two to three stories in height. There is a church directly northwest of the site (fronting along Wilton Place) and west of the site (fronting along Gramercy Place). The project site, which is comprised of one 13,146-square foot lot, is developed with two existing apartment buildings containing a total of four (4) dwelling units. The Project proposes to construct one residential condominium building with eight (8) dwelling units. The building will be two stories with one semi-subterranean parking level, with a maximum building height of 32 feet. As proposed, the density and height is consistent with the zone and land use designation, which would permit a maximum density of 16 dwelling units and a building height of 45 feet. The tract map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. The Department of Building and Safety has issued Building Permit No. 17010-10000-02541 for the construction of a 2-story apartment over basement for 8 apartment units. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned the proposed tract map is physically suitable for the proposed density of the development.

- (e) THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The project site is currently developed with two (2) existing apartment buildings containing a total of four (4) dwelling units. There are with two (2) non-protected trees on-site and one (1) non-protected street tree along the public right-of-way. The surrounding area is presently developed with structures. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. It has been determined that the project and the design of the subdivision and proposed improvements will not cause substantial environmental damage or injury to wildlife or their habitat.

- (f) THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (g) THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS, ACQUIRED BY THE PUBLIC AT LARGE, FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage along Gramercy Place which is a public street. The project site consists of a parcel identified as Lot No. 2 and Block No. 7 of The W. G. Nevin Tract and is identified by the Assessor Parcel No. 5073-005-002. There are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision,

as identified on the tract map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed tract map.

Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Tentative Tract No. TT-74990-CN.

VINCENT P. BERTONI, AICP  
Advisory Agency



SERGIO IBARRA  
Deputy Advisory Agency

SI:CC

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission or Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza  
201 North Figueroa  
Street, 4th Floor  
Los Angeles, CA 90012  
(213) 482-7077

Marvin Braude San Fernando  
Valley Constituent Service  
Center  
6262 Van Nuys Boulevard,  
Room 251  
Van Nuys, CA 91401  
(818) 374-5050

West Los Angeles  
Development Services  
Center 1828 Sawtelle  
Boulevard,  
2nd Floor  
Los Angeles, CA 90025  
(310) 231-2912

**Forms are also available on-line at <http://cityplanning.lacity.org>**

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90<sup>th</sup> day following the date on which the City's decision becomes final.

(07-12-19)  
Single-family and Small Lot

**Applicant Copy**  
 Office: Downtown  
 Application Invoice No: 62881



Scan this QR Code® with a barcode reading app on your Smartphone. Bookmark page for future reference.



\*6800162881\*

LA Department of Building and Safety  
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PLAN & LAND USE \$106.80  
 DEV SERV CENTER SURCH-PLANNING \$2.67

NOTICE: The staff of the Plan  
 your application:

Sub Total: \$109.47

me full and impartial consideration to  
 one to represent you.

Receipt #: 0104151219

C.

Applicant: NUPCA - CHILDS, JIM ( 323-8999385 )
Representative:
Project Address: 1509-1515 S GRAMERCY PL, 90019

NOTES:

Item	Fee	%	Charged Fee
Appeal by Aggrieved Parties Other than the Original Applicant *	\$89.00	100%	\$89.00
<b>Case Total</b>			<b>\$89.00</b>

Item	Charged Fee
*Fees Subject to Surcharges	\$89.00
Fees Not Subject to Surcharges	\$0.00
<b>Plan &amp; Land Use Fees Total</b>	<b>\$89.00</b>
Expediting Fee	\$0.00
Development Services Center Surcharge (3%)	\$2.67
City Planning Systems Development Surcharge (6%)	\$5.34
Operating Surcharge (7%)	\$6.23
General Plan Maintenance Surcharge (7%)	\$6.23
<b>Grand Total</b>	<b>\$109.47</b>
<b>Total Invoice</b>	<b>\$109.47</b>
<b>Total Overpayment Amount</b>	<b>\$0.00</b>
<b>Total Paid</b> (this amount must equal the sum of all checks)	<b>\$109.47</b>

Council District: 10  
 Plan Area: South Los Angeles  
 Processed by ORTEGA, SARAH I on 02/07/2020

Signature: \_\_\_\_\_

Receipt #: 0104151219

Sub Total \$109.47

PLAN & LAND USE \$106.80  
 DEV SERV CENTER SURCH-PLANNING \$2.67

LA Department of Building and Safety  
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**EXHIBIT B**  
**TENTATIVE TRACT MAP**  
**TT-74990-CN**

# TENTATIVE TRACT NO. 74990

IN THE CITY OF LOS ANGELES,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 2 IN BLOCK 7 OF THE W.G. NEVIN TRACT AS PER MAP RECORDED IN BOOK 1 PAGES 53-54 IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER.

**PROJECT ADDRESS:**  
1509-1515 S. GRAMERCY PLACE  
LOS ANGELES, CA 90009  
APN 5073-005-002

**THOMAS GUIDE:**  
PAGE 633 - GRID H5

**DISTRICT MAP:**  
126B189, 126B193

**COMMUNITY PLAN:**

SO. LOS ANGELES  
EXISTING DESIGNATION:  
MEDIUM DENSITY RESIDENTIAL  
PROPOSED DESIGNATION:  
MEDIUM DENSITY RESIDENTIAL

**OWNER / SUBDIVIDER:**  
TIM ROBINS  
5402 SANCHEZ DRIVE  
LOS ANGELES, CA 90008  
(323) 252-9983

**CIVIL ENGINEER:**  
FELIX LEVITAS, RCE 62311  
GM ENGINEERING,  
6634 VALJEAN AVENUE,  
VAN NUYS, CA 91406  
(818) 908-1824

**ZONING INFORMATION:**

EXISTING: R3-1-0  
PROPOSED: R3-1-0  
COMMUNITY PLAN -  
MEDIUM DENSITY RESIDENTIAL

**PROJECT AREA:**  
GROSS (TO CENTERLINE STREETS): 16,096 SQ. FT. (0.37 AC.)  
NET (TRACT BOUNDARY):  
13,146 SQ. FT. (0.30 AC.)

**PROPOSED PROJECT:**  
SUBDIVISION IN THE R3-1-0 ZONE,  
FOR 8 UNITS, 2 STORY DWELLING  
CONDOMINIUM, HEIGHT: 32 FT.

GROSS S.F. NET S.F.  
GARAGE 3,398 2,678  
1ST. FLOOR 6,804 6,163  
2ND. FLOOR 6,996 6,143

**PROPOSED PARKING:**  
GARAGE PARKING - 2 PER UNIT,  
GUEST PARKING - 2  
TOTAL = 17  
TOTAL PROPOSED PARKING = 17

- NOTES:**
- PUBLIC SEWERS AVAILABLE IN ADJACENT STREETS
  - PROPERTY IS NOT IN A FLOOD HAZARD ZONE.
  - PROPERTY IS IN METHANE ZONE.
  - PROPERTY IS NOT IN THE MOUNTAIN FIRE DISTRICT.
  - THERE ARE NO PROTECTED TREES. THERE ARE 2 TREES ON SITE (YUCCA SPP AND FRAXINUS SPP) AND 1 STREET TREE (WASHINGTONIA ROBUSTA), ALL 3 EXISTING TREES TO BE REMOVED.
  - TWO 2-STORY EXISTING BUILDINGS AND ONE 1-STORY EXISTING BUILDING TO BE REMOVED.
  - EXISTING FIRE HYDRANTS - 1 EXISTING FIRE HYDRANT LOCATED ON THE SOUTHWEST OF INTERSECTION OF GRAMERCY PL. AND 15TH ST.
  - SITE IS RELATIVELY FLAT.
  - ALL DOWN SPOUTS TO BE ROUTED TO BIOFILTRATION PLANTERS.

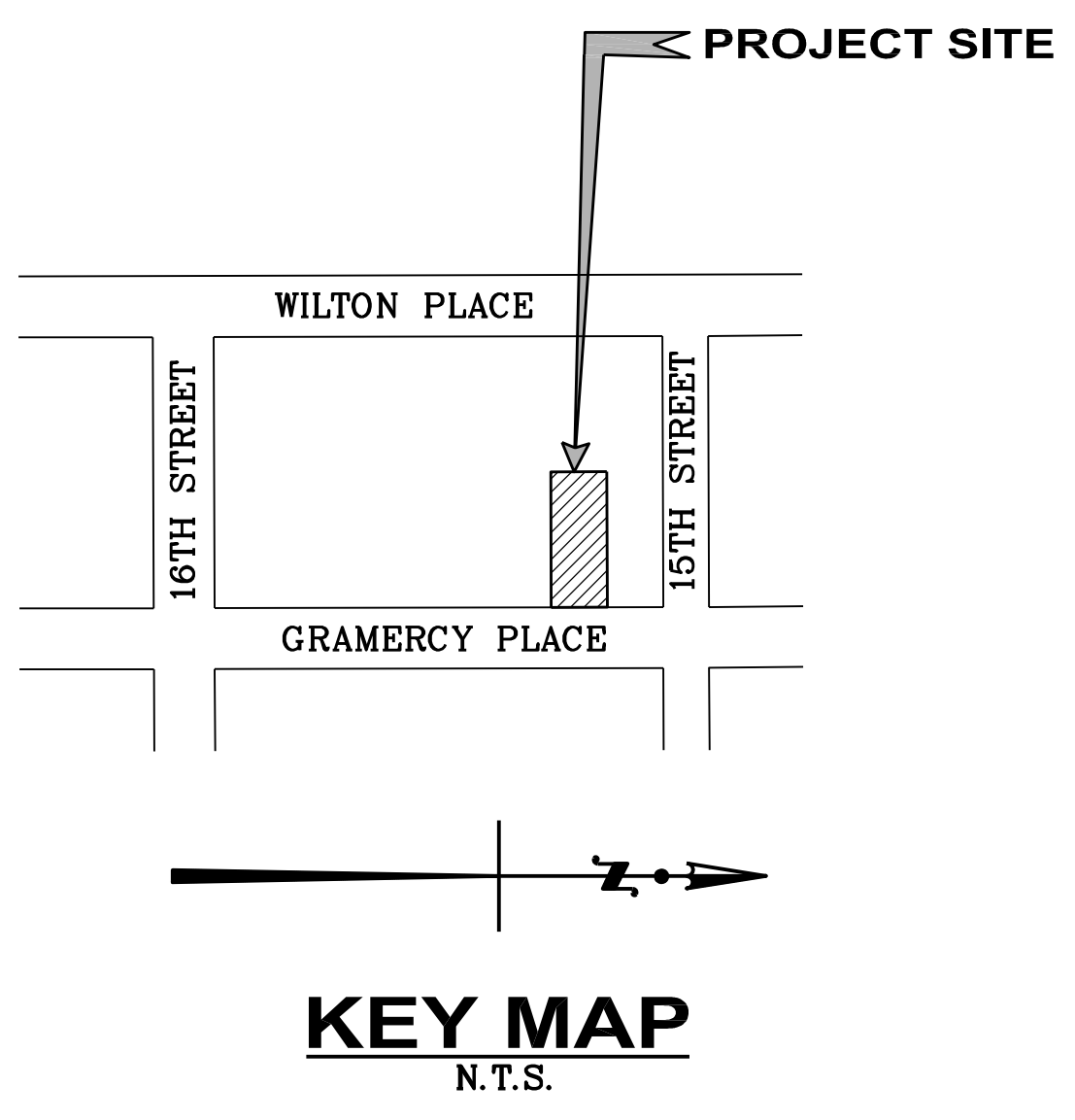
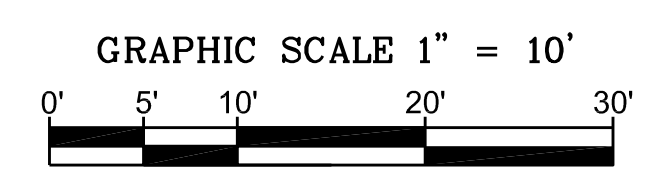
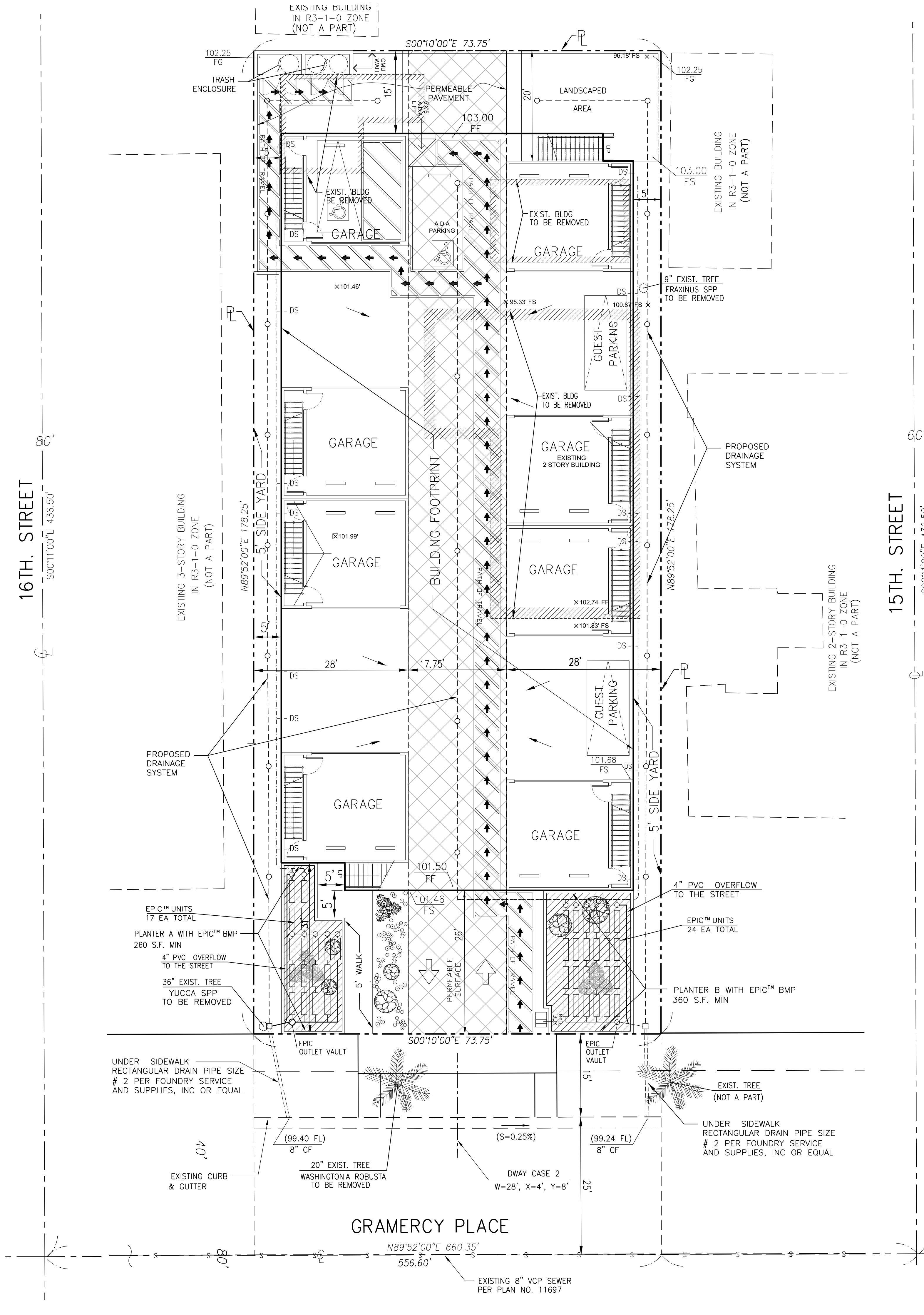
GRUTMAN - MAZLER ENGINEERING, INC  
**GM Engineering**  
civil engineers, land surveyors & general contractors  
GM ENGINEERING, 6634 VALJEAN AVENUE VAN NUYS, CA 91406  
tel. (818) 908-1824 fax#1 (818) 908-3038 fax#2 (818) 908-3814 gmengr.com

NO.	REVISIONS	DATE	ENGR.	DATE	DATE	DATE

PREPARED EXCLUSIVELY FOR:  
TIM ROBINS  
5402 SANCHEZ DRIVE  
LOS ANGELES, CA 90008

TENTATIVE  
TRACT NO. 74990  
1509-1515 S. GRAMERCY PLACE  
LOS ANGELES, CA 90019

SHEET TITLE:  
SHEET NO.  
1  
OF 1 SHEETS  
JOB NO.  
203601142



PREPARED UNDER THE DIRECTION OF:  
*[Signature]*  
FELIX LEVITAS, RCE 62311  
DATE: 04-09-2018



**EXHIBIT C**

**DEPUTY ADVISORY AGENCY**

**DETERMINATION**

**TT-74990-CN**

DEPARTMENT OF  
CITY PLANNING

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

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ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

Decision Date: January 28, 2020

**Applicant/Owner**

Timothy L. Robbins Revocable  
Living Trust  
5402 Sanchez Drive  
Los Angeles, CA 90008

**Representative**

Ana Rodriguez  
GM Engineering  
6634 Valjean Avenue  
Van Nuys, CA 91406

**Case No.** TT-74990-CN

**CEQA:** ENV-2017-3217-CE

**Location:** 1509-1515 South Gramercy Place  
Los Angeles, CA 90019

**Council District:** 10 – Wesson, Jr.

**Neighborhood Council:** United Neighborhoods

**Community Plan Area:** South Los Angeles

**Land Use Designation:** Medium Residential

**Zone:** R3-1-O-CPIO

**Legal Description:** Lot 2, Block 7, The W. G. Nevin Tract

**Last Day to File an Appeal:** February 7, 2020

In accordance with provisions of Section 17.06 of the Los Angeles Municipal Code (“LAMC”), the Advisory Agency determined, based on the whole administrative record, that the project is exempt from the California Environmental Quality Act (“CEQA”) pursuant to State CEQA Guidelines Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to Section 15300.2, applies. The Advisory Agency also approves Tentative Tract Map No. TT-74990-CN composed of one lot, located at 1509-1515 South Gramercy Place for a maximum of **eight (8) residential condominium units**, as shown on map stamp-dated May 3, 2018. This unit density is based on the R3-1-O Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency’s approval is subject to the following conditions:

**NOTE** on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

**BUREAU OF ENGINEERING - SPECIFIC CONDITIONS**

*Any questions regarding this report should be directed to Mr. Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3484.*

1. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.

**DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION**

*Grading Division approvals are conducted at 221 North Figueroa Street, 12<sup>th</sup> Floor suite 1200. The approval of this Tract Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.*

2. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

**DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION**

*An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.*

3. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
  - a. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication.

Notes: The project site has a 25 ft. Building Line along Gramercy Place.

Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use

**DEPARTMENT OF TRANSPORTATION**

4. That the project be subject to any recommendations from the Department of Transportation.

**FIRE DEPARTMENT**

*The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (818) 374-4351 or (213) 482-6504. You should advise any consultant representing you of this requirement as well.*

5. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:

- a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
- b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- c. 505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- d. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- e. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
- f. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
- g. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
- h. Submit plot plans indicating access road and turning area for Fire Department approval.
- i. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- j. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
- k. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- l. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- m. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- n. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.
- o. Site plans shall include all overhead utility lines adjacent to the site.
- p. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

**DEPARTMENT OF WATER AND POWER**

6. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

**BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS**

*Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3. (c).*

7. If new street light(s) are required, then prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

**BUREAU OF SANITATION**

8. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problem, as stated in the memo dated June 4, 2018. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

**INFORMATION TECHNOLOGY AGENCY**

9. To assure that cable television facilities will be installed in the same manner as other required improvements, please email [cabletv.ita@lacity.org](mailto:cabletv.ita@lacity.org) that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.

**DEPARTMENT OF RECREATION AND PARKS**

*If you have any questions or comments regarding this information, please feel free to contact Melinda Gejer at (213) 202-2657.*

10. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

**DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS**

*Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at [planning.lacity.org](http://planning.lacity.org).*

11. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- a. Limit the proposed development to a maximum of one lot with 8 residential condominium units.
- b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit.

In addition to the above, provide a minimum of  $\frac{1}{4}$  guest parking spaces per dwelling. All guest spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and Safety.

If guest parking spaces are gated, a voice response system shall be installed at the gate. Directions to guest parking spaces shall be clearly posted. Tandem parking spaces shall not be used for guest parking.

In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning.

- d. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- f. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- g. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The

- City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
  - (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Action includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

### **Tenant Relocation Conditions**

12. That the applicant execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to provide tenant relocation assistance and establish a relocation program in a manner consistent with Section 47.07 of the Los Angeles Municipal Code relating to demolition. The covenant and agreement shall be executed and recorded with 10 days after the expiration of the appeal period (and final action thereon) and a copy provided to each eligible tenant within five days of recordation of the covenant and agreement.

13. Within 10 days after the time to appeal has expired, the applicant shall execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to the affirmative duty to abide by all provisions of the Ellis Act (Government Code §§ 7060, et seq.) and §§ 151.22 – 151.28 of the Los Angeles Municipal Code.

#### DEPARTMENT OF CITY PLANNING - STANDARD CONDOMINIUM CONDITIONS

C-1 That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. If models are constructed under this tract approval, the following conditions shall apply:

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Development Services Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

C-2 Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with Section 17.12 of the Los Angeles Municipal Code and to be paid and deposited in the trust accounts of the Park and Recreation Fund.

C-3 That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

C-4 In order to expedite the development, the applicant may apply for a building permit for an apartment building. However, prior to issuance of a building permit for apartment building, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

OR

If a building permit for apartments will not be requested, the project civil engineer, architect or licensed land surveyor must certify in a letter to the Advisory Agency that the applicant will not request a permit for apartments and intends to acquire a building permit for a condominium building(s). Such letter is sufficient to clear this condition.

#### **BUREAU OF ENGINEERING - STANDARD CONDITIONS**

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- (k) That no public street grade exceeds 15%.
- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.

S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:

- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
- (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
- (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
- (d) All improvements within public streets, private streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
- (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
  - (1) No street lighting requirements.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition S-3 (i), requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.

- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:
  - (1) Improve Gramercy Place adjoining the subdivision by the removal of the existing sidewalk and construction of a new 5-foot wide concrete sidewalk and landscaping of the parkway; or a new full width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements.

**NOTES:**

The Advisory Agency approval is the maximum number of units permitted under the tract map action. However the existing or proposed zoning may not permit this number of units.

Any removal of the existing street trees shall require Board of Public Works approval.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the Los Angeles Municipal Code (LAMC).

The final map must be recorded within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

**FINDINGS OF FACT (CEQA)**

The Advisory Agency determines that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the project is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.

**FINDINGS OF FACT (SUBDIVISION MAP ACT)**

In connection with the approval of Tentative Tract Map No. TT-74990-CN the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) **THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plans establish goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land. The subject site is also within the South Los Angeles Community Plan and Community Plan Implementation Overlay ("CPIO") which became effective on December 29, 2018. However, Building Permit No. 17010-10000-02541 was previously issued on July 20, 2018 for the proposed construction, before the effective date of the CPIO. Project (development plans) are vested pursuant to LAMC Section 12.26. Therefore, the provisions of the CPIO do not apply to the subject project. The subject site is not within a Specific Plan.

The subdivision of land is regulated pursuant to Article 7 of the LAMC. Pursuant to LAMC Section 17.05 C., tract maps are to be designed in conformance with the tract map regulations to ensure compliance with the various elements of the General Plan, including the Zoning Code. Additionally, the maps are to be designed in conformance with the Street Standards established pursuant to LAMC Section 17.05 B. The project site is located within the South Los Angeles Community Plan, which designates the site with a Medium Residential land use designation. The land use designation lists the R3 Zone as the corresponding zone. The project is vested to the R3-1-O zone, which is consistent with the land use designation. The project site has approximately 13,146 square feet of lot area, which would permit a maximum of 16 dwelling units.

Pursuant to LAMC Section 1706 B. A, a Tentative Tract Map must be prepared by or under the direction of a licensed land surveyor or registered civil engineer. It is required to contain information regarding the boundaries of the project site, as well as the abutting public rights-of-way, hillside contours for hillside properties, location of existing buildings, existing and proposed dedication, and improvements of the tract map. The Tentative Tract Map indicates the map number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.06 B. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C and 17.06 B, and is consistent with the applicable General Plan.

- (b) **THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.05 enumerates the design standards for a tract map

and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the tract map be designed in conformance with the zoning regulations of the project site. As the project is vested to the R3-1-O zone, the zone would permit a maximum of 16 dwelling units on the approximately 13,146 square-foot site. As the map is proposed for a residential condominium building for 8 dwelling units, it is consistent with the density permitted by the zone. The project will comply with all setback requirements, and will also comply with the 25-foot Building Line along Gramercy Place established by Ordinance No. 57008. No deviations from code requirements are requested as part of this subdivision.

The tract map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the tract map for compliance with the Street Design Standards. The Bureau of Engineering has recommended dedication and/or improvements to the public right-of-way along Gramercy Place, consistent with the standards of the Mobility Element. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010. As conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

(c) THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT.

The project site is level, rectangular- shaped lot, consisting of 13,146 square feet of lot area. The site is developed with two existing apartment buildings containing a total of four (4) dwelling units, with two (2) non-protected trees on-site and one (1) non-protected street tree along the public right-of-way. The proposed Project would demolish the existing structures and remove the three trees located on-site and along the right-of-way for the construction, use, and maintenance of one condominium building with 8 dwelling units. The project site is located within the 1.57 kilometers (0.97 miles) from the Puente Hills Blind Thrust Fault, but is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area or within the BOE Special Grading Area. The site is not located within a high fire hazard severity zone, flood zone, landslide, liquefaction, or tsunami inundation zone. The site is located within a methane zone and will be required to comply with all applicable regulations as it pertains to development within a methane zone. Prior to the issuance of any permits, the project would be required to be reviewed and approved by the Department of Building and Safety and the Fire Department. The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone Type X, which denotes areas of minimal flood hazard. The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

The tract map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Therefore, the site will be physically suitable for the proposed type of development.

(d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

Surrounding parcels are zoned R3-1-O-CPIO and designated for Medium Residential land uses by the South Los Angeles Community Plan. Properties directly to the north, west, and south are developed with multi-family residential buildings ranging from two to four

stories in height. Properties across Gramercy Place to the east are zoned [Q]R4-1-CPIO and improved with multi-family residential buildings ranging from two to three stories in height. There is a church directly northwest of the site (fronting along Wilton Place) and west of the site (fronting along Gramercy Place). The project site, which is comprised of one 13,146-square foot lot, is developed with two existing apartment buildings containing a total of four (4) dwelling units. The Project proposes to construct one residential condominium building with eight (8) dwelling units. The building will be two stories with one semi-subterranean parking level, with a maximum building height of 32 feet. As proposed, the density and height is consistent with the zone and land use designation, which would permit a maximum density of 16 dwelling units and a building height of 45 feet. The tract map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. The Department of Building and Safety has issued Building Permit No. 17010-10000-02541 for the construction of a 2-story apartment over basement for 8 apartment units. Additionally, prior to the issuance of a demolition, grading, or building permit, the project would be required to comply with conditions herein and applicable requirements of the LAMC. As conditioned the proposed tract map is physically suitable for the proposed density of the development.

- (e) THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The project site is currently developed with two (2) existing apartment buildings containing a total of four (4) dwelling units. There are with two (2) non-protected trees on-site and one (1) non-protected street tree along the public right-of-way. The surrounding area is presently developed with structures. Neither the project site nor the surrounding area provides a natural habitat for fish or wildlife. It has been determined that the project and the design of the subdivision and proposed improvements will not cause substantial environmental damage or injury to wildlife or their habitat.

- (f) THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (g) THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS, ACQUIRED BY THE PUBLIC AT LARGE, FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

As required by LAMC Section 12.03, the project site has a minimum of 20 feet of frontage along Gramercy Place which is a public street. The project site consists of a parcel identified as Lot No. 2 and Block No. 7 of The W. G. Nevin Tract and is identified by the Assessor Parcel No. 5073-005-002. There are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision,

as identified on the tract map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed tract map.

Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Tentative Tract No. TT-74990-CN.

VINCENT P. BERTONI, AICP  
Advisory Agency



SERGIO IBARRA  
Deputy Advisory Agency

SI:CC

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission or Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza  
201 North Figueroa  
Street, 4th Floor  
Los Angeles, CA 90012  
(213) 482-7077

Marvin Braude San Fernando  
Valley Constituent Service  
Center  
6262 Van Nuys Boulevard,  
Room 251  
Van Nuys, CA 91401  
(818) 374-5050

West Los Angeles  
Development Services  
Center 1828 Sawtelle  
Boulevard,  
2nd Floor  
Los Angeles, CA 90025  
(310) 231-2912

**Forms are also available on-line at <http://cityplanning.lacity.org>**

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90<sup>th</sup> day following the date on which the City's decision becomes final.

(07-12-19)  
Single-family and Small Lot

**EXHIBIT D**

**ENVIRONMENTAL CLEARANCE**

**ENV-2017-3217-CE**

D1 – Notice of Exemption

D2 – Justification for Categorical Exemption

D3 – Historic Resource Assessment, ESA Associates,  
August 2019

D4 – Office of Historic Resources Correspondence,  
December 2019

COUNTY CLERK'S USE

**CITY OF LOS ANGELES**

OFFICE OF THE CITY CLERK  
200 NORTH SPRING STREET, ROOM 395  
LOS ANGELES, CALIFORNIA 90012

**CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**NOTICE OF EXEMPTION**

(PRC Section 21152; CEQA Guidelines Section 15062)

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

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

TT-74990 / Tentative Tract Map

LEAD CITY AGENCY

**City of Los Angeles (Department of City Planning)**

CASE NUMBER

ENV-2017-3217-CE

PROJECT TITLE

TT-74990-CN

COUNCIL DISTRICT

10

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

1509-1515 South Gramercy Place, Los Angeles, CA 90019

Map attached.

PROJECT DESCRIPTION:

A Tentative Tract Map to permit the subdivision of one 13,146 square foot lot for the construction, use, and maintenance of an 8-unit condominium with 18 parking spaces including two (2) guest parking spaces. The proposed condominium building will be two (2) stories and approximately 32 feet in height, with one semi-subterranean level of parking. The existing single-family and duplex buildings containing four (4) dwelling units will be demolished, and two (2) non-protected on-site trees and one (1) non-protected street tree will be removed, and the project will involve the grading of less than 500 cubic yards of soil.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Timothy L. Robbins Revocable Living Trust

CONTACT PERSON (If different from Applicant/Owner above)

Connie Chauv

(AREA CODE) TELEPHONE NUMBER

213 978-0016

EXT.

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

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)

Public Resources Code Section(s) \_\_\_\_\_

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) Section 15332 (Class 32)

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )

JUSTIFICATION FOR PROJECT EXEMPTION:

Additional page(s) attached

Class 32: In-fill development meeting the conditions described in CEQA Guidelines 15332: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. Additional justification in Case File No. ENV-2017-3217-CE.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

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

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

**CITY STAFF USE ONLY:**

CITY STAFF NAME AND SIGNATURE

Connie Chauv

STAFF TITLE

City Planner

ENTITLEMENTS APPROVED

Tentative Tract Map

FEE:

\$2,280

RECEIPT NO.

0201441108

REC'D. BY (DCP DSC STAFF NAME)

Daniel Skolnick

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019

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CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

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DEPUTY DIRECTOR

**JUSTIFICATION FOR PROJECT EXEMPTION  
CASE NO. ENV-2017-3217-CE**

The Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under State CEQA Guidelines Article 19, Section 15332 (Class 32), Case No. ENV-2017-3217-CE.

**Project Description**

The project is for a Tentative Tract Map to permit the subdivision of one 13,146 square foot lot for the construction, use, and maintenance of an 8-unit condominium with 18 parking spaces including two (2) guest parking spaces. The proposed condominium building will be two (2) stories and approximately 32 feet in height, with one (1) semi-subterranean level of parking. The existing single-family and duplex buildings containing four (4) dwelling units will be demolished, and two (2) non-protected on-site trees and one (1) non-protected street tree will be removed, and the project will involve the grading of less than 500 cubic yards of soil.

As multi-family residential condominium, and a project which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

**CEQA Determination – Class 32 Categorical Exemption Applies**

A Project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following five (5) criteria:

- a. **The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations.**

The site is zoned R3-1-O-CPIO and has a General Plan Land Use Designation of Medium Residential. As shown in the case file, the project is consistent with the applicable South Los Angeles Community Plan designation and policies and all applicable zoning designations and regulations.

- b. **The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.**

The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.30 acres. Lots adjacent to the subject site are developed with the following urban uses: multifamily residential and churches.

c. **The project site has no value as habitat for endangered, rare or threatened species.**

The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. There are two (2) non-protected trees (yucca and fraxinus) on the site, as well as one (1) non-protected street tree (Washingtonia robusta) along the sidewalk, as identified in the Tree Report prepared by Paul Lewis Landscape Architect on April 24, 2017. All trees are proposed to be removed.

d. **Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.**

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. More specifically, RCMs include but are not limited to:

- **Regulatory Compliance Measure RC-AQ-1(Demolition, Grading and Construction Activities):** Compliance with provisions of the SCAQMD District Rule 403. The project shall comply with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:
  - All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
  - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
  - All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
  - All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
  - All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
  - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
  - Trucks having no current hauling activity shall not idle but be turned off.
- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- **Regulatory Compliance Measure RC-HAZ-2: Explosion/Release (Methane Zone):** As the Project Site is within a methane zone, prior to the issuance of a building permit, the Site shall be independently analyzed by a qualified engineer, as defined in Ordinance No. 175,790 and Section 91.7102 of the LAMC, hired by the Project Applicant. The engineer shall investigate and design a methane mitigation system in compliance with the LADBS Methane Mitigation Standards for the appropriate Site Design Level which will prevent or retard potential methane gas seepage into the

building. The Applicant shall implement the engineer's design recommendations subject to DOGGR, LADBS and LAFD plan review and approval.

- **Regulatory Compliance Measure RC-NO-1 (Demolition, Grading, and Construction Activities):** The project shall comply with the City of Los Angeles Noise Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds.

- e. **The site can be adequately served by all required utilities and public services.**

The project site will be adequately served by all public utilities and services given that the construction of a multi-family residential condominium will be on a site which has been previously developed and is consistent with the General Plan.

### **CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions**

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

- a. **Cumulative Impacts.** *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

There is not a succession of known projects of the same type and in the same place as the subject project.

- b. **Significant Effect.** *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

As mentioned, the project proposes a multi-family residential condominium in an area zoned and designated for such development. All adjacent lots are developed with multi-family residential uses ranging from 2 to 4 stories in height and churches, and the subject site is of a similar size and slope to nearby properties. The project will not exceed the maximum permitted FAR of 3:1. The project size and height is not unusual for the vicinity of the subject site, and is similar in scope to other existing multifamily residential buildings in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

- c. **Scenic Highways.** *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of

Topanga State Park. The subject site is approximately 15 miles east of the scenic highway. Therefore the subject site will not create any impacts within a designated as a state scenic highway.

- d. **Hazardous Waste.** *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site.

- e. **Historic Resources.** *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The project site is not listed in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register. The site was identified as a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. A Historic Resource Assessment prepared by ESA Associates, dated August 2019, determined that the property does not meet the eligibility requirements as an individual resource under National Register Criterion C, California Register Criterion 3 or LAHCM Criterion 3 as an early intact example of a Mission Revival residence or as a notable work of a master architect. The study indicated that the subject property has been heavily altered, and alterations to the primary façade have rendered the property inadequate to serve as a representative example of the Mission Revival style either individually or as a contributor to a potential historic district. The assessment was reviewed and accepted by the Office of Historic Resources in correspondence dated December 2, 2019. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

**1509-1515 S. GRAMERCY PLACE  
LOS ANGELES, CALIFORNIA**

**Historic Resources Assessment**

**Prepared for**

**Timothy Robbins**

**5402 Sanchez Drive**

**Los Angeles, CA 90008**

**August 2019**





Final

1509-1515 S. GRAMERCY PLACE  
LOS ANGELES, CALIFORNIA

**Historic Resources Assessment**

Prepared for

Timothy Robbins

5402 Sanchez Drive

Los Angeles, CA 90008

August 2019

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# 1509-1515 S. GRAMERCY PLACE

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## Historic Resources Assessment

### Introduction

#### Executive Summary

Environmental Science Associates (ESA) was retained by Timothy Robbins (Client) to prepare this Historical Resources Assessment Report (Report). The purpose of this Report is to identify and evaluate potential historic resources located at 1509-1515 S. Gramercy Place in Los Angeles (City), California, on assessor parcel number (APN) 5073-005-002 (subject property). This Report, completed by ESA, was also prepared to comply with California Environmental Quality Act (CEQA), to assess the existing buildings and associated landscape on the subject property for eligibility as historical resources for listing in the National Register of Historic Places (National Register or NR), California Register of Historical Resources (California Register or CR), as well as for local designation as a City of Los Angeles Historical-Cultural Monument (LAHCM). The Report includes a discussion of the survey methods used, regulatory framework, records search results, a brief overview of the property and surrounding area, historic contexts, and evaluation of the subject property.

The subject property is situated in the South Los Angeles Community Planning Area, between West 15<sup>th</sup> Street and Venice Boulevard. It is improved with several buildings that have been added to the property over the years as a result of its change in use from a single-family to a multi-family property. The existing two-story duplex (Duplex Residence) was originally constructed in 1904-05 as a Mission Revival style single-family residence according to city directories and newspaper articles. No original building permit is available for the residence, although a 1938 building permit for its conversion to a duplex is on record. Permit history and assessor records for the subject property indicate that the home was remodeled and a garage was added to the parcel in 1912, but the garage has since been converted into a residential unit. The final addition to the subject parcel includes a detached single-family residence built in 1944 to the rear of the duplex.

ESA's Historic Resources Group Director Margarita Jerabek, Ph.D., and Historic Resources Group Manager Joel Levanetz, M.A. AICP, conducted a site survey of the subject property on June 12, 2019. This survey documented the existing conditions of the property and surrounding vicinity. During the survey the subject property was documented with digital photography and notes were taken to ensure detailed California Department of Parks and Recreation (DPR) forms for the subject property could be recorded following the field effort and analysis.

The subject property was evaluated under the following architecture theme: Mission Revival Style, 1887-1942. ESA also conducted research on the subject property's construction and occupancy history within the development of South Los Angeles and the W.G. Nevin Tract. ESA evaluated the subject property against the National Register, California Register, and the LAHCM criteria.

The subject property was previously identified as individually eligible by SurveyLA during their survey of the South Los Angeles Community Plan Area completed in March of 2012. The residence was recorded as potentially significant with the status codes of 3CS and 5S3 as an "Excellent example of the Mission Revival style, with high quality design and craftsmanship. All windows replaced; may not retain sufficient integrity for Natl. Register eligibility."<sup>1</sup> SurveyLA did not identify the subject property as a contributor to a potential historic district.

Given the preliminary findings of SurveyLA. Qualified practitioners from ESA closely scrutinized available details related to the construction, history and current conditions present at the subject property. As a result, ESA did not find the subject property eligible for listing under Criterion C/3/3 under the theme of Mission Revival Style, 1887-1942. Although the subject property was constructed in the early 20<sup>th</sup> century and exhibits some of the character-defining features relevant to the Mission Revival Style, a number of notable alterations have been made both to the subject property as well as to the associated parcel on which the subject property stands that have undermined its ability to convey historical significance. It was remodeled in 1912, converted into a duplex residence in 1937-38. The original arcade that framed the south courtyard prior to 1912 has been removed, the plan of the house has been entirely reconfigured and exterior stairs added, all of the windows have been replaced with incompatible vinyl windows, the exterior finish has been restuccoed and much of the remaining architectural detailing has been altered in appearance as a result of the stucco repairs. There are numerous alterations along the primary elevation as well as on each of the secondary and the tertiary elevations. While less impactful to the historic integrity of the subject property, changes to the side and rear elevations together with the alterations to the primary façade have cumulatively materially impaired the integrity necessary to be considered eligible under Criterion C/3/3. Thus, 1509-1515 S. Gramercy Place does not appear to meet the significance requirements as either an individual resource or as a contributor to a potential historic district as an "[e]xcellent example of the Mission Revival style, with high quality design and craftsmanship..." as concluded in the SurveyLA findings.

ESA researched the occupancy history of the subject property and concluded that 1509-1515 S. Gramercy Place does not appear to be associated with significant personages or events as is required under National Register Criterion B, California Register Criterion 2 or the LAHCM Criterion 2.

The subject property is a heavily altered example of the Mission Revival style. Alterations were observed along the roofline and across the primary elevation as well as on each of the secondary and the tertiary elevation. Changes to the side and rear elevations together with the substantial

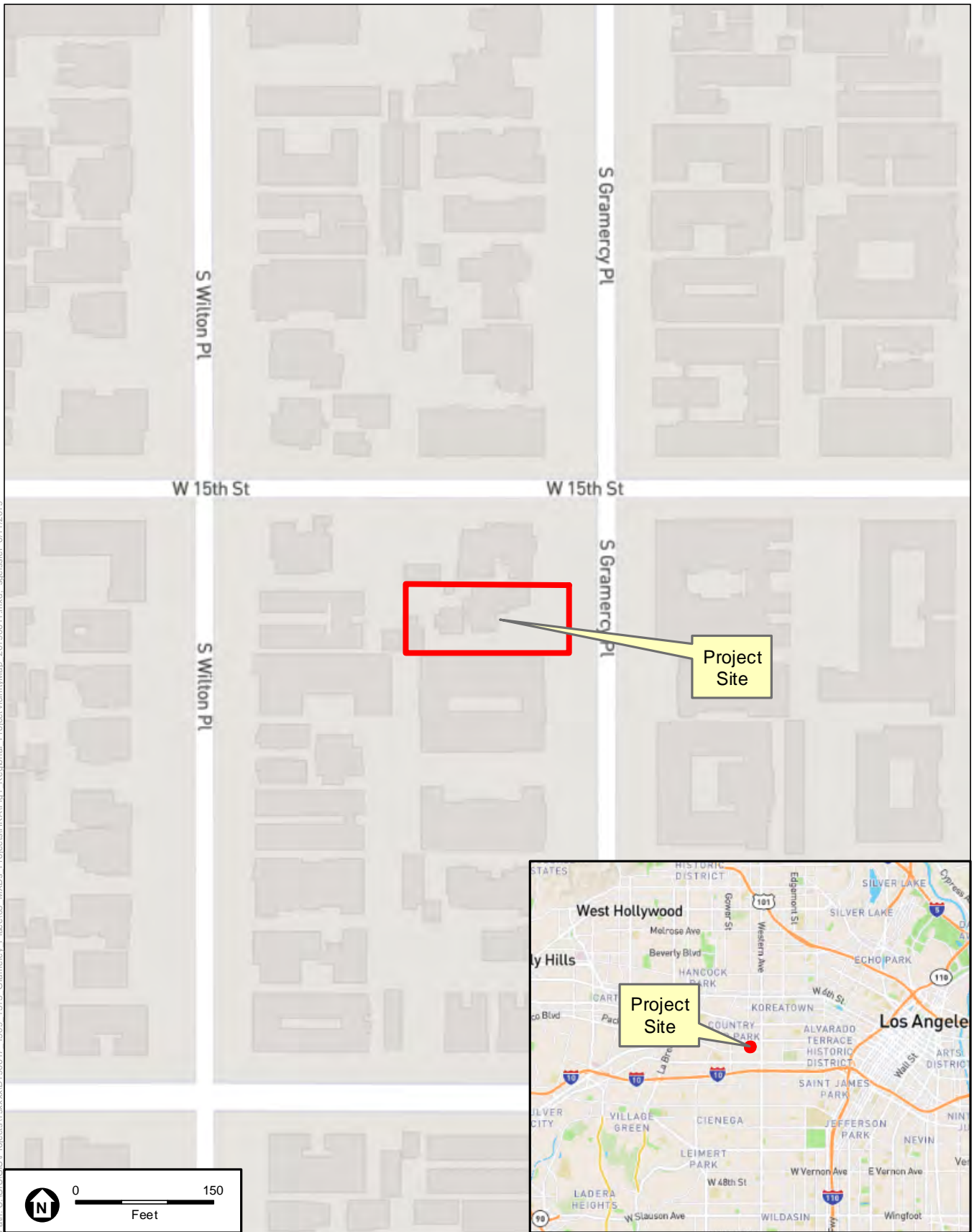
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<sup>1</sup> SurveyLA, "Individual Resources," *South Los Angeles Report*, March 2012, 18.

alterations to the primary façade have rendered the property inadequate to serve as a representative example of the Mission Revival style either individually or as a contributor to a potential historic district. Although it is basically identifiable as an example of its style, it is not a representative example and is not an architecturally significant work of a master builder or architect as demonstrated in this report. Therefore, ESA finds that 1509-1515 S. Gramercy Place does not meet the eligibility requirements as individual resource under National Register Criterion C, California Register Criterion 3 or LAHCM Criterion 3 as an early intact example of a Mission Revival residence or as a notable work of a master architect.

## Project Location

The subject property is located at 1509-1515 S. Gramercy Place in South Los Angeles in the City of Los Angeles on APN: 5073-005-002, shown on **Figure 1**, *Regional and Project Vicinity Map*. As mentioned above and shown in **Figure 2**, *Aerial Photograph of Project Site*, the Project Site is improved with a two-story, single-family residence that has since been converted to a duplex. Two detached single-family residences have been added to the subject parcel since the original 1904 construction. The subject property is located on a block largely developed with multi-family residences and bounded to the south by Venice Boulevard, to the west by South Wilton Place, to the north by West 15<sup>th</sup> Street, and to the east by South Gramercy Place. The subject property fronts Gramercy Place to the east.



SOURCE: Open Street Map, 2019.

1509 S. Gramercy Pl, Los Angeles

**Figure 1**  
Regional and Project Vicinity Map





SOURCE: Open Street Map, 2019.

1509 S. Gramercy Pl, Los Angeles

**Figure 2**  
Aerial Photograph of Project Site



## Research and Field Methodology

This Report was prepared by ESA's architectural historians, including Margarita Jerabek, Ph.D., Director of Historical Resources, Joel Levanetz, M.A, Senior Architectural Historian, Hanna Winzenried, M.Sc., Architectural Historian Associate, and Millie Mujica, M.F.A., Architectural Historian Associate, all of whom meet and exceed the *Secretary of the Interior's Professional Qualification Standards* in history and architectural history. Professional qualifications are provided in **Appendix A**. The historical resources evaluation involved a review of the National Register and its annual updates, the California Register, the Statewide Historical Resources Inventory (HRI) database maintained by the State Office of Historic Preservation (OHP), SurveyLA findings, and the City of Los Angeles's inventory of historic properties to identify any previously recorded properties within or near the subject property. An intensive pedestrian survey was also undertaken to document the existing conditions of the property and vicinity. In addition, the following tasks were performed for the study:

- Conducted field inspections of the subject property and utilized the survey methodology of the State OHP.
- Photographed the subject property and associated landscape features, and examined other properties in the vicinity that exhibited potential architectural and/or historical associations.
- Conducted site-specific research on the property utilizing building permits, Sanborn Fire Insurance Maps (Sanborn Maps), City directories, historical photographs, Online Archive of California, Calisphere, University of Southern California (USC) Digital Collections, historical *Los Angeles Times*, and other published sources.
- Conducted archival records search through the California Historical Resources Information System at the South Central Coastal Information Center (SCCIC), at California State University, Fullerton.
- Conducted research at the City's Building and Safety and Community Development departments as well as the Los Angeles County Office of the Assessor (Assessor).
- Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes, and related programs.
- Evaluated potential historical resources based upon criteria used by the National Register, California Register, and City of Los Angeles Cultural Heritage Preservation Ordinance.

## Regulatory Framework

Historical resources fall within the jurisdiction of the federal, state, and local designation programs. Federal laws provide the framework for the identification, and in certain instances, protection of historical resources. Additionally, state and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as amended and the California Public Resources Code (PRC), Section 5024.1, are the primary federal and state laws and regulations

governing the evaluation and significance of historical resources of national, state, regional, and local importance. Descriptions of these relevant laws and regulations are presented below.

## Federal Eligibility Criteria and Integrity Aspects

### National Register of Historic Places

The National Register was established by the NHPA as “an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment.”<sup>2</sup> The National Register recognizes properties that are significant at the national, state, and/or local levels.

To be eligible for listing in the National Register, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource:

- A. Associated with events that have made a significant contribution to the broad patterns of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- D. Yields, or may be likely to yield, information important in prehistory or history.<sup>3</sup>

Districts, sites, buildings, structures, and objects that are 50 years in age must meet one or more of the above criteria and retain integrity (that is, convey their significance) to be eligible for listing.

Under the National Register, a property can be significant not only for the way it was originally constructed, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and uses over a period of time.<sup>4</sup>

Within the concept of integrity, the National Register recognizes seven aspects or qualities that, in various combinations, define integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association:

*Location* is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense

<sup>2</sup> 36 CFR Section 60.2.

<sup>3</sup> “Guidelines for Completing National Register Forms,” in National Register Bulletin 16, U.S. Department of Interior, National Park Service, September 30, 1986. This bulletin contains technical information on comprehensive planning, survey of cultural resources and registration in the NRHP.

<sup>4</sup> National Register Bulletin 15, p. 19.

of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

*Design* is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

*Setting* is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historic role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space.

*Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components.

*Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. A property must retain key exterior materials dating from the period of its historic significance.

*Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.

*Association* is the direct link between an important historic event or person and a historic property. A property retains association if it *is* the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer.<sup>5</sup>

To retain historic integrity, a property will always possess most of the aspects and depending upon its significance, retention of specific aspects of integrity may be paramount for a property to

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<sup>5</sup> National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, 44-45, <http://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>, accessed July 7, 2013.

convey its significance.<sup>6</sup> Determining which of these aspects are most important to a particular property requires knowing why, where and when a property is significant.<sup>7</sup> For properties that are considered significant under National Register Criteria A and B, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (National Register Bulletin 15)* explains, “a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).”<sup>8</sup> In assessing the integrity of properties that are considered significant under National Register Criterion C, *National Register Bulletin 15* states, “a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.”<sup>9</sup>

## State Register and Eligibility Criteria

### California Register of Historical Resources

The OHP, as an office of the California Department of Parks and Recreation (DPR), implements the policies of the NHPA on a statewide level.

The OHP also carries out the duties as set forth in the PRC and maintains the HRI and the California Register. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the state’s jurisdictions.

Also implemented at the state level, CEQA requires projects to identify any substantial adverse impacts which may affect the significance of identified historical resources.

The California Register was created by Assembly Bill 2881 which was signed into law on September 27, 1992. The California Register is “an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent

<sup>6</sup> The National Register defines a property as an “area of land containing a single historic resource or a group of resources, and constituting a single entry in the National Register of Historic Places.” A “Historic Property” is defined as “any prehistoric or historic district, site, building, structure, or object at the time it attained historic significance.” Glossary of National Register Terms, [http://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a\\_appendix\\_IV.htm](http://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a_appendix_IV.htm), accessed June 1, 2013.

<sup>7</sup> National Register Bulletin 15, p. 44.

<sup>8</sup> “A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property’s historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register.” Ibid, p. 46.

<sup>9</sup> “A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.” Ibid.

prudent and feasible, from substantial adverse change.”<sup>10</sup> The criteria for eligibility for the California Register are based upon National Register criteria.<sup>11</sup>

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally Determined Eligible for the National Register;<sup>12</sup>
- California Registered Historical Landmarks from No. 770 onward;
- Those California Points of Historical Interest (PHI) that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.<sup>13</sup>

Other resources which may be nominated to the California Register include:

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local LAHCMS, or designated under any local ordinance, such as an HPOZ.<sup>14</sup>

To be eligible for the California Register, a historical resource must be significant at the local, state, or national level, under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Additionally, a historical resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of seven aspects of integrity similar to the National Register (location, design, setting, materials, workmanship, feeling, and association).

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<sup>10</sup> PRC Section 5024.1(a).

<sup>11</sup> PRC Section 5024.1(b).

<sup>12</sup> PRC Section 5024.1(d).

<sup>13</sup> PRC Section 5024.1(d).

<sup>14</sup> PRC Section 5024.1(e)

Also like the National Register, it must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance. It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.<sup>15</sup>

## Local Cultural Heritage Ordinance and Eligibility Criteria

### City of Los Angeles

The City enacted a Cultural Heritage Ordinance in April 1962 which defines Historic-Cultural Monuments. According to the Cultural Heritage Ordinance, Historic-Cultural Monuments are sites, buildings, or structures of particular historic or cultural significance to the City in which the broad cultural, political, or social history of the nation, state, or City is reflected or exemplified, including sites and buildings associated with important personages or which embody certain distinguishing architectural characteristics and are associated with a notable architect. These Historic-Cultural Monuments are regulated by the City's Cultural Heritage Commission and the City Council.

#### ***Los Angeles Cultural Heritage Ordinance Eligibility Criteria***

The Los Angeles City Council adopted the Cultural Heritage Ordinance in 1967 and amended it in 2018 (Los Angeles Administrative Code, Chapter 9, Division 22, Article 1, Section 22.171.7). The Cultural Heritage Ordinance establishes criteria for designating a local historical resource as an LAHCM. An LAHCM is any site (including significant trees or other plant life located on the site), building, or structure of particular historic or cultural significance to the City that 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; or
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.

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<sup>15</sup> Codified in California Code of Regulations, Title 14, Chapter 11.5, Section 4852(c) which can be accessed on the internet at <http://ohp.parks.ca.gov>

## **Los Angeles Historic Preservation Overlay Zone (HPOZ) Ordinance Eligibility Criteria**

City of Los Angeles Ordinance Number 175891, found in Section 12.20.3 of the Los Angeles Municipal Code, describes the procedures for creation of new HPOZs, the powers and duties of HPOZ Boards, and the review processes for projects within HPOZs. The Ordinance was created in 1979 and most recently amended and re-adopted by the Los Angeles City Council in 2017.<sup>16</sup> An HPOZ is an area of the City which is designated as containing structures, landscaping, natural features or sites having historic, architectural, cultural or aesthetic significance. Before an HPOZ may move into the formal adoption process, an historic resources survey of the proposed district must be completed. The survey studies the historic and architectural significance of the neighborhood and identifies structures and features as either “contributing” or “non-contributing” to the district. A contributing structure is a building that was constructed during the predominant period of development in the neighborhood and that has retained most of its historic features. A non-contributing structure is one that was either constructed after the major period of the neighborhood’s development, or has been so significantly altered that it no longer conveys its historic character.<sup>17</sup>

According to Section 12.20.3 of the City of Los Angeles Municipal Code, features designated as contributing shall meet one or more of the following criteria:

- Adds to the Historic architectural qualities or Historic associations for which a property is significant because it was present during the period of significance, and possesses Historic integrity reflecting its character at that time; or
- Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
- Retaining the building, structure, Landscaping, or Natural Feature, would contribute to the preservation and protection of the resource and its environment.<sup>18</sup>

## **Identification of Potential Historical Resources within the Subject Property and Surrounding Area**

### **Archival Research**

### **Records Search Results**

#### **Methods**

A records search for the proposed project was conducted by ESA staff on June 13, 2019 at the California Historical Resources Information System’s South Central Coastal Information Center (SCCIC) housed at California State University, Fullerton. The records search included a review

<sup>16</sup> “Citywide HPOZ Ordinance,” City of Los Angeles Office of Historic Resources, <http://www.preservation.lacity.org/hpoz/citywide-hpoz-ordinance>, accessed July 24, 2013.

<sup>17</sup> “How to Establish an HPOZ,” City of Los Angeles Office of Historic Resources, <http://www.preservation.lacity.org/hpoz/how-establish-hpoz>, accessed July 24, 2013.

<sup>18</sup> “Citywide HPOZ Ordinance,” City of Los Angeles Historic Resources, <http://www.preservation.lacity.org/hpoz/citywide-hpoz-ordinance>, accessed July 24, 2013, pgs. 11-12.

of all previously documented historic architectural resources and studies within a 0.25-mile radius of the Project Site and archaeological resources within or immediately adjacent to the Project Site. The records search also included a review of listings for the National Register, California Register, California Points of Historical Interest, California Historical Landmarks, California State Historic Resources Inventory (HRI), and Los Angeles Historic-Cultural Monuments.

## Results

### Previous Cultural Resources Investigations

The records search results indicate that four cultural resources studies have been conducted within a 0.25-mile radius of the Project Site (**Table 1**). Of the four previous studies, none included the Project Site and none are relevant to the Subject Property.

**TABLE 1**  
**PREVIOUS CULTURAL RESOURCES INVESTIGATIONS ON FILE AT SCCIC**

Author	SCCIC # (LA-)	Title	Year
Wlodarsky, Robert J.	06426	<i>A Phase I Archaeological Study for the Proposed Pico Gramercy Apartment Project Located at 3201 West Pico Boulevard, City of Los Angeles, California</i>	2002
Bonner, Wayne H.	07734	<i>Cultural Resources Records Search Results and Site Visit for Cingular Wireless Candidate La03294 (Pico and Arlington), 1310 South Wilton Place, Los Angeles County, California</i>	2006
Unknown	11973	<i>Crenshaw/LAX Transit Corridor Project Final Environmental Impact Report/Final Environmental Impact Statement</i>	2011
Bonner, Wayne and Crawford, Kathleen	12175	<i>Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate LA03284A (SM294 Pico &amp; Arlington), 1310 South Wilton Place, Los Angeles, California</i>	2012

Source: SCCIC, 2019

### Previously Recorded Cultural Resources

According to the SCCIC files, no historic architectural resources have been previously recorded within a 0.25-mile radius of the Project Site. However, review of the HRI indicates that there are 26 listings within the 0.25-mile radius. Department of Parks and Recreation Site Forms were only available for three (P-19-172488, -172489, and -172490) of the listings at the SCCIC<sup>19</sup> (**Table 2**). No archaeological resources have been previously recorded within or adjacent to the Project Site.

<sup>19</sup> The results of this records search were based on records available at the SCCIC.

**TABLE 2**  
**PREVIOUSLY RECORDED HISTORIC ARCHITECTURAL RESOURCES ON FILE AT SCCIC**

Primary Number (P-19-)	OHP Property Number	Address	Resource Type	Resource Description	Date Recorded	*CHR Status Code	Approx. Distance from Project Site
172488	026501	1237 S. St Andrews Pl	Building	Two-story stucco structure designed in the Colonial Revival style and constructed in 1914	1984 (Bureau of Engineering)	3S	0.21 mi. NE
172489	026502	1245 S. St Andrews Pl	Building	Two-story wood structure designed in the Craftsman style and constructed in 1909	1984 (Bureau of Engineering)	3S	0.19 mi. NE
172490	026503	1251 S. St Andrews Pl	Building	American-Hungarian Cultural Center is a two-story wood structure designed in the Colonial Revival Influence style	1984 (Bureau of Engineering)	3S	0.18 mi. NE

Source: SCCIC, 2019

# Environmental Setting

## Neighborhood Development

### South Los Angeles<sup>20</sup>

The northeastern section of the South Los Angeles CPA was within the original Los Angeles city boundary (incorporated in 1850). The remainder of CPA was annexed into the City of Los Angeles between 1859 and 1935 in seven separate annexations. The CPA includes the neighborhoods of Harvard Heights, Pico-Union, Adams-Normandie, University Park, Exposition Park, Vermont Square, Chesterfield Square, Harvard Park, Vermont-Slauson, Manchester Square, Vermont Knolls, Gramercy Park, and Vermont Vista.<sup>21</sup> The social and cultural history of these neighborhoods is summarized below.

The South Los Angeles CPA developed in southward pattern beginning in the late 19th century, as a growing network of streetcars and railroads enabled suburban development on land outside of the historic city center. The first subdivisions were in the northwestern quadrant of the CPA and were home to many of the city's wealthiest and most influential citizens. The land on which the University of Southern California (USC) sits today was donated by three wealthy land owners who hoped that the presence of the university would not only benefit the young city but also raise the value of their surrounding residential real estate holdings. As the city expanded, the wealthiest citizens followed the westward path of the growing city into the neighborhoods of Windsor Square and Hancock Park (northwest of the South Los Angeles CPA) and many of the mansions in the University Park and Pico-Union neighborhoods were converted to multi-family use. Today's University Park neighborhood has been shaped by the influence of USC, with many residential buildings removed to accommodate post-World War II campus expansion and other early residential buildings converted to student housing and other university-related uses.

The area west of USC, which includes today's Jefferson Park, Adams-Normandie and Exposition Park neighborhoods, became home to a flourishing Japanese-American community in the early 1920s. With Downtown's Little Tokyo bursting at the seams, the Issei (first-generation Japanese American) community spread to outlying areas such as "Seinan," or South Los Angeles. By the mid-1920s, Seinan was generally centered in the area east of Arlington Avenue, south of Adams Boulevard, west of Vermont Avenue and north of Exposition Boulevard. Since the area was already built-out by the 1910s, the Japanese-American community assimilated into the neighborhood, utilizing existing buildings for commercial, residential and institutional purposes and comingling with neighbors of diverse ethnic backgrounds, including white, Jewish, African American, and Hispanic.

After World War II and the period of forced internment, the area's Japanese-American residents returned to Seinan to resume life in their community. In the following years many Nissei (second-

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<sup>20</sup> SurveyLA, "South Los Angeles Community Plan Area," *Historic Resources Survey Report*, prepared for the City of Los Angeles, Department of City Planning, March 2012, 9-12.

<sup>21</sup> Neighborhood names and boundaries were derived from: "Mapping L.A. - Los Angeles Times." Mapping L.A. Los Angeles Times. Web. 03 June 2011.

generation) pushed westward into the Crenshaw district, which after the war became a vibrant center of Japanese-American commerce and culture.

In a city wrought with restrictive covenants in many of its residential neighborhoods in the 1920s, 30s, and 40s, this area is notable for the diversity of its residents in the pre-war era. However, it was not without the racism that plagued much of the city's housing practices at the time. Increasing numbers of blacks moved to Los Angeles in the late 1920s and 1930s, drawn by the promise of jobs and homeownership. Racial covenants became enforced more fiercely as African Americans became a more noticeable presence in the city and Anglo Americans attempted to maintain their separation. The jurisdiction of one organization, the White Home Owners Protective Association, included the area bounded by Main Street, Manchester Boulevard, Vermont Avenue, and Santa Barbara Avenue (now Martin Luther King Jr. Boulevard).<sup>22</sup> This area includes the present-day neighborhoods of Vermont Square, Vermont Slauson, Vermont Knolls, and Florence.

The South Los Angeles area was a battleground in the movement to end racial discrimination in housing across the United States. In the postwar era, as the city's black population increased, African-American homebuyers and renters were met with intimidation and, at times, violence in many of the neighborhoods within the South Los Angeles CPA.<sup>23</sup> The residents of Sugar Hill, which is located near the intersection of Adams Boulevard and Western Avenue, played an important role in the Supreme Court case that ultimately barred racial housing discrimination. With restrictive covenants deemed unconstitutional, South Los Angeles continued to diversify with increasing numbers of African-American and Hispanic residents in the 1950s, 60s, and 70s.

The latter decades of the 20th century represented a tumultuous time in South Los Angeles' history, with rampant unemployment, poverty, gang-related violence, and the crack cocaine trade creating a widening schism between the community and the Los Angeles Police Department. Described as "a tinderbox ready to explode," the area did just that during the civil unrest of April 1992 that followed the acquittal of four white police officers in the brutal beating of black motorist Rodney King. The 1992 riot left 52 dead, 2,383 injured, and nearly \$1 billion in property damage.<sup>24</sup> Although the damage was widespread, the intersection of Florence and Normandie Avenues in the South Los Angeles CPA is widely considered to be the flashpoint of the riots and remains the site most associated with these events.

### **Types of Development**

Most of the South Los Angeles CPA was occupied by ranchos and public lands in its earliest period of development after European settlement. There are no resources remaining from this period in the CPA. The earliest development with evidence remaining on the landscape took place in the northeastern part of the CPA, which was within the original boundary of the City of Los Angeles that was incorporated in 1850. The earliest extant resource in the CPA is the small

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<sup>22</sup> Mike Davis, *City of Quartz: Excavating the Future in Los Angeles* (New York: Vintage Books, 1992) 162

<sup>23</sup> Stephen Grant Meyer, *As Long as They Don't Move Next Door: Segregation and Racial Conflict in American Neighborhoods* (Lanham, Maryland: Rowman & Littlefield, 2000) 127.

<sup>24</sup> Josh Sides, *L.A. City Limits, African American Los Angeles from the Great Depression to the Present* (Berkeley: University of California Press, 2003) 202.

section of *zanja* irrigation channel that remains along Figueroa Street in front of the Stimson House (HCM #212). The *zanja* dates to the 1860s and was channelized in concrete in the 1880s. The earliest residential subdivisions were developed in the northeastern neighborhoods of the CPA nearest to Downtown during the real estate boom of the 1880s that followed the connection of Los Angeles to the transcontinental railroad network. Development extended outward from the city center along streetcar lines in the late 19th and early 20th centuries. The University Park neighborhood contains several urban mansions dating to this era, when the neighborhoods between Downtown and USC were home to many of the city's wealthiest inhabitants.

As the city grew after the turn of the 20th century, early suburbanization within the CPA followed a typical development pattern with commercial corridors along larger thoroughfares and single-family residential development along smaller, gridded streets. Multi-family property types are scattered throughout these early subdivisions. Development continued south of Jefferson Boulevard to Manchester Boulevard in the 1910s and 1920s. The earliest tracts in this area were typically filled with single-family Craftsman bungalows. Extant commercial development along the former streetcar corridors typically includes historic theaters, restaurants, one-to-three story mixed use commercial and residential buildings, and banks.

Residential and commercial development continued south of Manchester Boulevard in the 1920s and 30s in the neighborhoods of Manchester Square, Vermont Knolls, Gramercy Park and Vermont Vista. Commercial development from this period, particularly along the former streetcar routes of Santa Barbara Avenue (now Martin Luther King Jr. Boulevard) and Vermont Avenue, includes small strips of one-story retail, large department stores, banks, and gas stations. The South Los Angeles CPA was largely built out by the beginning of World War II and postwar resources are sporadic and most commonly found on larger commercial corridors such as Western Avenue, Vermont Avenue, and Figueroa Street.

Institutional resources throughout the CPA include religious buildings, schools, libraries, fire stations, and public facilities such as Department of Water and Power buildings. In addition to several Los Angeles Unified School District campuses, there are a number of private educational institutions within the CPA, including Mt. St. Mary's College, Loyola High School, USC, and the former Pepperdine College (now University) campus. Additional institutions adjacent to USC include Exposition Park (formerly Agricultural Park), the Los Angeles Museum of Natural History, Los Angeles Memorial Coliseum and the Memorial Sports Arena. Events relating to both the 1932 and 1984 Olympic Games were held in the Los Angeles Memorial Coliseum.

Industrial development in the CPA is concentrated in the Chesterfield Square and Harvard Park areas near historic railroad lines that cut diagonally through the street grid along Hyde Park Boulevard. Many blocks of industrially-zoned parcels are located in this area bounded by Slauson Avenue to the north, Western Avenue to the east, Gage Avenue to the south, and Wilton Place to the west. Resources within the industrially zoned areas were not surveyed, consistent with SurveyLA methodology.

The construction of a large network of freeways during the 1950s and 60s enabled widespread development in distant stretches of the greater Los Angeles region and relieved automobile

congestion on surface streets. However, their construction also had deleterious impacts on the urban environment, such as bisecting neighborhoods and displacing residents who lived in their paths. The Interstate 10 (Santa Monica) Freeway, Interstate 110 (Harbor) Freeway, and Interstate 105 (Century) Freeway all traverse the neighborhoods of the South Los Angeles CPA, generally above grade. The freeways have a visual and physical impact on existing building stock, altering the logical cohesion of historic subdivisions and creating boundaries where boundaries did not historically exist. The freeways in and of themselves are significant feats of modern civil engineering and urban planning; however, their impacts on historic neighborhoods in Los Angeles cannot be ignored.

### ***The W.G. Nevin Tract***

The W.G. Nevin Tract was part of the northeast quarter of Section 35 T.I.S-R.14W and was surveyed in November of 1901 by J.B. Lippincott. The subject property is on block 7, lot 2 of the tract (**Figure 3**). A large advertisement was taken out on April 3, 1903 in the *Los Angeles Times* stating that the tract has “magnificent graveled roadways, wide cement walks, heavy cement curbs, all electric light and other poles are in the rear of the lots-no poles in front.”<sup>25</sup> The tract is described as “a choice location for a choice home,” stating that:

High altitude, being away above the southwest portion of the city. Magnificent views of Hollywood and the mountain range clear to the sea. Pure air. Cool in summer and warm in winter- the most healthful location in Los Angeles. Building restrictions enforced that will greatly enhance the value of all property in the tract as homes are built. Beautiful surroundings- all advantages of country and the city combined-within a few minutes ride of the business center. The W.G. Nevin Tract is in every way the finest, best located tract that has been laid out in Los Angeles in years. The lots are larger and offer better opportunities for fine homes. The growth of the better residence portion of the city southwest and west all combine to make this the most desirable spot in the city for high class homes.<sup>26</sup>

In an advertisement for available lots on the tract in the *Los Angeles Times* on September 20, 1903, the tract is described thus,

Lying between Pico and Sixteenth Streets and Manhattan and Wilton Places, they are each 73 ¾ feet by 178 ½ feet, lie as level as a floor and command a view that cannot be surpassed or obstructed. High grade street improvements paid for, no possibility of additional expense on that score. Five-minute street car services. In many respects the finest residence tract now in the market. Lots from \$1,100 up. Very reasonable at that price. Building restrictions insure substantial dwellings, numerous high grade residences now located in the tract with others under construction.<sup>27</sup>

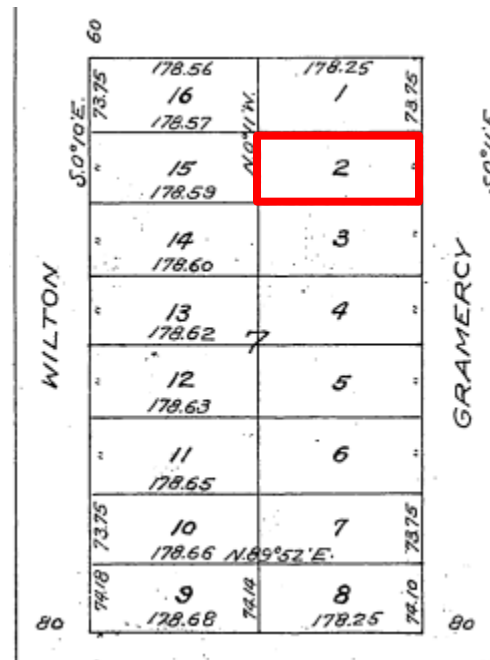
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<sup>25</sup> “W.G. Nevin Tract,” *The Los Angeles Times* (Los Angeles, CA), April 3, 1903, 14.

<sup>26</sup> “W.G. Nevin Tract,” *The Los Angeles Times* (Los Angeles, CA), April 3, 1903, 14.

<sup>27</sup> “Some choice lots are still to be had in the six blocks of the W.G. Nevin Tract,” *The Los Angeles Times* (Los Angeles, CA), September 20, 1903, 35.

Through advertisements in the newspapers at that time, it appears as though the tract was developed by individuals over time rather than by a single developer. By 1907, the tract was already roughly half developed mainly with single-family residences (**Figure 4**). By 1921, the tract was almost completely developed with only a few empty lots. Most of the development was of single-family residences although there were a couple of duplexes (**Figure 5**). By 1938, the tract was completely developed, and it was around this time that more multi-family residences, mainly duplexes and smaller apartment houses, were beginning to be developed. Single-family residences were also turned into multi-family residences like the subject property (**Figure 6**). In the 1960s, many of the original single-family residences that existed were replaced with larger multi-family residences (**Figure 7**).

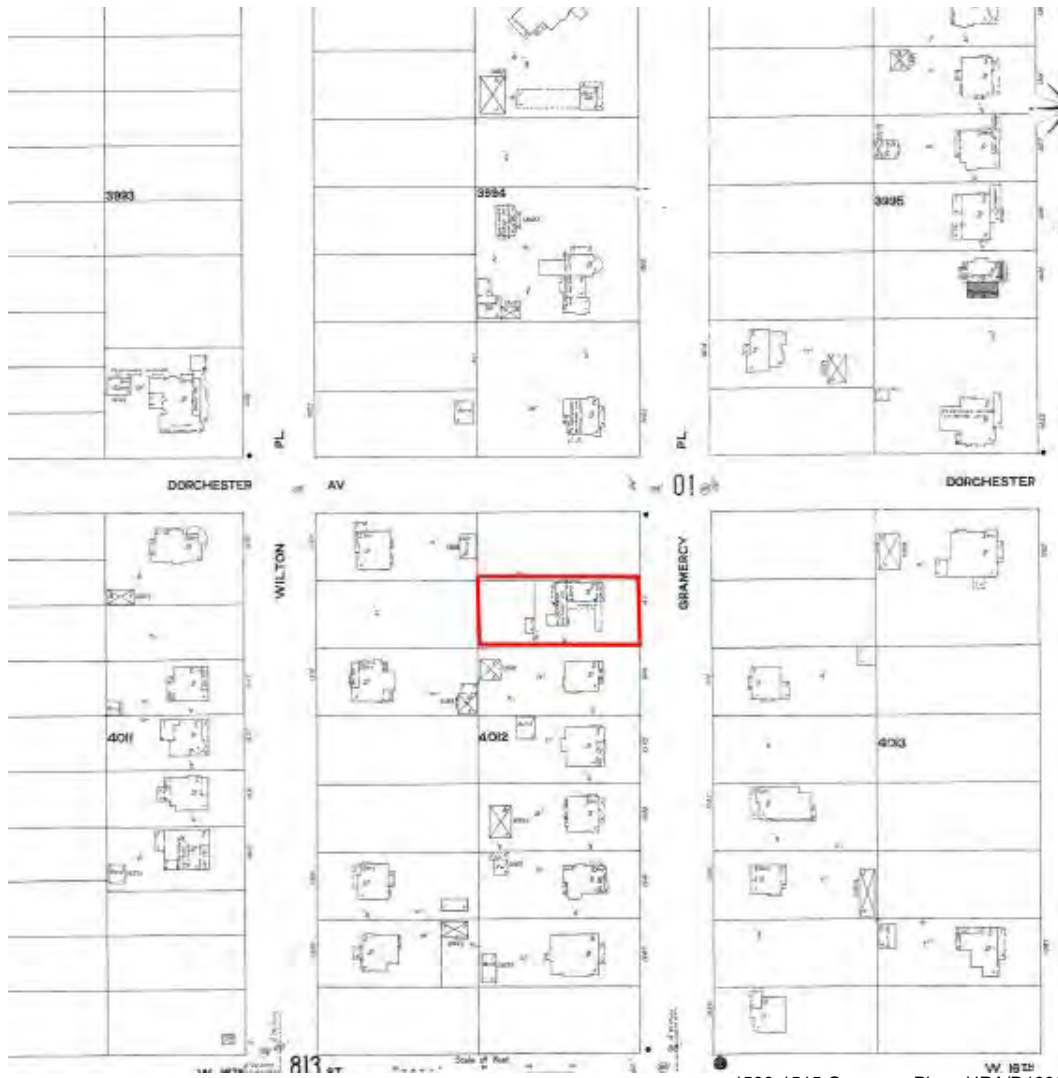


SOURCE: Los Angeles County  
Department of Public  
Works

1509-1515 Gramercy Place HRA/D190617.00

**Figure 3**

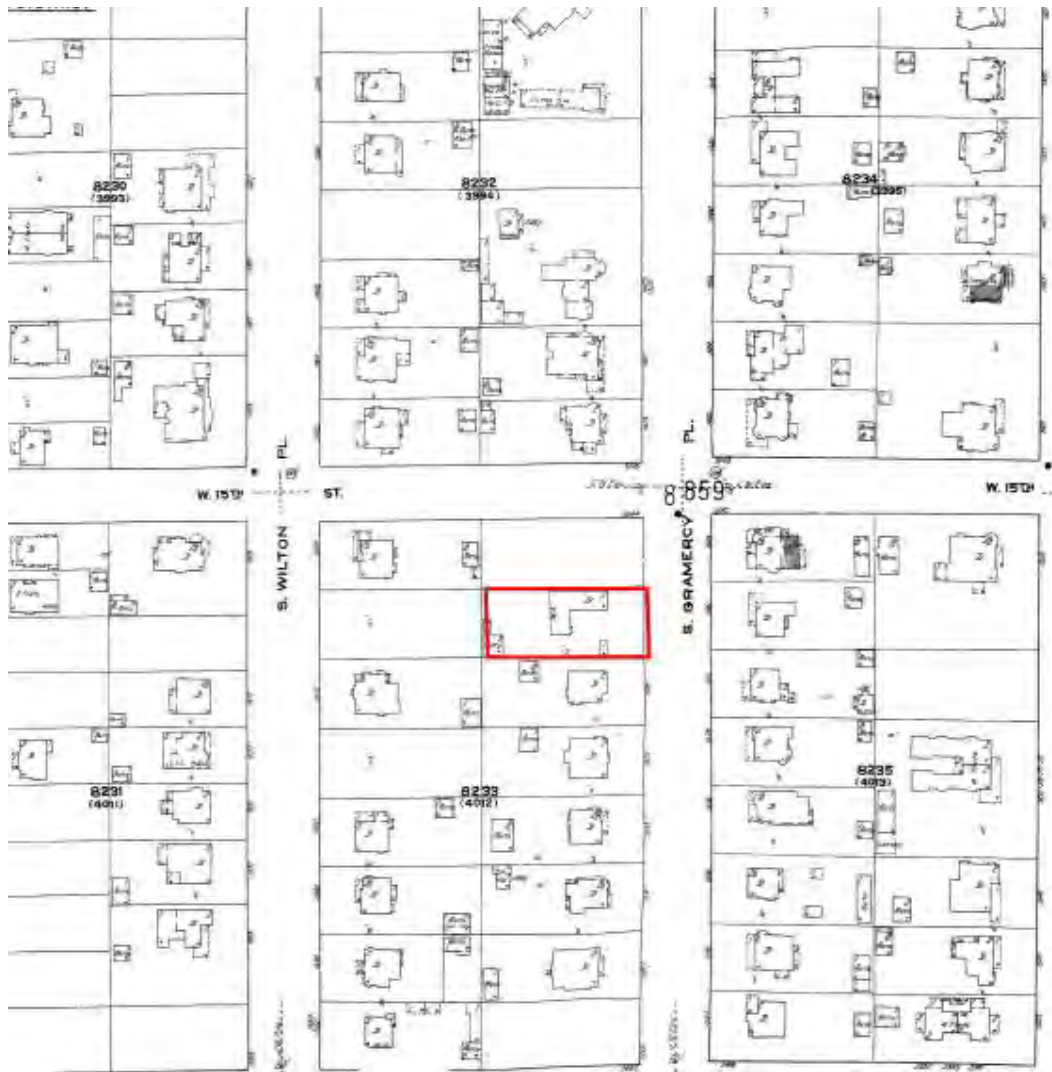
Excerpt of the W.G. Nevin Tract, 1901 (subject property outlined in red)



SOURCE: EDR, 2019

1509-1515 Gramercy Place HRA/D190617.00

**Figure 4**  
 Excerpt of the 1907 Sanborn, note the ornamental front arcade  
 (subject property outlined in red and was developed with a two-story  
 single-family residence at the time)



1509-1515 Gramercy Place HRA/D190617.00

SOURCE: EDR, 2019

**Figure 5**

Excerpt of the Sanborn, 1921, showing that the arcade had been removed, a rear addition had been constructed, and a new garage had been added to the property (subject property outlined in red)



1509-1515 Gramercy Place HRA/D190617.00

SOURCE: EDR, 2019

**Figure 6**  
Excerpt of Aerial of a historic aerial, 1938  
(subject property outlined in red)



1509-1515 Gramercy Place HRA/D190617.00

SOURCE: EDR, 2019

**Figure 7**  
Excerpt of the 1966 Sanborn, ornamental arcade remains absent  
(subject property outlined in red)

## Architectural Description

### *Duplex*

The existing duplex is articulated in the Mission Revival style. Although the original permit for construction was not uncovered while researching the property, historians can establish a construction date of approximately 1904-05 for the original single-family residence based upon city directories and period newspaper announcements from that period. As demonstrated in the permit history and observed during the site visit, the single-family residence has been substantially remodeled over the years. In 1912, a number of alterations occurred including the removal of the rear porch, a rear addition was constructed, interior partitions/walls were altered, and the arcade across the front of the property was removed. The building was later converted into a duplex (2-level flat) in 1937-1938.

The existing duplex is oriented facing east toward Gramercy Place. A driveway runs along the southern boundary of the lot. A remnant of the original pergola, which was removed during the 1912 renovations, is located on the south side of the driveway. A garage that has been converted to an apartment is located at the rear of the property, and a secondary dwelling is located behind the duplex. The existing duplex residence consists of a two-story, wood-framed building approximately 20 feet in height. Exterior walls include semi-smooth stucco over metal lath with a composition sheet flat roof obscured behind a parapet. Although altered since its original construction, the footprint of the building generally retains an “L”-shaped footprint with the main entryway of the primary elevation projecting east towards Gramercy and the perpendicular massing of the “L” framing a courtyard area to the south. All of the windows on the house as well as the garage conversion and single-family residence found toward the rear of the parcel have been replaced with non-historic period vinyl windows (alteration).

### **East (primary) façade**

The leading mass projecting toward the street features a stylized curvilinear form, ending in square, with a low arch at the center and edges where the pattern meets the adjoining wall. Below the stylized roofline is a series of three arched window openings with "eyebrow" moldings above the window frames with a center window that is perceptively larger than the outer two (**Figure 8**). While a cursory glance would suggest that the decorative curvature along the roofline and fenestration are original, close observation indicates that each includes an irregular form and distinct imperfections denoting an attempt to recreate the idea of Mission Revival style character-defining features rather than restore original historical materials (alteration). As demonstrated by the roofline of the garage conversion, the non-historic period fabrication of the stylized Mission Revival curvilinear aesthetic was observed at numerous places across the subject parcel, and more importantly, along the primary façade of the subject property.



1509-1515 Gramercy Place HRA/D190617.00

SOURCE: ESA, 2019

**Figure 8**

The east (primary) façade of the subject property, view facing west

On the east (primary) façade there is an arched entrance into an entryway recessed underneath the second floor that leads to the original rounded door. On either side of the door there are sidelight vinyl windows (alteration) (**Figure 9**). South of the main entry, there are steps, added in 1937, leading to the second story (**Figure 10**).



1509-1515 Gramercy Place HRA/D190617.00

SOURCE: ESA, 2019

**Figure 9**  
The primary entrance to the ground-floor flat on the east (primary) facade, view facing west



1509-1515 Gramercy Place HRA/D190617.00

SOURCE: ESA, 2019

**Figure 10**  
Steps constructed in 1937 leading from the primary entrance to the second-story flat, view facing southwest

The supporting wall of the staircase is solid at the lower level and the upper level follows the rake of the stairs, creating a stepped design. The foot of the staircase is enclosed at the front for

privacy by a partial wall with an open arched window. This is an altered remnant of an original stucco arcade which extended along the south elevation where the staircase is now, and then turned to cross the front of the lot, creating an enclosed patio and garden (see Figure 4). The courtyard is now a brick paved patio. The original doors from the living room to the courtyard on the south elevation are now enclosed behind a shed-roofed porch addition with vinyl French doors and vinyl windows on either side (alteration). On the east elevation of the south wing, there is a sliding vinyl door (alteration) and a double-hung vinyl window on the first floor (altered). These wall openings took the place of the original window and wall configuration as is evidenced by an enclosed window currently found in an interior closet just north of the vinyl French doors. One of the few original features of the courtyard at the primary elevations that received only a moderate level of alteration is the second-story, three-bay oriel window (depicted on the Sanborn map) with a vinyl double-hung windows (altered) and a clay tile roof. However, the entrance to the second-floor flat (alteration) is adjacent to a bow window, at the top of the exterior stairs (addition) (**Figure 11**).

### **South (side) elevation**

The south (side) elevation of the south wing overlooks the driveway. The walls are devoid of any applied decoration. All of the window openings are intact but the window frames have all been changed to vinyl (alteration) (**Figure 12**).



1509-1515 Gramercy Place HRA/D190617.00

SOURCE: ESA, 2019

**Figure 11**  
Overview of heavily altered courtyard at primary elevation, Panoramic view facing north



1509-1515 Gramercy Place HRA/D190617.00

SOURCE: ESA, 2019

**Figure 12**  
South elevation of the south wing, view facing northeast

### North (side) elevation

The north (side) elevation has three large projecting square bay windows on the ground floor that appear original and are depicted on the Sanborn maps, each supported by large brackets and topped by a cornice. The windows on the second floor are a set of three double hung windows followed by an expanse of wall; the next opening is a double window followed by a door. A non-original wooden staircase leads from the second floor kitchen to the rear yard. All of the windows have been changed to vinyl windows (alterations). A walkway leads from the front yard to the rear yard area along the north elevation (**Figure 13**).



SOURCE: ESA, 2019

1509-1515 Gramercy Place HRA/D190617.00

**Figure 13**

North (side) elevation of the subject property, view facing southwest

**West (rear) elevation**

The west (rear) elevation is highly altered. There is a vinyl sliding window on the south side of the first floor. In the middle, there is a three-angle bay projecting from the main wall that is constructed by wood and not stucco which was constructed in 1937 (alteration). North of the bay is a smaller bay with multi-paned windows, also made of wood. On the second story, there is a former sleeping porch which has since been enclosed (alteration) which connected the two wings of the house (**Figure 14**).



1509-1515 Gramercy Place HRA/D190617.00

SOURCE: ESA, 2019

**Figure 14**

West (rear) elevation of the main duplex, view facing east

### **Interior**

The interior of the main residence is a warren of rooms that have been carved out of larger rooms. The interior of the building was reconfigured after a fire in 1962 and there is nothing left of the original interior except for the Batchelder tile fireplace and two built-in bookcases, with a few doorknobs and parts of sconces. However, these are just fragments.

### ***Single-Family Bungalow***

Directly west of the main duplex is a secondary single-family bungalow constructed in 1945. It is not visible from the public right-of-way. It has a plain box shape with a flat roof.

### **South (primary) facade**

The primary entrance is located on the south (primary) façade and is accessed by two cement steps. There are three double-hung vinyl windows west of the main entrance, and a smaller double-hung vinyl window to the east (**Figure 15**).



1509-1515 Gramercy Place HRA/D190617.00

SOURCE: ESA, 2019

**Figure 15**  
South (primary) elevation of the single-family bungalow, view facing northeast

### **West (side) elevation**

The west elevation of the bungalow has a step leading to a cement slab porch that is covered by a sloped roof supported by two square beams. There are two sets of French doors (alterations). North of the doors are two sash windows.

### **North (rear) elevation**

On the north elevation of the bungalow, there are four hung vinyl windows (**Figure 16**).

### **East (side) elevation**

The east elevation faces the main residence and is separated with a walkway that is approximately five feet wide.



1509-1515 Gramercy Place HRA/D190617.00

SOURCE: ESA, 2019

**Figure 16**  
West and north elevations of the secondary residential bungalow, view facing southeast

### ***Garage***

There is also a garage structure on the southwest corner of the lot that was constructed in 1912. Its architectural style mimics the original residence. However, the building hasn't functioned as a garage since 1982 when it was converted into storage space; since then it has been converted into living quarters (**Figure 17**).



1509-1515 Gramercy Place HRA/D190617.00

SOURCE: ESA, 2019

**Figure 17**  
East and north elevations of the converted garage building, view facing southwest

## History of the Subject Property

### Construction and Occupancy History of 1509-1515 Gramercy Place

#### Duplex

The original building permits for the construction of the primary residence are not on file with the Department of Building and Safety. However, according to an article printed in the *Los Angeles Times* dated May 15, 1904, the City Superintendent of Buildings had recently issued a permit for the construction of a “nine room residence at No. 1511 Gramercy Place, to cost \$500”.<sup>28</sup> The week prior, the *Los Angeles Sunday Times* dated May 8, 1904 included an article depicting rendering promoting the potential design of the residence.<sup>29</sup> Since construction on the residence had yet to commence, the *Los Angeles Sunday Times* article represents the aspirations of the architect rather than a historical record of how the residence was constructed. As such, the *Los Angeles Sunday Times* article was not relied upon as a source of factual, historical data.

The initial primary residence was addressed under 1511 Gramercy Place and Los Angeles County Assessor Building Records from 1911 say that it was constructed as a single-family residence with a concrete foundation, a plaster exterior, flat roof, plaster trimmings, and an ornamental interior finish. The construction was listed as “good” and the condition was “good.” At the time of the construction, there was a large L-shaped arcade running east along the south side of the main residence and south parallel with the front (east) façade of the house across the driveway, which is shown on the Sanborn map in Figure 4. However, under ownership of Frank B. Hutchens, the arcade may have been removed around 1912, as indicated by the Assessor records (arcade is crossed out), and Hutchens appears to have remodeled the house as corroborated by the building permits. The arcade does not appear on Sanborn maps after this time. Assessor records are provided in **Appendix E**. A permits was issued to Frank B. Hutchens to “alter partitions” and to build an addition to the rear of the residence (Building Permits are shown in **Table 3** and are included in **Appendix D**).

In the 1930s, the owners converted the property into a multi-family residence. In 1937, a permit was issued for new interior partitions, and new outside stairs to the main residence to make it into a two-family residence or duplex. A 4’x10’ addition to the rear of the residence was also part of the permit. Assessor records corroborate the conversion of the residence into a duplex in 1938 and state that there was a new bathroom.

In 1949, termite repair was completed. In 1962, repairs were completed due to fire damage. The Assessor’s Records show that on April 17, 1946, the ornamental arcade was crossed out indicating it was removed. However, it is shown on the 1966 Sanborn map. In 1996, a permit was issued to reroof the main residence.

There have been a number of alterations since the SurveyLA survey done in March of 2012. According to the current owner, the reconstructed arcade was removed in 2015 as was the base on the south end due to its deteriorated condition. The owner rebuilt the base on the south end but it

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<sup>28</sup> "Building Permits." *Los Angeles Times*, 15 May 1904.

<sup>29</sup> M. Paul Martin. "Suited to the Climate – Architectural Design of a New Home in Los Angeles." *Los Angeles Sunday Times*, 8 May 1904.

was not an exact reconstruction. The owner also said that he replaced all of the original wood windows and he replaced the existing stucco with new stucco with a semi-smooth finish in about 2015. According to the owner, the stucco that was replaced had been patch repaired many times and had many finishes and paint colors. He did not cover any details that were not already covered up. Other alterations that were made by the owner included replacing the original recessed closed arch at the front elevation at the stair landing with an open arch. 2018, a permit was issued for a new two story over basement eight-unit apartment with a rooftop deck but this permitted apartment was never built.

On the interior, the floor plan has been altered from a single-family residence to a duplex. The original interior stair was removed and an exterior stair added. The original door opening from the living room to the courtyard patio has been altered by the patio enclosure and new door opening. Remnants of original wood trim and built-in cabinetry exist only in the hall between the living room and bedrooms; however, the bedrooms, bathroom and kitchen have been altered and updated. The original fireplace in the living room is altered and the materials replaced. On the second floor, the entrance to the apartment has been altered and updated over the years. When the residence was converted to a duplex, the plan was changed to accommodate a living room above the front porch where a fire place with original tilework is still preserved. A dining room and kitchen were added and have been updated over the years, while the original bedrooms appear extant and retain some original paneled wood doors, door surrounds and baseboards. However, there used to be a second-floor porch along the back of the house that was enclosed to create a bedroom. Building permits indicate there was a fire in 1962. Charred scars were observed during physical inspection of the floor joists under the house indicating the fire was most likely in the center of the house near the kitchen and toward the bedrooms on the first floor, which is consistent with the location of the later alterations.

### **Single-Family Bungalow**

According the assessor records, a stucco single-story single-family bungalow was constructed on the property directly west (at the rear) of the main residence in 1945. The building was reroofed in 1996.

### **Garage**

Frank B. Hutchens received a permit for the construction of a new garage in 1912. In 1935, a permit was issued to add living space over the garage, which is still located on the southwest corner of the lot. In 1945, a permit was issued for an addition to the garage for storage. In 1982, the garage on the first floor of the building located on the southwest corner of the property was converted into storage and the building was reroofed in 1996. On May 8<sup>th</sup>, 2015, a permit was issued to add a half bathroom to the first floor on the existing two-story single-family dwelling (located on the southwest corner of the lot). Also, on August 28<sup>th</sup> of the same year, a permit was issued for the installation of a half bath and interior doorway to an existing storage area.

Alterations can be observed in **Figures 18-20** below.



1509-1515 Gramercy Place HRA/D190617.00

SOURCE: EDR, 2019

**Figure 18**  
Alterations done to the primary (east) façade (restuccoed)



1509-1515 Gramercy Place HRA/D190617.00

SOURCE: EDR, 2019

**Figure 19**  
Alterations done to the primary (east) façade (restuccoed)



1509-1515 Gramercy Place HRA/D190617.00

SOURCE: EDR, 2019

**Figure 20**

Aerial view of alterations done to the subject property

**TABLE 3**  
**1509-1515 S. GRAMERCY PLACE**  
**LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING PERMITS<sup>30</sup>**

Issued	Permit Record	Owner	Contractor (C) or Architect (A)	Valuation (\$)	Description
7/9/1912	8005	F.B. Hutchens	J.W. Carsen (C)	1000	Alter partitions and build addition to rear
8/1/1912	9113	F.B. Hutchens	J. Bearson (C)	1000	Construction of a new garage
5/13/1935	7964	Mrs. Blanche McMillan	Wm Vulmer (C)	248	Add room over the garage
10/8/1937	33305	Blanche McMillan	E. Allan Sheet (A)	1,700	Some interior partitions added new plumbing and new outside stairs added to make into a 2 family residence. Changing electric and gas circuits to separate meters. Repair and paint. Build 4'x10' addition into back yard for new first floor bathroom.
12/21/1937	40998	Mrs. Harriet Crawford	Campbell Tile Co (C)	-	Tile bath and drain board
5/14/1945	6755	Blanche McMillan	Howard Farton (C)	100	Addition to present garage building for additional storage

<sup>30</sup> Documentation exists for all permits and certificates of occupancy listed in this table.

Issued	Permit Record	Owner	Contractor (C) or Architect (A)	Valuation (\$)	Description
4/26/1949	4324	Mrs. W.K Crawford	Illegible	385	Termite repair
8/27/1962	LA18806	Frank Harvey	Gen. Contracting Co, (C)	2,000	Repair fire damage
8/2/1982	H4909	Calvin C. Johnson	Owner	2,000	Convert 1 <sup>st</sup> floor garage into unheated storage. (Secondary building)
12/10/1996	96016-50000-06793	Martin Torres	Owner	400	Tear off roofing hot mop
12/10/1996	96016-50000-06794	Martin Torres	Owner	400	Reroof/hot mop
12/10/1996	69-16-50000-06795	Martin Torres	Owner	400	reroof
5/8/2015	15016-10000-09533	Timothy L. Robbins, L TR Robbins Timothy L. Trust	Owner	7,000	Add ½ bath (6'5"x5') and to (e) storage room at first floor on existing two story SFD (rear 2 story dwelling)
8/28/2015	15016-10000-18054	Robbins, Timothy L Tr Robbins Timothy L Trust	Conway Cecil Cooke (E), owner (C)	5,000	Add (N) half bathroom and door in (E) storage area. No change in floor area. (rear 2 story dwelling)
12/16/2015	15016-10000-27674	Robbins, Timothy L Tr Robbins Timothy L Trust	Owner	2,000	(9) door change-out (same size and type) for residential buildings. Dual glazing, labeled and certified by National Fenestration Rating Council (NFRC), is required for doors replaced in all residential buildings, three stories or less. The permit does not indicate which buildings were to have the new doors.
7/20/2018	17010-10000-02541	Robbins, Timothy L Tr Robbins Timothy L Trust	Dacheng David Li (E), owner (C)	1,350,000	New 2 story over basement 8 unit apartment with rooftop deck (not built)

### ***Occupancy and Ownership History***

Los Angeles-area directories and phone books, City of Los Angeles building permits on file with the City's Building Division, as well as U. S. Census data and other records were reviewed to determine if the subject property has any significant associations with the productive lives of historic personages. **Table 4** below summarizes the occupancy and ownership history of 1509-1515 S. Gramercy Place.

The first known occupant is Edmond Taylor Perkins, civil engineer. Perkins was from Scottsville, Virginia (b. September 8, 1864). His parents were Edmund Taylor and Mary Sydnor (Addison) Perkins. He received a B.A. in Civil Engineering from Union College, Schenectady, New York, in 1885, and an A.M. in 1888. Perkins worked for the U.S. Geological Survey (1885-1902) and is identified with the U.S. Reclamation Service on projects including investigation of the Colorado River, survey and plans for Yuma, Arizona. He appears to have moved to Los Angeles to marry Jean W. Bowers, a champion golfer from Plumas County whom he married June 3,

1903, and for whom he built the subject residence; she passed away in February 1917 (no children). The Los Angeles Directory Co. city directory for 1903 lists Perkins as residing at the property at 1511 S. Gramercy address. However, since the building permit was first issued in May of 1904, Perkins likely owned the property although he did not reside there yet. This is further substantiated by a Los Angeles Herald Examiner article published October 25, 1903 which reads, "...Mr. and Mrs. Perkins expect to be in Arizona for five months or so, and when they return to Los Angeles their new house on Gramercy place will be ready for them."<sup>31</sup> Perkins likely moved to the completed residence late in 1904 or in 1905 following construction. However, his time in Los Angeles appears short-lived. After his work was completed in Yuma, Arizona, he was in charge of the Chicago transportation and contracting office until 1909. In 1909 he established the Edmund T. Perkins Engineering Co, Chicago, Illinois, and worked on various projects including a reclamation project for the Florida everglades, and a drainage project for Marion County, Missouri, among others. His second wife was Louise Lemson-Scribner, daughter of Professor F. Samson Scribner of the U.S. Department of Agriculture, Washington, D.C., whom he married August 17, 1918.<sup>32</sup>

Primary documentation on the career of Perkins was reviewed in government records.<sup>33</sup> Facts and findings resulting from this review include the following. Perkins' immediate family were slave owners in Virginia and members of the Confederacy.<sup>34</sup> Perkins never was Chief-of-Party with the United States Geological Survey (USGS).<sup>35</sup> In the states in which Perkins performed his engineer/land surveying services (California, Colorado, Arizona and Florida), he was not a licensed engineer or land surveyor.<sup>36</sup> Perkins was never officially appointed as commissioner or Director of the Bureau of Reclamation,<sup>37</sup> nor did he ever chair any commission.<sup>38</sup> During the time Perkins acted as a civil servant with the Bureau of Reclamation under the USGS, he was implicated as having engaged in unlawful practices. During an investigation conducted by the United States Senate it was determined that Perkins contracted with a private enterprise while an official with the Chicago office, and received unauthorized payments by a private enterprise

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<sup>31</sup> *Los Angeles Herald Examiner* (Los Angeles, California), October 25, 1903.

<sup>32</sup> "Perkins, Edmund Taylor," *The National Cyclopaedia of American Biography*, Volume 17, (New York: James T. White & Company, 1920), page 330. See also, "Events in Society," *The Los Angeles Times* (Los Angeles, California), May 16, 1903, 13.

<sup>33</sup> Damon Hill, Supplemental Report to Historic Assessment Report, March 23, 2019, prepared for Timothy Robbins. Documents reviewed included: Senate Investigation of Secretary of Interior Document No. 719, 61<sup>st</sup>. Congress, 3<sup>rd</sup>. Session; Department of Interior Geological Survey Bulletin No. 170; California Board List of Professional Engineers and Land Surveyors 1891-2000; Colorado Professional Engineers 1901-1922; Arizona Registration of Professional Engineers 1921-1984; Florida Professional Engineers 1953-1969; Bureau of Reclamation List of Commissioners and Directors 1894-1981; Department of Interior Status of Employee- Edmund Taylor Perkins.

<sup>34</sup> Sons of the Revolution, The Churchman, Last Will and Testament of Col. John Addison, included as Exhibit H in Damon Hill's Supplemental Report to Historic Assessment Report, March 23, 2019.

<sup>35</sup> Department of Interior Bulletin No. 170, included as Exhibit A in Damon Hill's Supplemental Report to Historic Assessment Report, March 23, 2019.

<sup>36</sup> Web sites for California, Colorado, Arizona, Florida Licensed professionals since 1901, included as Exhibit B in Damon Hill's Supplemental Report to Historic Assessment Report, March 23, 2019.

<sup>37</sup> Bureau of Reclamation History of Commissioners website included as Exhibit D in Damon Hill's Supplemental Report to Historic Assessment Report, March 23, 2019.

<sup>38</sup> Florida Everglades Commission included as Exhibit E in Damon Hill's Supplemental Report to Historic Assessment Report, March 23, 2019.

while he was employed with USGS. While Perkins was an employee of the federal government, he was responsible for producing an atmosphere that cultivated discord, low morale, cronyism and cast aspersion on his superiors and the President of the United States. At the pinnacle of his career with the USGS Bureau of Reclamation, he was asked to resign by his superiors, Director Newell and Chief Engineer Davis, for the impropriety, which he did on October 24, 1910.<sup>39</sup> Review of his employee records shows that he did not live or work in Los Angeles between 1900-1904 when the subject property was designed and under construction.<sup>40</sup>

Following, Perkins Simon F. Young resided at the subject property.<sup>41</sup> No further information was found about him. Following Young, Frank B. Hutchens resided at the subject property and was responsible for acquiring permits for the construction of a garage and alterations to the residence in 1912. Hutchens was born in 1864 in Iowa and was married to Helen C. Hutchens, born in 1868 in Iowa. Together they had one son, Francis C. Hutchens, born in Nebraska in 1904. Frank B. Hutchens worked as a manager of Fruit Growers Supply Co.<sup>42</sup> The company served as an auxiliary of the California Fruit Growers' Exchange. Hutchens would make statements on behalf of citrus growers in the Los Angeles area as the manager of the operation. In 1914, he made a statement that Southern California growers suffered through a loss due to a frost two winters prior and that during the current year they were making ample preparations.<sup>43</sup> The company marketed citrus crops and also had lumber mills and handled supplies for the citrus growers.<sup>44</sup>

Following the Hutchens, John H. McMillan and Blanche McMillan resided at the subject property. When John, a retired oil producer, passed away, their daughter and son-in-law, Elsie M. Crawford and William Kay Crawford, moved in with Blanche. William Crawford was described as a "leading attorney of Los Angeles."<sup>45</sup> He was also a member of the board of governors of the Bachelors' Club, a post he would later abandon when he married Elsie.<sup>46</sup> Very little additional information was found about him. It was during their occupancy of the subject property that the building was converted to a multi-family residence, and sisters Maude B. Addis and Inez B. Bonell, a clerk and teller, also resided at the subject property.

The remaining occupancy and ownership history for the subject property was researched by reviewing City directories, building permits, Los Angeles County Assessor records, and the U. S. Census. Archival research did not reveal any significant persons associated with the property.

<sup>39</sup> Investigation of the Department of the Interior and Bureau of Forestry as Exhibit C in Damon Hill's Supplemental Report to Historic Assessment Report, March 23, 2019.

<sup>40</sup> Department of Interior Status of Employee – Edmund Taylor Perkins, included as Exhibit G in Damon Hill's Supplemental Report to Historic Assessment Report, March 23, 2019.

<sup>41</sup> Due to the common nature of his name, no further verifiable information was found about him.

<sup>42</sup> United States Federal Census, 1920.

<sup>43</sup> "Citrus Growers Alert to Nip Jack Frost," *Santa Ana Register* (Santa Ana, CA), December 2, 1914, 1.

<sup>44</sup> "New Manager for Delaware Ass'n Sun-Maid Named," *Visalia Times-Delta* (Visalia, CA), May 2, 1925.

<sup>45</sup> "Hotel News," *The San Francisco Call* (San Francisco, CA), July 3, 1913, 7.

<sup>46</sup> "Movements in Society," *The Los Angeles Times* (Los Angeles, CA), November 14, 1914, 18.

**TABLE 4  
OCCUPANCY HISTORY OF 1509-1515 S. GRAMERCY PLACE**

<b>Year</b>	<b>Address</b>	<b>Source</b>	<b>Owner/Occupant</b>	<b>Occupation</b>
1903	1511 S. Gramercy	Los Angeles Directory Co.	Edmund Taylor Perkins	Government Worker
1911	1511 S. Gramercy	Los Angeles Directory Co.	Simon F. Young	-
1912-1917	1511 S. Gramercy	Building Permits	Frank B. Hutchens Helen C. Hutchens Francis C. Hutchens	Manager of Fruit Growers Supply Co.
1924-1951	1511 S. Gramercy	Los Angeles Directory Co., California Voter Registration	John H McMillan Blanche McMillan	Retired oil producer
1924	1511 S. Gramercy	Los Angeles Directory Co.	Williams Mary B Mrs.	-
1937-1951	1511 S. Gramercy	Los Angeles Directory Co.	William K. Crawford Elsie M. Crawford	Lawyer
1942-1952	1509 S. Gramercy	Los Angeles Directory Co. Pacific Telephone & Telegraph Co.	Maude B. Addis Inez B Bonell	Clerk Teller
1951	1511 S. Gramercy	Pacific Telephone & Telegraph Co.	Rose Pickering	-
1958-1962	1511 S. Gramercy	Pacific Telephone Building permits	Frank A. Harvey	-
1958	1515 S. Gramercy	Pacific Telephone	James A. Cameron	-
1967	1509 S. Gramercy	Pacific Telephone	Juanita Rector	-
1976	1511 S. Gramercy	Pacific Telephone	Pauline Brooks Karen M. Brooks	-
1967	1513 S. Gramercy	Pacific Telephone	Theodore R. Murdock	-
1981	1509 S. Gramercy	Building Permit Pacific Telephone	Calvin C. Johnson Ann Johnson	-
1981	1511 S. Gramercy	Pacific Telephone	Chester Johnson	-
1986	1509 S. Gramercy	Pacific Bell	David Green	-
1986	1511 S. Gramercy	Pacific Bell	Chris E. Jackson	-
1986-1990	1511 S. Gramercy	Pacific Bell	Ann Johnson	-
2000	1509 S. Gramercy	Haines & Company	Martin Torres	-
2000	1511 S. Gramercy	Haines & Company	Randolph Carr	-
2000	1515 S. Gramercy	Haines & Company	Gramercy House	-

<b>Year</b>	<b>Address</b>	<b>Source</b>	<b>Owner/Occupant</b>	<b>Occupation</b>
2010-2014	1511 S. Gramercy	EDR Digital Archive	Hip Hooray Trophy Sign SP	-
2015	1515 S. Gramercy	Building Permits	Timothy L. Robins	

## Historic Context

The historic context developed below presents the background necessary to evaluate the historical and architectural significance of the subject property, including the history of its construction and alterations, as well as the surrounding neighborhood's development. ESA evaluated the subject property under the following historical and architectural theme: Mission Revival (1893-1948).

### Mission Revival (1893-1948)<sup>47</sup>

By the early 1890s a distinct Mission Revival style had emerged. It was based on such common mission characteristics as solid white walls, low-pitched red-tiled roofs, and arcaded porches. But it made extensive use of two character-defining features, both of which can be seen at the Mission San Luis Rey de Francia in northern San Diego County.



SOURCE: Los Angeles Public Library

1509-1515 Gramercy Place HRA/D190617.00

**Figure 21**

Mission San Luis Rey de Francia, completed in 1815. National Historic Landmark, California Historical Landmark No. 239

The first character-defining feature is the *espadaña*, the extension of the gabled end wall above the roof line to form a curved or scalloped parapet. This feature became the identifying mark of the Mission Revival style, found in every example. It is historically appropriate for Los Angeles, in that a modest *espadaña* originally fronted the Plaza Church (L.A Historic-Cultural Monument No. 3), according to a drawing by William Rich Hutton made in 1847.<sup>48</sup>

The second character-defining feature is the tower. The towers of the original missions were stepped and topped by domes. The Mission Revival occasionally reproduced this form intact, but more often took liberties. The tower became broader in proportion and was capped with a roof

<sup>47</sup> SurveyLA, "Mediterranean & Indigenous Revival Architecture, 1893-1948," *Los Angeles Citywide Historic Context Statement*, prepared for City of Los Angeles Department of City Planning, November 2018, 6-13.

<sup>48</sup> Paul Gleye, *The Architecture of Los Angeles* (Los Angeles: Rosebud Books, 1981), 29.

that drew as much from the Queen Anne as from the Mediterranean tradition, in a hipped, conical, or bell-shaped form.

Aiding in the emergence of the Mission Revival style were changes in construction techniques for exterior walls. Until the 1890s architects generally had two choices. They could use wood siding on wood frame for most residential and for smaller commercial structures. Alternatively, they could use solid masonry – almost universally brick in Southern California – for large commercial, industrial, and occasionally residential buildings.

In many cases, a Mission Revival look was accomplished simply by plastering over the traditional brick wall. But two new techniques presented themselves. The first was a cement-based stucco applied directly to lath, first wood and later wire mesh, attached to a wood frame. While seen as too flimsy for other climates – although Frank Lloyd Wright would employ it in his Prairie Houses of the upper Midwest – it was considered durable in Southern California. The second was poured-in-place concrete. Both fit well the Mission Revival ideal of expanses of solid wall finished in white plaster.<sup>49</sup>

The first Mission Revival structure to gain widespread attention was the California State Building at the 1893 World’s Columbian Exposition held in Chicago. Designed by A. Page Brown of San Francisco, the building itself was a standard rectangular exhibit hall, axially arranged in Beaux-Arts form. But the exterior was a pastiche of parts drawn directly from the missions, particularly Santa Barbara. It included all the features later associated with the Mission Revival style, including towers and espadañas, and was comparable in scale, form, and detailing to the Los Angeles Herald Examiner Building discussed below.<sup>50</sup>

For the following two decades the Mission Revival was popular for all buildings types. Numerous suburban resort hotels featured it, including the Hotel Green in Pasadena, the Beverly Hills Hotel, and the Hollywood Hotel. Both the Santa Fe and Southern Pacific Railroads constructed Mission Revival stations. In 1909, the federal government announced a policy “that the Spanish or mission style of architecture, with its belfry towers, red tiles, patios and arcades, shall be adopted for the buildings to be erected by the government at San Diego, Santa Barbara, Riverside and, in fact, wherever in Southern California public buildings shall be erected.”<sup>51</sup>

This widespread use of the Mission Revival came from the fact that it was essentially a form of surface decoration. The various building types retained the massing, interior arrangement, and fenestration patterns that they had when dressed in other styles. Residences kept the irregular silhouettes of the Queen Anne, or the rigidly symmetrical facades of the Neoclassical. Apartment buildings were Renaissance Revival in layout, as were larger commercial and institutional

<sup>49</sup> Karen Weitze, *California’s Mission Revival* (Los Angeles: Hennessey & Ingalls, Inc., 1984), 116-117. In some cases, for small buildings, structural clay tiles would be used in place of brick.

<sup>50</sup> David Gebhard, “Spanish Colonial Revival in Southern California,” *Journal of the Society of Architectural Historians* 26, no. 2 (May 1967): 133

<sup>51</sup> “Mission Style for Federal Buildings Adopted,” *Southwest Contractor and Manufacturer* (April 3, 1909): 14.

buildings. Industrial buildings simply attached espadañas to the ends of their standard factory forms.<sup>52</sup>

The enthusiasm for the Mission Revival faded after the first decade of the twentieth century, and the style was eclipsed by the Spanish Colonial Revival after 1915. It lingered into the 1930s and even later, more as a variant of the Spanish Colonial, particularly in modest forms such as the bungalow court, examined below.

The use of the Mission Revival style can be seen in examples of five building types. These are single-family residential, multi-family residential, industrial, small-scale institutional, and large-scale institutional.

Representative of a Mission Revival single-family residence is the Powers House (L.A. Historic Cultural Monument No. 86). Located at 1345 Alvarado Terrace in Westlake, it dates from around 1904 and was designed by Arthur L. Haley, primarily an architect of apartments and commercial structures. Construction is stucco on wood frame.<sup>53</sup>



1509-1515 Gramercy Place HRA/D190617.00

SOURCE: Office of Historic Resources

**Figure 22**  
Powers House, circa 1904, L.A. HCM No. 86

The owner, Pomeroy Powers, was a real estate developer who served on the Los Angeles City Council from 1900 to 1904. Powers was also instrumental in establishing the adjacent Terrace Park (L.A. Historic-Cultural Monument No. 210) in the early 1900s at the center of a gently-

<sup>52</sup> Arrol Gellner, *Red Tile Style: America's Spanish Revival Architecture* (New York: Viking Studio, 2002), 11.

<sup>53</sup> David Gebhard and Robert Winter, *An Architectural Guide to Los Angeles* (Salt Lake City, UT: Gibbs Smith, 2003), 228; 1906 Sanborn Map, Volume 1, Sheet 91.

curving upper-middleclass boulevard. The park was dedicated for public use in August of 1904. The Powers Residence is one of seven remaining houses from the first years of the park's development.<sup>54</sup>

The Powers House illustrates how the Mission Revival took a familiar type, the Queen Anne residence, and dressed it in surface elements, the most mission-like of which is the espadaña. The towers, in their proportions and roofs, are closer to those of the Queen Anne style than to those of the California missions. The porch projects forward in Queen Anne manner rather being integrated into the building mass as is typical of the missions, and the arcade is much too slender to be taken for masonry. This surface decoration is limited to the façade, beyond which the house becomes a simple stucco box.

Representative of Mission Revival multi-family housing is the nearby Doria Apartments (L.A. Historic Cultural Monument No. 432) at 1600 West Pico Boulevard. It was designed by Gotfred Hanson for Doria Deighton Jones. It contains the standard urban mix of retail space on the ground floor and apartments above. Construction is brick masonry for the first floor and stucco over wood frame for the second and third floors.<sup>55</sup>



1509-1515 Gramercy Place HRA/D190617.00

SOURCE: Office of Historic Resources

**Figure 23**

Doria Apartments, circa 1905, L.A. HCM No. 432

It was one of several such Mission Revival apartment buildings constructed in the districts south and west of Downtown in the years between 1900 and 1915. As with the Powers House, Mission Revival surface elements were added to a standard building type. A tiled pent roof supported by brackets replaces the traditional cornice, above which extend espadañas. The corner tower is capped by a Queen Anne bell-shaped roof.<sup>56</sup>

<sup>54</sup> Gebhard and Winter, *Architectural Guide to Los Angeles*, 228; Jeffrey Herr, ed., *Landmark L.A.: Historic-Cultural Landmarks of Los Angeles* (Los Angeles: Cultural Affairs Department, 2002), 428, 438.

<sup>55</sup> Herr, *Landmark L.A.*, 456; 1906 Sanborn Map, Volume 1, Sheet 94.

<sup>56</sup> Gebhard and Winter, *Architectural Guide to Los Angeles*, 228.

Representative of a small-scale industrial structure is the Ivy Substation of 1907 (L.A. Historic-Cultural Monument No. 182 and listed in the National Register) at 9015 Venice Boulevard. It was built by the Los Angeles Pacific Railway to house transformers for the interurban line to Venice Beach. The line became part of the Pacific Electric system in 1911. Similar in design was the railroad's Olive Substation from 1907, at 2798 Sunset Boulevard. Construction is of brick masonry covered with stucco. End espadañas and window arches are added to a basic industrial building type.<sup>57</sup>



1509-1515 Gramercy Place HRA/D190617.00

SOURCE: Office of Historic Resources

**Figure 24**  
Ivy Substation, 1907, L.A. HCM No. 182

An example of a small institutional building is Fire Station Number 18 (L.A. Historic-Cultural Monument No. 349), built between 1904 and 1906 and located at 2616 South Hobart Boulevard in West Adams. Its architect was John Parkinson. Construction is brick masonry with a stucco overlay. In this example the architect added an espadaña, miniature bell towers, and tile-roofed canopies to the standard long, narrow two-story format seen as early as the Old Plaza Firehouse of 1884 (adjacent to Plaza Park, L.A. Historic-Cultural Monument No. 64).<sup>58</sup>

<sup>57</sup> Paul Gleye, *The Architecture of Los Angeles* (Los Angeles: Rosebud Books, 1981), 75, 78; Herr, *Landmark L.A.*, 436; National Register of Historic Places Inventory – Nomination Form for Los Angeles Pacific Company Ivy Park Substation, 1981

<sup>58</sup> Herr, *Landmark L.A.*, 449; “Application to Alter,” May 24, 1920, at Search Online Building Records at [www.ladbs.org](http://www.ladbs.org), accessed May 2018.



1509-1515 Gramercy Place HRA/D190617.00

SOURCE: Los Angeles Public Library

**Figure 25**

Fire Station Number 18, 1904-1906, L.A. HCM No. 349

Representative of a large institutional use, combined with industrial, is the Los Angeles Herald Examiner Building (L.A. Historic-Cultural Monument No. 178). Located at 1111 South Broadway, it was designed by Julia Morgan and dates from 1915. The first woman to be trained at the Ecole de Beaux Arts in Paris, Morgan had long been associated with the family of William Randolph Hearst, the publisher of the newspaper, and would go on to become his architect for Hearst Castle at San Simeon.<sup>59</sup>

<sup>59</sup> Gleye, *Architecture of Los Angeles*, 76; Herr, *Landmark L.A.*, 435



SOURCE: Los Angeles Public Library

1509-1515 Gramercy Place HRA/D190617.00

**Figure 26**  
Los Angeles Herald Examiner Building, 1915, L.A. HCM No. 178

The inspiration was the California Building at the World’s Columbian Exposition, which it resembled in its scale and massing, and in its incorporation of a variety of mission elements. Morgan had used Mission Revival detailing in earlier buildings and stated in a 1914 article that Southern California was a location particularly appropriate for the style, in that its bright sunlight allowed for a dramatic contrast between the white walls and the arched voids.<sup>60</sup>

With its scale, complexity of detailing and reinforced concrete construction, the Herald Examiner Building is perhaps the most significant Mission Revival resource in the City. It includes all the various character-defining features of the style – white stucco walls, red-tiled roofs, espadañas, towers, and arcades – grafted into what is a symmetric Beaux-Arts composition. It also illustrates how the style was able to adjust itself to most any building type, in this case a large institution that included a printing plant complete with saw-tooth roof for interior illumination.<sup>61</sup>




**Other Examples of Mission Revival style buildings in South Los Angeles**

**TABLE 5**  
**OTHER MISSION REVIVAL STYLE BUILDINGS IN SOUTH LOS ANGELES**

Address and Name	Year Built	Status of the Building	Photograph
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<sup>60</sup> Gebhard and Winter, *Architectural Guide to Los Angeles*, 266

<sup>61</sup> 1906-1950 Sanborn Map, Volume 1, Sheet 80; “Application to Alter,” March 21, 1952, Search Online Building Records at [www.ladbs.org](http://www.ladbs.org), accessed May 2018.

<p>2755 W. 15<sup>th</sup> Street,  Pacific Bell Building</p>	<p>1928</p>	<p>HCM</p>	 <p>Source: Historicplacesla.org</p>
<p>2616 S. Hobart Blvd  Fire Station No. 18</p>		<p>On the National Register of Historic Places</p>	 <p>Source: Google Maps Street View</p>
<p>4319 Halldale Ave</p>	<p>1907</p>	<p>3S; 3CS; 5S3</p>	 <p>Source: SurveyLA</p>

1745-1747 Catalina Street Bungalow Court	1927	3S;3CS;5S3	 <p>Source: Google Street View</p>
1520-1522 Menlo Avenue Bungalow Court	1924	3S;3CS;5S3	 <p>Source: Google Street View</p>

## Evaluation

### SurveyLA Registration Requirements and Eligibility Standards

Based upon the historical and architectural themes developed in Environmental Setting section and in the Los Angeles Historic Context Statement, there is one significant SurveyLA theme associated with the subject property: Mission Revival (1893-1948). The following is the Context Summary Table developed by the OHR that defines the eligibility standards, character-defining features, and integrity aspects a historical resource needs to have in order to be considered eligible in association with the aforementioned themes. These standards were utilized in the evaluation of the improvement on the subject property that follows below.

**TABLE 6**

**CONTEXT: ARCHITECTURE AND ENGINEERING, 1850-1980**

**THEME: MEDITERRANEAN & INDIGENOUS REVIVAL ARCHITECTURE, 1893-1948**

<b>CONTEXT:</b>	Architecture and Engineering, 1850-1980
<b>SUB CONTEXT:</b>	No Sub-Context
<b>THEME:</b>	Mediterranean & Indigenous Revival Architecture, 1893-1948
<b>SUB THEME:</b>	Mission Revival (1893-1948)

<b>PROPERTY TYPE:</b>	Residential – Single-family Residential – Multi-family Commercial Industrial Institutional
<b>PROPERTY SUB TYPE:</b>	No property sub-style
<b>GEOGRAPHIC LOCATION</b>	No concentrations of Mission Revival buildings exist in Los Angeles. Most examples are scattered and generally are found in areas developed prior to 1917.
<b>AREA OF SIGNIFICANCE</b>	Architecture
<b>CRITERIA</b>	C/3/3
<b>PERIOD OF SIGNIFICANCE</b>	1893-1948
<b>ELIGIBILITY STANDARDS:</b>	<ul style="list-style-type: none"> <li>• Constructed during the period of significance</li> <li>• Exemplifies the character-defining features of the Mission Revival style</li> <li>• Is an excellent example of the style and/or the work of a significant architect or builder</li> </ul>
<b>CHARACTER DEFINING/ASSOCIATIVE FEATURES:</b>	<ul style="list-style-type: none"> <li>• Retains most of the essential character-defining features of the style</li> <li>• Espadañas (shaped Mission roof parapet)</li> <li>• Stucco exterior</li> <li>• Bell towers and domes</li> <li>• Tile-covered roofs</li> <li>• Rounded arches and arcades</li> <li>• Verandas, patios, and courtyards</li> <li>• General lack of ornamentation or use of Moorish-inspired decoration</li> </ul>
<b>INTEGRITY CONSIDERATIONS:</b>	<ul style="list-style-type: none"> <li>• Should retain integrity of Design, Materials, Workmanship, and Feeling</li> <li>• Stucco repair or replacement must duplicate the original in texture and appearance</li> <li>• Roof replacement should duplicate original in materials, color, texture, dimension, and installation pattern</li> <li>• New additions should be appropriately scaled and located so as to not overwhelm the original design and massing</li> <li>• Original use may have changed</li> <li>• Setting may have changed (surrounding buildings and land uses)</li> <li>• For residential examples, alterations to garages may be acceptable</li> <li>• Limited window replacement may be acceptable</li> </ul>

## Previous Evaluations of the Subject Property

In addition to the SCCIC archival records search, ESA reviewed the City's survey records. SurveyLA reviewed the subject property as part of the South Los Angeles CPA survey done in March, 2012. SurveyLA identified the subject property as significant under criteria A/1/1 as an example of the Mission Revival style. This does not make sense as the subject was evaluated under the sub theme of Mission Revival which is usually evaluated under Criterion C/3/3. The residence was found as potentially significant with the status codes of 3CS and 5S3 as an "Excellent example of the Mission Revival style, with high quality design and craftsmanship. All windows replaced; may not retain sufficient integrity for Natl. Register eligibility."<sup>62</sup> Therefore, it was not identified as a contributor to a potential historic district.

## Significance Evaluation

The subject property was evaluated under the following historical and architectural theme: Mission Revival (1893-1948). ESA also conducted research on the subject property's construction and occupancy history. ESA evaluated the subject property against the criteria for listing in the National Register, California Register, and as a Los Angeles Historic Cultural Monument (LAHCM).

## Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

- **National Register Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of our history.
- **California Register Criterion 1:** Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- **Los Angeles Historic Cultural Monument Criterion 1:** Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic, or social history of the nation, state, city, or community.

The subject property is located in the W.G. Nevin Tract. Subdivided in 1901. The tract was one of many being developed in South Los Angeles at the time and was developed for large single-family residences. The subject property is substantially altered from its original ca. 1904 appearance and does not reflect the early 1900s development pattern of large single-family residences of the early history of the tract. The subject property was converted into a duplex residence in 1937-38 and additional residential units were added to the parcel including a secondary dwelling in 1944 and a garage conversion. The original arcade that framed the south courtyard has been removed, the plan of the house has been entirely reconfigured and exterior stairs added, all of the windows have been replaced with incompatible vinyl windows, the exterior finish has been restuccoed and much of the remaining original detailing has been altered as a result of the stucco repairs. Therefore, 1509-1515 S. Gramercy Place does not have enough integrity to convey the historic settlement patterns of the area. Furthermore, the surrounding setting has been eroded by later infill development and does not resemble the early appearance of

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<sup>62</sup> SurveyLA, "Individual Resources," *South Los Angeles Report*, March 2012, 18.

the tract. The original character of the tract was drastically altered in the 1960s when many of the original residences were replaced with larger multi-family residences. Therefore, the subject property does not retain sufficient integrity to convey any significant associations with patterns of development. Additional research on 1509-1515 S. Gramercy Place did not reveal any significant events associated with the subject property.

**As a result, 1505-1515 S. Gramercy Place does not appear to meet the significance requirements as individual resource under National Register Criterion A, California Register Criterion 1, or LAHCM Criterion 1 for its association with the early development of the W.G. Nevin Tract due to its substantial loss of integrity of design, workmanship, materials, feeling, setting and association.**

## Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

- **National Register Criterion B:** Is associated with the lives of persons significant in our past.
- **California Register Criterion 2:** Is associated with the lives of persons important in our past.
- **Los Angeles Historic Cultural Monument Criterion 2:** Is associated with the lives of historic personages important to national, state, city or local history.

The occupancy and ownership history for the subject property was researched by reviewing City directories, building permits, Los Angeles County Assessor records, and the U. S. Census. Archival research did not reveal that the subject property is associated with the productive lives of any persons significant in our past. **Therefore, 1509-1515 S. Gramercy Place does not appear to be associated with significant personages as is required under National Register Criterion B, California Register Criterion 2 or the LAHCM Criterion.**

## Architecture

With regard to architecture, design, or construction, the following are the relevant criteria:

- **National Register Criterion C:** Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- **California Register Criterion 3:** Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- **Los Angeles Historic Cultural Monument Criterion 3:** Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age

This HRA evaluated the subject property under the subtheme of the Mission Revival Style (1893-1948) under Criterion C/3/3 (. Although the subject property was constructed in the early 20<sup>th</sup> century and exhibits some of the character-defining features relevant to the Mission Revival Style, such as espadañas, and rounded arches, the numerous alterations that have been made both

to the subject property as well as to the associated parcel on which the subject property stands have entirely undermined its ability to convey any architectural significance.

The subject property is a heavily altered example of the Mission Revival style. The subject property was remodeled in 1912, converted into a duplex residence in 1937-38, and additional residential units were added to the parcel including a secondary dwelling in 1944 and a garage conversion. The original arcade that framed the south courtyard prior to 1912 has been removed, the plan of the house has been entirely reconfigured and exterior stairs added, all of the windows have been replaced with incompatible vinyl windows, the exterior finish has been restuccoed and much of the remaining architectural detailing has been altered in appearance as a result of the stucco repairs.

Distinct alterations were observed along the roofline and across the primary elevation as well as on each of the secondary and the tertiary elevation. The courtyard at the primary elevation would be the means by which the property would demonstrate its architectural merit. However, since its original construction, the subject property has undergone significant and severe modifications that are most pronounced along the primary elevation. The courtyard once enclosed by a stylized grand arcade is now a white picket fence along its perimeter with the public right-of-way. Further, whether as a result of repairs made following the fire at the property or to better accommodate conversion of the single-family residence to a duplex, the subject property has been subjected to a range of significant alterations that rendered it a poor example of the Mission Revival architectural style. These include changes to the stucco texture across all surfaces, numerous changes to window and wall configurations, the enclosure of portions of the courtyard elevation beneath composition sheet roofs and the complete exchange of fenestration with vinyl replacement windows.

While less impactful to the historic integrity of the subject property, changes to the side and rear elevations together with the alterations to the primary façade have rendered the property inadequate to serve as an excellent example of the Mission Revival style either individually or as a contributor to a potential historic district. Although it is basically identifiable as an example of its style and was constructed during the period of significance, it is not a distinguished example of this style and is not an architecturally significant work, nor is it the work of a master architect or builder.

**Therefore, ESA finds that 1509-1515 does not meet the significance requirements as individual resource under National Register Criterion C, California Register Criterion 3 or LAHCM Criterion 3 as an early intact example of a Mission Revival residence or as a notable work of a master architect.**

## **Data**

- **National Register Criterion D:** It yields, or may be likely to yield, information important in prehistory or history.
- **California Register Criterion 4:** Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. None of the buildings on the subject property appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the period in which they were constructed, their method of construction, or their design. The buildings reflect common building practices and materials of the early twentieth century, which have already been well documented. **Therefore, 1509-1515 S. Gramercy Place does not meet the significance requirements under National Register Criterion D and California Register Criterion 4.**

## Conclusion

The subject property was evaluated under the following theme: Mission Revival Style, 1887-1942. ESA also conducted research on the subject property's construction and occupancy history within the development of South Los Angeles and the W.G. Nevin Tract. ESA evaluated the subject property against the National Register, California Register, and the LAHCM criteria. While the subject property is located in the W.G. Nevin tract, the original single-family residence and the associated property setting is substantially altered and does not convey any significant associations with early development patterns, and the property is not associated with a significant event. Therefore, the subject property is not significant under Criterion A/1/1. ESA researched the occupancy history of the subject property and concluded that 1509-1515 S. Gramercy Place does not appear to be associated with the productive lives of any significant personages as is required under Criterion B/2/2. Finally, the subject property is an altered example of the Mission Revival style. These alterations have rendered the property inadequate to serve as a representative example of the Mission Revival style either individually or as a contributor to a potential historic district. Therefore, ESA finds that 1509-1515 S. Gramercy Place does not meet the eligibility requirements as individual resource under Criterion C/3/3.

Therefore, 1509-1511 Gramercy Place appears to be ineligible for individual listing under any of the federal, state or local criteria. ESA recommends it be assigned a California Historical Resource Status Code of 6Z meaning that it was "found ineligible for National Register, California Register, or Local designation through survey evaluation."

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# Appendix A

## **Professional Qualifications**





# Margarita Jerabek, PhD

## Historic Resources Director

### EDUCATION

Ph.D., Art History,  
University of California,  
Los Angeles

M.A., Architectural  
History, School of  
Architecture, University  
of Virginia

Certificate of Historic  
Preservation, School of  
Architecture, University  
of Virginia

B.A., Art History,  
Oberlin College

### 30 YEARS EXPERIENCE

#### AWARDS

2014 Preservation  
Award, The Dunbar  
Hotel, L.A. Conservancy

2014 Westside Prize,  
The Dunbar Hotel,  
Westside Urban Forum

2014 Design Award:  
Tongva Park & Ken  
Genser Square,  
Westside Urban Forum

Preservation Design  
Awards, RMS Queen  
Mary Conservation Plan  
2012; and Restoration  
and Exhibit Design for  
Home Savings,  
Montebello, 2016,  
California Preservation  
Foundation

#### PROFESSIONAL AFFILIATIONS

California Preservation  
Foundation

Santa Monica  
Conservancy

Society of Architectural  
Historians, Life Member

American Institute of  
Architects (AIA),  
National Allied Member

Margarita Jerabek has 30 years of professional practice in the United States with an extensive background in historic preservation, architectural history, art history and decorative arts, and historical archaeology. She specializes in Visual Art and Culture, 19th-20th Century American Architecture, Modern and Contemporary Architecture, Architectural Theory and Criticism, Urbanism, and Cultural Landscape, and is a regional expert on Southern California architecture. Her qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History, Archaeology, and Architectural History. Margarita has managed and conducted a wide range of technical studies in support of environmental compliance projects, developed preservation and conservation plans, and implemented preservation treatment projects for public and private clients in California and throughout the United States.

### Relevant Experience

Margarita has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area and Southern California. She provides expert assistance to public agencies and private clients in environmental review, from due diligence through planning/design review and permitting and when necessary, implements mitigation and preservation treatment measures on behalf of her clients. As primary investigator and author of hundreds of technical reports, plan review documents, preservation and conservation plans, HABS/HAER/HALS reports, construction monitoring reports, salvage reports and relocation plans, she is a highly experienced practitioner and expert in addressing historical resources issues while supporting and balancing project goals.

She is an expert in the evaluation, management and treatment of historic properties for compliance with Sections 106 and 110 of the NHPA, NEPA, Section 4(f) of the Department of Transportation Act, CEQA, and local ordinances and planning requirements. Margarita regularly performs assessments to ensure conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and assists clients with adaptive reuse/rehabilitation projects by providing preservation design and treatment consultation, agency coordination, legally defensible documentation, construction monitoring and conservation treatment.

Margarita is a regional expert on Southern California architecture. She has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area as well as in Ventura, Orange, Riverside, San Bernardino and San Diego counties. Beyond her technical skill, she is a highly experienced project manager with broad national experience throughout the United States. She currently manages ESA's on-call historic preservation services with the City of Santa Monica, and Los Angeles Unified School District.



# JOEL LEVANETZ, M.A., AICP, RPA

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## Senior Architectural Historian/Cultural Resources Specialist

### EDUCATION

M.A., Public History  
and Teaching,  
University of San  
Diego, 2008

B.S., Anthropology  
and Archaeology,  
University of  
Wisconsin-Madison,  
2004

### 15 YEARS EXPERIENCE

### CERTIFICATIONS/ REGISTRATION/ EDUCATION

Registered  
Professional  
Archaeologist

### PROFESSIONAL AFFILIATIONS

American Institute of  
Certified Planners

American Planning  
Association

National Trust for  
Historic Preservation

California Preservation  
Foundation

### AWARDS

[insert text]

Mr. Levantetz is a Secretary of Interior Professional Qualified Archaeologist, Historian and Architectural Historian. Mr. Levantetz has 15 years of experience specializing in projects involving cultural and historic resource assessments, Historic American Building Survey (HABS)/Historic American Engineering Record (HAER) documentation, and DPR 523 series form preparation.

Mr. Levantetz has overseen projects that range in scale and complexity. As project manager, Mr. Levantetz has coordinated surveys, supervised staff and subcontractors, provided quality control for data collection and technical report writing, interacted with regulatory agency personnel, maintained client communications, tracked budgets, met crucial project deadlines and established strong networks through business development.

Mr. Levantetz has a detailed understanding of relevant regulations and ordinances that affect cultural resources and historic properties, such as Sections 106 and 110 of National Historic Preservation Act (NHPA), the National Environmental Protection Act (NEPA), the California Environmental Quality Act (CEQA), and the Secretary of Interior Standards for the Treatment of Historic Properties. He has completed numerous impacts assessments and determinations of eligibility across a range of administrative levels including local, state, and National Register of Historic Places (NRHP). Among the agencies served by Mr. Levantetz are the California Department of Transportation (Caltrans), Federal Rail Administration (FRA), California High Speed Rail Authority, Federal Highway Administration, Department of Defense (DOD), Federal Emergency Management Agency (FEMA), Bureau of Land Management (BLM), National Park Service (NPS), California Energy Commission (CEC), Federal Communications Commission (FCC), Federal Aviation Administration (FAA), Department of Housing and Urban Development (HUD) and the General Services Administration (GSA)

### DEVELOPMENT

**Weatherization Assistance Program Historic Architectural Resources Evaluations, Department of General Services, State of California.** Senior Architectural Historian. Mr. Levantetz has conducted over 70 remote investigations and evaluations of historic period residences under this large-scale federal program. Using background research and NRHP criteria, he undertakes historical significance evaluations for the numerous built environment resources and assesses potential impacts that may result from the program. Each

analysis complies with Section 106 of the National Historic Preservation Act (NHPA) and the guidelines executed in the Programmatic Agreement.

## **GOVERNMENT & MILITARY**

**MCB Camp Pendleton Coastal Training Installation Phase III, Cultural Resources Investigation, Department of Defense, San Diego County, CA.** Archaeologist. Mr. Levanetz served as cultural resource specialist to mitigate impacts to archaeological resources resulting from the construction of a close-quarters combat exercise facility near the coastline. He participated in an extensive subsurface investigation in an effort to recover data that would otherwise be lost as a result of construction activities. Mr. Levanetz completed systematic excavations at numerous sites and assisted in evaluating the potential direct and indirect impacts to cultural resources.

## **INFRASTRUCTURE DEVELOPMENT**

**Verizon Wireless Telecommunication Projects, Section 106 Compliance, Verizon Wireless, CA and NV.** Cultural Resources Specialist. Mr. Levanetz performed over 100 National Register of Historic Places (NRHP) compliance studies for the Federal Communications Commission on behalf of Verizon Wireless for new tower support structures and collocated towers throughout California and Nevada. He completed determinations of eligibility, analyses of integrity, and identifications of effect. Resources identified and evaluated have dated from the late nineteenth century to the recent past, were located in various settings (dense urban, suburban, rural, and industrial), and have included numerous property types (residential and commercial buildings, churches, educational institutions, hospitals, water towers, windmills, farm and ranch landscapes, refineries, and irrigation canals).

## **Publications and Presentations**

- Chambers Group, Inc., Senior Architectural Historian, San Diego, 2013—Present
- URS Corporation, Senior Architectural Historian, San Diego/La Jolla, California, 2010—2013.
- New School of Architecture & Design, Adjunct Professor, San Diego, California, 2007—Present.
- Heritage Architecture and Planning, Historian, San Diego, California, 2007—2010.
- San Diego History Center, Curator, San Diego, California, 2003—2007.
- Archaeology Field Technician, ASM Affiliates, Carlsbad, California 2004—2007.



# Hanna Winzenried

## Architectural Historian

### EDUCATION

MSc Historic Conservation, Oxford Brookes University

BA, European Studies, Brigham Young University

### 3 YEARS OF EXPERIENCE

### PROFESSIONAL AFFILIATIONS

The Society for the Protection of Ancient Buildings

Historic England

National Trust for Places of Historic Interest or Natural Beauty

Hanna is an architectural historian with 3 years of academic and professional experience performing building conservation, historic research, and field surveys and conducting plan reviews for conformance with local regulations and ordinances. Prior to joining ESA, she has 1.5 years of experience with the City of Los Angeles, Department of Planning, in the Office of Historic Resources Historic Preservation Overlay Zones (HPOZ) Unit. Her experience and education both in California and abroad have given her a wide set of interdisciplinary skills, including strong technical and research skills.

### Relevant Experience

#### **9120 W. Olympic Boulevard Preliminary Assessment and Character Defining Features Analysis for the Harkham Hillel Hebrew Academy, Beverly Hills, CA.**

*Contributor.* ESA prepared a Phase I Historic Resources Assessment for the modernist educational building at 9120 W. Olympic Boulevard. The purpose of the report is to identify and evaluate potential historic resources. The subject property was built in 1963 as the largest Jewish day school. It was built in the Modernist architectural style by the renowned architect Sydney Eisenshtate. The Academy enrollment has outgrown the existing space, and the school is looking for a way to expand its square footage. Hanna performed research and prepared of the reports.

#### **Universal Hilton Environmental Impacts Report and Historic Resources Technical Report for 555 W Universal Terrace Parkway, Los Angeles, CA.**

*Contributor.* ESA prepared an Environmental Impacts Report including a Historic Resources Technical Report. The Universal Hilton Hotel was designed by master architect, William L. Pereira in 1983 in the postmodern style. The hotel was designed to accommodate visitors to the Universal Theme Parks. The hotel management wants to expand the number of rooms by building a large addition. Hanna performed research and assisted in the preparation of the report.

**361 Myrtle Street Peer Review Letter for the residence at 361 Myrtle Street, Glendale, CA.** *Contributor.* ESA prepared a peer review letter to conduct a peer review of previous historic resource evaluations and analyze potential cumulative impacts of the demolition for the property at 361 Myrtle Street. Previous evaluations and the impact of demolishing the residence were reviewed and analyzed. Hanna performed research and assisted with the preparation of the report.

#### **Nestor Way Affordable Housing Project Historical Resources Technical Report, San Diego, CA.**

*Contributor.* ESA prepared a Historical Resources Technical Report for 1120 and 1130 Nestor Way on behalf of the Federal Housing Administration. The site is improved with a Methodist church built in 1896 in the Gothic Revival architectural style and multiple ancillary buildings. The City of San

Diego is planning on constructing permanent supportive housing containing 100 units, consisting of multi-family affordable housing for formerly homeless seniors 55 years of age and older. Hanna performed research and assisted with the preparation of the reports.

**Nelles School Site Redevelopment, Whittier, CA.** *Contributor.* ESA oversaw the documentation and architectural salvage of the Fred C. Nelles School. Brookfield Residential plans on redeveloping the whole site into a residential neighborhood while maintaining four historically significant structures. Hanna helped draft a documentation and architectural features salvage plan according to the character defining features list and oversaw the deconstruction of the other school buildings to ensure the architectural features were salvaged correctly.

**Riverside Cement Company, Crestmore Plant HAER, Jurupa Valley, CA.** *Contributor.* ESA prepared two Historic American Engineering Records for the Crestmore Plant for the White Cement Mill and for the Stock House. The Riverside Cement Company, Crestmore Plant was a former cement plant that was initially constructed in 1909, although went through multiple periods of alteration. Developers proposed an industrial and open space development at the facility. Hanna helped drafts HAERs which had to be made as a mitigating measure for deconstruction of the historically eligible buildings, the White Cement Mill and the Stock House.

### Previous Work Experience

**Department of City Planning, City of Los Angeles.** *Student, Professional Worker.* Hanna assisted HPOZ staff with client walk-ins, which included conducting design review, drafting casework letters/certificates, and performing public outreach/presentations regarding adoption of HPOZs. She conducted field surveys of several HPOZs, using photography and making note of historical elements. She corrected technical elements on databases of HPOZ properties and research historical patterns of neighborhood growth. Hanna also communicated with project applicants to improve their projects' conformance with preservation guidelines.

**Museum of Peoples and Cultures, Brigham Young University.** *Collections Manager.* Hanna made an itinerary of the entire Brigham Young University (BYU) ethnographic collection. Hanna designed and implemented a social media marketing campaign. She took pictures of 400 objects for the digital collection. She helped develop a new way to house kachina dolls and Polynesian necklaces. She cataloged 25 objects in a collection and housed them for storage.

**History Department, Brigham Young University.** *Intern.* As part of her duties as an intern, Hanna cataloged and transcribed historic letters to and from Senator Bancroft found in the BYU digital collections. Hanna also created a marketing plan to raise campus awareness for "Europe in a Nutshell" and helped to inaugurate the international event with prominent world leaders.

### Publications and Presentations

"Knobs and Knockers: The Conservation of Arts and Crafts Metal Fixtures and Fittings," Oxford Brookes University (2015).



# Millie Mujica

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## Architectural Historian

### EDUCATION

Master of Fine Arts,  
Architectural History,  
Savannah College of Art  
and Design

BS, Architectural  
Studies, Philadelphia  
University

### 2 YEARS OF EXPERIENCE

### PROFESSIONAL AFFILIATIONS

Society of Architectural  
Historians – Savannah,  
GA Chapter

Millie is an architectural historian with 2 years of academic and professional experience performing archival historic research and field surveys. She has experience with National Register nomination forms and with Historic American Building Survey (HABS) documentation and photography. Her experience and education in California, Pennsylvania, and Georgia have given her a well-rounded understanding of historic resources in the United States. Through this she has acquired a wide set of interdisciplinary skills, including strong research, technical, and writing skills.

### Relevant Experience

**Lombardi House Historic Resources Assessment for 1717 N. Bronson Avenue, Los Angeles, CA.** *Contributor.* ESA prepared a Historic Resources Assessment (HRA) for the Lombardi House located at 1717 North Bronson Avenue. The purpose of the report is to identify and evaluate potential historic resources. The house was built in 1904 in a Late Victorian style but has over time acquired several Early Colonial Revival features and additions. The Lombardi House is one of two remaining homes that used to line Hollywood Boulevard, and is a rare example of pre-annexation construction in Hollywood. The current owners are looking to construct a new luxury apartment building south of the Lombardi House, facing Hollywood Boulevard. Millie performed research and assisted in the preparation of the report.

**6007 Sunset Boulevard Historic Resources Assessment for 6007 Sunset Boulevard, Los Angeles California.** *Contributor.* ESA prepared a Historic Resources Assessment (HRA) for 6007 Sunset Boulevard. The purpose of the report is to identify and evaluate potential historic resources. The subject property encompassed all buildings within 6001-6023 Sunset Boulevard, 1505-1511 Gordon Street, and 1504-1512 La Baig Ave. The structures on 6007-6017 Sunset Boulevard were constructed in 1922, while the adjacent properties range from 1912-1923. The properties have served a variety of uses throughout the years, mainly commercial, industrial and multi-family residential. The current owners are looking to demolish the existing structures, tie the lots and build a five story mixed use building. The new structure will include retail spaces on the ground floor and residential spaces above on all of the other floors. Millie performed research and assisted in the preparation of the report.

### Previous Work Experience

**Savannah & Chatham County Metropolitan Planning Commission, Savannah, GA.** *Intern.* Millie was an intern for the Savannah & Chatham County Metropolitan Commission for two consecutive years. The first year she dedicated herself to surveying the pavement, sidewalks, and curbs of downtown Savannah,

documenting every change of material and incorporating this information in a GIS file that would eventually be utilized for a citywide guide on historic pavement. On her second year as an intern, Millie focused on writing a National Register for Historic Places nomination for an African American community house building in Montgomery County, GA. She single-handedly completed all of the archival research, interviews, and building survey necessary for the completion of the nomination form.

**Exploration Summer Programs, Yale University.** *Instructor.* Millie taught four architecture courses for the Exploration Summer Program (Explo) that takes place at Yale University every year. She was in charge of creating the course curriculum and all course supplemental materials such as worksheets and handouts, as well as preparing classroom materials and fieldtrips. She taught architecture courses for students ages 14-17, and prepared a final project exhibition for her students' work.

### **Publications and Presentations**

“South American Slums: Their Origin, Conditions, and Proposed Architectural Solutions,” Savannah College of Art and Design (2016)



# Appendix B

## **W.G.NevinTract Map**








# Appendix C

## Sanborn Maps





1509 S. Gramercy Pl.  
1509 S. Gramercy Pl  
Los Angeles, CA 90019

Inquiry Number: 5679576.3

June 11, 2019

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Shelton, CT 06484  
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# Certified Sanborn® Map Report

06/11/19

**Site Name:**

1509 S. Gramercy Pl.  
1509 S. Gramercy Pl  
Los Angeles, CA 90019  
EDR Inquiry # 5679576.3

**Client Name:**

ESA  
626 Wilshire Blvd  
Los Angeles, CA 90017  
Contact: Hanna Winzenried



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**PO #** NA  
**Project** D190617.00

**Maps Provided:**

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1968	1907
1966	
1962	
1961	
1960	
1954	
1950	



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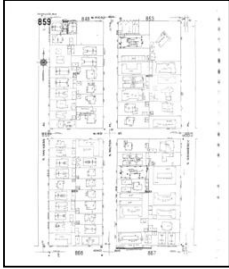
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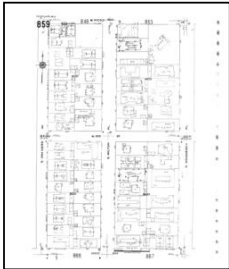


Volume 8, Sheet 859  
1970

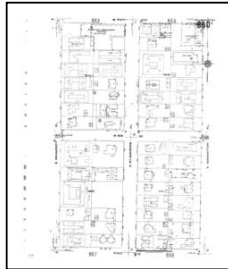


Volume 8, Sheet 860  
1970

### 1968 Source Sheets



Volume 8, Sheet 859  
1968

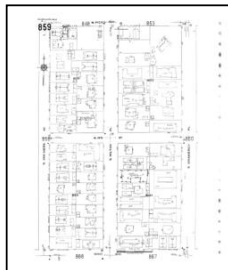


Volume 8, Sheet 860  
1968

### 1966 Source Sheets

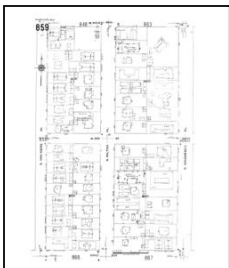


Volume 8, Sheet 860  
1966



Volume 8, Sheet 859  
1966

### 1962 Source Sheets



Volume 8, Sheet 859  
1962



Volume 8, Sheet 860  
1962

## Sanborn Sheet Key

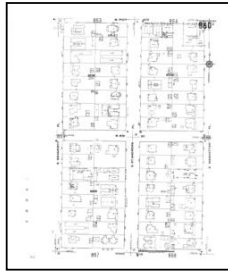
This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



### 1961 Source Sheets

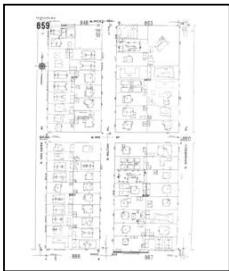


Volume 8, Sheet 859  
1961

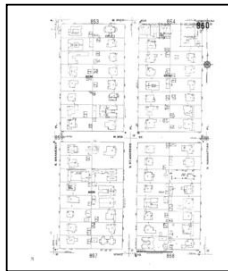


Volume 8, Sheet 860  
1961

### 1960 Source Sheets

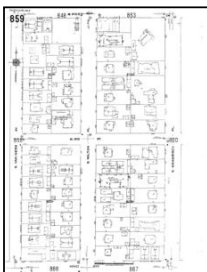


Volume 8, Sheet 859  
1960

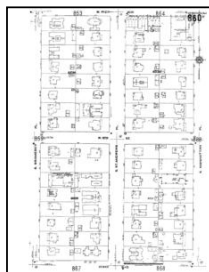


Volume 8, Sheet 860  
1960

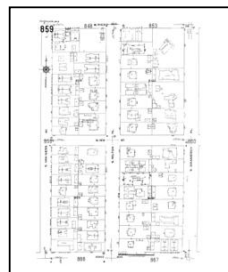
### 1954 Source Sheets



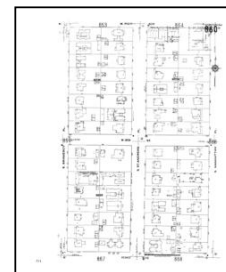
Volume 8, Sheet 859  
1954



Volume 8, Sheet 860  
1954

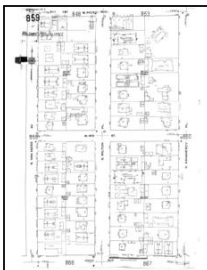


Volume 8, Sheet 859  
1954

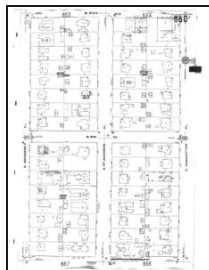


Volume 8, Sheet 860  
1954

### 1950 Source Sheets



Volume 8, Sheet 859  
1950



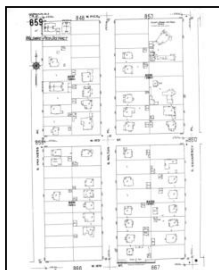
Volume 8, Sheet 860  
1950

**Sanborn Sheet Key**

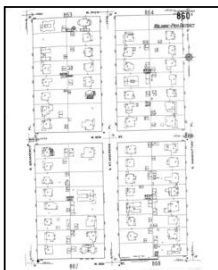
This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



**1921 Source Sheets**

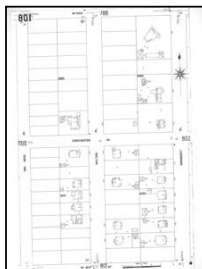


Volume 8, Sheet 859  
1921



Volume 8, Sheet 860  
1921

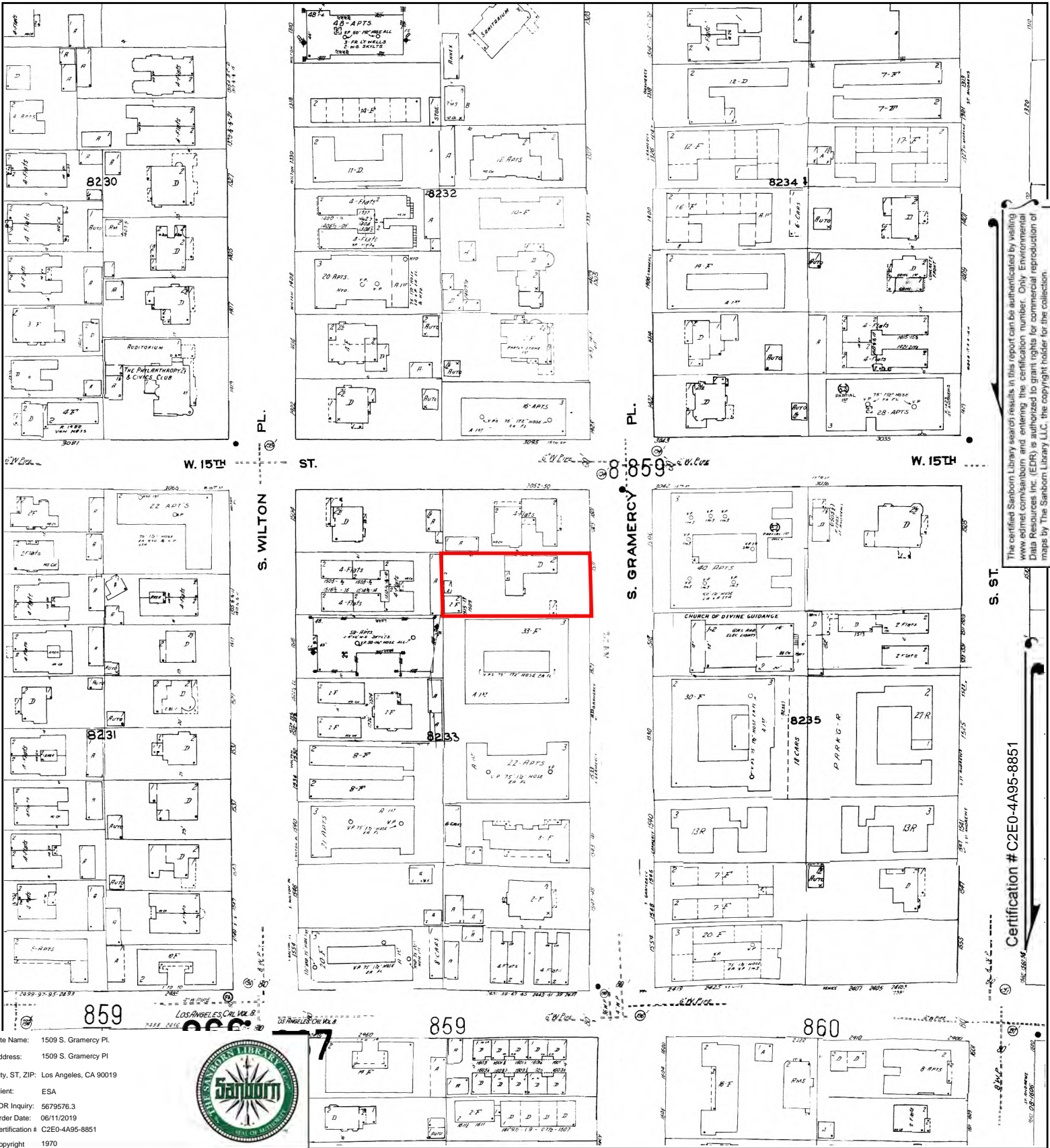
**1907 Source Sheets**



Volume 7, Sheet 801  
1907



Volume 7, Sheet 802  
1907



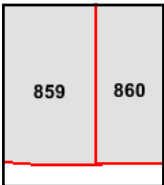
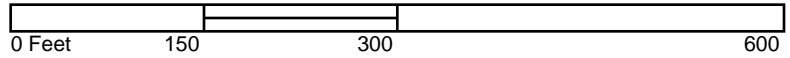
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Certification #C2E0-4A95-8851

Site Name: 1509 S. Gramercy Pl.  
 Address: 1509 S. Gramercy Pl  
 City, ST, ZIP: Los Angeles, CA 90019  
 Client: ESA  
 EDR Inquiry: 5679576.3  
 Order Date: 06/11/2019  
 Certification # C2E0-4A95-8851  
 Copyright: 1970

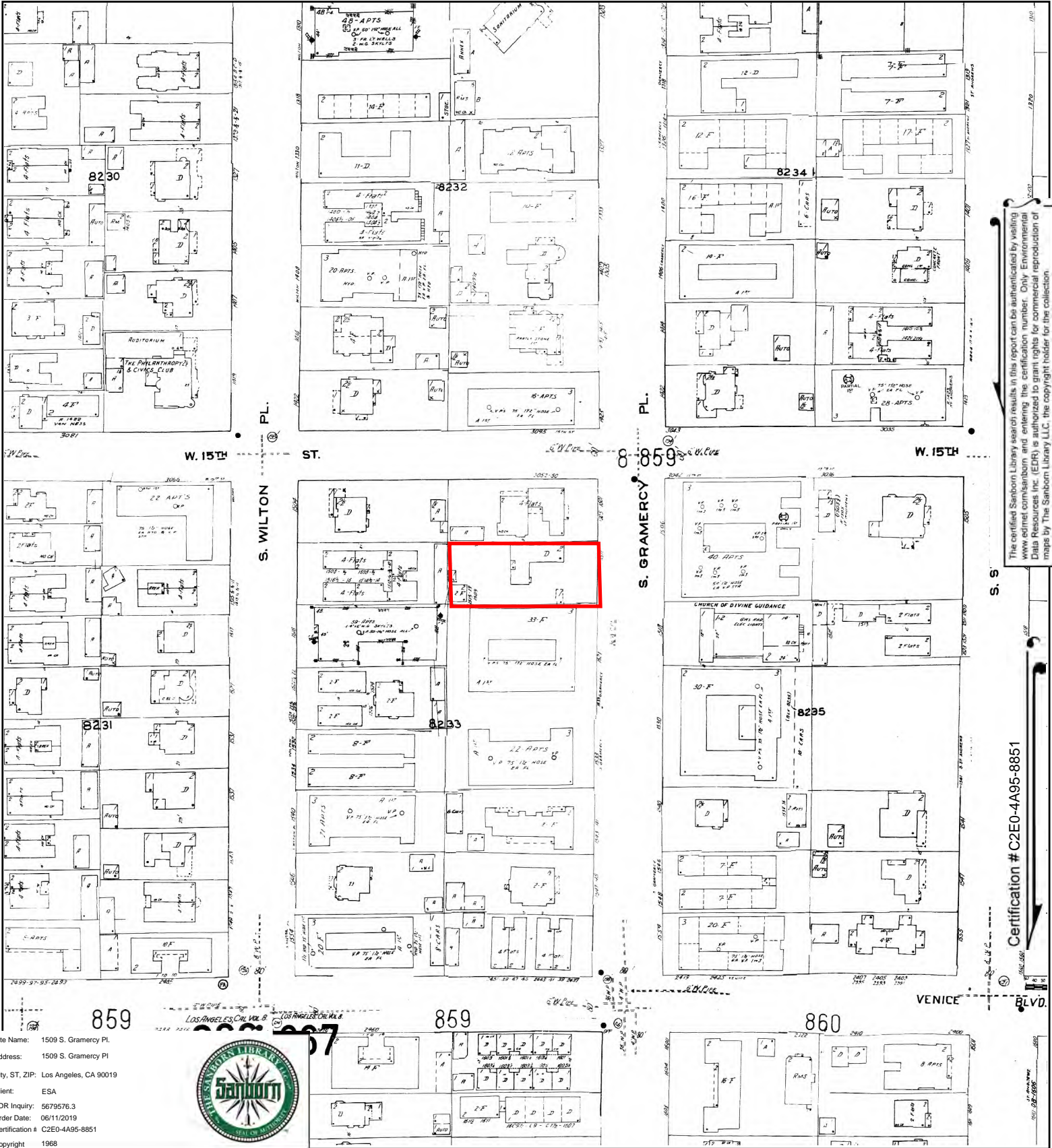


This Certified Sanborn Map combines the following sheets.  
 Outlined areas indicate map sheets within the collection.



Volume 8, Sheet 860  
 Volume 8, Sheet 859





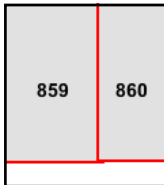
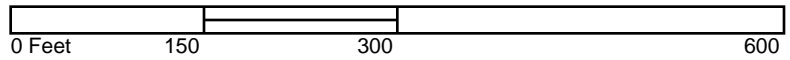
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 Client: ESA  
 EDR Inquiry: 5879576.3  
 Order Date: 06/11/2019  
 Certification # C2E0-4A95-8851  
 Copyright 1968

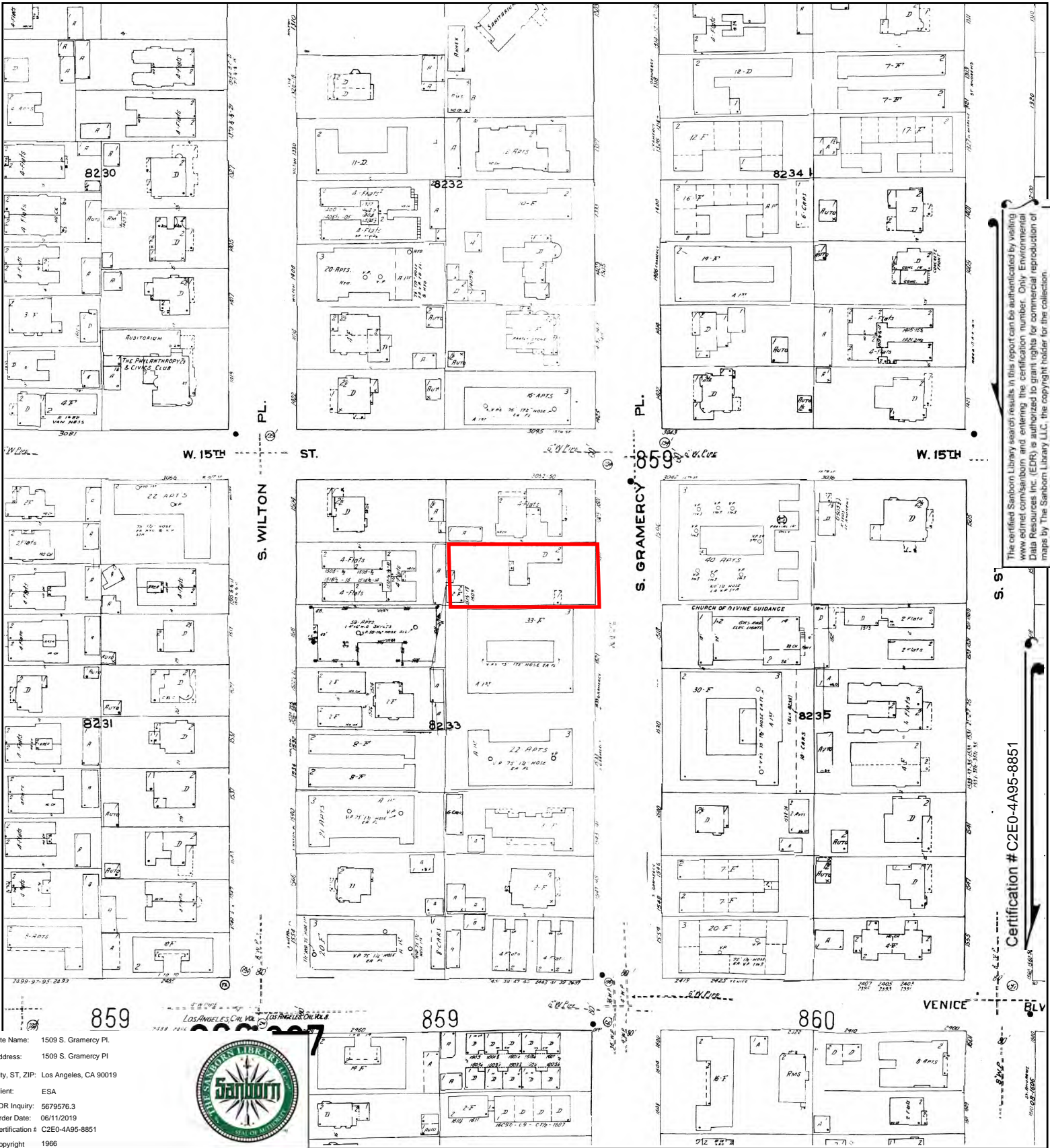


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Volume 8, Sheet 860  
 Volume 8, Sheet 859

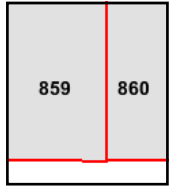
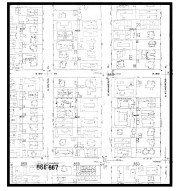
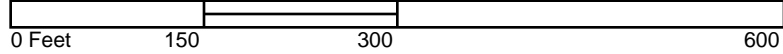




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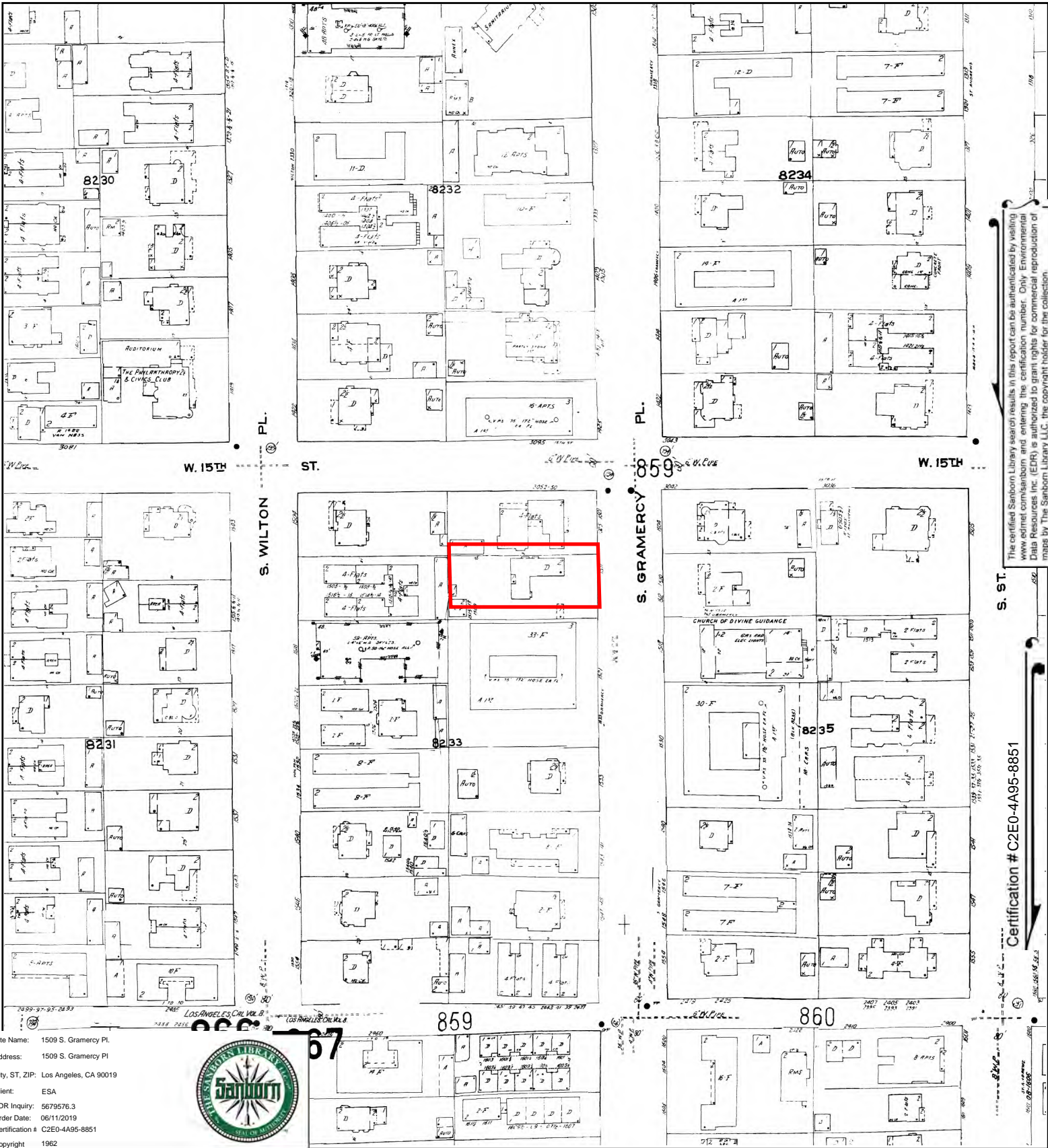
Certification # C2E0-4A95-8851

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Volume 8, Sheet 859  
 Volume 8, Sheet 860





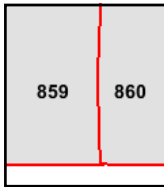
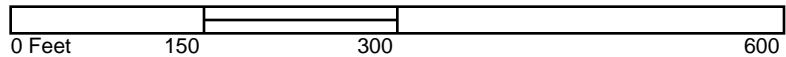
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 Client: ESA  
 EDR Inquiry: 5679576.3  
 Order Date: 06/11/2019  
 Certification # C2E0-4A95-8851  
 Copyright 1962

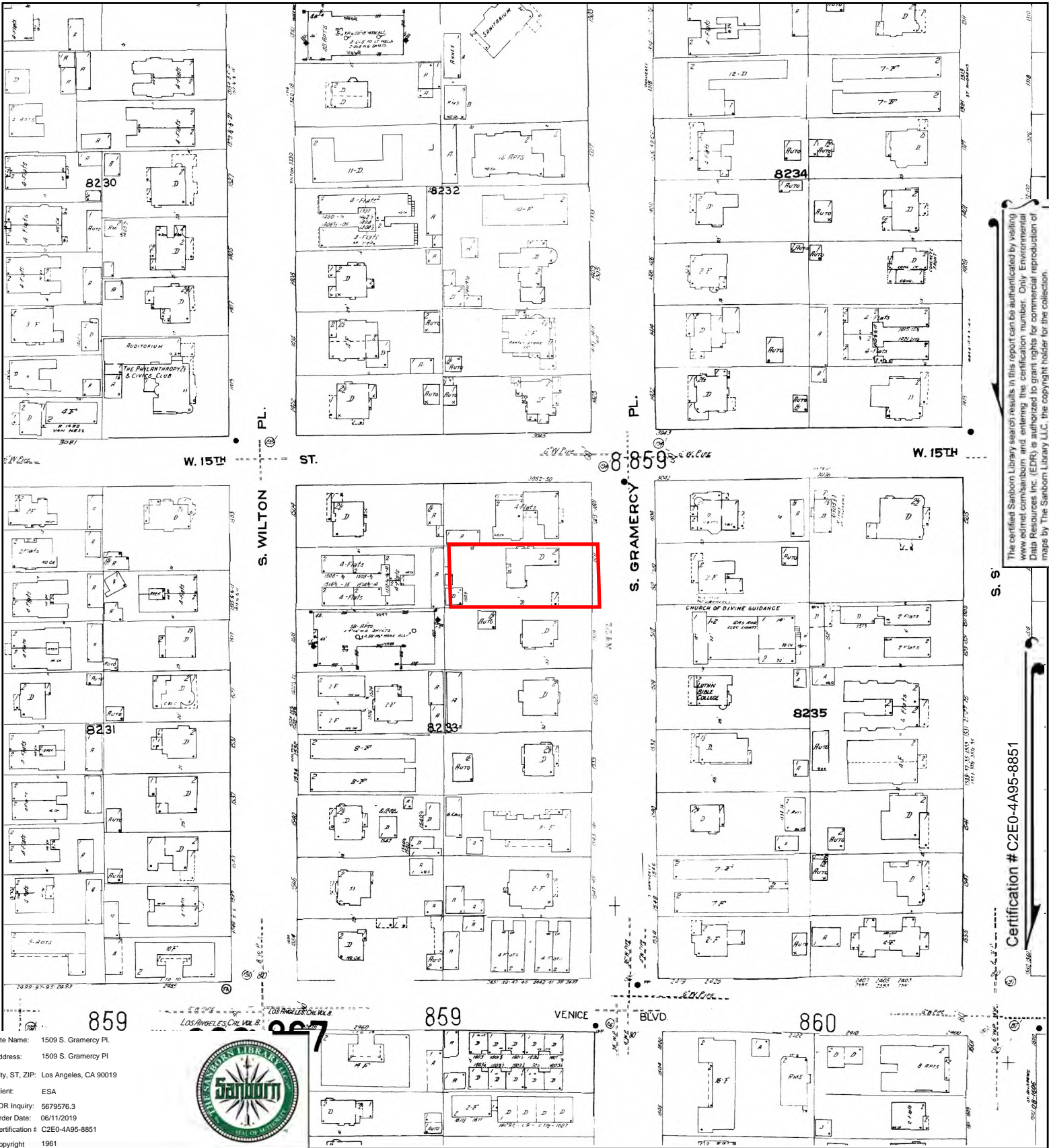


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Volume 8, Sheet 860  
 Volume 8, Sheet 859





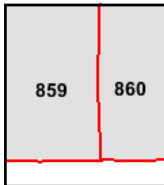
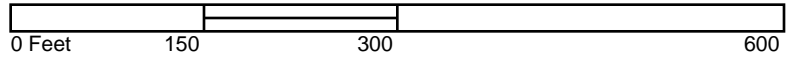
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 EDR Inquiry: 5679576.3  
 Order Date: 06/11/2019  
 Certification # C2E0-4A95-8851  
 Copyright: 1961

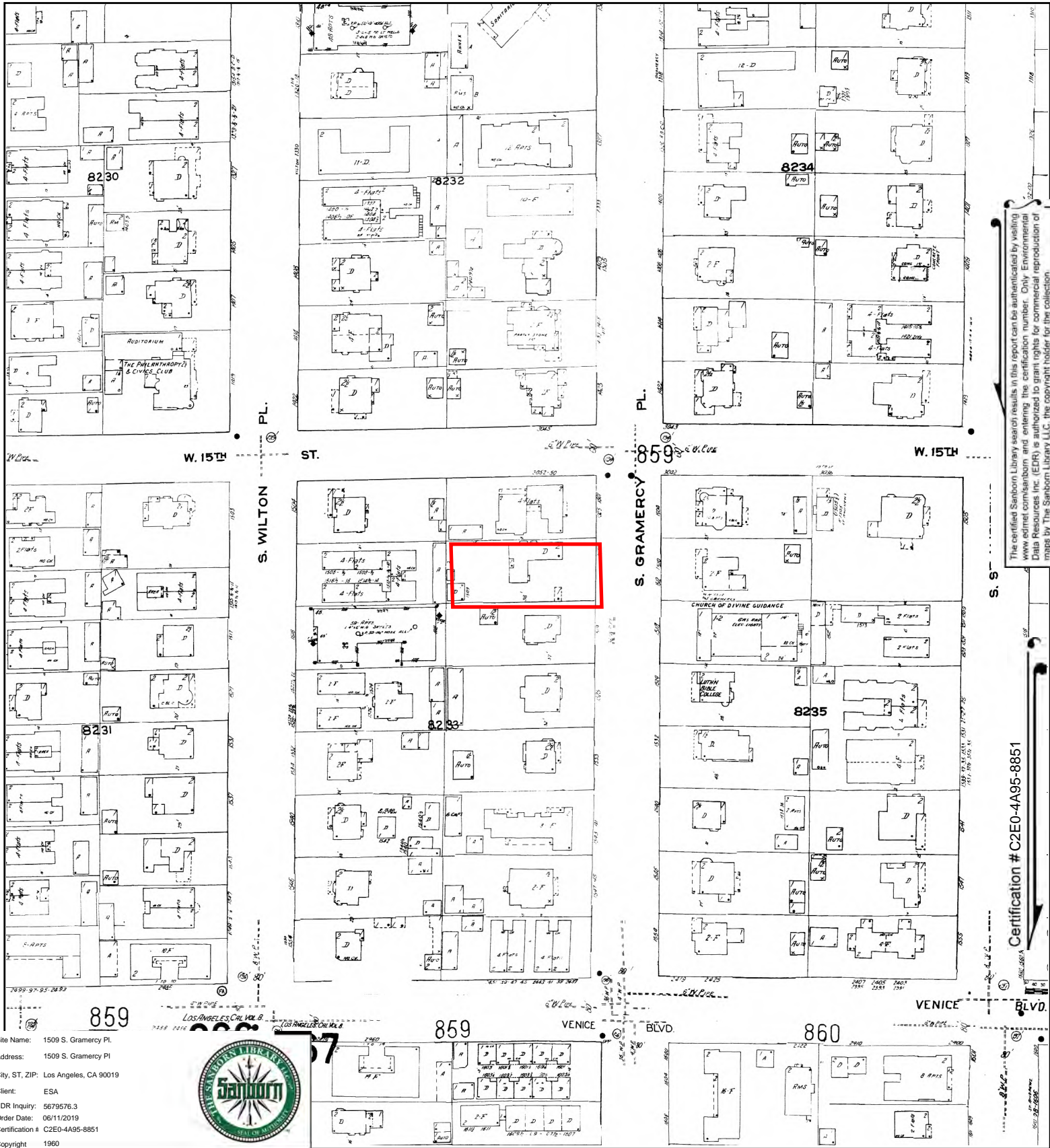


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Volume 8, Sheet 860  
 Volume 8, Sheet 859





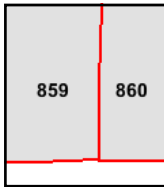
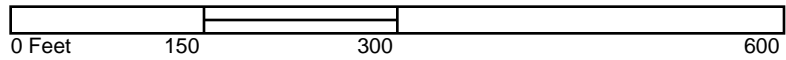
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 Client: ESA  
 EDR Inquiry: 5679576.3  
 Order Date: 06/11/2019  
 Certification # C2E0-4A95-8851  
 Copyright 1960

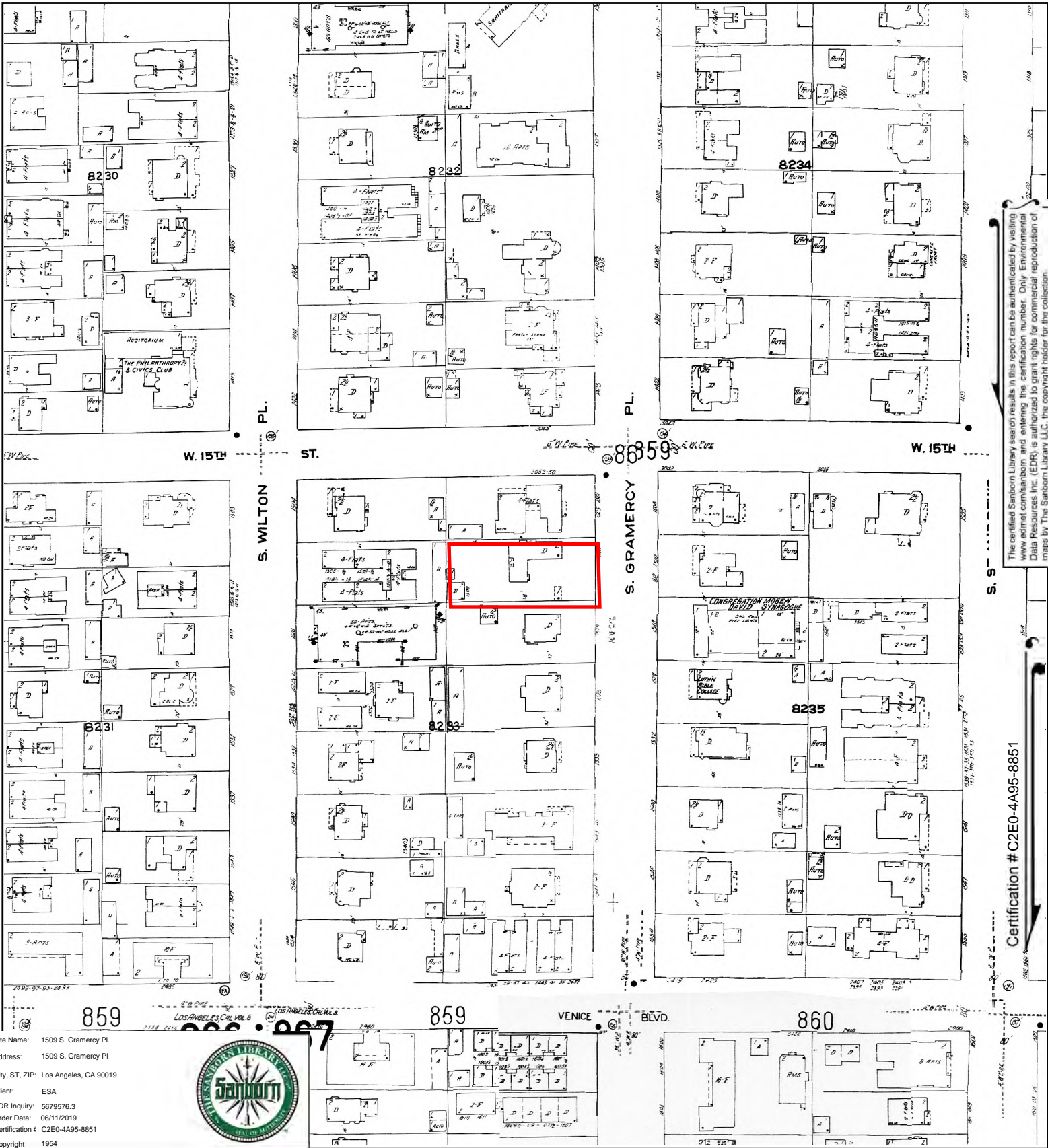


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Volume 8, Sheet 860  
 Volume 8, Sheet 859





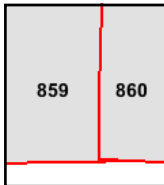
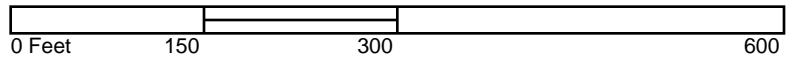
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 City, ST, ZIP: Los Angeles, CA 90019  
 Client: ESA  
 EDR Inquiry: 5679576.3  
 Order Date: 06/11/2019  
 Certification #: C2E0-4A95-8851  
 Copyright: 1954

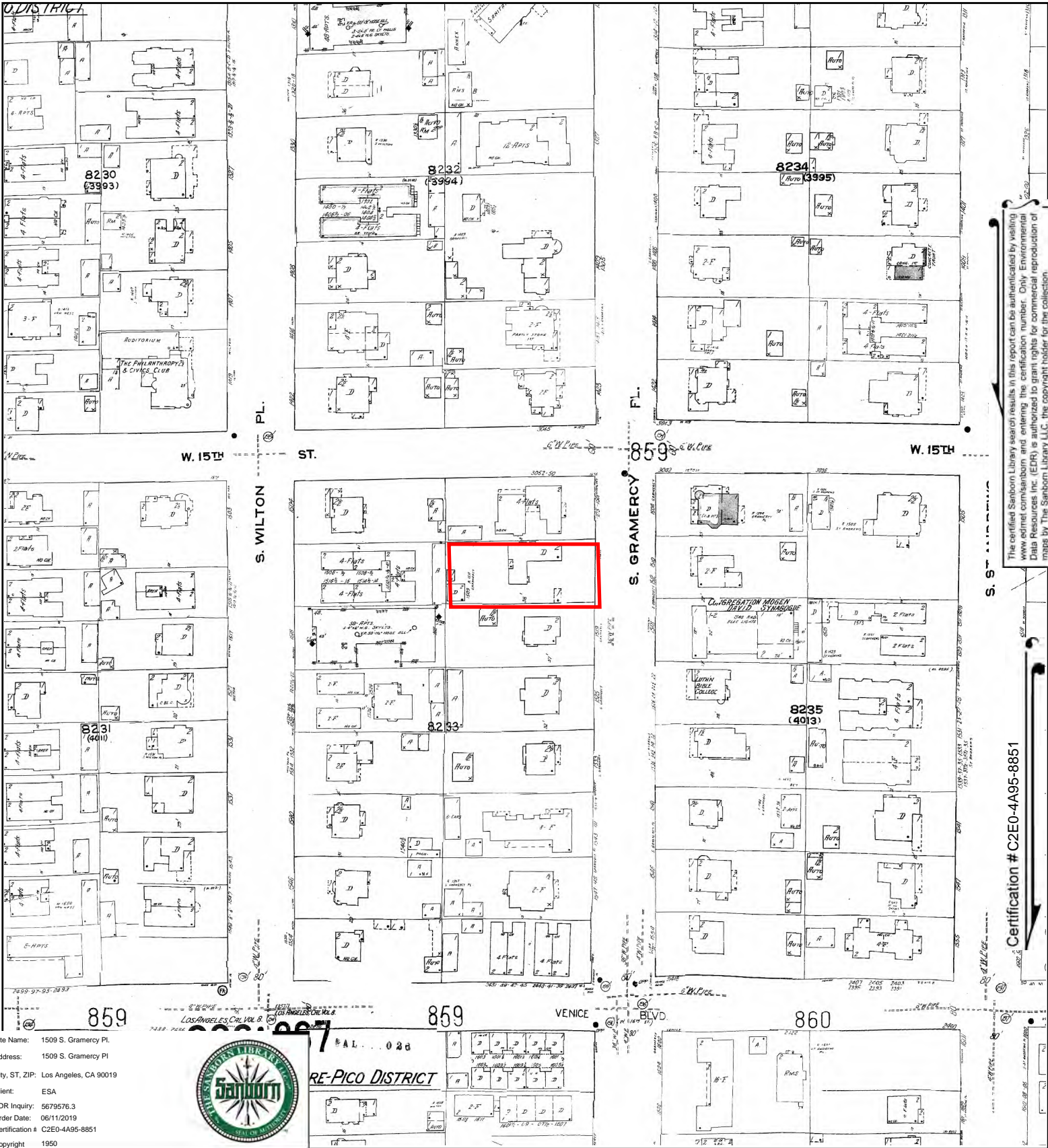


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- Volume 8, Sheet 860
- Volume 8, Sheet 859
- Volume 8, Sheet 860
- Volume 8, Sheet 859





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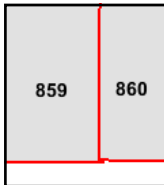
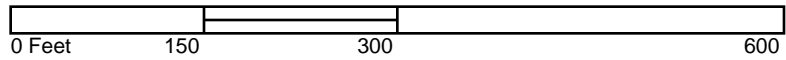
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Site Name: 1509 S. Gramercy Pl.  
 Address: 1509 S. Gramercy Pl  
 City, ST, ZIP: Los Angeles, CA 90019  
 Client: ESA  
 EDR Inquiry: 5679576.3  
 Order Date: 06/11/2019  
 Certification #: C2E0-4A95-8851  
 Copyright: 1950



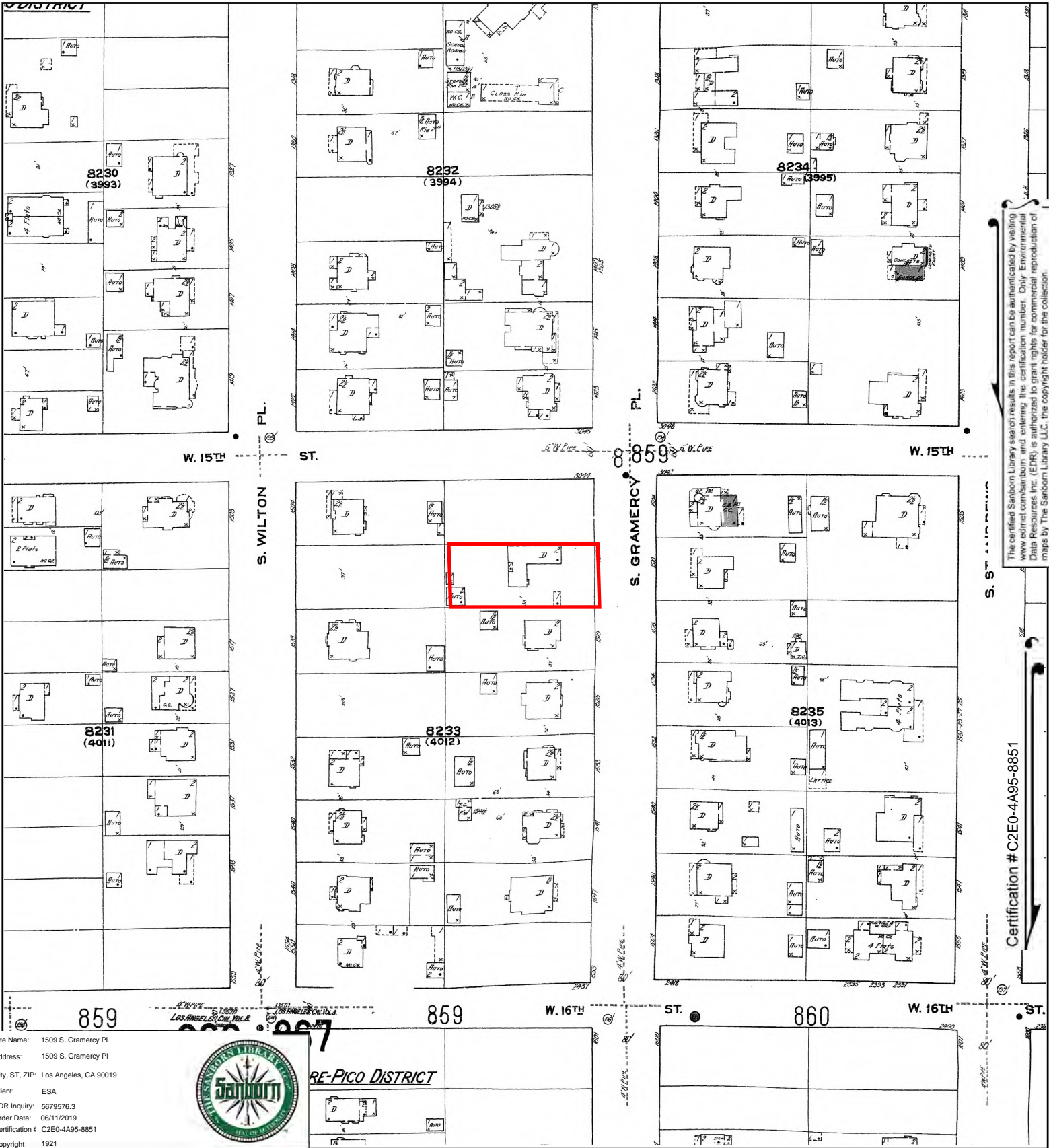
RE-PICO DISTRICT

This Certified Sanborn Map combines the following sheets.  
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Volume 8, Sheet 860  
 Volume 8, Sheet 859

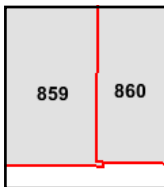
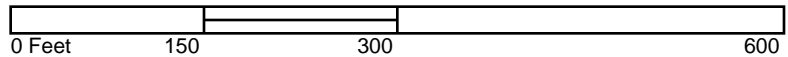




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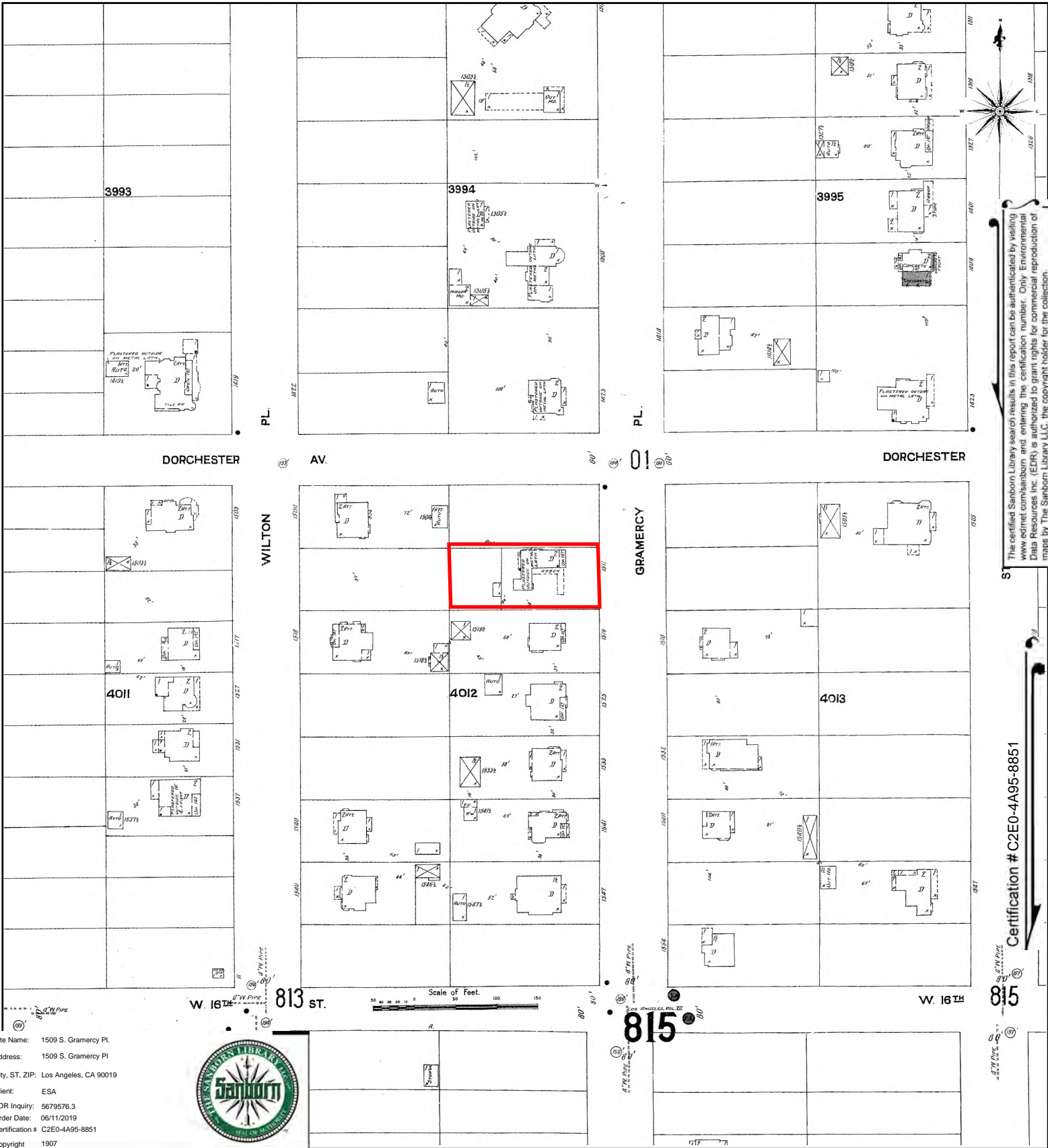
Certification # C2E0-4A95-8851

This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 8, Sheet 860  
Volume 8, Sheet 859

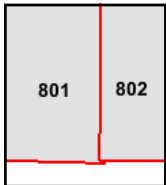
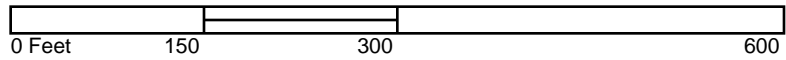




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Certification # C2E0-4A95-8851

This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 7, Sheet 802  
 Volume 7, Sheet 801





# Appendix D

## **Building Permits**

**All applications must be filled out by applicant**

(USE INK OR INDELIBLE PENCIL)

PLANS AND SPECIFICATIONS  
and other data must also be filed.

WARD

BOARD OF PUBLIC WORKS

**3**

**DEPARTMENT OF BUILDINGS**

**Application to Alter, Repair or Demolish**

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

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

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

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

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

(SIGN HERE)

*B. Hutcheson*  
(Applicant)

**CITY ASSESSOR: PLEASE VERIFY.**

REMOVED FROM		REMOVED TO	
Lot <u>2</u>	Block <u>7</u>	Lot _____	Block _____
Tract <u>W. G. Nevin</u>		Tract _____	
Book <u>20</u> Page <u>1</u> F. B. Page <u>61</u>		Book _____ Page _____ F. B. Page _____	

By O. K. Rosenthal Deputy City Assessor

TAKE TO  
ROOM NO. 6  
FIRST  
FLOOR

**CITY ENGINEER: PLEASE VERIFY STREET NUMBER.**

TAKE TO ROOM NO. 34 THIRD FLOOR

From No. \_\_\_\_\_ To No. 1511 Gramercy Place

By B. Hutcheson Deputy City Engineer

- Owner's name B. Hutcheson
- Owner's address 3025 N. 5th St.
- Architect's name \_\_\_\_\_
- Contractor's name J. McCarren
- Contractor's address Pasadena
- Entire cost of the proposed improvements, \$ 1000.00
- Purpose of the building Res.
- Class of building P No. of rooms at present 8
- No. of stories in height 2 Size of present building \_\_\_\_\_ x \_\_\_\_\_
- Size of new addition interior work
- Material of foundation concrete Size footing 1'6" Size of wall 8"
- Size of exterior studs 2 x 4 Interior studs 2 x 4
- Size of mud sills 2 x 6 Bearing studs 2 x 4
- Size of first floor joist 2 x 6 Second floor joist 2 x 8

15. STATE ON FOLLOWING LINES JUST WHAT YOU WANT TO DO.  
Alter partitions, build garage in rear of house on the same lot with a ramp in driveway from street - street to same build addition to rear



**All applications must be filled out by applicant**

USE INK OR INDELIBLE PENCIL

PLANS AND SPECIFICATIONS and other data must also be filed.

WARD 5

BOARD OF PUBLIC WORKS

**2**

**DEPARTMENT OF BUILDINGS**

**Application for the Erection of Frame Building**

CLASS "D"

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

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

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

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

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

(SIGN HERE)

*J. B. Carson*

(Applicant)

Lot No. 2

Block 7

TAKE TO ROOM NO. 6 FIRST FLOOR

*W. A. News 2*

ASSESSOR PLEASE VERIFY

District No. 20

M. B. page 1

F. B. page 61

TAKE TO ROOM NO. 34 THIRD FLOOR

No. \_\_\_\_\_

ENGINEER PLEASE VERIFY

*1511 S. Grammercy Place* Street

1. PURPOSE OF BUILDING Garage Number of rooms \_\_\_\_\_
2. OWNER'S NAME F. B. Hutchins
3. Owner's address 1511 Grammercy Place
4. Architect's name \_\_\_\_\_
5. CONTRACTOR'S NAME J. B. Carson
6. Contractor's address \_\_\_\_\_
7. ENTIRE COST OF PROPOSED BUILDING, \$ 1000.00
8. Size of lot \_\_\_\_\_ x \_\_\_\_\_ Size of Building 20 x 24
9. Will building be erected on front or rear of lot? Rear
10. NUMBER OF STORIES IN HEIGHT ✓ Height to highest point of roof \_\_\_\_\_
11. Height of first floor joist above curb level, or surface 9 feet
12. Character of ground: rock, clay, sand, filled, etc. \_\_\_\_\_
13. Of what material will FOUNDATION and cellar walls be built? 12" wood
14. GIVE depth of FOUNDATION below the surface of ground 16"
15. GIVE dimensions of FOUNDATION and cellar wall FOOTINGS 8" wood floor
16. GIVE width of FOUNDATION and cellar wall at top \_\_\_\_\_
17. NUMBER and KIND of chimneys \_\_\_\_\_ Number of flues \_\_\_\_\_
18. Number of inlets to each flue \_\_\_\_\_ Interior size of flues \_\_\_\_\_ x \_\_\_\_\_
19. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders \_\_\_\_\_ x \_\_\_\_\_  
 EXTERIOR STUDS 2 x 4 BEARING STUDS 2 x 4 Interior studs 2 x 4  
 Ceiling joist \_\_\_\_\_ x \_\_\_\_\_ Roof rafters 2 x 4 FIRST FLOOR JOISTS correct  
 SECOND FLOOR JOIST 2 x 8 Third floor joist \_\_\_\_\_ x \_\_\_\_\_ Fourth floor joist \_\_\_\_\_ x \_\_\_\_\_

O. K. City Assessor  
O. K. City Engineer  
Per  
Seal

Could not fill in

Date issued **AUG 1-1912** 1912.

PERMIT NO. **9113**

Application Received

*WB*  
**OVER**



3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

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

REMOVED FROM

REMOVED TO

Lot..... Lot.....

Tract..... Tract.....

Present location of building } (House Number and Street)
New location of building } 1511 S. Grancy Plt. (House Number and Street)
Between what cross streets } 15th St & Vivian Blvd.
Approved by City Engineer.
Deputy.

GARAGE & RESIDENCE

1. Purpose of PRESENT building. Bed room Families 1 Rooms 3

2. Use of building AFTER alteration or moving. Garage Families 1 Rooms 4

3. OWNER (Print Name) Mrs. Blanche M. Milten Phone.....

4. Owner's address 1511 S. Grancy Plt.

5. Certificated Architect State License No. Phone

6. Licensed Engineer State License No. Phone

7. Contractor W. M. Vukob State License No. 10309 Phone 24806

8. Contractor's address 421 1/2 N. Main part 136d

9. VALUATION OF PROPOSED WORK \$ 248.00

10. State how many buildings NOW on lot and give use of each. Residence, Hotel, Apartment House, or any other purpose.

11. Size of existing building 20 x 20 Number of stories high 2 Height to highest point 20 ft.

12. Class of building Storage Material of existing walls 2x4 Exterior framework Stucco Wood or Steel

Describe briefly and fully all proposed construction and work:

To Build an up stairs Bed room 12 x 14 ft.

on the side of present garage and to set on posts. also. Fire Proof Ceiling & stairs way of garage with 3/8 button lath & plaster on rear house

add room over garage

Fill in Application on other Side and Sign Statement (OVER)

PERMIT NO. 7964 FOR DEPARTMENT USE ONLY
Plans and Specifications checked
Zone R4
Fire District No. 10
Corrections verified
Bldg. Line 25 Ft.
Street Widening
Plans, Specifications and Applications checked and approved
Application checked and approved
Type 5-13-35
Inspector E. Brown

**PLANS, SPECIFICATIONS, and other data must be filed if required.**

**NEW CONSTRUCTION**

Size of Addition 12' x 14' Size of Lot 60' x 152' Number of Stories when complete Two  
 Material of Foundation Cast Width of Footing 15" x 2' Depth of footing below ground 18"  
 Width Foundation Wall 12' x 12' Size of Redwood Sill 12' x 12' Material Exterior Walls  
 Size of Exterior Studs 4' x 4' Size of Interior Bearing Studs 4' x 3'  
 Joists: First Floor 2" x 10' Second Floor 2" x 8' Rafters 2" x 4' Roofing Material Asph/Flt  
 I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here Mrs. Frank  
 (Owner or Authorized Agent)

By

<b>FOR DEPARTMENT USE ONLY</b>			
Application	Fire District	Bldg. Line	Termite Inspection
Construction	Zoning	Street Widening	Forced Draft Ventil.

(1) **REINFORCED CONCRETE**  
 Barrels of Cement  
 Tons of Reinforcing Steel  
 (2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from Street

(3) No required windows will be obstructed.  
 Sign Here Mrs. Frank  
 (Owner or Authorized Agent)  
 (4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.  
 Sign Here  
 (Owner or Authorized Agent)

REMARKS:  
 (1) Points of contact between garage and other parts of building to be reprojected on garage side.  
Mrs. Frank  
 (Owner or Authorized Agent)

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

REMOVED FROM Lot #2 Block 7 Tract W. G. Newlin Present location of building 1511 So. Gramercy Place New location of building Same 1509-1511 S. Gramercy Pl. Between what cross streets 15th & Venice Blvd. Approved by City Engineer Deputy.

- 1. Purpose of PRESENT building Residence Families One Rooms 11.
2. Use of building AFTER alteration or moving Flat Bldg Families 2 Rooms 13.
3. Owner (Print Name) Blanche McMillan Phone GR-4848.
4. Owner's Address 1511 So. Gramercy Place.
5. Certificated Architect E. Allan Sheet State License No. B-1544 Phone GR-4848.
6. Licensed Engineer none.
7. Contractor none - Owner.
8. Contractor's Address None.
9. VALUATION OF PROPOSED WORK \$1700.00
10. State how many buildings NOW Two - Residence and Garage (2 cars private)
11. Size of existing building 47 x 64. Number of stories high 2. Height to highest point 23.
12. Class of building "D" Material of existing walls. Plaster. Exterior framework Wood.

Describe briefly and fully all proposed construction and work: Some interior partitions added, new plumbing and new outside stairs added to make into 2 family residence. Changing electric & gas circuits to separate meters. Repaper & paint. Build 4x10 addition into back yard for new 1 1/2 floor Bath - all as shown on attached plans.

Fill in Application on other Side and Sign Statement (OVER)

PERMIT NO. 33305 FOR DEPARTMENT USE ONLY 7287 Fee 8.10. Stamp here when Permit is issued OCT -8 1937 Inspector C. H. Nest-10. Includes checkboxes for Plans, Specifications, Corrections, and other permit requirements.

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition: 4 x 10. Size of Lot: 5 x 10. Number of Stories when complete: one.

Material of Foundation: Concrete. Width of Footing: 12". Depth of footing below ground: 5".

Width of Foundation Wall: 8". Size of Redwood Sill: 2 x 6. Material Exterior Walls: Ply.

Size of Exterior Studs: 2 x 4. Size of Interior Bearing Studs: 2 x 4.

Joists: First Floor: 4 x 6. Second Floor: 2 x 6. Roofing Material: Slate & G.

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State Laws.

Sign Here: *[Signature]*  
 (Owner or Authorized Agent)

By: \_\_\_\_\_

FOR DEPARTMENT USE ONLY			
Application	Fire District	Bldg. Line	Termite Inspection
Construction	Zoning	Street Widening	Forced Draft Ventil.

(1) REINFORCED CONCRETE  
 Barrels of Cement: \_\_\_\_\_  
 Tons of Reinforcing Steel: \_\_\_\_\_

(3) No required windows will be obstructed.  
 Sign Here: \_\_\_\_\_  
 (Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.  
 Sign Here: \_\_\_\_\_  
 (Owner or Authorized Agent)

REMARKS: \_\_\_\_\_

PLAN CHECKING  
 RECEIPT NO. 17005  
 VALUATION \$ 1700.00  
 FEE PAID \$ 300.00  
 I hereby certify that there is no general contractor for this building or work.

CITY OF LOS ANGELES  
 DEPARTMENT OF BUILDING AND SAFETY  
 BUILDING LINE AGREEMENT

I hereby agree that the building and every portion thereof referred to in this application will be set back from the street property line not less than 2 1/2 feet from the street except that the following projections may extend into such set-back space, as follows:

- ✓ Cornices, canopies and awns, 2 ft. 6 in.
- ✓ Landing or terrace, without roof, extending to first floor level only, 6 ft.
- ✓ Open railing, not over 33 in. high, around such landing or terrace, 6 ft.
- ✓ Fire Escapes, 4 ft. 6 in.

I hereby agree to the above conditions and accept the permit to do the work mentioned in this application in accordance therewith.

(Signed) *[Signature]*  
 Owner or Authorized Agent

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

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

REMOVED FROM

REMOVED TO

Lot..... Lot.....

Tract..... Tract.....

Present location of building } 1511- S. Gramercy Dr. City
New location of building }
Between what cross streets } (House Number and Street)

Approved by City Engineer.
Deputy.

- 1. Purpose of PRESENT building Residence Families Rooms
2. Use of building AFTER alteration or moving Families Rooms
3. Owner (Print Name) Mrs Harriet Crawford Phone
4. Owner's Address 1511- S. Gramercy Dr
5. Certificated Architect none State License No Phone
6. Licensed Engineer none State License No Phone
7. Contractor Campbell Tile Co State 49864 U. L. 6061 License No Phone
8. Contractor's Address 3169- Glendale Blvd
9. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon)
10. State how many buildings NOW on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building x Number of stories high Height to highest point
12. Class of building D Material of existing walls Exterior framework (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Tile Bath & a Drainboard

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY
PERMIT NO. 40998
Plans and Specifications checked
Zone
Fire District No.
Stamp here when Permit is issued
DEC 21 1937
Inspector
SPRINKLER
Required Valuation Included

**PLANS, SPECIFICATIONS, and other data must be filed if required.**

**NEW CONSTRUCTION**

Size of Addition.....x.....Size of Lot.....x.....Number of Stories when complete.....  
 Material of Foundation.....Width of Footing.....Depth of Footing below ground.....  
 Width Foundation Wall.....Size of Redwood Sill.....Material Exterior Walls.....  
 Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....  
 Joists: First Floor.....x.....Second Floor.....x.....Rafter.....x.....Roofing Material.....  
 I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State Laws.

Sign Here.....  
 LOS ANGELES, CALIF.  
 3169 CLINDALE BLVD.  
 CAMPBELL TEE CO.  
 (Owner or Authorized Agent)

By.....  
 (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY			
Application.....	Fire District.....	Bldg. Lane.....	Termite Inspection.....
Construction.....	Zoning.....	Street Widening.....	Forced Draft Ventil.....

(1) REINFORCED CONCRETE  
 Barrels of Cement.....  
 Tons of Reinforcing Steel.....  
 (2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from Street.....  
 Sign Here.....  
 (Owner or Authorized Agent)

(3) No required windows will be obstructed.  
 Sign Here.....  
 (Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.  
 Sign Here.....  
 (Owner or Authorized Agent)

REMARKS:

RECEIVED BLDG. & SAFETY

CASH  CASHIERS CHECK

DEC 21 1937

CHECK  MONEY ORDER

Opened By.....  
 Checked By.....

3

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

APPLICATION TO ALTER, REPAIR, MOVE OR DEMOLISH A BUILDING OF TYPE

REMOVED FROM		REMOVED TO	
Lot <u>2</u>		Lot	
<u>Block 107</u>			
Tract <u>W. C. Nevins</u>		Tract	
Present location of building	} <u>Additions to garage, Bldg.</u> <small>(House Number and Street)</small>		
New location of building	} <u>1509-1511 So. Grammercy Pl.</u> <small>(House Number and Street)</small>		
Between what cross streets	} <u>Kenier + 15th St</u>		
			Approved by City Engineer
			Deputy

USE INK OR INDELIBLE PENCIL

- Use of existing building Garage Families  Rooms 5  
(Store, Dwelling, Apartment House, Hotel or other purpose)
- State how long building has been used for present occupancy 1
- Use of building AFTER alteration or moving Garages Families  Rooms 5
- Owner (Print Name) Blanche McMillan Phone Re 9957
- Owner's Address 1511 So. Grammercy P. O. L.A.
- Certificated Architect \_\_\_\_\_ State License No. \_\_\_\_\_ Phone \_\_\_\_\_
- Licensed Engineer \_\_\_\_\_ State License No. \_\_\_\_\_ Phone \_\_\_\_\_
- Contractor Howard Finton State License No. 25199 Phone \_\_\_\_\_
- Contractor's Address 4028 W. 28th
- VALUATION OF PROPOSED WORK 100.00  
(Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon)
- State how many buildings NOW (2) 2 Garages + approx 1 dwelling (2) apt. on lot and give use of each.  
(Store, Dwelling, Apartment House, Hotel or other purpose)
- Size of existing building 22 x 49 Number of stories high 2 Height to highest point 25ft
- Material Exterior Walls Wood & Stucco Exterior framework Wood  
(Wood, Steel or Masonry) (Wood or Steel)
- Describe briefly all proposed construction and work:  
additions to present garage bldg. to provide additional garage.

Fill in Application on other Side and Sign Statement

(Over)

FOR DEPARTMENT USE ONLY					
PERMIT No. <u>6730</u>	Inside Lot	Key Lot	Lot Size	Pl. rear alley	Clerk
	Corner Lot	Corner Lot Keved		Pl. side alley	
PLANS	Plans and Specifications checked		Zone	Fire District	
	Plans and Specifications verified		Dist. Line	No. Street Widening	
	Plans, Specifications and Application checked and approved		Application checked and approved		
	For Plans See	Filed with	Continuous Inspection	SPRINKLER Specified Required	Inspection
				Valuation Included Yes - No	

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

15. Size of Addition 5' x 8' Size of Lot 79' x 178' Number of Stories when complete.....

16. 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.

Sign here

(Owner or Authorized Agent)

*By: [Signature]*

FOR DEPARTMENT USE ONLY

(a) Footing: Width..... Depth in Ground..... Width of Wall.....		
(b) Size of Studs..... Material of Floor.....		
(c) Size of Floor Joists..... Size of Rafters.....		
(1) PLAN CHECKING Receipt No. <u>2286</u> Valuation \$ <u>38.00</u> Fee Paid \$ <u>7.50</u>	(2) REINFORCED CONCRETE Barrels of 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)

REMARKS:

[Blank lines for remarks]

3

491-24-322  
APPLICATION TO  
ALTER, REPAIR, OR DEMOLISH  
AND FOR A  
Certificate of Occupancy

Form B-3-534-1-64  
CITY OF LOS ANGELES  
DEPARTMENT  
OF  
BUILDING AND SAFETY  
BUILDING DIVISION

Lot No. \_\_\_\_\_  
Tract \_\_\_\_\_  
Location of Building 1511 GRAMERCY PLACE Approved by  
(House Number and Street) City Engineer  
Between what cross streets VENICE & 15th ST Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building flat Families 2 Rooms 7  
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. State how long building has been used for present occupancy \_\_\_\_\_
3. Use of building AFTER alteration or moving same Families \_\_\_\_\_ Rooms \_\_\_\_\_
4. Owner 4125 W.K. CRAWFORD Phone 7997  
(Print Name)
5. Owner's Address \_\_\_\_\_ P. O. \_\_\_\_\_
6. Certified Architect \_\_\_\_\_ State License No. \_\_\_\_\_ Phone \_\_\_\_\_
7. Licensed Engineer \_\_\_\_\_ State License No. \_\_\_\_\_ Phone \_\_\_\_\_
8. Contractor Conrad Co State License No. 36248 Phone 411 2031
9. Contractor's Address 234 1/2 Figueroa St Phone 411 2031
10. VALUATION OF PROPOSED WORK \$285  
(Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon)
11. State how many buildings NOW on lot and give use of each. (2) flat - single garage
12. Size of existing building \_\_\_\_\_ Number of stories high 2 Height to highest point 22
13. Material Exterior Walls stucco Exterior framework wood  
(Wood, Steel or Masonry) Wood or Steel
14. Describe briefly all proposed construction and work:  
Repair & single garage only

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 \_\_\_\_\_

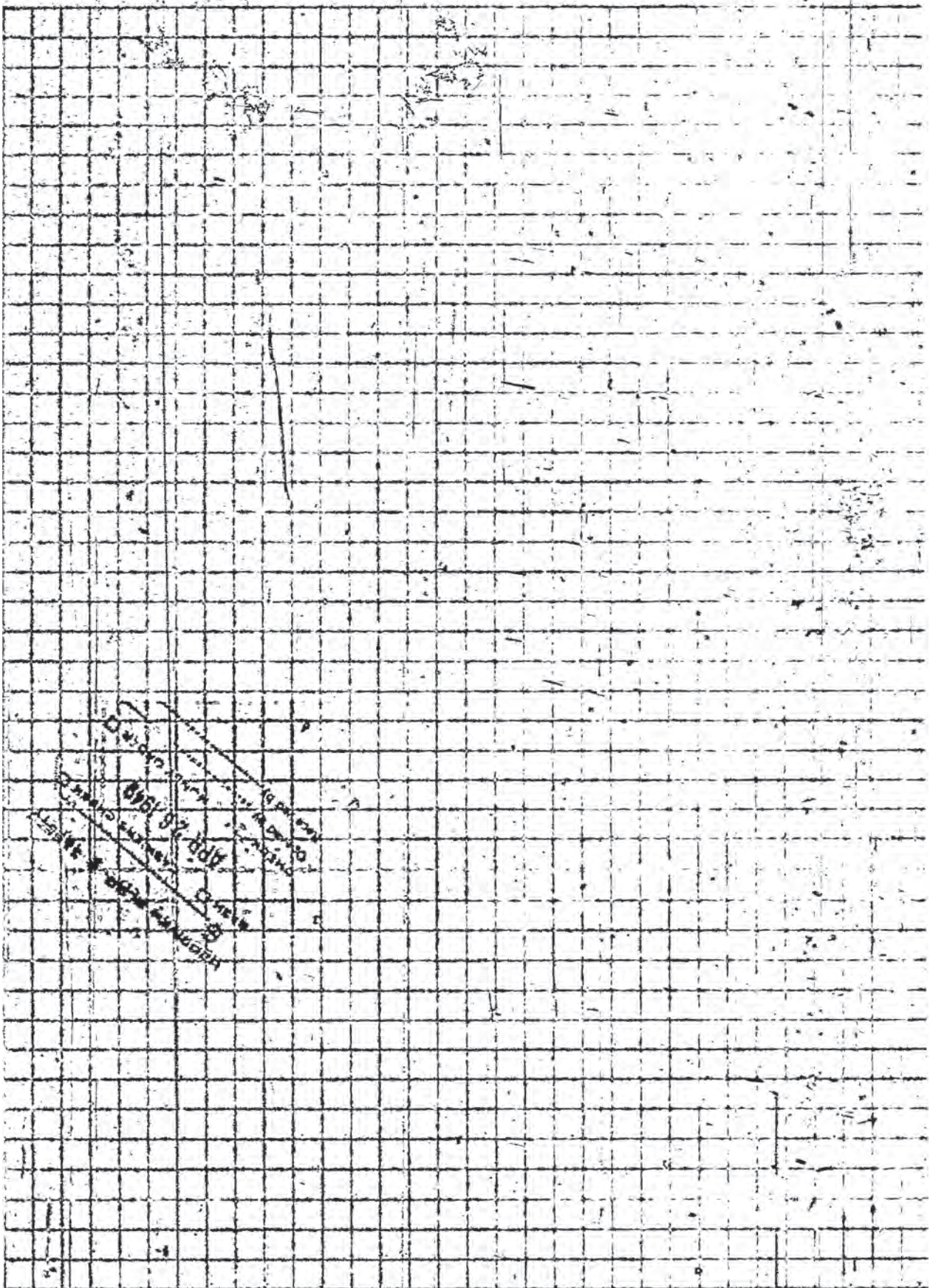
I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California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

Sign here \_\_\_\_\_  
(Owner or Authorized Agent)  
By \_\_\_\_\_

DISTRICT OFFICE

FOR DEPARTMENT USE ONLY

PLAN CHECKING		REINFORCED CONCRETE		FEES	
Date _____	Receipt No. _____	Bbls. Cement _____	Tons of Reinforcing Steel _____	Edg. Per. _____	Cert. of Occupancy _____
Valuation \$ _____	Fee Paid \$ _____			Total <u>3.85</u>	
TYPE <u>I</u> GROUP <u>R</u>	Maximum No. Occupants _____	Inside Lot Corner Lot _____	Way Lot Corner Lot Keyed _____	Lot Size _____	Fl. rear alley _____ Fl. side alley _____
PERMIT No. <u>A 4324</u>	Plans and Specifications checked _____	Zone <u>R-1</u>	Fire District No. _____	Street Widening _____	District Map No. <u>7287</u>
PLANS _____	Corrected copies _____	Application checked and approved _____	SPRINKLER _____	Specified-Required Valuation Included _____	Inspector _____
Sec. _____	For Plans See _____ Filed with _____	Customary Inspection _____	Specified-Required Valuation Included _____	Yes _____ No _____	



Stamp (illegible text)

3

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

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED					
	2	7	The W.G. Norman Tr.	M.K.					
2. BUILDING ADDRESS				DIST. MAP					
1515 So Gramercy Place				7287					
3. BETWEEN CROSS STREETS				ZONE					
15th St AND Venice Blvd.				R-4-2					
4. PRESENT USE OF BUILDING			NEW USE OF BUILDING		FIRE DIST.				
Dwelling			same		-				
5. OWNER'S NAME				PHONE					
Frank Harvey									
6. OWNER'S ADDRESS				P.O.					
1511 So Gramercy Place P				ZONE					
				COR. LOT					
				REV. COR.					
7. CERT. ARCH.				STATE LICENSE					
None				PHONE					
				LOT SIZE					
				73.75 X					
8. LIC. ENGR.				STATE LICENSE					
None				PHONE					
9. CONTRACTOR				STATE LICENSE					
Gen. Contracting Co				PHONE					
				8642 AD 16026					
10. CONTRACTOR'S ADDRESS				P.O.					
1105 E Vernon Ave				ZONE					
				BLDG. LINE					
				25'					
11. SIZE OF EXISTING BLDG.		STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE					
30 X 20		2	20ft	Two dwellings					
				BLDG. AREA					
				DISTRICT OFFICE					
				L.A.					
12. MATERIAL		<input checked="" type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOF				
EXT. WALLS:		<input checked="" type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	CONST.				
		<input checked="" type="checkbox"/> WOOD	<input type="checkbox"/> STEEL	<input type="checkbox"/> CONC.	OTHER				
		<input type="checkbox"/> SOUP							
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.				VALUATION APPROVED					
2x \$2000.00									
14. SIZE OF ADDITION				APPLICATION CHECKED					
None				J. Finch					
15. NEW WORK (Describe)		EXT. WALLS	ROOFING	PLANS CHECKED					
Repair fire damage				DWELL. UNITS					
ok sub to insp report report				CORRECTIONS VERIFIED					
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.				SPACES PARKING					
Signed: Lawrence Smith				PLANS APPROVED					
This Form When Properly Validated is a Permit to Do the Work Described.				GUEST ROOMS					
				APPLICATION APPROVED					
				FILE WITH					
				INSPECTOR					
				CONT. INSP.					
TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
						\$10.00			

SEWER (Available) (Not Available)

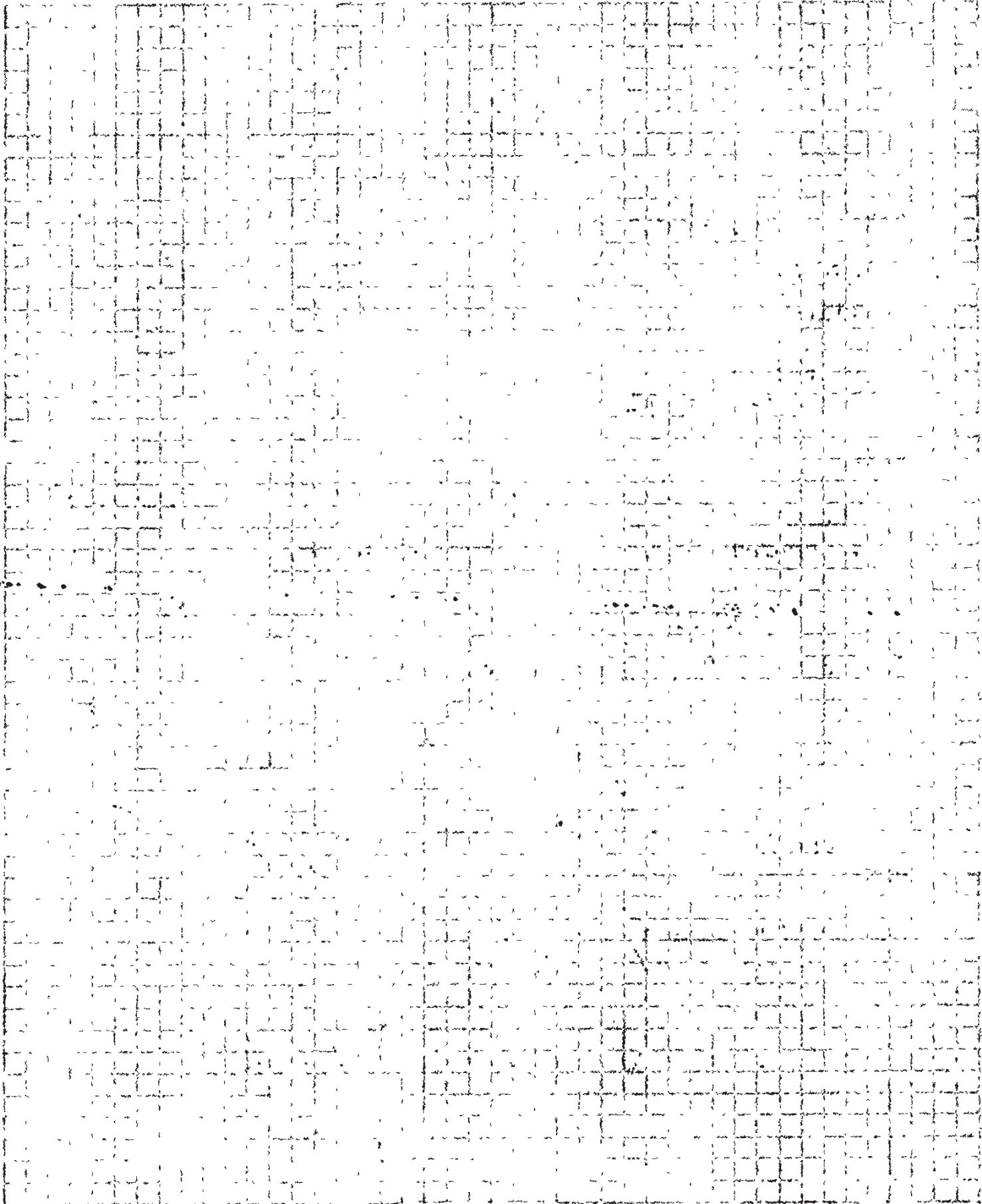
CRITICAL SOIL

CASHIER'S USE ONLY

LA18806

AUG-27-62 57034 NL - 1 CK 10.00

P.C. No. GRADING CRIT. SOIL CONS. X



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

APPROXIMATE 21000

3

INSTRUCTIONS: (1) Applicant to Complete Numbered Items Only

1. LEGAL DESCR.	LOT 2	BLOCK 7	TRACT The W.G. Nevin Tr.	COUNCIL DISTRICT NO. 10	DIST. MAP 7287
2. PRESENT USE OF BUILDING (a) Dwelling	NEW USE OF BUILDING (a) Dwelling and Stor.			ZONE R4-2-0	CENSUS TRACT 2213.00
3. JOB ADDRESS	1515 S. Gramercy Place				FIRE DIST.
4. BETWEEN CROSS STREETS Venice Blvd.	AND Pico Blvd.			LOT TYPE Int.	
5. OWNER'S NAME Calvin C. Johnson	PHONE 733-8559			LOT SIZE 73.75 x	
6. OWNER'S ADDRESS 1511 Gramercy Place	CITY Los Angeles			ZIP 90019	
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY 178.25	
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE 25' B.T.	
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY	ZIP	AFFIDAVITS		
10. CONTRACTOR Owner	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE		
11. SIZE OF EXISTING BLDG. WIDTH 40 LENGTH 20	STORIES 2	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE 2-Dwelling & Duplex		
12. CONST. MATERIAL OF EXISTING BLDG. →	EXT. WALLS Wood	ROOF Wood	FLOOR Wood/Conc.		
13. JOB ADDRESS 1515 S. Gramercy Place	STREET GUIDE			DISTRICT OFFICE LA	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	2000 unheated			SEISMIC STUDY ZONE	
15. NEW WORK (Describe) Convert 1st floor garage to storage	Comply with City Order 6-16-82			GRADING	FLOOD
NEW USE OF BUILDING Dwell/Storage	SIZE OF ADDITION	STORIES	HEIGHT	ZONED BY Gilmore	
TYPE V	GROUP OCC. R	BLDG. AREA n/c	PLANS CHECKED	FILE WITH	
DWELL UNITS n/c	MAX OCC.	TOTAL	APPLICATION APPROVED	TYPIST jm	
GUEST ROOMS	PARKING REQ'D 2	PARKING PROVIDED STD. 2 COMP.	INSPECTION ACTIVITY	INSPECTOR	
SPRINKLERS REQ'D SPEC. None	CONT. INSP.	CASHIER'S USE ONLY			
P.C. 1615	P.M. None	C 16.16 C-PC			
S.W. 25	I.F. 25	C 44.00 BP-C			
B.P. 19	O.S.	474.38 DDEI			
G.P.I.	C/O	H4909 2 08/02/82 60.16 CHTD			
DIST. OFFICE LA	ENERGY: None				
P.C. NO. A22900					

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.  
Date 8-2-82 Lic. Class Contractor Lic. Number Contractor (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).  
I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).  
I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law).  
I am exempt under Sec. B. & P. C. for this reason.  
Date 8-2-82 Owner's Signature Calvin C. Johnson

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).  
Policy No. Company  
Certified copy is hereby furnished.  
Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.  
Date Applicant  
Applicant's Mailing Address

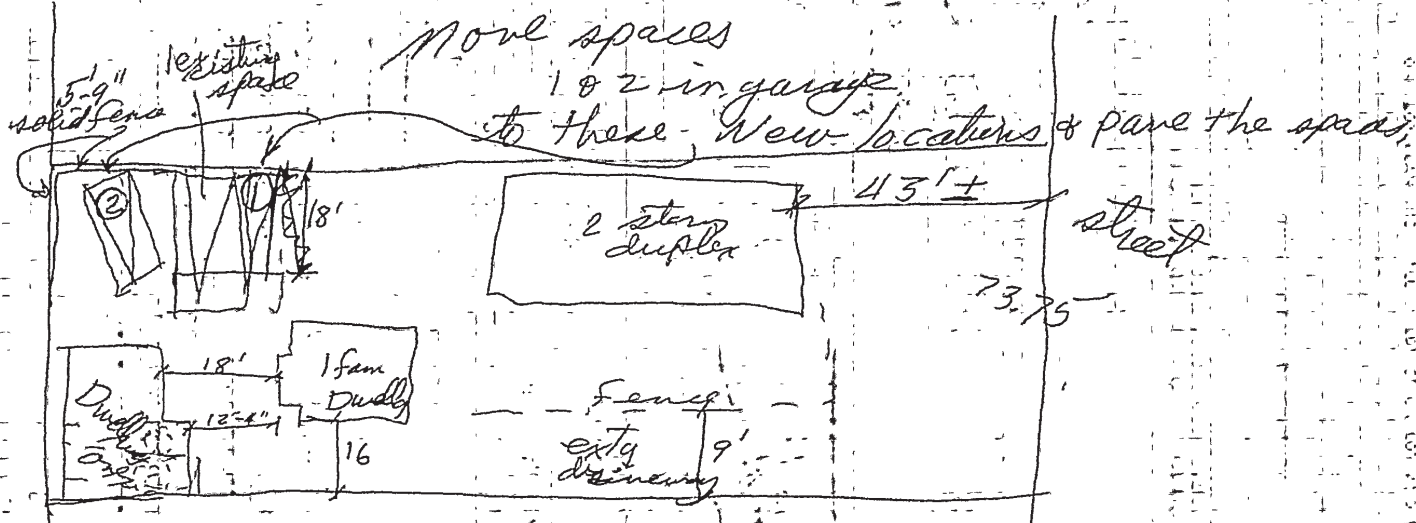
CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.  
Date 8-2-82 Applicant Calvin C. Johnson  
NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).  
Lender's Name Lender's Address

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.  
I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)  
Signed Calvin C. Johnson OWNER 8-2-82  
(Owner or agent having property owner's consent) Position Date



00300500125

5 9 3 0 7 4 7 0 2 0 6

1509 - 1511 S. Gramercy Pl.

Project Reference :

Permit Application: 96016 - 50000 - 06793



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/Date : **Ready to Issue 12/10/96**  
Page : **A - 1**  
Printed On : **12/10/1996 15:21:35**



**1. ADDRESS & PROJECT INFORMATION**

Project Address : **1509 - 1511 S. Gramercy Pl.**  
Permit Valuation : **\$400.00 (Final)**  
PC Valuation :  
Parcel(PIN) # : **126B193 67**  
Work Description : **TEAR OFF/ROOL ROOFING HOT MOP**  
Exist. Bldg. on Lot/Use :  
Relocation Old Address:

Permit Ref#  
Council Dis : **10**  
Event Code :

Sewer Cap :

APPROVED BY

PC :  
Application : **Jeff A. Moore**

**2. OWNER INFORMATION**

\*\*\* For Additional Owner Information, See Page B \*\*\*

Name : **Martin Torres**  
Address : **1932 S. Hobart Ave**  
**Los Angeles, Ca 90019**

Print : J. Moore Zoned by : JAM  
BSID : 02569  
Sign : J. Moore Date : 12/10/96

**3. APPLICANT INFORMATION**

Name : \_\_\_\_\_ Owner  
Address : \_\_\_\_\_  
Phone # : \_\_\_\_\_ FAX # : \_\_\_\_\_

For Cashier's Use Only

**4. ARCHITECT, CONTRACTOR & ENGINEER INFORMATION**

TYPE	NAME	CLASS	LICENSE TYPE#	BTRC#
Owner-Bldr		NA	NA0	
			Phone :	

12/10/96 03:37:30PM H001 T-8334 C 06  
BLDG PERMITS R 65.00  
INVOICE # 000000 PP  
EI RESIDENTIAL 0.50  
SYS DEV 3.93  
ONE STOP 1.31  
MISCELLANEOUS 5.00  
CITY PLAN SURC 1.95  
FROM TRAN 8332 TO 8334  
TOTAL 233.07  
CHECK 233.07

96HO 46829

LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION

GENERAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the general contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the following permits:

- Building Electrical Plumbing HVAC

GENERAL CONTRACTOR/OWNER BUILDER

I hereby affirm, under penalty of perjury, one of the following declarations: I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are Carrier: Policy #: I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: Date: Owner Contractor

ELECTRICAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the electrical contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the electrical permits.

I hereby affirm, under penalty of perjury, one of the following declarations: I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are Carrier: Policy #: I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: Date:

PLUMBING CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the plumbing contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the plumbing permits

I hereby affirm, under penalty of perjury, one of the following declarations: I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are Carrier: Policy #: I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: Date:

HVAC CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the HVAC contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the HVAC permits.

I hereby affirm, under penalty of perjury, one of the following declarations: I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are Carrier: Policy #: I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: Date:

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

CONSTRUCTION LENDING AGENCY

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

Lender's Name: Lender's Address:

ASBESTOS REMOVAL

I declare that notification of Asbestos Removal is not applicable. I declare that a notification letter has been sent to the AQMD or EPA. Sign: Date: 12-9-96

OWNER-BUILDER DECLARATION

I hereby affirm, under penalty of perjury, that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business & Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chap. 9 commencing with Sec. 70000 of Div. 3 of the Business & Professions Code) or that he or she is exempt therefrom & the basis for the alleged exemption. Any violation of Sec. 7031.5 by any applicant for a permit, subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

- I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code). The Contractors License Law does not apply to the owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not intend to improve for the purposes of sale. I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code). The Contractors License Law does not apply to the owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.

I am exempt under Sec. Bus. & Prof. Code for the following reason: Sign: Date: 12-9-96 Owner Authorized Agent

FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also, that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed.

Print: Sign: Date: 12-9-96 Owner Contractor Authorized Agent

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the fee has been paid. This permit expires two years after the fee has been paid or 180 days after the fee has been paid and construction has not commenced, or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0603 L.A.M.C.). Claims for refund of fees paid on permits must be filed within one year from the date of expiration for permits granted by the Department of Building and Safety (Sec. 22.12 & 22.13 L.A.M.C.).

5 9 3 0 7 1 7 0 2 0 8

1509 - 1511 S. GRAMERCY PL.

PROJECT REFERENCE

PERMIT APPLICATION NO. 96016-50000-06793



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

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

STATUS/DATE Ready to Issue 12/10/96  
SUPPLEMENTAL PAGE B1  
PRINTED ON 12/10/96 15:21



**1. FULL DESCRIPTION OF WORK:**

TEAR OFF/ROOL ROOFING HOT MOP

**2. LEGAL DESCRIPTION:**

TRACT: THE W. G. NEVIN TRACT City Ref: M B 1-53/54 Block: 7  
LOT: 2 PIN: 126B193 67 BOOK: 5073 PAGE: 005 PARCEL: 002

**3. PROJECT ADDRESSES:**

\* 1509 - 1511 S. GRAMERCY PL.

**4. PROPERTY OWNERS:**

MARTIN TORRES  
1932 S. HOBART AVE LOS ANGELES, CA 90019

**5. TENANTS INFO:**

**6. USE INFO - ZONING CODE:**

Existing Duplex ( 2 )

5 9 3 0 7 1 7 7 2 0 9

1509 - 1511 S. GRAMERCY PL.

PROJECT REFERENCE  
PERMIT APPLICATION NO. 96016-50000-06793



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

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

STATUS/DATE **Ready to Issue 12/10/96**  
SUPPLEMENTAL PAGE: C 1  
PRINTED ON : 12/10/96 15:22



**1. PARCEL INFORMATION:**

No-Zone Permit:  
Thomas Brothers Map Grids: 633

Council Districts: 10  
Energy Zones: 9

Census Tracts: 2213.010  
Building Branch Office: LA

5 9 3 7 0 4 1 0 2 1 0

1509 - 1511 S. GRAMERCY PL.

PROJECT REFERENCE

PERMIT APPLICATION NO. 96016-50000-06793



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

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

STATUS/DATE: **Ready to Issue 12/10/96**  
SUPPLEMENTAL PAGE: **D 1**  
PRINTED ON: 12/10/96 15:22



**1. FEES INFO:**

Fin: Permit Fee-Single Inspection Flag		Fin: FINAL TOTAL Bldg--Alter/Repair	\$77.69	Fin: Permit Fee Subtotal Bldg--Alter/Repair	\$65.00
Fin: Planning Surcharge Misc Fee	\$5.00	Fin: Sys. Surcharge	\$3.93	Fin: Planning Surcharge	\$1.95
Fin: O.S. Surcharge	\$1.31	Fin: E.Q. Instrumentation	\$0.50		

5 9 3 0 7 4 7 0 2 0 1

1513 S. Gramercy Pl.

Project Reference :  
Permit Application: 96016 - 50000 - 06794



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/Date : **Ready to Issue 12/10/96**  
Page : **A - 1**  
Printed On : **12/10/1996 15:28:47**



**1. ADDRESS & PROJECT INFORMATION**

Project Address : **1513 S. Gramercy Pl.**  
Permit Valuation : **\$400.00 (Final)**  
PC Valuation :  
Parcel(PIN) # : **126B193 67**  
Work Description : **REROOF/HOT MOP**  
Exist. Bldg. on Lot/Use :  
Relocation Old Address:

Permit Ref#  
Council Dis : **10**  
Event Code :

Sewer Cap :

**APPROVED BY**

PC :  
Application : **Jeff A. Moore**

**2. OWNER INFORMATION**

\*\*\* For Additional Owner Information, See Page B \*\*\*

Name : **Martin, Torres**  
Address : **1932 S. Hobart Ave**  
**Los Angeles, Ca 90019**

Print : J. Moore Zoned by : JAM  
BSID : 02569  
Sign : J. Moore Date : 12/10/96

**3. APPLICANT INFORMATION**

Name : \_\_\_\_\_ Owner  
Address : \_\_\_\_\_  
Phone # : \_\_\_\_\_ FAX # : \_\_\_\_\_

For Cashier's Use Only

**4. ARCHITECT, CONTRACTOR & ENGINEER INFORMATION**

TYPE	NAME	CLASS	LICENSE TYPE#	BTRC#
Owner-Bldr		NA	NA0	

Phone :

12/10/96 03:36:45PM H001 T-8333 C 06  
BLDG PERMITS R 65.00  
INVOICE # 000000 FP  
EI RESIDENTIAL 0.59  
SYS DEV 3.93  
ONE STOP 1.31  
MISCELLANEOUS 5.00  
CITY PLAN SURC 1.95  
CARRY 155.38  
TO TRAN 8334

96 HO 46828  
96HO 46828

59800470202

LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION

GENERAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the general contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the following permits:

- Building Electrical Plumbing HVAC

GENERAL CONTRACTOR/OWNER BUILDER

Thereby affirm, under penalty of perjury, one of the following declarations:

- I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.
I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier: Policy #:
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: Date: Owner Contractor

ELECTRICAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the electrical contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the electrical permits.

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

- I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.
I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier: Policy #:
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: Date:

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

CONSTRUCTION LENDING AGENCY

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

Lender's Name: Lender's Address:

ASBESTOS REMOVAL

I declare that notification of Asbestos Removal is not applicable. I declare that a notification letter has been sent to the AQMD or EPA. Sign: Date: 12-10-96

OWNER-BUILDER DECLARATION

I hereby affirm, under penalty of perjury, that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business & Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chap. 9 commencing with Sec. 70000 of Div. 3 of the Business & Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Sec. 7031.5 by any applicant for a permit, subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

- I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to the owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not intend to improve for the purposes of sale).
I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to the owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).
I am exempt under Sec. Bus. & Prof. Code for the following reason:

Print: Sign: Date: 12-10-96 Owner Authorized Agent

FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also, that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed.

Print: Sign: Date: 12-10-96 Owner Contractor Authorized Agent

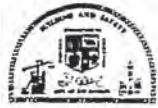
Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the fee has been paid. This permit expires two years after the fee has been paid or 180 days after the fee has been paid and construction has not commenced, or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0603 L.A.M.C). Claims for refund of fees paid on permits must be filed within one year from the date of expiration for permits granted by the Department of Building and Safety (Sec. 22.12 & 22.13 L.A.M.C).

5 9 3 0 7 4 7 0 2 0 3

1513 S. GRAMERCY PL.

PROJECT REFERENCE

PERMIT APPLICATION NO. 96016-50000-06794



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

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

STATUS/DATE Ready to Issue 12/10/96  
SUPPLEMENTAL PAGE B1  
PRINTED ON 12/10/96 15:29



**1. FULL DESCRIPTION OF WORK:**

REROOF/HOT MOP

**2. LEGAL DESCRIPTION:**

TRACT: THE W. G. NEVIN TRACT City Ref: M B 1-53/54 Block: 7  
LOT: 2 PIN: 126B193 67 BOOK: 5073 PAGE: 005 PARCEL: 002

**3. PROJECT ADDRESSES:**

\* 1513 S. GRAMERCY PL.

**4. PROPERTY OWNERS:**

MARTINTORRES  
1932 S. HOBART AVE LOS ANGELES, CA 90019

**5. TENANTS INFO:**

**6. USE INFO - ZONING CODE:**

Existing Dwelling - Single Family ( 1 )

5 9 3 7 7 1 0 0 2 0 4

1513 S. GRAMERCY PL.

PROJECT REFERENCE  
PERMIT APPLICATION NO. 96016-50000-06794



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

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

STATUS/DATE Ready to Issue 12/10/96  
SUPPLEMENTAL PAGE: C 1  
PRINTED ON : 12/10/96 15:29



**1. PARCEL INFORMATION:**

No-Zone Permit:  
Thomas Brothers Map Grids: 633

Council Districts: 10  
Energy Zones: 9

Census Tracts: 2213.010  
Building Branch Office: LA

5 9 3 0 0 1 0 0 2 0 5

1513 S. GRAMERCY PL.

PROJECT REFERENCE

PERMIT APPLICATION NO. 96016-50000-06794



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

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

STATUS/DATE: **Ready to Issue 12/10/96**  
SUPPLEMENTAL PAGE: **D 1**  
PRINTED ON: 12/10/96 15:29



**1. FEES INFO:**

Fin: Permit Fee-Single Inspection Flag		Fin: FINAL TOTAL Bldg--Alter/Repair	\$77.69	Fin: Permit Fee Subtotal Bldg--Alter/Repair	\$65.00
Fin: Planning Surcharge Misc Fee	\$5.00	Fin: Sys. Surcharge	\$3.93	Fin: Planning Surcharge	\$1.95
Fin: O.S. Surcharge	\$1.31	Fin: E.Q. Instrumentation	\$0.50		

5 9 3 0 7 4 7 7 1 9 6

1515 S. Gramercy Pl.

Project Reference :  
Permit Application: 96016 - 50000 - 06795



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/Date : Ready to Issue 12/10/96  
Page : A - 1  
Printed On : 12/10/1996 15:34:28



**1. ADDRESS & PROJECT INFORMATION**

Project Address : 1515 S. Gramercy Pl.  
Permit Valuation : \$400.00 (Final)  
PC Valuation :  
Parcel(PIN) # : 126B193 67  
Work Description : REROOF  
Exist. Bldg. on Lot/Use :  
Relocation Old Address:

Permit Ref#  
Council Dis : 10  
Event Code :

Sewer Cap :

APPROVED BY

PC :  
Application : Jeff A. Moore

**2. OWNER INFORMATION**

\*\*\* For Additional Owner Information, See Page B \*\*\*

Name : Martin, Torres  
Address : 1932 S. Hobart Ave  
Los Angeles, Ca 90019

Print : J. Moore Zoned by : DAN  
BSID : 07569  
Sign : J. Moore Date : 12/10/96

**3. APPLICANT INFORMATION**

Name : Owner  
Address :  
Phone # : FAX # :

For Cashier's Use Only

**4. ARCHITECT, CONTRACTOR & ENGINEER INFORMATION**

TYPE	NAME	CLASS	LICENSE TYPE#	BTRC#
Owner-Bldr		NA	NA0	
			Phone.:	

12/10/96 03:36:05PM H001 T-8333 C 06  
BLDG PERMITS R 65.00  
INVOICE # 000000 PP  
EI RESIDENTIAL 0.50  
SYS DEV 3.93  
ONE STOP 1.31  
MISCELLANEOUS 5.00  
CITY PLAN SURC 1.95  
CARRY 77.69  
TO TRAN 8333

96HO 46827

5 2 3 0 0 4 7 0 1 9 7

**GENERAL CONTRACTOR**

**LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION**

**PLUMBING CONTRACTOR**

I hereby affirm, under penalty of perjury, that I am the general contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the following permits:

- Building  Electrical  Plumbing  HVAC

**GENERAL CONTRACTOR/OWNER BUILDER**

I hereby affirm, under penalty of perjury, one of the following declarations:  
 I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.  
 I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:  
Carrier: \_\_\_\_\_ Policy #: \_\_\_\_\_  
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: \_\_\_\_\_ Date: \_\_\_\_\_  Owner  Contractor

**ELECTRICAL CONTRACTOR**

I hereby affirm, under penalty of perjury, that I am the electrical contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the electrical permits.

I hereby affirm, under penalty of perjury, one of the following declarations:  
 I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.  
 I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:  
Carrier: \_\_\_\_\_ Policy #: \_\_\_\_\_  
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions

Sign: \_\_\_\_\_ Date: \_\_\_\_\_

I hereby affirm, under penalty of perjury, that I am the plumbing contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the plumbing permits.

I hereby affirm, under penalty of perjury, one of the following declarations:  
 I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.  
 I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:  
Carrier: \_\_\_\_\_ Policy #: \_\_\_\_\_  
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: \_\_\_\_\_ Date: \_\_\_\_\_

**HVAC CONTRACTOR**

I hereby affirm, under penalty of perjury, that I am the HVAC contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the HVAC permits.

I hereby affirm, under penalty of perjury, one of the following declarations:  
 I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.  
 I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:  
Carrier: \_\_\_\_\_ Policy #: \_\_\_\_\_  
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions

Sign: \_\_\_\_\_ Date: \_\_\_\_\_

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

**CONSTRUCTION LENDING AGENCY**

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

Lender's Name: \_\_\_\_\_ Lender's Address: \_\_\_\_\_

**ASBESTOS REMOVAL**

I declare that notification of Asbestos Removal is not applicable  I declare that a notification letter has been sent to the AQMD or EPA. Sign: *[Signature]* Date: *12-10-96*

**OWNER-BUILDER DECLARATION**

I hereby affirm, under penalty of perjury, that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business & Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chap. 9 commencing with Sec. 70000 of Div. 3 of the Business & Professions Code) or that he or she is exempt therefrom & the basis for the alleged exemption. Any violation of Sec. 7031.5 by any applicant for a permit, subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

- I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code). The Contractors License Law does not apply to the owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not intend to improve for the purposes of sale).
- I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to the owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).
- I am exempt under Sec. \_\_\_\_\_ Bus. & Prof. Code for the following reason: \_\_\_\_\_

Print: \_\_\_\_\_ Sign: *[Signature]* Date: *12-10-96*  Owner  Authorized Agent

**FINAL DECLARATION**

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also, that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed.

Print: \_\_\_\_\_ Sign: *[Signature]* Date: *12-10-96*  Owner  Contractor  Authorized Agent

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the fee has been paid. This permit expires two years after the fee has been paid or 180 days after the fee has been paid and construction has not commenced, or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0603 L.A.M.C.). Claims for refund of fees paid on permits must be filed within one year from the date of expiration for permits granted by the Department of Building and Safety (Sec. 22.12 & 22.13 L.A.M.C.).

5 9 3 0 7 4 7 7 1 9 3

1515 S. GRAMERCY PL.

PROJECT REFERENCE

PERMIT APPLICATION NO. 96016-50000-06795



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

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

STATUS/DATE Ready to Issue 12/10/96  
SUPPLEMENTAL PAGE B1  
PRINTED ON 12/10/96 15:34



**1. FULL DESCRIPTION OF WORK:**

REROOF

**2. LEGAL DESCRIPTION:**

TRACT: THE W. G. NEVIN TRACT City Ref: M B 1-53/54 Block: 7  
LOT: 2 PIN: 126B193 67 BOOK: 5073 PAGE: 005 PARCEL: 002

**3. PROJECT ADDRESSES:**

\* 1515 S. GRAMERCY PL.

**4. PROPERTY OWNERS:**

MARTINTORRES  
1932 S. HOBART AVE LOS ANGELES, CA 90019

**5. TENANTS INFO:**

**6. USE INFO - ZONING CODE:**

Existing Dwelling - Single Family ( 1 )

5 9 8 0 7 1 7 7 1 9 9

1515 S. GRAMERCY PL.

PROJECT REFERENCE  
PERMIT APPLICATION NO. **96016-50000-06795**



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

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

STATUS/DATE **Ready to Issue 12/10/96**  
SUPPLEMENTAL PAGE: **C 1**  
PRINTED ON : **12/10/96 15:34**



**1. PARCEL INFORMATION:**

No-Zone Permit:  
Thomas Brothers Map Grids: 633

Council Districts: 10  
Energy Zones: 9

Census Tracts: 2213.010  
Building Branch Office: LA

5 9 3 0 7 1 7 0 2 0 0

1515 S. GRAMERCY PL.

PROJECT REFERENCE

PERMIT APPLICATION NO. 96016-50000-06795



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

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

STATUS/DATE: **Ready to Issue 12/10/96**  
SUPPLEMENTAL PAGE: **D 1**  
PRINTED ON : 12/10/96 15:35



**1. FEES INFO:**

Fin: Permit Fee-Single Inspection Flag		Fin: FINAL TOTAL Bldg--Alter/Repair	\$77.69	Fin: Permit Fee Subtotal Bldg--Alter/Repair	\$65.00
Fin: Planning Surcharge Misc Fee	\$5.00	Fin: Sys. Surcharge	\$3.93	Fin: Planning Surcharge	\$1.95
Fin: O.S. Surcharge	\$1.31	Fin: E.Q. Instrumentation	\$0.50		

1515 S Gramercy Pl



Permit #: B15LA06395  
Plan Check #: B15LA06395  
Event Code:

15016 - 10000 - 09533

Printed: 05/08/15 08:59 AM

Bldg-Alter/Repair 1 or 2 Family Dwelling Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety	Issued on: 05/08/2015 Last Status: Issued Status Date: 05/08/2015
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**APPLICATION FOR BUILDING PERMIT  
AND CERTIFICATE OF OCCUPANCY**

1. TRACT	BLOCK	LOT#	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
THE W. G. NEVIN TRACT	7	2		M B 1-53/54	126B193 67	5073 - 005 - 002

<b>3. PARCEL INFORMATION</b> Area Planning Commission - South Los Angeles LADBS Branch Office - LA Bldg. Line - 25 Council District - 10 Certified Neighborhood Council - Untd Nghbrhds of Hstrc Arli	Community Plan Area - South Los Angeles Census Tract - 2213.04 District Map - 126B193 Energy Zone - 9 Methane Hazard Site - Methane Zone	Near Source Zone Distance - 1.6 Thomas Brothers Map Grid - 633-H5
--	--	--

ZONES(S): R3-1-O

<b>4. DOCUMENTS</b>	ORD - ORD-177323	CPC - CPC-1986-447-GPC	CDBG - LARC-Los Angeles
RENT - YES	ORD - ORD-57008	CPC - CPC-1986-603-GPC	CDBG - LARZ-Central City
ORD - ORD-111998	CPC - CASE-41	CPC - CPC-2004-2395-ICO	
ORD - ORD-128221	CPC - CPC-17137	CPC - CPC-8997	
ORD - ORD-167121-SA192			

<b>5. CHECKLIST ITEMS</b>
Std. Work Descr - Interior Non-struct. Remo
Std. Work Descr - Seismic Gas Shut Off Valve

<b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b>
Owner(s): ROBBINS, TIMOTHY L TR ROBBINS TIMOTHY L TRUST 5402 SANCHEZ DR, LOS ANGELES CA 90008 --
Tenant:
Applicant: (Relationship: Other) RASHAD KHALIL - 1337 W. 48TH ST, LA CA 90037 -- (323) 632-1024

For Cashier's Use Only W/O #: 51609533

<b>7. EXISTING USE</b>	<b>PROPOSED USE</b>
(01) Dwelling - Single Family	

<b>8. DESCRIPTION OF WORK</b>
ADD 1/2 BATH ( 6'-5" X 5'-0" ) AND TO (E) STORAGE ROOM AT 1ST FLOOR ON EXISTING TWO STORY SFD.

<b>9. # Bldgs on Site &amp; Use:</b>
--------------------------------------

<b>10. APPLICATION PROCESSING INFORMATION</b>	
BLDG. PC By: Tse Ming Huang OK for Cashier: Tse Ming Huang Signature: <i>[Signature]</i> Date: 05/08/2015	DAS PC By: Coord. OK:

<b>11. PROJECT VALUATION</b>	Fiscal Fee Period
Permit Valuation: \$7,000	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due:

<b>12. ATTACHMENTS</b>
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.

LA 0014 104062820 5/8/2015 8:58:55 AM

BUILDING PERMIT-RES	\$130.00
ELECTRICAL PERMIT RES	\$33.80
HTG/REF PMT RES	\$16.90
PLUMBING PERMIT RES	\$33.80
BUILDING PLAN CHECK	\$0.00
PLAN MAINTENANCE	\$10.00
EI RESIDENTIAL	\$0.91
ONE STOP SURCH	\$4.51
SYSTEMS DEVT FEE	\$13.52
CITY PLANNING SURCH	\$8.40
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$7.00
CA BLDG STD COMMISSION SURCHARGE	\$1.00
BUILDING PLAN CHECK	\$0.00

Sub Total: \$269.84

Permit #: 150161000009533  
Building Card #: 2015LA47630  
Receipt #: 0104436020



\* P I 5 0 1 6 1 0 0 0 0 9 5 3 3 F N \*

**13. STRUCTURE INVENTORY**

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

15016 - 10000 - 09533

**14. APPLICATION COMMENTS:**

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

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

(O) OWNER-BUILDER

0

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

**17. OWNER-BUILDER DECLARATION**

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

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

OR

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

**18. WORKERS' COMPENSATION DECLARATION**

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

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

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

Carrier: \_\_\_\_\_

Policy Number: \_\_\_\_\_

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

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

**19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING**

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

**20. FINAL DECLARATION**

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

By signing below, I certify that:

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

Print Name: TIMOTHYROBBINS

Sign: \_\_\_\_\_

Date: 05/08/2015

Owner



Authorized Agent



**OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION**

**(OWNER-BUILDER DECLARATION)**

Application Number: \_\_\_\_\_

Project Address: 1515 Gramercy Pl

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

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

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

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

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

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

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

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

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

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

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the Internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.



**OWNER'S ACKNOWLEDGMENT AND VERIFICATION  
OF INFORMATION**

**(OWNER-BUILDER DECLARATION, cont.)**

Application Number: \_\_\_\_\_

Project Address: 1515 Gramercy Pl.

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

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

Owner's Name: \_\_\_\_\_

Signature of property owner \_\_\_\_\_ Date: 08/08/15

- SEC. 3. Section 19830 of the Health and Safety Code is repealed.
- SEC. 4. Section 19831 of the Health and Safety Code is repealed.
- SEC. 5. Section 19832 of the Health and Safety Code is repealed.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.

Bldg-Alter/Repair  
1 or 2 Family Dwelling  
Plan Check

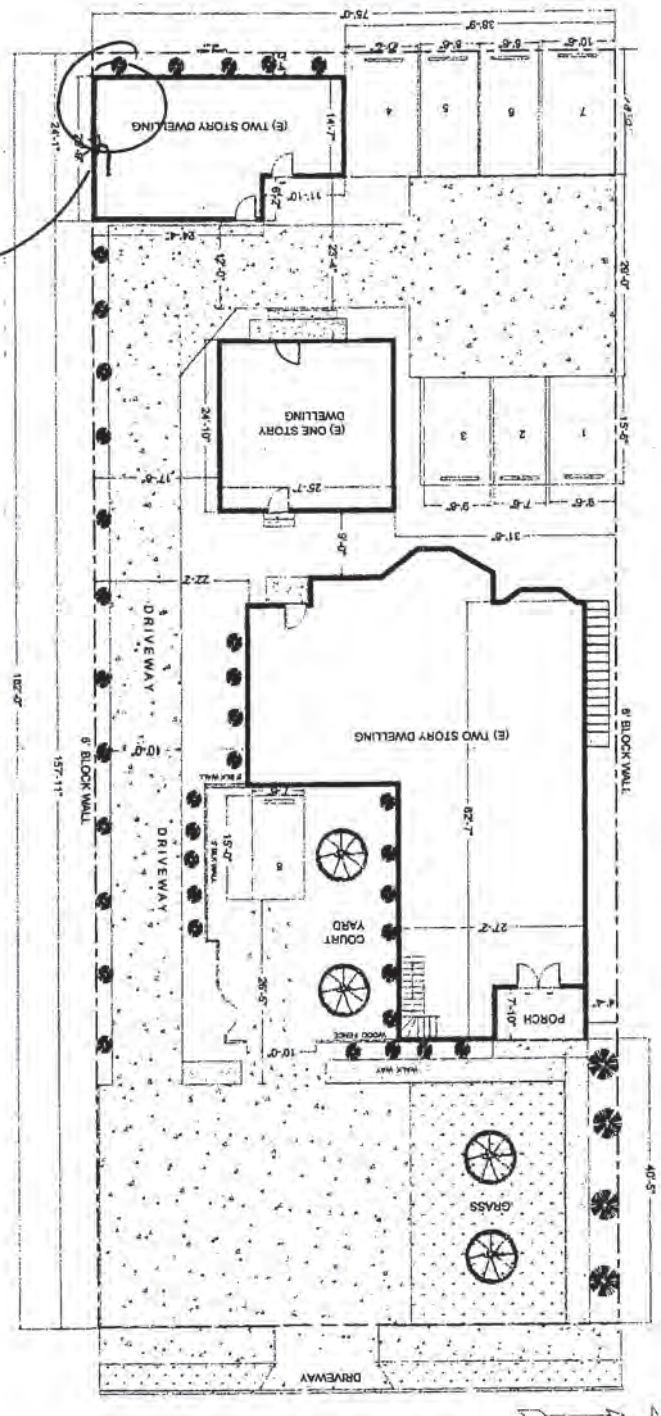
City of Los Angeles - Department of Building and Safety

Plan Check #: B15LA06395  
Initiating Office: METRO  
Printed on: 05/08/15 08:53:41

### PLOT PLAN ATTACHMENT

DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER

Work Area



PLOT PLAN 1" = 10'  
1509 - 1515 S GRAMERCY PL



Bldg-Alter/Repair 1 or 2 Family Dwelling Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Issued on: 08/28/2015 Last Status: Issued Status Date: 08/28/2015
--	--	---

1. TRACT	BLOCK	LOT(s)	ABB	COUNTY MAP REF #	PARCEL ID # (PIN#)	2. ASSESSOR PARCEL #
THE W. G. NEVIN TRACT	7	2		M B 1-53/54	126B193 67	5073 - 005 - 002

<b>3. PARCEL INFORMATION</b> Area Planning Commission - South Los Angeles LADBS Branch Office - LA Bldg. Line - 25 Council District - 10 Certified Neighborhood Council - Untd Nghbrhds of Hstrc Arli	Community Plan Area - South Los Angeles Census Tract - 2213.04 District Map - 126B193 Energy Zone - 9 Methane Hazard Site - Methane Zone	Near Source Zone Distance - 1.6 Thomas Brothers Map Grid - 633-H5
--	--	--

ZONES(S): R3-1-O

<b>4. DOCUMENTS</b>			
RENT - YES	ORD - ORD-177323	CPC - CPC-1986-447-GPC	CDBG - LARC-Los Angeles
ORD - ORD-111998	ORD - ORD-57008	CPC - CPC-1986-603-GPC	CDBG - LARZ-Central City
ORD - ORD-128221	CPC - CASE-41	CPC - CPC-2004-2395-ICO	
ORD - ORD-167121-SA192	CPC - CPC-17137	CPC - CPC-8997	

<b>5. CHECKLIST ITEMS</b>	
Std. Work Descr - Interior Non-struct. Remo	Combine Elec - Wrk. per 91.107.2.1.1.1
Permit Flag - Not a Fire Life Safety Project	Combine Plumbg - Wrk. per 91.107.2.1.1.1
Combine HVAC - Wrk. per 91.107.2.1.1.1	

<b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b>
Owner(s): ROBBINS, TIMOTHY L TR ROBBINS TIMOTHY L TRUST 5402 SANCHEZ DR, LOS ANGELES CA 90008 --
Tenant:
Applicant: (Relationship: Owner) TIM ROBBIN - -- (323) 252-9983

For Cashier's Use Only: W/O #: 51618054

<b>7. EXISTING USE</b>	<b>PROPOSED USE</b>
(01) Dwelling - Single Family	

<b>8. DESCRIPTION OF WORK</b>
ADD (N) HALF BATHROOM AND DOOR IN (E) STORAGE AREA. NO CHANGE IN FLOOR AREA.

<b>9. # Bldgs on Site &amp; Use:</b>
--------------------------------------

<b>10. APPLICATION PROCESSING INFORMATION</b>	
BLDG. PC By: Tu Hua OK for Cashier: Ricardo Supan Signature: <i>[Signature]</i>	DAS PC By: Coord. OK: Date: 08/28/2015

<b>11. PROJECT VALUATION</b> <small>Final Fee Period</small>	
Permit Valuation: \$5,000	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due:

<b>12. ATTACHMENTS</b>
Owner-Builder Declaration <i>[Signature]</i> 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](http://www.ladbs.org). To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

LA MARH 104069924 8/28/2015 8:46:04 AM	
BUILDING PERMIT-RES	\$130.00
BUILDING PLAN CHECK	\$0.00
EI RESIDENTIAL	\$0.65
ONE STOP SURCH	\$2.61
SYSTEMS DEVT FEE	\$7.84
CITY PLANNING SURCH	\$7.80
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$6.50
CA BLDG STD COMMISSION SURCHARGE	\$1.00
BUILDING PLAN CHECK	\$0.00
<b>Sub Total:</b>	<b>\$166.40</b>

Permit #: 150161000018054  
 Building Card #: 2015LAS2914  
 Receipt #: 0104482228



**13. STRUCTURE INVENTORY**

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

15016 - 10000 - 18054

**14. APPLICATION COMMENTS:**

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

**15. BUILDING RELOCATED FROM:**

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(E) COOKE, CONWAY CECIL	34658 LINDA ROSEA RD,	TEMECULA, CA 92592	S5524	
(O) OWNER-BUILDER			0	

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

**17. OWNER-BUILDER DECLARATION**

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

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

OR

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

**18. WORKERS' COMPENSATION DECLARATION**

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

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

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

Carrier: \_\_\_\_\_ Policy Number: \_\_\_\_\_

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

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

**19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING**

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

**20. FINAL DECLARATION**

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

By signing below, I certify that:

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

Print Name: **TIMOTHY L ROBBINS**Sign: Date: **08/28/2015**

Owner



Authorized Agent

Bldg-Alter/Repair  
1 or 2 Family Dwelling  
Plan Check

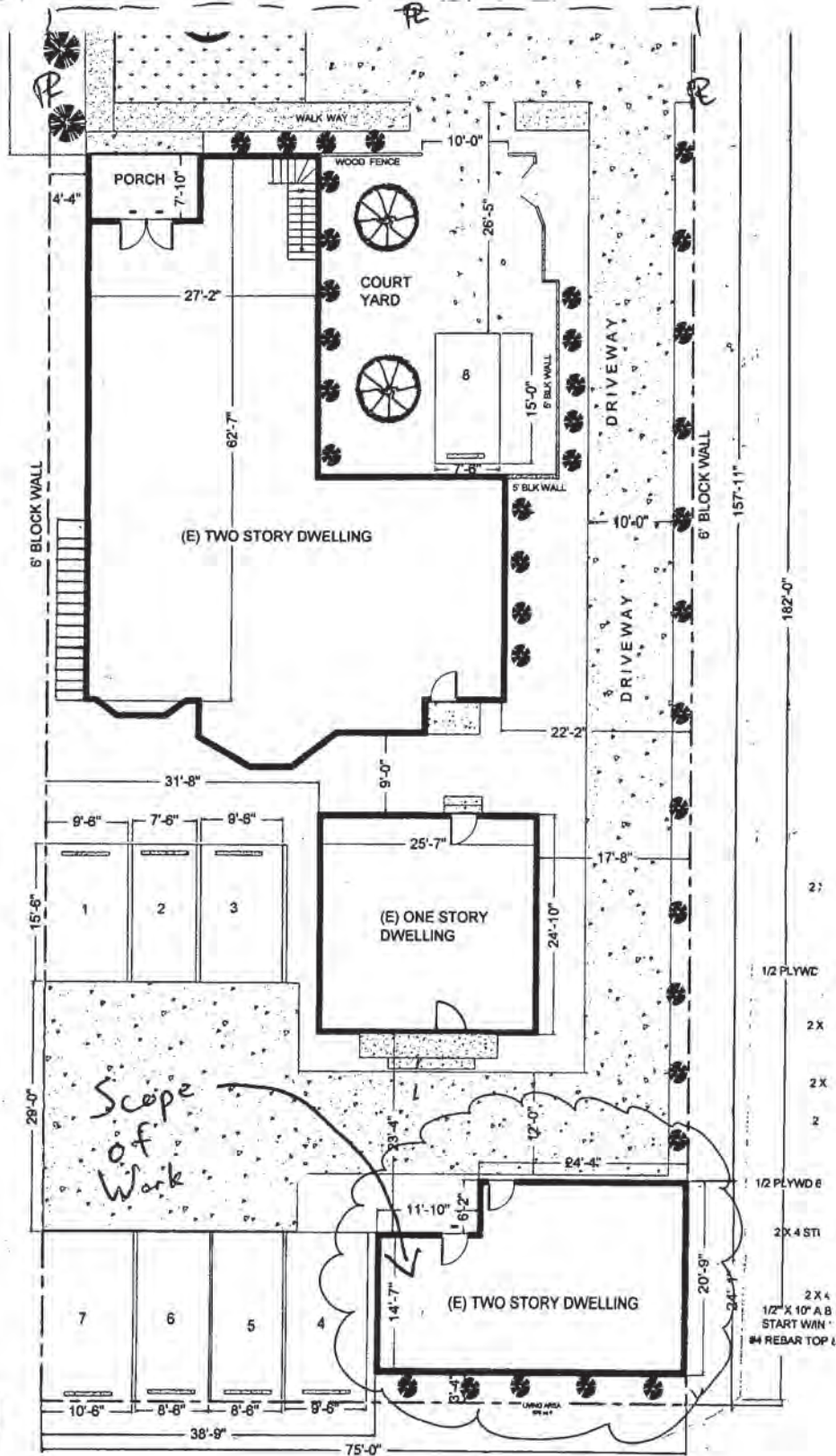
City of Los Angeles - Department of Building and Safety

Plan Check #: B15LA11913  
Initiating Office: METRO  
Printed on: 08/28/15 08:32:48

PLOT PLAN ATTACHMENT

← N Gramercy Pl

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



PS 8/28/15  
PLOT PLAN



OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

(OWNER-BUILDER DECLARATION)

Application Number: 15016-10000-18054

Project Address: 1515 Gramercy Pl - LA - 90019

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

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

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

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

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

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

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

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

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

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



OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

(OWNER-BUILDER DECLARATION, cont.)

Application Number: 15016-10000-18054

Project Address: 1515 Gramercy Pl - LA - 90008

10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address: 1515 S Gramercy Pl

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

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

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

Owner's Name: [Handwritten Signature]

Signature of property owner [Handwritten Signature] Date: 08/28/15

- SEC. 3. Section 19830 of the Health and Safety Code is repealed.
SEC. 4. Section 19831 of the Health and Safety Code is repealed.
SEC. 5. Section 19832 of the Health and Safety Code is repealed.

1515 S Gramercy Pl



Permit #: X15LA23293  
Plan Check #: X15LA23293  
Event Code:

15016 - 10000 - 27674

Printed: 12/16/15 09:18 AM

Bldg-Alter/Repair  
1 or 2 Family Dwelling  
Express Permit  
No Plan Check

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

Issued on: 12/16/2015  
Last Status: Issued  
Status Date: 12/16/2015

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
THE W. G. NEVIN TRACT	7	2		M B 1-53/54	126B193 - 67	5073 - 005 - 002

**3. PARCEL INFORMATION**

Area Planning Commission - South Los Angeles	Community Plan Area - South Los Angeles	Near Source Zone Distance - 1.6
LADBS Branch Office - LA	Census Tract - 2213.04	Thomas Brothers Map Grid - 633-H5
Bldg. Line - 25	District Map - 126B193	
Council District - 10	Energy Zone - 9	
Certified Neighborhood Council - Untd Nghbrhds of Hstrc Arli	Methane Hazard Site - Methane Zone	

ZONES(S): R3-1-O

**4. DOCUMENTS**

RENT - YES	ORD - ORD-177323	CPC - CPC-1986-447-GPC	CDBG - LARC-Los Angeles
ORD - ORD-111998	ORD - ORD-57008	CPC - CPC-1986-603-GPC	CDBG - LARZ-Central City
ORD - ORD-128221	CPC - CASE-41	CPC - CPC-2004-2395-ICO	
ORD - ORD-167121-SA192	CPC - CPC-17137	CPC - CPC-8997	

**5. CHECKLIST ITEMS**

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s):  
ROBBINS, TIMOTHY L TR ROBBINS TIMOTHY L TRUST  
5402 SANCHEZ DR, LOS ANGELES CA 90008 -  
Tenant:

Applicant: (Relationship: Owner-Bldr)  
TIMOTHY ROBBINS - OWNER-BUILDER  
-- (323) 292-9983

For Cashier's Use Only W/O #: 51627674

7. EXISTING USE	PROPOSED USE
(01) Dwelling - Single Family	

**8. DESCRIPTION OF WORK**  
(9) door change-out (same size & type) for residential buildings. Dual glazing, labeled & certified by National Fenestration Rating Council (NFRC), is required for doors replaced in all residential buildings, three stories or less, per Section 152(b) of Title 24.

**9. # Bldgs on Site & Use:**

**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Nestor Farias      DAS PC By:      Coord. OK:      Date: 12/16/2015

Signature: *Nestor Farias*

LA ERIC 107006355 12/16/2015 9:17:54 AM	
BUILDING PERMIT-RES	\$65.00
EI RESIDENTIAL	\$0.50
ONE STOP SURCH	\$1.85
SYSTEMS DEVT FEE	\$5.55
CITY PLANNING SURCH	\$5.52
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$4.60
CA BLDG STD COMMISSION SURCHARGE	\$1.00
BUILDING PLAN CHECK	\$27.00

**11. PROJECT VALUATION** Final Fee Period

Permit Valuation: \$2,000	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due:

**12. ATTACHMENTS** *NE*  
Owner-Builder Declaration

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

Sub Total: \$121.02

Permit #: 150161000027674  
Building Card #: 2015LA57790  
Receipt #: 0107524367



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

## 13. STRUCTURE INVENTORY

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

15016 - 10000 - 27674

## 14. APPLICATION COMMENTS:

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

## 15. BUILDING RELOCATED FROM:

## 16. CONTRACTOR, ARCHITECT &amp; ENGINEER NAME

ADDRESS

CLASS

LICENSE #

PHONE #

(O) OWNER-BUILDER

0

(323) 292-9983

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

## 17. OWNER-BUILDER DECLARATION

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

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

OR

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

## 18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: \_\_\_\_\_

Policy Number: \_\_\_\_\_

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

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

## 19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

## 20. FINAL DECLARATION

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

## By signing below, I certify that:

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

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

Print Name: TIMOTHY L ROBBINS

Sign: \_\_\_\_\_

Date: 12/16/2015



Owner



Authorized Agent



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

---

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

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



---

## NOTICE TO PROPERTY OWNER

Dear Property Owner:

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

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



OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

(OWNER-BUILDER DECLARATION)

Application Number: 15016-10000-27674

Project Address: \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.



OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

(OWNER-BUILDER DECLARATION, cont.)

Application Number: 15016-10000-27674

Project Address: 1515 Gramercy St

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

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

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

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

Owner's Name: Jim [Signature]  
Signature of property owner \_\_\_\_\_

Date: 12/15/15

- SEC. 3. Section 19830 of the Health and Safety Code is repealed.
- SEC. 4. Section 19831 of the Health and Safety Code is repealed.
- SEC. 5. Section 19832 of the Health and Safety Code is repealed.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.



Bldg-New GREEN - MANDATORY Apartment Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Issued on: 07/20/2018 Last Status: Issued Status Date: 07/20/2018
---	--	---

TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	ASSESSOR PARCEL #
THE W. G. NEVIN TRACT	7	2		M B 1-53/54	126B193 67	5073 - 005 - 002

**3. PARCEL INFORMATION**

Area Planning Commission - South Los Angeles	Community Plan Area - South Los Angeles	Near Source Zone Distance - 1.6
LADBS Branch Office - LA	Census Tract - 2213.04	Thomas Brothers Map Grid - 633-H5
Bldg. Line - 25	District Map - 126B193	
Council District - 10	Energy Zone - 9	
Certified Neighborhood Council - Untd Nghbrhds of Hstrc Arli	Methane Hazard Site - Methane Zone	

ZONES(S): R3-I-O

**4. DOCUMENTS**

Z1 - Z1-2452 Transit Priority Area in the Cit	ORD - ORD-167121-SA192	CPC - CPC-17137	CPC - CPC-2008-1552-CPU
RENT - YES	ORD - ORD-177323	CPC - CPC-1986-447-GPC	CPC - CPC-8997
ORD - ORD-111998	ORD - ORD-57008	CPC - CPC-1986-603-GPC	CDBG - LARC-Los Angeles
ORD - ORD-128221	CPC - CASE-41	CPC - CPC-2004-2395-ICO	CDBG - LARZ-Central City

**5. CHECKLIST ITEMS**

Special Inspect - Field Welding	Fabricator Req'd - Structural Steel	Std. Work Descr - Seismic Gas Shut Off Valve
Special Inspect - Structural Observation	Permit Flag - Fire Life Safety by LADBS	
Special Inspect - Structural Wood (periodic)	Permit Flag - Rec and Parks Fee Memo Req'd	

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s):  
ROBBINS, TIMOTHY L TR ROBBINS TIMOTHY L TRUST  
5402 SANCHEZ DR, LOS ANGELES CA 90008 - (323) 252-9983

Tenant:

Applicant: (Relationship: Agent for Owner)  
WILLIAM SPENCER -  
71946 ELEANORA LANE, RANCHO MIRAGE, CA 92270 -- (0) -

For Cashier's Use Only W/O #: 71002541

EXISTING USE	PROPOSED USE
	(05) Apartment

**8. DESCRIPTION OF WORK**

New 2 Story over basement 8 unit Apartment with Rooftop Deck.

**9. # Bldgs on Site & Use:**

**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Vladimir Arutyunyan      DAS PC By: Elizabeth Toms  
OK for Cashier: Karen Hyde      Coord. OK:

Signature:      Date: 07/20/2018

**11. PROJECT VALUATION** Final Fee Period

Permit Valuation: \$1,350,000      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 L.A. County, call (213) 482-0000 or request inspections via [www.ladbs.org](http://www.ladbs.org). To speak to a Call Center agent, call 311. Outside L.A. County, call (213) 473-3231.

VN LAUR 203136486 7/20/2018 11:43:49 AM	
BUILDING PERMIT COMM	\$6,316.94
BUILDING PLAN CHECK	\$0.00
PLAN MAINTENANCE	\$126.34
EI RESIDENTIAL	\$175.50
DEV SERV CENTER SURCH	\$198.56
SYSTEMS DEVT FEE	\$397.13
CITY PLANNING SURCH	\$386.60
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$451.03
SCHOOL DEV RES	\$52,696.16
DWELLING UNIT	\$1,600.00
RES DEVT TAX	\$2,400.00
CA BLDG STD COMMISSION SURCHARGE	\$54.00
BUILDING PLAN CHECK	\$0.00

Sub Total: \$64,812.26

Permit #: 170101000002541  
Building Card #: 2018VN72293  
Receipt #: 0203542408



\* P 1 7 0 1 0 1 0 0 0 0 2 5 4 1 F N \*

1060727201860473

**13. STRUCTURE INVENTORY**

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

17010 - 10000 - 02541

- (P) Floor Area (ZC): +12192 Sqft / 12192 Sqft
- (P) Height (ZC): +38 Feet / 38 Feet
- (P) Length: +137 Feet / 137 Feet
- (P) Stories: +2 Stories / 2 Stories
- (P) Width: +63.75 Feet / 63.75 Feet
- (P) Dwelling Unit: +8 Units / 8 Units
- (P) NFPA-13R Fire Sprinklers Thru-out
- (P) Steel Moment Frame
- (P) Wood (Plywood, OSB, etc.) Shearwall
- (P) Methane Site Design Exempt
- (P) R2 Occ. Group: +13904 Sqft / 13904 Sqft
- (P) S2 Occ. Group: +9702 Sqft / 9702 Sqft
- (P) Parking Req'd for Site (Auto+Bicycle): +16 Stalls / 16 S
- (P) Provided Compact for Site: +7 Stalls / 7 Stalls
- (P) Provided Disabled for Site: +2 Stalls / 2 Stalls
- (P) Provided Standard for Site: +7 Stalls / 7 Stalls
- (P) Total Provided Parking for Site: +16 Stalls / 16 Stalls
- (P) Type V-B Construction

**14. APPLICATION COMMENTS:**

\*\* Approved Seismic Gas Shut-Off Valve may be required. \*\*

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

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

(E) LI, DACHENG DAVID

23240 RIDGELINE DR,

DIAMOND BAR, CA 91765

CS8075

(O) OWNER-BUILDER

0

**PERMIT EXPIRATION/REFUNDS:** This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98 0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22 12 & 22 13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

**17. OWNER-BUILDER DECLARATION**

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

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

OR

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

**18. WORKERS' COMPENSATION DECLARATION**

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

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

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

Carrier: \_\_\_\_\_

Policy Number: \_\_\_\_\_

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

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

**19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING**

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

**20. FINAL DECLARATION**

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

**By signing below, I certify that:**

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

Print Name: **TIMOTHY L. ROBBINS**

Sign: \_\_\_\_\_

Date: **07/20/2018**

Owner

Authorized Agent

OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF  
INFORMATION

(OWNER-BUILDER DECLARATION)

Application Number: 17010-10K02541

Project Address: 1509 Gramercy Pl LOS ANGELES

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

Q1 I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

Q2 I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

Q3 I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

Q4 I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

Q5 I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.

Q6 I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

Q7 I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

Q8 I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

Q9 I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.



OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

(OWNER-BUILDER DECLARATION, cont.)

Application Number: 17010-10-02541

Project Address: 1509 Gramercy Pl. LA 90019

- 10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address: 1509 Gramercy - Los Angeles - 90019
11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.
12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit.

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

Owner's Name: Timothy L Robbins

Signature of property owner [Signature] Date: 09-20-2018

- SEC. 3. Section 19830 of the Health and Safety Code is repealed.
SEC. 4. Section 19831 of the Health and Safety Code is repealed.
SEC. 5. Section 19832 of the Health and Safety Code is repealed.

Bldg-New  
Apartment  
Plan Check

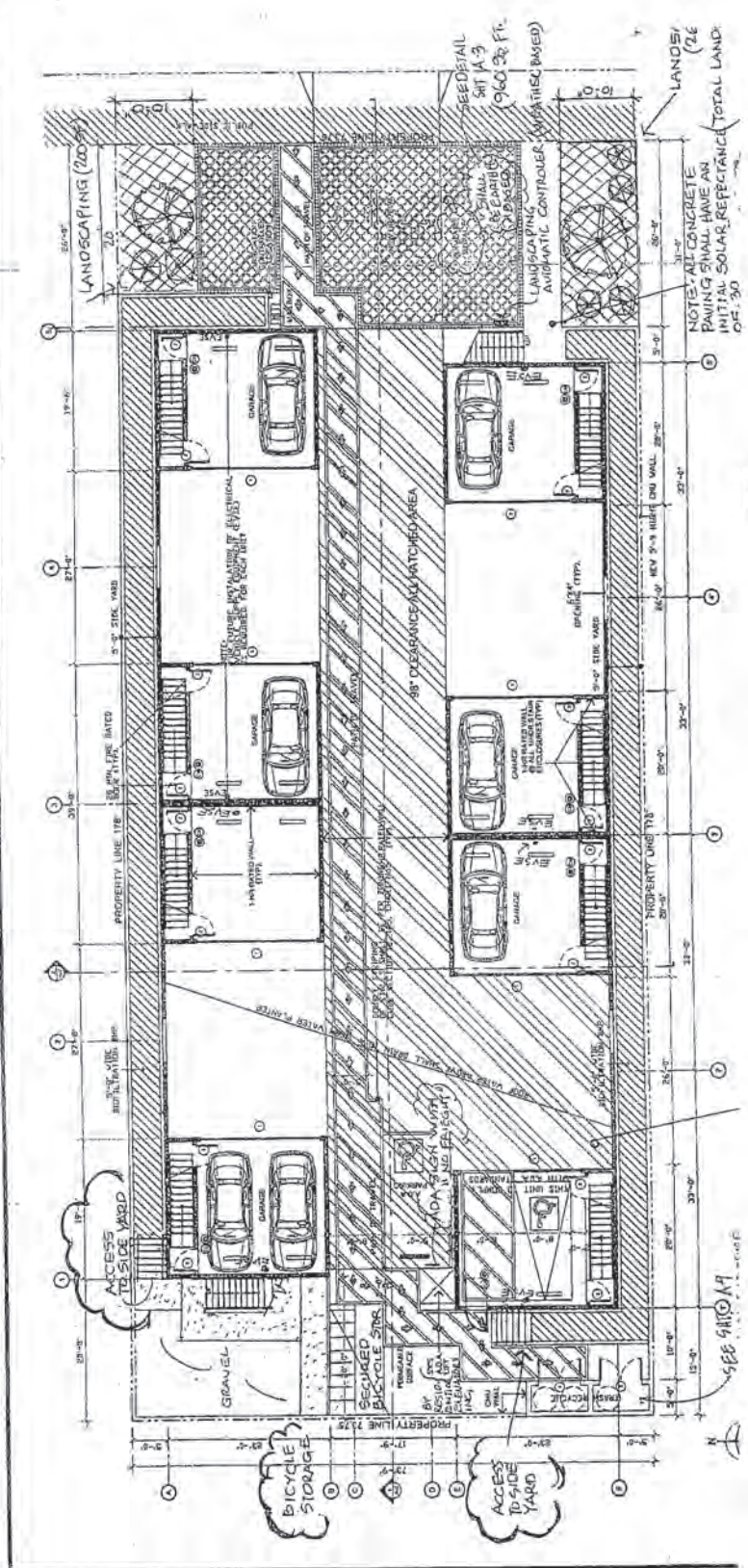
City of Los Angeles - Department of Building and Safety

Plan Check #: B17LA11429  
Initiating Office: METRO  
Printed on: 07/20/18 09:44:11

### PLOT PLAN ATTACHMENT

1060727201860473

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



READY TO ISSUE  
 BY VLE  
 JUL 20 2018  
 Signature VA



# Appendix E

## **Assessor Records**

DESCRIPTION OF BUILDING				SINGLE RESIDENTIAL BUILDING RECORD	5073 MAP BOOK	5 PAGE	2 PARCEL	1/3 SUB PART	
CLASS & SHAPE	NO. STY.	ARCHITECTURE	YR. BLT.						
				L.A. CO. ASSESSOR	CITY		ADDRESS		

FOUNDATION		EXTERIOR	ROOF STYLE	LIGHTING		AIR COND.	ROOM & FINISH DETAIL						KITCHEN DETAIL											
Conc. Raised		Stucco	Gable	Wiring		Heating	ROOMS	No	FLOORS	FLOOR	INTERIOR	FINISH	Cabinets: L.F.											
Conc. Slab		Siding "x"	Hip	Amps		Forced Air		Pib	L	1	2	MATER.	WALLS	CEILINGS	Counters: L.F.									
Cross Walls		Siding B.&B.	Shed	K.T.	Conduit	Gravity	All								Garb. Disp.	Dishwash.	Mix-Blend							
Piers			Flat	B.X.	N.M. Cab's	Floor Furn.	Entry								Range-Oven	Refrig.								
Heavy	Light	Veneer	Cut up	Fixtures		Wall-Elec.	Living								Hood-Fan		Center Isl.							
STRUCTURAL			Pitch: L M H	Few	Cheap	Radiant - Elec.	Family							BATH DETAIL										
Wood Frame	Trim: Wood	O'Hang	Fi.	Avg.	Mzd.	Radiant - H/W	Den							FIXTURES			SHOWER	PLMN.						
Steel Frame	Brick	Fin.	Unf.	Many	Spec.		Bedroom							Fl.	No.	Wc.	Loc.	Sh.	Grade	St.	a.r.	G.D.	Finish	
Masonry	Stone	ROOF COVER		Low Voltage		Heat Pump	Dress																	
Sub-Floor	Sliding Doors	Shing's: Wood		Master Control		Cooling	Bath																	
Insul.-Clg.	Lin. Feet	Compo.		Dim. Switches		Refrig. H.R.	Bath 3/4																	
Insul.-Walls	Asbest.	PLUMBING		Evap. Cooler		Thru Wall	Bath 1/2																	
WINDOWS		FIREPLACES		No. Fixtures		Ducting	Powder								SPECIAL FEATURES									
D.H.	Csm't.	Shake	Tile	poor	Med	Spec.	Kitchen							Bookcases	Inter-com.	Bar								
Sliding	Double	Gravel-Rock	Laundry	Water Htr.		Tin	Brkfst.							Shutters										
Metal	Hearth	Composition	Utility	Size: No.		Galvanized	Utility							RATING (E.G.A.F.P.)										
Screens	Length:	Gutters				Perimeter								Cond.	Arch. Attc.	Func. Plan	Con-form.	Stg. Space	Work-ship	Qual.				
	Raised						TOTAL																	

YEAR	USE TYPE	CLASS SHAPE	UNITS	EFF. YR.	DEPR. TABLE	SQ. FEET MAIN IMP.	UNIT COST	R.C.N. MAIN IMP.	R.C.N. OTHER	R.C.N. TOTAL	% GOOD	R.C.L.N.D.	SP	APPRAISER	DATE	COST REV'D	INT VIEW	NO INT VIEW	CO. CK.
1100				44		655				1110	X4	4440	*	See 71 PDR					

05 1100000228

0034 Unit

225 AND 1/2 LATH

COMPUTATIONS																	
Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost
	LUMP	3175															
Total R.C.N.		3180															











BUILDING DESCRIPTION BLANK <sup>5073</sup> FORM NO. 1  
 THE JOINT BUREAU OF APPRAISAL—LOS ANGELES, CITY & COUNTY

No. 1511 Gramercy St. Ave 5  
 Dr. PL

Tract THE W. G. NEVIN TRACT As per 1 P. 57-58 of Maps  
1905-1907 L. A. Co.

Lot No. FRONT Block No. 7 130

Examined by PARCEL 18 2 Date

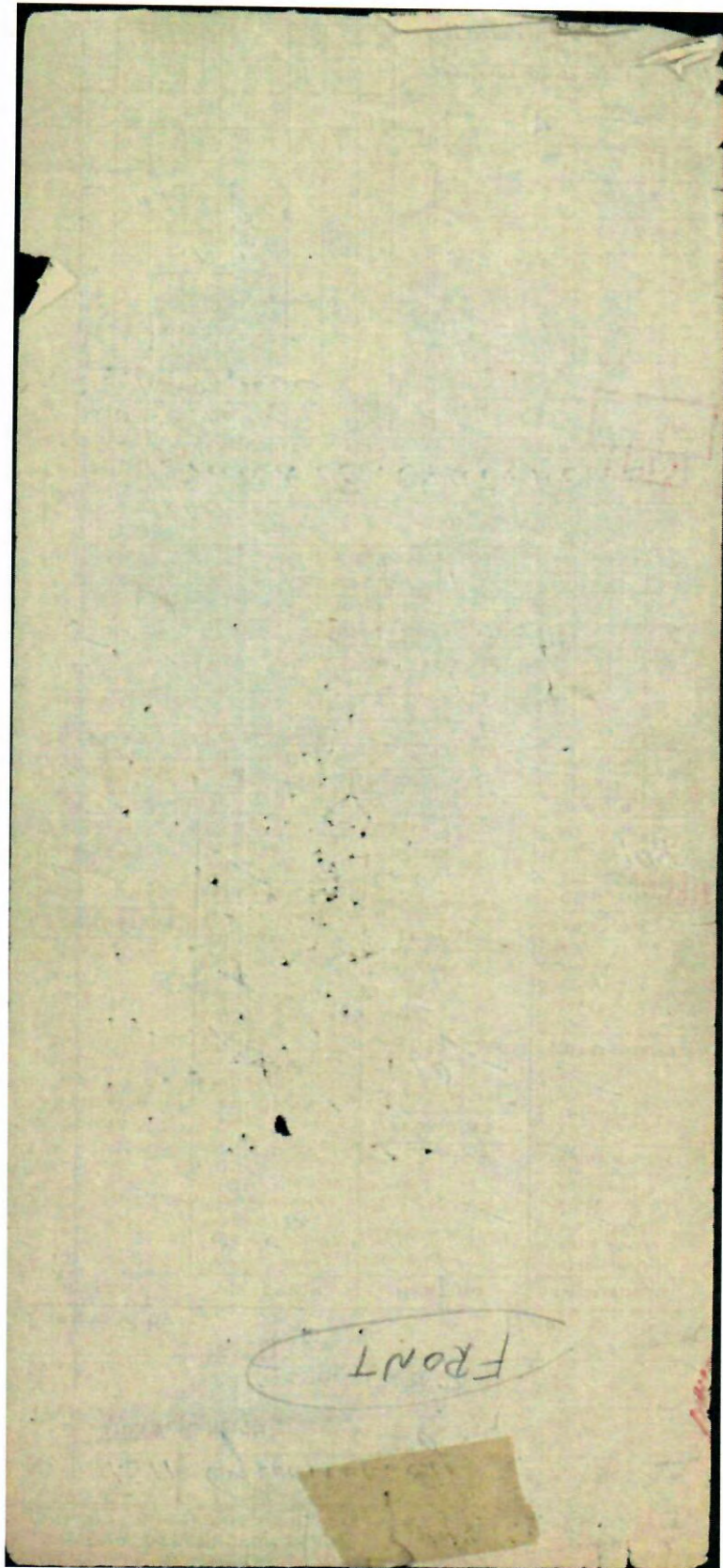
CLASS	EXTERIOR	HEATING	TRIMMINGS
Sink	Bay Windows	Fire place	Cobblestones
Double <u>1/3/39</u>	1 <u>2</u> <u>3</u> sty	Wood, Coal, Oil	Brick, Plaster
California	Number <u>6</u>	and Gas Furnace	Stone, Wood
Bungalow <u>4/4</u>	Wall Covering:	Steam	Plain
Residence	Plaster Met. Lath	Stove	Ornamental
Flet	" Wood Lath		
Apartment	Shake, Rustic	PLUMBING	INSIDE FINISH
Our Building	Siding, Hard	No. of Fixtures	Plain
Garage	and Battens	<u>10</u>	Ornamental
Shed	Corr. Iron	Good, Medium	Stock
Barn	ROOF	Cheap	Special
Church	Flat, Hip	Sewer	BUILT IN FEATURES
School	Cables, Dormers	Cesspool	Bullet
Shop	Cut up, Ordinary	LIGHTING	Patent Beds
Storage	Plaster	Gas, Electric	Refrigerator
	Tile, Shingle	Good	Bookcases
	Tin, Gravel	Medium	Plain
	Composition	Cheap	Ornamental
FOUNDATION	CONSTRUCTION		CONDITION
Stone	Good		Good <u>1911</u>
Concrete	Medium		Medium <u>1905</u>
Brick	Cheap		Poor
Wood			

OCCUPANCY	RENT	1	2	3	4	5	ATTN
Owner, Rented & Vacant	Living Room						
Rent Paid \$ Per Mo.	Bed						
Basement	Bath						
14 ft. x 16 ft.	Kitchen						
5 ft. deep	Storage						
1120 cu. ft. @ 10	Store <u>Cost Factor Checked</u>						
Lot Grade <u>+</u>	Hardwood Floor <u>Cost Factor Checked</u>						
	Hardwood Fin. <u>Cost Factor Checked</u>						
	Cement Floor <u>Cost Factor Checked</u>						
	Unfinished <u>Cost Factor Checked</u>						

Remarks: 1600' Cement Dining Room

OWNER: Frank B. Natcher 110

EACH SQUARE EQUALS 10 FEET		BLDG. VALUE	
1840	291	CLASS	<u>1970</u>
222		NO. SQ. FT.	<u>3850</u>
		AT \$	<u>160</u>
		BLDG. COST \$	<u>6703</u>
		RENT. COST \$	<u>9042</u>
		HEAT COST \$	<u>11443</u>
		TOTAL COST \$	<u>6956</u>
		PER CENT DEP.	<u>147/20</u>
		DEP. VALUE \$	<u>10210</u>



FRONT

ST. No. 1509-1142  
TRACT Middle

LOT No. 2 BLOCK No. 7  
EXAMINED BY [Signature] DATE 12/28/45

CLASS	EXTERIOR	HEATING	EXT. FEATURES
Bungalow ✓ Single ✓ Double ✓ Residence ✓ California ✓ Dwelling ✓ Cottage ✓ Factory ✓ Warehouse ✓ Church ✓ School ✓ Garage ✓ Barn, Stable ✓ Shed ✓ Poultry House ✓ Store ✓ Auto Court ✓ Bungalow Court ✓ Flat Studio ✓ Apartment ✓ No. Units Area per Unit Room Pib. Fixt.	1 1 1/2 2 3 story Stucco ✓ Rustic Shakes, B & B Siding Shingle Sheet Steel T & G Wide Siding Knotty Pine Vertical Siding Plaster on Tile Asbestos Siding Brick Veneer Corrugated Iron Flat Galv. Iron Transite Frame, Wood, Steel	Fireplace Single Dbl. Insulation Gas Furnace No. Pipes Units Gas Radiators Elec. Heaters ✓ Blower Furnace ✓ Floor Furnace ✓ Wall Heaters Ventilating Sys. Washed Air Refrig. Air H.P.	Steel Sash All Part Cop. Spouts Screens Galv. Spouts Screens Trim-Tile, Plaster Stone, Wood, Brk. Cornice Boxed
FOUNDATION Concrete Brick Hillside Stone Cross Walls Wood Steel Joists Piers	ROOF Flat 1/4 1/2 3/4 Hip Shed Monitor Gables Dormers Sawtooth Cut-up Copper Shingle Shakes Gravel Sheet Steel Slate Corrugated Iron Flat Galv. Iron Composition Compo Shingle Transite Tile-Trim Tile 1/4 1/2 3/4 Full Wood Steel Truss Span ff.	PLUMBING No. of Fixtures 5 Cheap Medium Good Special	INSIDE FINISH Plaster Sand Putty Interior Stucco Knotty Pine Ply-Bd. Gypsum Celotex Plaster-Board Walls Panelled Paint Paper Unfinished W'dwork Plain Fcy.
BASEMENT feet x feet x sq. ft.		LIGHTING Cheap Medium Good Special	BUILT-INS Refrigerator Elec., Gas, Ice Buffet Bookcases Patent Beds Cedar Closets Venetian Blinds ✓  BUILT 1944  CLASSIFICATION Cheap M'dium Depr. Rate Good Spec'l 3

Check Santos	B	1	2	3	BUILDING VALUES
Living Room		1			YEAR 1945
Living Dining Combination					No. Sq. FEET 655
Bedrooms		1			@ \$ 225
Dressing Rm.					BLDG. VALUE 1473
Bathroom		1			BSMT. VALUE
" No Tub					GARAGE VALUE
File ( ) ( )					OFFICE VALUE
Kitchen		1			VALUE
Bfit. R. or N.					OTHER VALUE
Plank Hdwd. Floors		8			
Hdwd. Doors					
Hdwd. Finish					
P.C. by	Date	%	P.C. Val.		
				TOTAL VALUE	1473

Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value	Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value
1946	766			1040					
47	685			1010					
57		110		1110					

LOCATION IF CUT

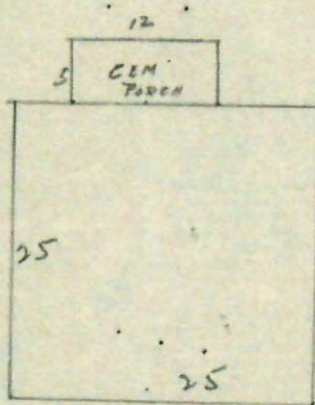
BY

DATE

E. ON M.B. ON

BY

DATE



$$25 \times 25 = 625$$

$$\frac{5 \times 12}{2} = \frac{30}{2} = 15$$

$$625 + 15 = 640$$

Per  
 $5 \times 12 = 60$

OWNER'S NAME <i>Blanche MacMillan</i>			
C. F. CHECKED	PERMIT NO.	DATE	AMOUNT
COMPT. CHECKED <i>6</i>	<i>6755</i>	<i>5/14/45</i>	<i>109</i>
E. ON M. B.			<i>add to Rev</i>
DATE <i>1/20/46</i>	<i>6756</i>	<i>5/14/45</i>	<i>3250</i>
COMPARED <i>67</i>			<i>Rev</i>

Building Description Blank Index  
 LOS ANGELES COUNTY ASSESSORS OFFICE  
 BOOK 5073  
 PAGE 5

STREET No. 1509-11 GRAMERCY PL  
 TRACT THE W G NEVIN

FRONT

LOT No. 2 BLOCK No. 7  
 EXAMINED BY JLF DATE 1/3 1939

CLASS	EXTEMIOR	HEATING	EXT. FEATURES
Single	1 1 1/2 2 3 Story	Fireplace	Steel Sash
Double	Stucco Rustic	" Double	Copper Spouts Screens
Bungalow	Shakes, B & B	False Mantel	Trim-Tile, Plaster
Maverick	Siding	Gas Furnace	" Stone, Wood, Brick
Residence	Sheet Steel T & G	No. Pipes	Cornice Boxed
California	Wide Siding	Gas Radiators	
Dwelling	Adobe Shingle	Steam	INSIDE FINISH
Cottage	Vertical Siding	Elec. Heaters	Plaster Sand, Putty
Bungalow Court	Plaster on Tile	Blower Furnace	Plaster-Board
Flat	Asbestos Siding	Floor Furnace	Interior Stucco
Apartment	Brick Veneer	Wall Heaters	Ply-Bd Knotty Pine
No. Units	Corrugated Iron	Air Conditioning	Panelled
Area per Unit	Frame, Steel	Plumbing	Walls Tint, Paper
Factory	Frame, Wood	No. of Fix.	Paint - Sanitas
Church		Cheap	Unfinished
School	ROOF	Medium	Woodwork, Plain
Store	Flat 1/4 1/2 3/4 3/8	Special	" Ornamental
Garage	Hip Monitor	Bath No. 1 2 3	BUILT-INS
Barn	Gables Dormers	Tile Floor	Refrigerator
Shed	Shed Cut-up	Tile Walls	Elec., Gas, Ice
Poultry House	Copper Shingle	Tile Walls	Buffet Bookcases
	Shakes Gravel	Height	Patent Beds
	Sheet Steel Slate	Shower	Cedar Closets
FOUNDATION	Corrugated Iron	Over Tub	Venetian Blinds
Stone Wood	Composition	Stall	BUILT
Concrete Brick	Compo. Shingle	Tile Walls	1938
Cross Walls	Tile-Trim	Glass Door	CLASSIFICATION
Hillside	Amt. Sm. Lge.	LIGHTING	Cheap Depr. Rate
Steel Joists	Tile	Cheap	Medium
	BASEMENT	Good	Good
	1/4 1/2 3/4 Full	Special	Special
	Wood Steel Truss		
	Span ft.		
	Quality		

BUILDING VALUES			
Living Room	2 2	Year	1939
Bedrooms	2 3	No. of	Square ft.
Dressing Room		At. \$	
Bathroom	2	Building	Value
" No Tub	1	Basement	Value
Tile ( ) ( )	1 1	Heating	Value
Kitchen		Garage	Value
Bfst. R. or N.	1 x 1	Outbuild-	ings Value
Plank ( )	4 5		
Hdwd. Floors			
Hdwd. Finish			ADVAL 500
P. C. by Date	% P. C. Val.		
		Total	Value 500

Year	Spec. Depr.	Depr. Value	Assessed Value	Year	Spec. Depr.	Depr. Value	Assessed Value
1939		500	250				
1940	6	470	230				
46	588		290				
47	570		280				
57	114		310				

LOCATION IF CUT

BY

DATE

E. ON M.B. ON

BY

DATE

RES. CHANGED INTO 2 FAM. FLAT

ADDN

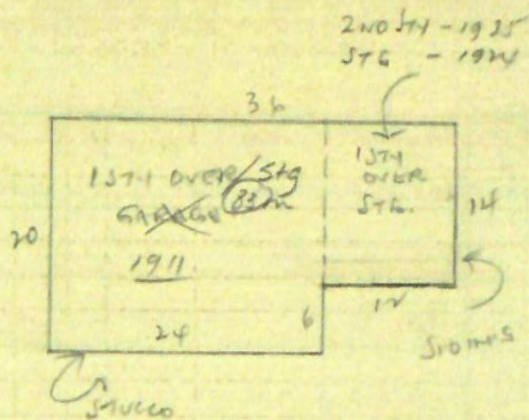
2 - Hot Heat Accumulators	200	
1 - Sink - TILE DRAIN 6'	}	300
1 - Bath - no tub		
1 - WATER HEATER		<u>500.00</u>

ONLY MINOR CHANGES IN BLDG.

OWNER'S NAME	PERMIT NO.	DATE	AMOUNT
B. Mc Millan	33305	12/27	1700000
C. F. CHECKED			
COMPT. CHECKED			
E. ON M. B. g			
COMPARED			

62 AV 380

Revised for 63 of fire damage repairs  
Part of 1924 shed gone  
Interior - storage studs replaced  
New concrete floor, Raining  
Old SLP - 3 PLBG - Now HAS 5 PLBG.



AREA

$$\begin{array}{r} 14 \times 36 = 504 \\ 6 \times 24 = 144 \\ \hline 648 \# \end{array}$$

GARAGE + STORAGE

$$\begin{array}{r} 14 \times 36 = 504 \\ 6 \times 24 = 144 \\ \hline 648 \# @ 140 = 907 \end{array}$$

TRACT W. G. NEVIN TRACT

LOT 2 BLOCK 7

0203

# SINGLE RESIDENCE APPRAISAL RECORD

5073

5

2

MAP BOOK

PAGE

PARCEL

SUB PART

L. A. County Assessor

CITY

LA 19

ADDRESS

1515 S GRAMMERCY PL

*Raw*

TYPE	CASES	OTHERS	UNITS	YEAR	YEAR BUILT	EFF. YEAR	SQ. FT. AREA	VF	MAIN IMP. VALUE	OTHER IMP. VALUE	TOTAL VALUE	DEPR CODE	DEPR MULT	ADD DEPR	ADD DEPR MULT	ASSESSED VALUE	APPR. BY	DATE	V. CK	CO. CK	ENT. ON M.B.
<u>1310</u>	<u>5</u>		<u>1</u>	<u>63</u>	<u>11</u>	<u>21</u>	<u>648</u>	<u>330</u>	<u>2138</u>	<u>907</u>	<u>3045</u>	<u>30</u>	<u>137</u>			<u>420</u>	<u>Shelton</u>	<u>6/3/62</u>	<u>45</u>	<u>45</u>	<u>normal</u> <u>63-1-24</u>

MAIN	STRUCTURAL	ROOF COVER	ROOMS	Pib. Fixt. L I 2	DESCRIPTION	HEATING	INTERIOR VIEWED	INT. NOT VIEWED	LOCATION IF CUT:
Residence <input checked="" type="checkbox"/>	Wood Frame <input checked="" type="checkbox"/>	Shngl: Wood	Entry			Forced Air			
California	Steel Frame	Compo.	Living Rm.			" Perm		<u>12/62</u>	
Cottage	Masonry	Asbest.	Lvng.-Din.			Floor Furn.			
		Shake: Med.	Dining			Wall, Gas			
		Hvy.	Family			" Elec.			
		Tile	Den			Radiant, wtr			
OTHER	Stucco <input checked="" type="checkbox"/>	Gravel, Rock	Bedrooms			" Elec.			ENT. ON M. B.
	Siding <input checked="" type="checkbox"/>	Composition <input checked="" type="checkbox"/>	Dress. Rm.			Heat Pump			
Garage <input checked="" type="checkbox"/>	Shingle		Bathroom	<u>3</u>		Gravity			
Car Port	Board & Bat		Bath 1/4	<u>1</u>					
Pool	Asbestos		Bath 1/2						
Cov. Patio	Conc. Block	INT. FINISH	Kitchen	<u>1</u>					
Bsmt.	Brick	Plaster	Powder			COOLING			
	Aluminum	Int. Stucco	Bfst R or N			Refrig. H.P.			
	Brick Veneer	Gypsum <input checked="" type="checkbox"/>	Utility			Heat Pump			
	Stone Veneer	Plywood				Evap. Cooler			
		Plank Wood				Thru Wall			
		Exp. Beam				% Area —			
CLASS	EXT. FEAT.	Paper	Total Fixt. —	<u>5</u>		ELEC.			
<u>3</u>	Gutters		Floors			Amps.			
<u>5</u>	Sash: Wood <input checked="" type="checkbox"/>	Wd. Wk: Pine <input checked="" type="checkbox"/>				Fixt: Good			
	Steel	Hrd Wd.				" Med.			
FOUNDATION	Alum.	Special				" Spec.			
Conc. Raised <input checked="" type="checkbox"/>	Sliding Doors		Tub			ARCHITECTURE			
Conc. Slab	Lin. Ft. -	BUILT-INS	Shower Stall			Bungalow			
Conc. Hillside	Trim: Stone	Bar, W D	" Over Tub			Colonial			
Brick	Wood	Intercom	Pullman Sngl			Contemporary			
Wood	Brick		" Dble			English			
Stone			Glass Drs.			French			
Conc. Block			Walls			Italian			
	ROOF STYLE	FIRE PLACES	FLOORS	L I 2	KITCHEN	Modern			
	Gable	Single	Hardwood		Cabinets	Monterey			
	Hip	Double	Plywood		Counters	Ranch			
	Shed	Bar B.Q.	Concrete			Spanish			
One	Flat <input checked="" type="checkbox"/>	Hearth:	Asph. Tile			Various <input checked="" type="checkbox"/>			
One & 1/2	Cut-Up	Length	Vinyl Tile						
Two	Pitch L M H	Raised	Parquet						
Hillside	Over Hang ft.		Lino						
Split-Level	Fin Unfin.		Parquet						
			OP.						
			Garb. Disp.						
			Range — Oven						
			Hood-Fan						
			Dish Wash.						
			Refrig.						
			Center Island						
			Mix-Blender						

QUALITY	E	G	A	P	CONSTRUCTION PROGRESS	REMARKS
Physical Con.					Fdn.-Floor	
Conformity					Frame, Roof	
Functnl. Plan					Plaster	
Workmanship					Trim & Cab.	
Archit. Appeal					Paint	
Quality Rating					Fixtures	

BUILDING VALUE REVIEWED, No Change					
Date	Appraiser	REASON	Date	Appraiser	REASON

OWNER'S NAME: <u>FRANK HARVEY</u>			
Permit No.	Date	Amount	Improvement
<u>2964</u>	<u>7/3/35</u>	<u>248</u>	<u>2nd Room</u>
<u>1880p</u>	<u>5/27/62</u>	<u>2000</u>	<u>3rd Repair</u>

KILLED FOR 19 \_\_\_\_\_

By: \_\_\_\_\_

Date: \_\_\_\_\_

Reason: \_\_\_\_\_

No. 1511 St. 2 Ave Pl.

Tract Parcel (18)

Lot No. 2 Block No. 7 5073 130

Examined by \_\_\_\_\_ Date \_\_\_\_\_

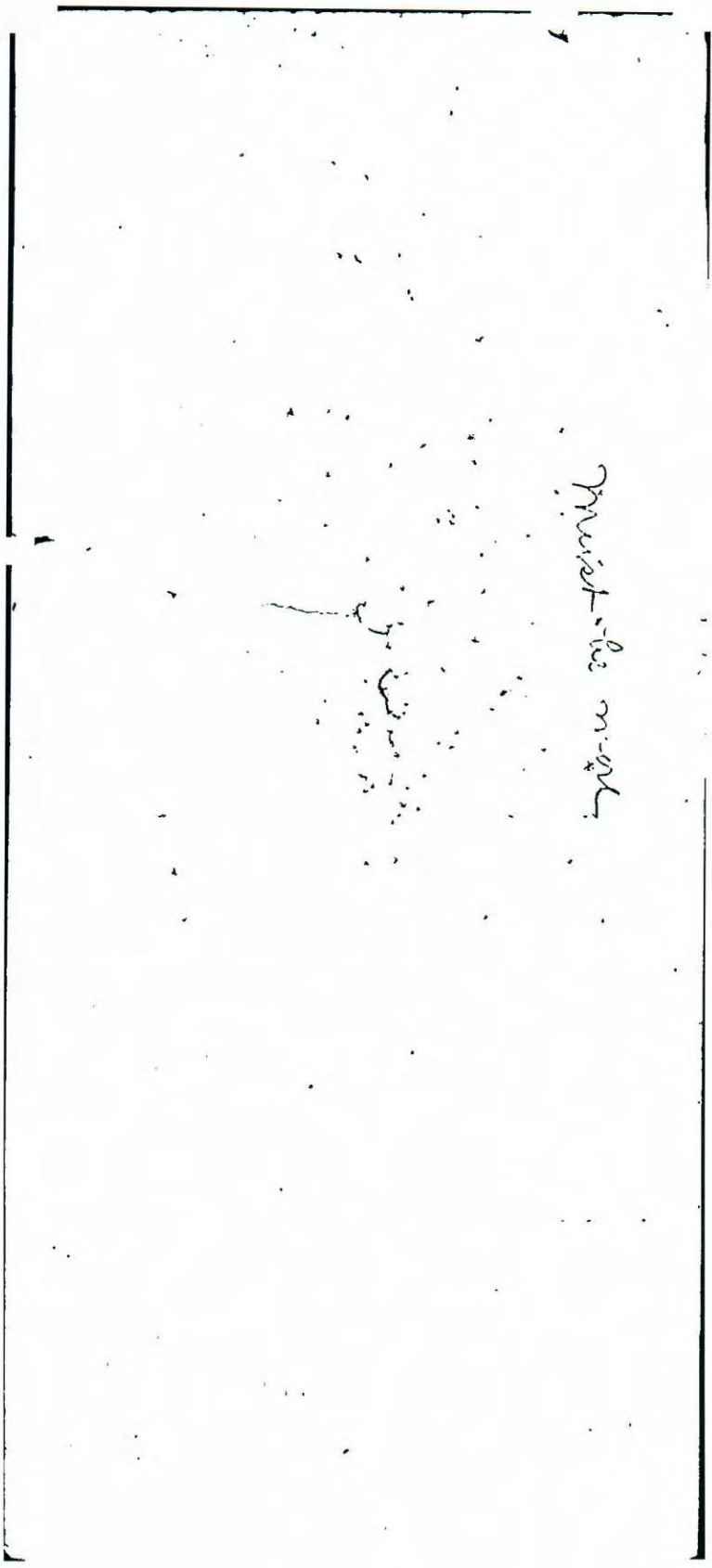
CLASS	EXTERIOR	HEATING	TRIMMINGS
Single	Bay Windows	Fire place	Cobblestone
Double	1 sty 2 sty 3 sty	Wood, Coal, Oil	Brick, Plaster
California	Number	and Gas Furnace	Stone, Wood
Bungalow	Wall Covering:	Steam	Plaster
Residence	Pl. ckr, Lat. Lath	Stove A	Ornament. I
Flat	" Wood Lath		
Apartment	Shakes, Rustic		
Out Building	Siding, Board	PLUMBING	INSIDE FINISH
Gar. <u>2</u>	and Battens	No. of fixtures	Plaster
Shed	Corr. Iron	<u>3</u>	Ornament. I
Bar			Special
Church	ROOF	Good, Medium	BUILT IN FEATURES
School	Flt, Hip	Cheap	Built
Shop	C. bics, Dormer	Sever	P. Ac. Ceils,
Storage	Cut up Ordinary	Ce. pool	P. In. Ceils
	Plata		Boo. Ce. e
	Tile, Shingles	LIGHTING	Plaster
	Tin, Gravel	Gas, Electric	Ornament. I
	Composition	Good	CONDITION
FOUNDATION	CONSTRUCTION	Medium	Medium / 911
Stone	Good	Cheap	Poor
Concrete	Medium		
Brick	Cheap		
Wood			

OCCUPANCY		BMT	1	2	3	4	5	ATTIC
Owner, Rented, Vacant	Living Room							
Rent Paid \$ Per Mo.	Bud.							
Basement	Bath							
ft. x ft.	Kitchen							
ft. deep	Storage							
cu. ft. @	Store							
Lot Grade	Hardwood Floor							
	Hardwood Fin.							
	Cement Floor							
	Unfinished							

Remarks: \_\_\_\_\_

OWNER: John J. ... 63-1-24

EACH SQUARE EQUALS 10 FEET		BLDG. VALUES	
<u>24</u>	<u>220</u>	CLASS	
<u>20</u>	<u>291</u>	No. SQ. FT.	<u>960</u> ✓
		AT \$	<u>80</u>
		BLDG. COST \$	<u>11,960</u>
		BMT. COST \$	
<u>28</u>		HEAT COST \$	
<u>220</u>		TOTAL COST \$	<u>11,960</u>
		PER CENT DEP.	<u>22</u>
		DEP. VALUE \$	<u>2,631</u>
		PER CENT UTILITY DEP.	<u>4</u>
<u>240</u>		PRESENT VALUE \$	<u>9,329</u>



Handwritten text, possibly a name or title, oriented vertically within the frame.

STREET No. 1511 E. Broadway  
 TRACT 11

LOT No. 2 BLOCK No. 7  
 EXAMINED BY W. J. ... DATE 10/1/1925

CLASS	EXTERIOR	HEATING	EXT. FEATURES
Single Double Maverick California Bungalow Residence Cottage Dwelling Flat Apartment Factory Church School Store Garage Barn Shed Poultry House	1-1 1/2 2 3 Story Stucco Shakes, Rustic Siding, B & B Sheet Steel Brick Veneer Corrugated Iron Frame, Steel Frame, Wood Adobe Plaster on Adobe Plaster on Tile	Fireplace False Mantel Gas Furnace No. Pipes Gas Radiators Steam Elec. Heaters	Copper Down Spouts Tile-Trim Steel Sash Brick " Wood-Trim Stone " Plaster "
	<b>ROOF</b> Flat 1/4 1/2 3/4 Hip Dormers Gables Cut-up Shed Shingle Slate Gravel Shakes Corrugated Iron Composition Compo Shingle Tile-Trim Amt. Sm. Dge. Tile 1/4 1/2 3/4 Full Quality	<b>PLUMBING</b> Number of Fixtures	<b>INSIDE FINISH</b> Plaster Plaster-Board Interior Stucco Ply-Board Canvas or Sanitas Paper Paint Unfinished Woodwork, Plain " Ornamental
<b>FOUNDATION</b> Stone Concrete Brick Wood		Cheap Medium Good Special (Tile Floor Bath (Tile Walls (Height (Over Tub Shower (Stall (Tile Walls	<b>BUILT-IN FEATURES</b> Refrigerator Buffet Patent Beds Bookcases
<b>BASEMENT</b> feet x feet x feet deep sq. ft.		<b>LIGHTING</b> Cheap Medium Good Special	<b>BUILT</b> 1924
			<b>CLASSIFICATION</b> Cheap Medium Good Special

	Bsmt	1	2	3	BUILDING VALUES	CHANGES ONLY
Living Room					No. of Square Ft. 110	
Bedrooms					At \$ 200	
Bathroom					Building Value 100	
" No Tub					Basement Value	
Kitchen					Heating Value	
Bfst. R. or Nk.					Garage Value	
Hdwd. Floors					Outbuildings Value	
Hdwd. Finish					Total Value 600	
No. of Permit					Depr. 5%	
Estimated Cost of Bldg.					Special Depr.	
No. of Permit					Depreciated Value	
Estimated Cost of Bldg.					Assessed Value 200	
Owner's Name						
O. F. Checked						
Compt. Checked						
E. on M. B.						
Compared						
P. C. by						
Date						
%						
P. O. Val.						

*Handwritten notes:*  
 KOP 113  
 Approved  
 W. J. ...  
 10/1/25  
 1.10  
 30



20

16

Not available in the City -

Form of **Building Description Blank** Index Book **5073** Page **5**

STREET NO. **1511 S. Francisco St**  
TRACT **14-15-2, 11-12-13**

LOT NO. **2** BLOCK NO. **7**  
EXAMINED BY **W. J. ...** DATE **11/1 1935**

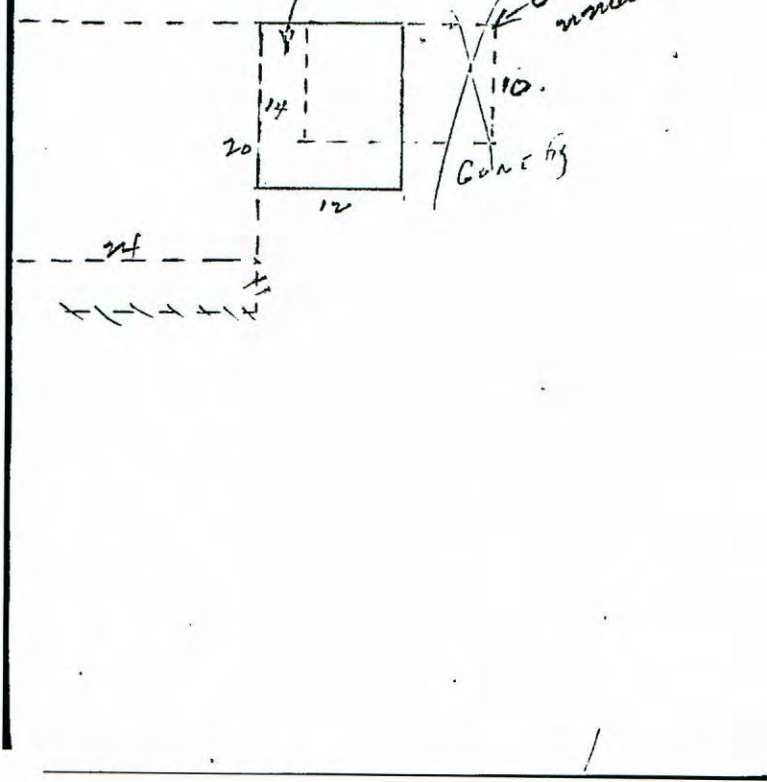
CLASS	EXTERIOR	HEATING	EXT. FEATURES
Single <b>Add</b>	1 1/4 2 3/4 Story	Fireplace	Copper Down Spouts
Double	Stucco	False Mantel	Tile-Trim Steel Sash
Maverick	Shakes, Rustic	Gas Furnace	Brick " Wood-Trim
California	Siding, B & B	No. Pipes	Stone " Plaster "
Bungalow	Sheet Steel	Gas Radiators	<b>INSIDE FINISH</b>
Residence	Brick Veneer	Steam	Plaster
Cottage	Corrugated Iron	Elec. Heaters	Plaster-Board
Dwellings	Frame, Steel		Interior Stucco
Flat	Frame, Wood	<b>PLUMBING</b>	Fly-Board
Apartment	Adobe	Number of Fixtures	Canvas or Sanitas
Factory	Plaster on Adobe		Paper Paint
Church	Plaster on Tile		Unfinished
School			Woodwork, Plain
Store	<b>ROOF</b>		" Ornamental
Garage	Flat 1/4 . 1/2 3/4		<b>BUILT-IN FEATURES</b>
Barn	Hip Dormers	Cheap	Refrigerator
Shed	Gables Cut-up	Medium	Buffet
Poultry House	Shed Shingle	Good	Patent Beds
	Slate Gravel	Special	Bookcases
<b>FOUNDATION</b>	Shakes	(Tile Floor	<b>BUILT</b>
Stone	Corrugated Iron	Bath (Tile Walls	1935
Concrete	Composition	(Height	
Brick	Compo Shingle	(Over Tub	<b>CLASSIFICATION</b>
Wood	Tile-Trim	Shower (Stall	Cheap
	Am't. Sm. Lrg.	(Tile Walls	Medium
	Tile 1/4 1/2 3/4 Full	<b>LIGHTING</b>	Good
<b>BASEMENT</b>	Quality	Cheap	Special
feet x		Medium	
feet x		Good	
feet deep		Special	
sq. ft.			

	Bsmt	1	2	3	BUILDING VALUES	CHANGES ONLY
Living Room					No. of Square ft. <b>1180</b>	<b>3</b>
Bedrooms					At \$ <b>12.50</b>	
Bathroom					Building Value <b>210</b>	
" No Tub					Basement Value	
Kitchen					Heating Value	
Bfst. R. or Nk					Garage Value	
Hdwd. Floor					Outbuildings Value	
Hdwd. Finish						
No of Permit <b>7964</b> Date <b>1/13/35</b>					Total Value <b>210</b>	
Estimated Cost of Bldg. <b>2480</b> <b>2480</b>					Depr. <b>200</b>	
No. of <b>12x14</b> owners <b>2</b>					Special Depr.	
Permit <b>7964</b> Date <b>1/13/35</b>					Depreciated Value <b>200</b>	
Estimated Cost of Bldg. <b>1310</b> <b>608</b>					Assessed Value <b>100</b>	
Owner's Name <b>W. J. ...</b>						
C. F. Checked						
Compt. Checked <b>1</b>						
E. on M. B. <b>S</b> <b>585</b>						
Compared <b>100</b>						
P. C. by	Date	%	P.C. Val.			

**175152**  
**63-1-24**

**1.10**

Add to Garage (12x14)  
Garage (12x14)  
Old Shed (10x16)  
under





# Appendix F

## DPR Forms



State of California  The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code 6Z

Other \_\_\_\_\_  
 Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 11 \*Resource Name or #: (Assigned by recorder) 1509-1515 S. Gramercy Place

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 1509-1515 S. Gramercy Place City Los Angeles Zip 90019

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 5073-005-002

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The existing duplex is articulated in the Mission Revival style. Although the original permit for construction was not uncovered while researching the property, historians can establish a construction date of approximately 1904-05 for the original single-family residence based upon city directories and period newspaper announcements from that period. As demonstrated in the permit history and observed during the site visit, the single-family residence has been substantially remodeled over the years. In 1912, a number of alterations occurred including the removal of the rear porch, a rear addition was constructed, interior partitions/walls were altered, and the arcade across the front of the property was removed. The building was later converted into a duplex (2-level flat) in 1937-1938. [See Continuation Sheets]

\*P3b. **Resource Attributes:** (List attributes and codes) HP3 (Multiple Family Property)

\*P4. Resources Present:

- Building  Structure  Object  Site  District  Element of District
- Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Primary (west) elevation, view east

\*P6. **Date Constructed/Age and Source:**  Historic  Prehistoric  Both

1903/Los Angeles County Assessor

\*P7. **Owner and Address:**

Timothy Robbins  
5402 Sanchez Drive  
Los Angeles, CA 90008

\*P8. **Recorded by:** (Name, affiliation, and address) Hanna Winzenried  
ESA

626 Wilshire Blvd., Suite 1100  
Los Angeles, CA 90017

\*P9. **Date Recorded:** August, 2019

\*P10. **Survey Type:** (Describe) Intensive Pedestrian

\*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") ESA, 1509-1515 S. Gramercy Place, Los Angeles, California: Historic Resource Assessment, August 2019

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) 1509-1515 S. Gramercy Place \*NRHP Status Code 6Z  
 Page 2 of 11

- B1. Historic Name: Not Applicable  
 B2. Common Name: Not Applicable  
 B3. Original Use: Single-Family Residence B4. Present Use: Multi-Family Residence  
 \*B5. Architectural Style: Mission Revival  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)

**Duplex**

The original building permits for the construction of the primary residence are not on file with the Department of Building and Safety. However, according to an article printed in the *Los Angeles Times* dated May 15, 1904, the City Superintendent of Buildings had recently issued a permit for the construction of a "nine room residence at No. 1511 Gramercy Place, to cost \$500".<sup>1</sup> The week prior, the *Los Angeles Sunday Times* dated May 8, 1904 included an article depicting rendering promoting the potential design of the residence.<sup>2</sup> Since construction on the residence had yet to commence, the *Los Angeles Sunday Times* article represents the aspirations of the architect rather than a historical record of how the residence was constructed. As such, the *Los Angeles Sunday Times* article was not relied upon as a source of factual, historical data. [See Continuation Sheets]

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features:

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_  
 \*B10. Significance: Theme Mission Revival (1893-1948) Area South Los Angeles  
 Period of Significance 1904-1912 Property Type Multi-Family Residential Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property was evaluated under the following historical and architectural theme: Mission Revival (1893-1948). ESA also conducted research on the subject property's construction and occupancy history. ESA evaluated the subject property against the criteria for listing in the National Register, California Register, and as a Los Angeles Historic Cultural Monument (LAHCM).  
 [See Continuation Sheets]

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
 [See Continuation Sheets]

B13. Remarks:

\*B14. Evaluator: Hanna Winzenried  
 \*Date of Evaluation: August 2019

(This space reserved for official comments.)

<sup>1</sup> "Building Permits." *Los Angeles Times*, 15 May 1904.  
<sup>2</sup> M. Paul Martin. "Suited to the Climate – Architectural Design." *Los Angeles Sunday Times*, 8 May 1904.





original doors from the living room to the courtyard on the south elevation are now enclosed behind a shed-roofed porch addition with vinyl French doors and vinyl windows on either side (alteration). On the east elevation of the south wing, there is a sliding vinyl door (alteration) and a double-hung vinyl window on the first floor (altered). These wall openings took the place of the original window and wall configuration as is evidenced by an enclosed window currently found in an interior closet just north of the vinyl French doors. One of the few original features of the courtyard at the primary elevations that received only a moderate level of alteration is the second-story, three-bay oriel window (depicted on the Sanborn map) with a vinyl double-hung windows (altered) and a clay tile roof. However, the entrance to the second-floor flat (alteration) is adjacent to a bow window, at the top of the exterior stairs (addition).

#### *South (side) elevation*

The south (side) elevation of the south wing overlooks the driveway. The walls are devoid of any applied decoration. All of the window openings are intact but the window frames have all been changed to vinyl (alteration).

#### *North (side) elevation*

The north (side) elevation has three large projecting square bay windows on the ground floor that appear original and are depicted on the Sanborn maps, each supported by large brackets and topped by a cornice. The windows on the second floor are a set of three double hung windows followed by an expanse of wall; the next opening is a double window followed by a door. A non-original wooden staircase leads from the second floor kitchen to the rear yard. All of the windows have been changed to vinyl windows (alterations). A walkway leads from the front yard to the rear yard area along the north elevation.

#### *West (rear) elevation*

The west (rear) elevation is highly altered. There is a vinyl sliding window on the south side of the first floor. In the middle, there is a three-angle bay projecting from the main wall that is constructed by wood and not stucco which was constructed in 1937 (alteration). North of the bay is a smaller bay with multi-paned windows, also made of wood. On the second story, there is a former sleeping porch which has since been enclosed (alteration) which connected the two wings of the house.

#### *Interior*

The interior of the main residence is a warren of rooms that have been carved out of larger rooms. The interior of the building was reconfigured after a fire in 1962 and there is nothing left of the original interior except for the Batchelder tile fireplace and two built-in bookcases, with a few doorknobs and parts of sconces. However, these are just fragments.

#### **Bungalow**

Directly west of the main duplex is a secondary single-family bungalow constructed in 1945. It is not visible from the public right-of-way. It has a plain box shape with a flat roof.

#### *South (primary) façade*

The primary entrance is located on the south (primary) façade and is accessed by two cement steps. There are three double-hung vinyl windows west of the main entrance, and a smaller double-hung vinyl window to the east.

#### *West (side) elevation*

The west elevation of the bungalow has a step leading to a cement slab porch that is covered by a sloped roof supported by two square beams. There are two sets of French doors (alterations). North of the doors are two sash windows.

#### *North (rear) elevation*

On the north elevation of the bungalow, there are four hung vinyl windows.

#### *East (side) elevation*

The east elevation faces the main residence and is separated with a walkway that is approximately five feet wide.

#### **Former Garage**

There is also a garage structure on the southwest corner of the lot that was constructed in 1912. Its architectural style mimics the original residence. However, the building hasn't functioned as a garage since 1982 when it was converted into storage space; since then it has been converted into living quarters.

#### **\*B6. Construction History (continued):**

The initial primary residence was addressed under 1511 Gramercy Place and Los Angeles County Assessor Building Records from 1911 say that it was constructed as a single-family residence with a concrete foundation, a plaster exterior, flat roof, plaster trimmings, and an ornamental interior finish. The construction was listed as "good" and the condition was "good." At the time of the construction, there was a large L-shaped arcade running east along the south side of the main residence and south parallel with the front (east) façade of the house across the driveway, which is shown on the Sanborn map in Figure 4. However, under ownership of Frank B. Hutchens, the arcade was removed around 1912, as indicated by the Assessor records, and Hutchens appears to have remodeled the house as corroborated by the building permits. A permits was issued to Frank B. Hutchensone to "alter partitions" and to build an addition to the rear of the residence.

In the 1930s, the owners converted the property into a multi-family residence. In 1937, a permit was issued for new interior partitions, and new outside stairs to the main residence to make it into a two-

family residence or duplex. A 4'x10' addition to the rear of the residence was also part of the permit. Assessor records corroborate the conversion of the residence into a duplex in 1938 and state that there was a new bathroom.

In 1949, termite repair was completed. In 1962, repairs were completed due to fire damage. The Assessor's Records show that on April 17, 1946, the ornamental arcade was crossed out indicating it was removed. However, it is shown on the 1966 Sanborn map. In 1996, a permit was issued to reroof the main residence.

There have been a number of alterations since the SurveyLA survey done in March of 2012. According to the current owner, the reconstructed arcade was removed in 2015 as was the base on the south end due to its deteriorated condition. The owner rebuilt the base on the south end but it was not an exact reconstruction. The owner also said that he replaced all of the original wood windows and he replaced the existing stucco with new stucco with a semi-smooth finish in about 2015. According to the owner, the stucco that was replaced had been patch repaired many times and had many finishes and paint colors. He did not cover any details that were not already covered up. Other alterations that were made by the owner included replacing the original recessed closed arch at the front elevation at the stair landing with an open arch. 2018, a permit was issued for a new two story over basement eight-unit apartment with a rooftop deck but this permitted apartment was never built.

On the interior, the floor plan has been altered from a single-family residence to a duplex. The original interior stair was removed and an exterior stair added. The original door opening from the living room to the courtyard patio has been altered by the patio enclosure and new door opening. Remnants of original wood trim and built-in cabinetry exist only in the hall between the living room and bedrooms; however, the bedrooms, bathroom and kitchen have been altered and updated. The original fireplace in the living room is altered and the materials replaced. On the second floor, the entrance to the apartment has been altered and updated over the years. When the residence was converted to a duplex, the plan was changed to accommodate a living room above the front porch where a fire place with original tilework is still preserved. A dining room and kitchen were added and have been updated over the years, while the original bedrooms appear extant and retain some original paneled wood doors, door surrounds and baseboards. However, there used to be a second-floor porch along the back of the house that was enclosed to create a bedroom. Building permits indicate there was a fire in 1962. Charred scars were observed during physical inspection of the floor joists under the house indicating the fire was most likely in the center of the house near the kitchen and toward the bedrooms on the first floor, which is consistent with the location of the later alterations.

### **Single-Family Bungalow**

According the assessor records, a stucco single-story single-family bungalow was constructed on the property directly west (at the rear) of the main residence in 1945. The building was reroofed in 1996.

### **Garage**

Frank B. Hutchens received a permit for the construction of a new garage in 1912. In 1935, a permit was issued to add living space over the garage, which is still located on the southwest corner of the lot. In 1945, a permit was issued for an addition to the garage for storage. In 1982, the garage on the first floor of the building located on the southwest corner of the property was converted into storage and the building was reroofed in 1996. On May 8<sup>th</sup>, 2015, a permit was issued to add a half bathroom to the first floor on the existing two-story single-family dwelling (located on the southwest corner of the lot). Also, on August 28<sup>th</sup> of the same year, a permit was issued for the installation of a half bath and interior doorway to an existing storage area.

**\*B10. Significance (continued):**

**National Register and California Register**

**a. *Broad Patterns of History***

With regard to broad patterns of history, the following are the relevant criteria:

*National Register Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history.*

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

*Los Angeles Historic Cultural Monument Criterion 1: Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic, or social history of the nation, state, city, or community.*

The subject property is located in the W.G. Nevin Tract. Subdivided in 1901. The tract was one of many being developed in South Los Angeles at the time and was developed for large single-family residences. The subject property is substantially altered from its original ca. 1904 appearance and does not reflect the early 1900s development pattern of large single-family residences of the early history of the tract. The subject property was converted into a duplex residence in 1937-38 and additional residential units were added to the parcel including a secondary dwelling in 1944 and a garage conversion. The original arcade that framed the south courtyard has been removed, the plan of the house has been entirely reconfigured and exterior stairs added, all of the windows have been replaced with incompatible vinyl windows, the exterior finish has been restuccoed and much of the remaining original detailing has been altered as a result of the stucco repairs. Therefore, 1509-1515 S. Gramercy Place does not have enough integrity to convey the historic settlement patterns of the area. Furthermore, the surrounding setting has been eroded by later infill development and does not resemble the early appearance of the tract. The original character of the tract was drastically altered in the 1960s when many of the original residences were replaced with larger multi-family residences. Therefore, the subject property does not retain sufficient integrity to convey any significant associations with patterns of development. Additional research on 1509-1515 S. Gramercy Place did not reveal any significant events associated with the subject property.

**As a result, 1505-1515 S. Gramercy Place does not appear to meet the significance requirements as individual resource under National Register Criterion A, California Register Criterion 1, or LAHCM Criterion 1 for its association with the early development of the W.G. Nevin Tract due to its substantial loss of integrity of design, workmanship, materials, feeling, setting and association.**

**b. Significant Persons**

With regard to associations with important persons, the following are the relevant criteria:

*National Register Criterion B: Is associated with the lives of persons significant in our past.*

*California Register Criterion 2: Is associated with the lives of persons important in our past.*

*Los Angeles Historic Cultural Monument Criterion 2: Is associated with the lives of historic personages important to national, state, city or local history.*

The occupancy and ownership history for the subject property was researched by reviewing City directories, building permits, Los Angeles County Assessor records, and the U. S. Census. Archival research did not reveal that the subject property is associated with the productive lives of any persons significant in our past. **Therefore, 1509-1515 S. Gramercy Place does not appear to be associated with significant personages as is required under National Register Criterion B, California Register Criterion 2 or the LAHCM Criterion.**

**c. Architecture**

With regard to architecture, design, or construction, the following are the relevant criteria:

*National Register Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.*

*California Register Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*

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

This HRA evaluated the subject property under the subtheme of the Mission Revival Style (1893-1948) under Criterion C/3/3 (. Although the subject property was constructed in the early 20<sup>th</sup> century and exhibits some of the character-defining features relevant to the Mission Revival Style, such as espadañas, and rounded arches, the numerous alterations that have been made both to the subject property as well as to the associated parcel on which the subject property stands have entirely undermined its ability to convey any architectural significance.

The subject property is a heavily altered example of the Mission Revival style. The subject property was remodeled in 1912, converted into a duplex residence in 1937-38, and additional residential units were added to the parcel including a secondary dwelling in 1944 and a garage conversion. The original arcade that framed the south courtyard prior to 1912 has been removed, the plan of the house has been entirely reconfigured and exterior stairs added, all of the windows have been replaced with incompatible vinyl windows, the exterior finish has been restuccoed and much of the remaining architectural detailing has been altered in appearance as a result of the stucco repairs.

Distinct alterations were observed along the roofline and across the primary elevation as well as on each of the secondary and the tertiary elevation. The courtyard at the primary elevation would be the means by which the property would demonstrate its architectural merit. However, since its original construction, the subject property has undergone significant and severe modifications that are most pronounced along the primary elevation. The courtyard once enclosed by a stylized grand arcade is now a white picket fence along its perimeter with the public right-of-way. Further, whether as a result of repairs made following the fire at the property or to better accommodate conversion of the single-family residence to a duplex, the subject property has been subjected to a range of significant alterations that rendered it a poor example of the Mission Revival architectural style. These include changes to the stucco texture across all surfaces, dramatic changes to window and wall configurations, the enclosure of portions of the courtyard elevation beneath composition sheet roofs and the complete exchange of fenestration with vinyl replacement windows.

While less impactful to the historic integrity of the subject property, changes to the side and rear elevations together with the alterations to the primary façade have rendered the property inadequate to serve as an excellent example of the Mission Revival style either individually or as a contributor to a potential historic district. Although it is basically identifiable as an example of its style and was constructed during the period of significance, it is not a distinguished example of this style and is not an architecturally significant work, nor is it the work of a master architect or builder.

**Therefore, ESA finds that 1509-1515 does not meet the significance requirements as individual resource under National Register Criterion C, California Register Criterion 3 or LAHCM Criterion 3 as an early intact example of a Mission Revival residence or as a notable work of a master architect.**

***d. Data***

National Register Criterion D. It yields, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. None of the buildings on the subject property appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the period in which they were

constructed, their method of construction, or their design. The buildings reflect common building practices and materials of the early twentieth century, which have already been well documented. **Therefore, 1509-1515 S. Gramercy Place does not meet the significance requirements under National Register Criterion D and California Register Criterion 4.**

**\*B12. References (continued):**

Ancestry.com. U.S. Census, California Voter Registration, California Death Index, City Directory, and Street Address Directory records.

California Code of Regulations, California Register of Historical Resources (Title 14, Chapter 11.5), Section 4852(c).

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Codified in California Code of Regulations, Title 14, Chapter 11.5, Section 4852©.  
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Gellner, Arrol. *Red Tile Style: America's Spanish Revival Architecture*. New York: Viking Studio, 2002

Gleye, Paul. *The Architecture of Los Angeles*. Los Angeles: Rosebud Books, 1981.

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"Guidelines for Completing National Register Forms." in National Register Bulletin 16, U.S. Department of Interior, National Park Service, 1977, Revised 1997.

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*The Los Angeles Times*

M. Paul Martin. "Suited to the Climate – Architectural Design of a New Home in Los Angeles." *Los Angeles Sunday Times*, 8 May 1904. The National Cyclopaedia of American Biography. Volume 17. New York: James T. White & Company, 1920.

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SurveyLA. "South Los Angeles Community Plan Area." *Historic Resources Survey Report*. Prepared for the City of Los Angeles, Department of City Planning. March 2012.

United States Federal Census, 1920.

Weitze, Karen J. 1984. *California's Mission Revival*. Los Angeles: Hennessey & Ingalls, Inc, 1984. |



# Appendix G

## **Background Materials**



**BY BUILDERS AND ARCHITECTS.: NO CESSATION OF ACTIVITY IS NOTED HERE. ...**

Los Angeles Times (1886-1922); May 15, 1904; ProQuest Historical Newspapers: Los Angeles Times pg. D2

**Building Permits.**

Following are among the permits issued by the City Superintendent of Buildings:

For W. N. McCracken, a seven-room residence, at No. 1127 East Twentieth street, to cost \$2500.

For Hughes Manufacturing Company, a three-story brick building, 110x374 feet, rear of No. 1430 South Alameda street, to cost \$36,000.

For same owner, a two-story brick building, 36x200 feet, rear of No. 1430 South Alameda street, to cost \$7500.

For same owner, a single-story brick building, 12x44 feet, at rear of No. 1430 South Alameda street, to cost \$4000.

For same owner, a two-story frame building, 25x50 feet, at rear of No. 1430 South Alameda street, to cost \$2500.

For H. Gray, a five-story brick store and office building, at Nos. 335-340 South Broadway, to cost \$25,000.

For J. J. Maters, Jr., an eight-room residence, at No. 1903 Hobart boulevard, to cost \$7500.

For Mary McKee, an eight-room residence, at No. 2271 Cambridge street, to cost \$3000.

For J. Ross, a fifty-two-room frame tenement building, on Fifty-fourth street, between Walrath and San Pedro streets, to cost \$5900.

For E. T. Perkins, a nine-room residence, at No. 1911 Gramercy Place, to cost \$6500.

For A. J. Bartlett, frame flats, at No.

(Work Record) He work in ~~Portland~~ Portland, Oregon in May 01-1905 (Perkins)



With the city of Los Angeles...

QUINING IN PANAMA.

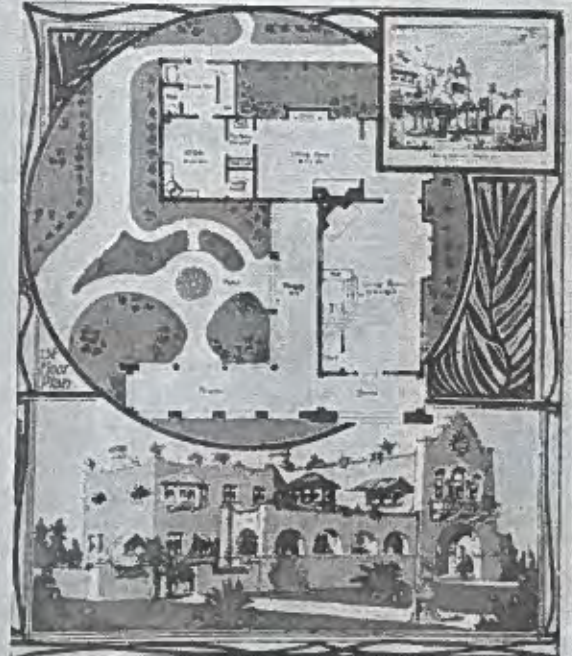
The government has placed...

Suited to the Climate.

ARCHITECTURAL DESIGN OF A NEW HOME IN LOS ANGELES.

By a Los Angeles Architect.

THAT the present home-building public...



DESIGNER OF E. T. PERKINS.

How in most of the other parts of the world...

SENATOR LUNCHES ON PIE.

Senator Paul of California...

A visitor happened in the room...

The visitor remarked, but Mr. Paul...

"Well, I have eaten of many of these pies..."

DECLINE OF THE BARBER'S COURTYER.

"There never was a time when...

MARRIED A GROOM IN TWO LANGUAGES.

During the late war...

EXTENSION DINING TABLES.



THE NEW BUILDING BOOK CO.

CALIFORNIA LUMBER DEPARTMENT.

NEW SET OF...

Suited to the Climate.

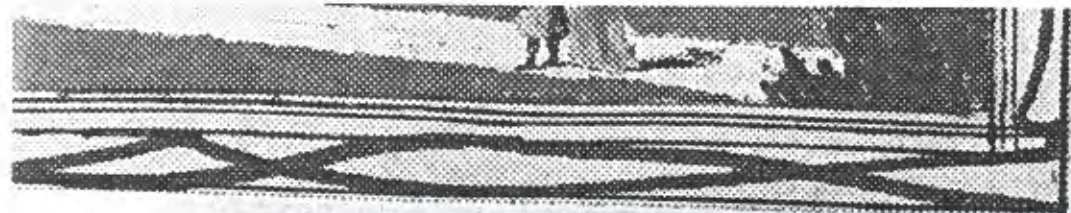
ARCHITECTURAL DESIGN OF A NEW HOME IN LOS ANGELES.

By a Los Angeles Architect.

THAT the present home-building public of this particular part of the world is beginning to more fully appreciate the wisdom of their earlier predecessors in this land of perfect climate is well instanced by the steadily-increasing demand for the type of home illustrated by the accompanying sketches. They represent a cement plastered residence now in course of construction on Grammercy Place, near Dorchester street, this city, for Mr. and Mrs. E. T. Perkins.

The most striking feature of this design is the partially inclosed court, or garden, with its arched and vine-covered pergola, walks, fountain and shrubbery, where one may fully enjoy the delights of open air and sunshine coupled with almost perfect privacy.

The principal room of the house is the large low-ceiled living room, from which convenient access to the garden is obtained by large French windows reaching to the floor. The finish of this room is of slash-grained pine stained dark, with polished floor of red birch, high paneled wainscot, and heavily beamed ceiling. The liberal fireplace and mantel are built of rough hewn



OF E. T. PERKINS.

re sandstone, in keeping with the rather severe and massive  
ey effect of the general finish and furnishings designed for  
c- this apartment. Opening from the living room is a small  
ed but cosy "den," also finished in dark wood, while the  
ed dining-room adjoining will be finished in ivory-white  
enamel with old blue walls. The fireplace will be formed  
entirely of dull cream tinted tiles with brass trimmings.  
e- The built-in- buffet is low and broad, with a wide case-  
a- ment window above. The lower wall of this room will  
en be wainscoted with a dull blue art burlap with wooden  
a- plate rail.

s- The kitchen and servants' department, with rear and  
cellar stairways, while made as convenient as possible,  
are so arranged as to be quite separated from the rest  
of the house.

on On the second story, which is reached by a broad easy  
es- stairway from the living room below, are to be found a  
es- large boudoir, at the front of the house, four bed cham-  
ch bers and a bathroom, all finished in white enameled  
in woodwork with light tinted walls. Owing to the flat roof  
m of this design there is no attic, but the space between  
ceiling and roof joists is ample and well ventilated to  
insure a perfect circulation of air sufficient to prevent  
1- the bed chambers from becoming too warm in summer,  
while the loss of an attic for storage purposes is amply

The  
WI

618

315

C.

ART

Pillow

LEA

ION.

19

made up by an unusual number of large closets, presses  
and cupboards.

The building will be heated by a hot air furnace in  
addition to the several open fireplaces on both stories.

The lighting will be effected by both gas and elec-  
tricity, and all gas, electric and plumbing fixtures will  
be of the best quality and most recent patterns, making  
in all a very complete and comfortable home of a most  
reasonable and attractive design for this climate, at a  
cost of something less than \$7500.

A not unimportant feature of the house is a small rear  
balcony reached from the upper hall, from which by an  
outside stairway access may easily be had to the flat  
roof, which with its cement parapet walls could be made  
into a most delightful roof garden.

M. PAUL MARTIN.

#### ORIENTAL REMEDIES.

R. L. Jones of Ontario, Canada, was at the Willard  
Hotel last night, and to a reporter for the Herald he told  
of some of his experiences while traveling on a recent  
trip in India.

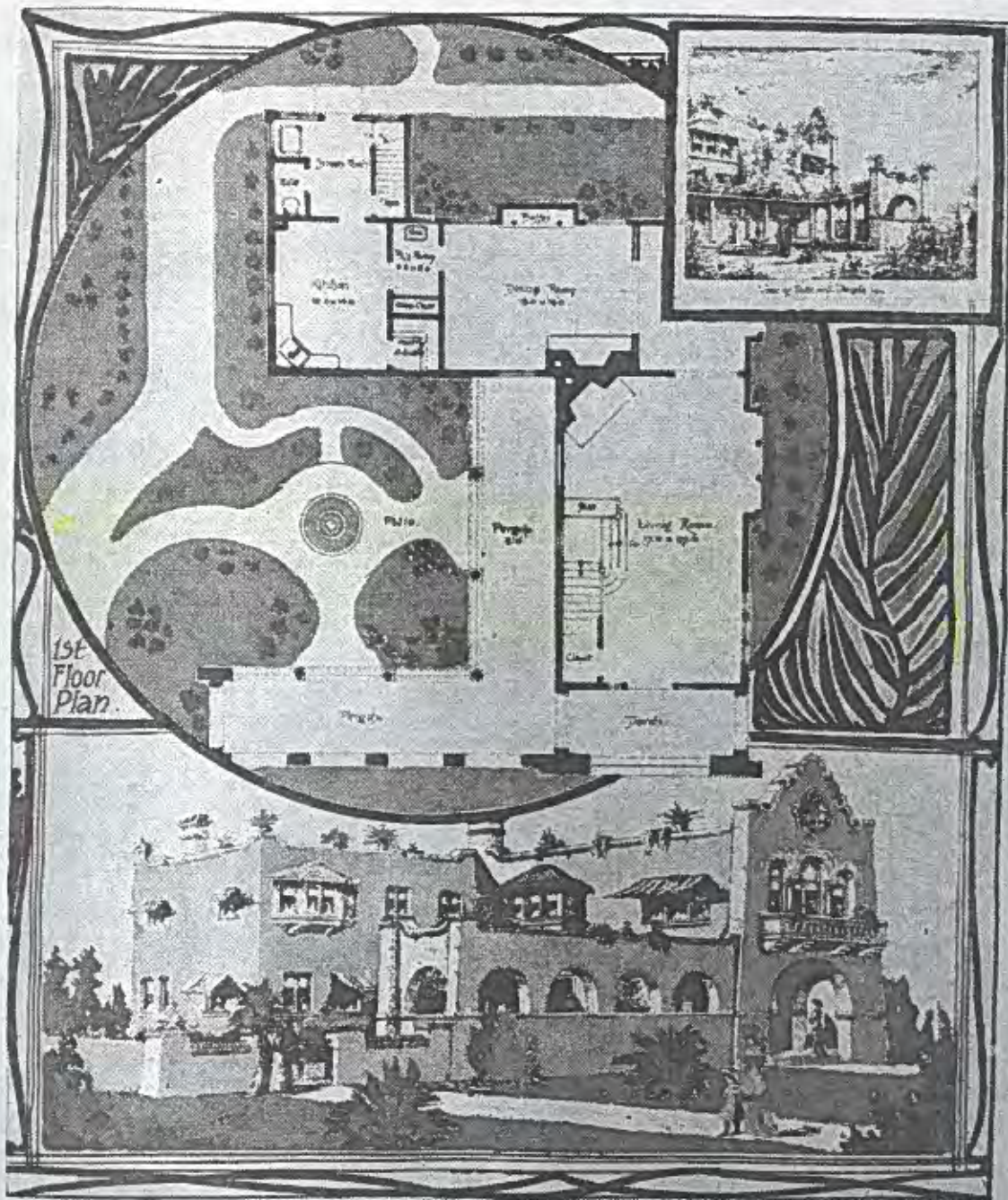
"I was sick a few days after I arrived in India, and I  
immediately applied for medical assistance. It chanced  
that no civilized physician was to be had in the neigh-  
borhood, so I called for a native doctor.

"An American friend was traveling with me, but who  
was familiar with the customs of the country, said:  
'Very well, I'll take you to a doctor.'

"He then took me a few hundred yards from the hut  
where we were at the time, and then when I saw the  
'native doctor' administering some of his medicine

Page (96-97)

night as more or less civilized rats are to back fences of the city. They can be found in the uplands, however, with no great difficulty, and it is safe to say that wherever found they are not to be considered lightly. They have not learned to fear man on the isthmus as they garden is obtained by large French windows reaching to the floor. The finish of this room is of slash-grained pine stained dark, with polished floor of red birch, high paneled wainscot, and heavily beamed ceiling. The liberal fireplace and mantel are built of rough hewn



RESIDENCE OF E. T. PERKINS.

have in most of the other parts of the world where found, and they do not hesitate to charge when they sandstone, in keeping with the rather severe and massive effect of the general finish and furnishings designed for

October 25, 1903—Los Angeles Herald Examiner

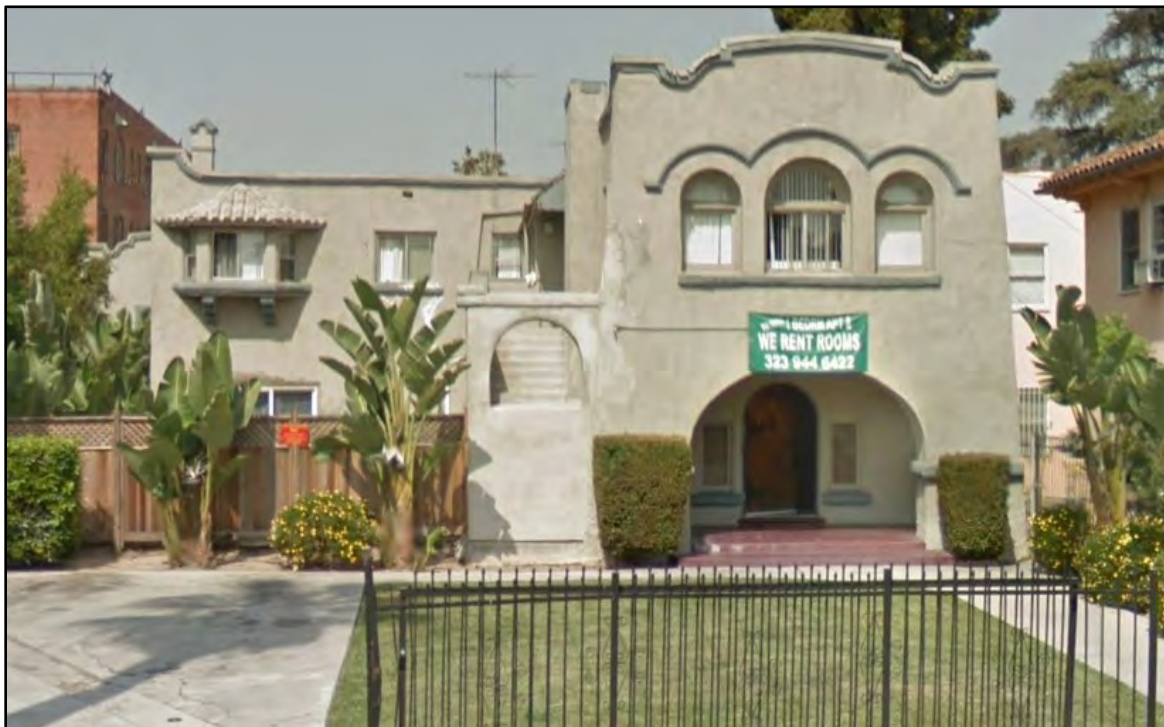
Mr. and Mrs. Edmund T. Perkins have given up their house on Flower street, and last Friday Mrs. Perkins left for Yuma to join her husband, who is in charge of the United States geological survey's work in Arizona. Mr. and Mrs. Perkins expect to be in Arizona for five months or so, and when they return to Los Angeles their new house on Grammercy place will be ready for them. Mrs. Perkins, who is the champion woman golfer of the Pacific coast, will be much missed in golfing circles.



Google Street View, 2008



Google Street View, 2009



Google Street View, 2011

**Note the pergola was removed between 2009 and 2011.**



Appendix H  
**Supplemental Report to Historic  
Assessment Report (March 23,  
2019)**



## **Supplemental Report to Historic Resource Assessment Report**

Prepared by : Damon Hill  
3434 Sherbourne Dr.  
Culver City , CA 90232  
310-936-0822  
March 23, 2019

### **I. Introduction**

This report sets forth my opinions about the accuracy and the data collection procedures used for conducting the Historic Resources Assessment Report as it pertains to Edmund Taylor Perkins. The report was prepared for Mr. Timothy Robbins 5402 Sanchez Dr. Los Angeles, Ca. 90008, by Mitzi March Mogul. This report rebuts the contention that Mr. Edmund Taylor Perkin's contribution to civil service and to society as a cartographer and topographer, was sufficiently significant to be considered historic at the local, state or national level. My supplemental report focuses on 1) Methodology for Evaluation; 2) General History; 3) Conclusions.

It is my opinion that the assessment as regards to Mr. Edmund Taylor Perkins was inadequately conducted that the conclusions drawn should be invalid considering the exclusion of voluminous documentation to the contrary.

### **II. Qualifications**

I have been a California state licensed Professional Land Surveyor with the board of Professional Land Surveyors, Engineers, Geologists and *GEOPHYSICISTS* since 2008. Retiree from the City of Los Angeles as Survey Chief-of Party with over Thirty-Five years of Civil Service with the Bureau of Engineering. I am currently the President and CEO of Damon Hill Land Surveying Services Inc., member of the (ASCE) American society of Civil Engineers, (AEI) Architectural Engineering Institute, (COPRI) Coast Oceans Ports and Rivers Institute, (EWRI) Environmental and Water Resources Institute, (TDI) Transportation and Development Institute, (UESI) Utility Engineering and Surveying Institute, CLSA California Land Surveyors Association and International Union of Operating Engineers.

### **III. Materials Reviewed**

To prepare this supplemental report, I reviewed the following documents  
Historic Resources Assessment Report by Mitzi March Mogul  
Senate Investigation of Secretary of Interior Document No. 719, 61st. Congress, 3rd. Session  
Department of Interior Geological Survey Bulletin No.170  
California Board List of Professional Engineers and Land Surveyors 1891-2000  
Colorado Professional Engineers 1901-1922  
Arizona Registration of Professional Engineers 1921-1984  
Florida Professional Engineers 1953-1969  
Bureau of Reclamation List of Commissioners and Directors 1894-1981  
Department of Interior Status of Employee - Edmund Taylor Perkins

#### IV. Supplemental Facts Regarding Edmund Perkins

Based on a review of the above materials, it is my professional opinion that the Historic resources Assessment report conducted for Mr. Timothy Robbins was lacking depth while identifying all the attributes of the Subject Edmund T. Perkins. It is also my opinion that the findings of the assessment provided a slanted and one-side version of the salient facts as they pertain to the subject regarding the pinnacle of Mr. Perkins' civil service career with the Bureau of Reclamations. The reasons for these opinions include.

##### FACTS:

- 1) Mr. Perkins never was Chief-of-Party with United States Geological Survey ("USGS"), i.e., one who provides leadership in the overall management of large projects or initiatives. See footnote 1
- 2) In the states in which Mr. Perkins performed his engineer/land surveying services, i.e., California, Colorado, Arizona and Florida, he was not a licensed engineer or land surveyor. See footnote 2
- 3) During the time Mr. Perkins acted as a civil servant with the Bureau of Reclamation under the USGS, he was implicated as having engaged in unlawful practices during an investigation conducted by the United States Senate. The Senate found that Mr. Perkins contracted with a private enterprise while an official with the Chicago office, which became known as the "black-tent lectures." The investigation concerns unauthorized payments made to Mr. Perkins by a private enterprise while Mr. Perkins was employed by the USGS. As a result of this investigation and findings made, his immediate supervisors asked him to resign, which he did. See footnote 3
- 4) While Mr. Perkins was an employee of the federal government, he was responsible for producing an atmosphere that cultivated discord, low morale, cronyism and cast aspersion on his superiors and the President of the United States. See footnote 3
- 5) While Mr. Perkins was at the pinnacle of his career with the USGS-Bureau of Reclamation he was asked to resign by superiors the Director Mr. Newell and the Chief engineer Mr. Davis for impropriety. See footnote 3
- 6) Mr. Perkins was never officially appointed as commissioner or Director of the bureau of Reclamation. See footnote 4
- 7) Mr. Perkins never chaired any commission. See footnote 5

##### Footnotes:

- 1) Department of Interior Bulletin No. 170 as Exhibit "A"
- 2) Web sites for California, Colorado, Arizona, Florida Licensed professionals since 1901 as Exhibit "B"
- 3) Investigation of the Department of Interior and Bureau of Forestry as Exhibit "C"
- 4) Bureau of Reclamation History of Commissioners web site as Exhibit "D"
- 5) Florida Everglades Engineering Commission as Exhibit "E"

##### Purpose of the Assessment

It is my understanding that the Historical Resources Assessment Report was conducted to determine: (1) whether the property located at 1509-1511 N. Gramercy Place, Los Angeles, Ca. 90018 was on a National, State or local Historical preservation lists (2) Based on this assessment whether the subject property should qualify for inclusion into a National, State or local Historical Preservation data base.

It is also my understanding that development of this property is precluded by the City of Los Angeles Planning Department, not because the subject property is included into any Historical preservation data base but has the potential to be considered in such a data base upon this assessment. Given these circumstances an objective evaluation is imperative while evaluating the historical attributes of the primary qualifying factor Mr. Edmund Taylor Perkins.

##### Focus of the Assessment

It is also my understanding that the assessment was not intended to be the final and definitive determination of inclusion into a historical data base of the property in question, because it was designed to be a comprehensive assessment as to whether it meets either the National, State or Local criteria or all the above.

##### Methodology for Evaluation of the Assessment

###### 1. NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is the official list of historic and cultural resources worthy of preservation throughout the United States. The National Register is a federal program, authorized under the National Historic Preservation Act of 1966, to identify, evaluate, and protect the nation's historic and archaeological resources. Properties listed in the National Register include districts, sites, buildings, structures, and objects that are significant to United States history, architecture, archaeology, engineering, and culture. The National Register is administered by the National Park Service (NPS), which is part of the United States Department of the Interior.

Resources are eligible for National Register listing if they:

- A) are associated with events that have made a significant contribution to the broad patterns of our history; or
- B) are associated with the lives of significant persons in our past; or
- C) embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D) have yielded or may be likely to yield, information important in history or prehistory.

###### 2. CALIFORNIA STATE REGISTER OF HISTORICAL RESOURCES

The California Register is part of the Public Resources Code (PCR) §5024.1. It was established to serve as a regulatory and verifiable guide to the state's appraisal of its historical and archaeological resources. State law provides that for a property to be considered eligible for listing in the California Register, it must be found by the State Historical Resources Commission to be significant under any of the following four criteria, if the resource is

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

### 3. CITY OF LOS ANGELES

The Los Angeles Administrative Code (Sec. 22.171.7) defines criteria for designation of a Historic-Cultural Monument (HCM). The criteria reflect to a large degree those of the National and California Registers. The HCM criteria are:

- 1) Historic structures or sites in which the broad cultural, economic or social history of the nation, state or community is reflected and exemplified; identified with important events in the main currents of national, state, or local history;
- 2) Historic structures or sites identified with personages in the main currents of national, state or local history; or
- 3) Historic structures or sites which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction or a notable work of a master builder, designer, or architect whose individual genius influenced his age.

### F. Conclusion

In conclusion, it is my opinion that the methodology for evaluation was lacking due diligence, that undue weight was given by Mitzi's report to Mr. Perkins as it relies heavily on the premise that Mr. Perkin's contribution to society while a civil servant with the (USGS) United States Geological Survey-Bureau of Reclamation should qualify the aforementioned property for inclusion into a historical data base, but is subjective in that it only includes the benevolent qualities of the subjects character, and does not emphasize the fact that Perkins resided at the premises for a very brief time (2 years), there was nothing in Mr. Perkins work files that shows that he live or work in Los Angeles between 1900 - 1904 doing the time the subject property was build. It does show on 06/ 21/ 1902 he ask for "Jr" to be omitted from his name That request from him was made from Washington DC. See footnote 7. Early on in Mr. Perkins career he was cautioned by the Acting Director of The Department of Interior (letter dated 04/30/1897) for a letter he wrote to The Great Northern Railroad Company President Mr. Jas. J. Hill (dated 07/24/1897) asking his company for personal favoritism. Mr. Hill responded to Mr. Perkins letter on July 27, 1897 directly to the Secretary of The Interior. See footnote 7. After the Congressional Investigating Committee hearing, On May 26, 1910 Mr. Perkins ask the Secretary of The Interior the Hon. R. A Ballinger to be relieved from his position. On October 1,1910 Mr. Ballinger responded by accepting Mr. Perkins resignation, and " that the office has no formal communication from you upon which I can act". See footnote 7.

On October 24, 1910 Mr. Perkins officially resigned, his resignation was accepted on October 24, 1910 by Mr. Ballinger alone with a letter. See footnote 7.

Furthermore, In the Historic Resource Assessment Report, page 25, Mitzi March Mogul states, "What has not changed is the basic footprint (not floorplan) of the main structure and its relationship to the street. The 25' setback from the front property line has remained although the front landscaping and walkway has been replaced by parking." This is an incorrect statement by Ms. Mogul. The 25' setback in the original structure has been changed over the years. It is presently a 15' setback after a street widening and was originally 40' setback from the sideline. In my opinion this change, along with all of the other alterations that have occurred to both the design and structure of the property definitely shows that the basic footprint has changed. This is based upon my recent personal physical examination of the subject property and measurements I took at the location. See footnote 6.

Perkins' architect for the property, Milton Paul Martin, never achieved the lasting fame according to other of his contemporaries, Perkins appeared to have been engaged in corrupt or unauthorized practices, for which he received monies from private individuals or companies, thus leading to his resignation from government service following a Senate investigation. Perkins' immediate family not only owned slaves, but they were members of the Confederacy. See footnote 8

### Footnote:

- 6) Mitzi's Report, City of Los Angeles web sites: Zimus, Navigatela, ("ORD") Ordinance 57008 And Field "Setback Survey" As Exhibit "F"
- 7) Department of Interior Status of Employee - Edmund Taylor Perkins. As Exhibit "G"
- 8) Sons of the Revolution, The Churchman, Last Will and Testament of Coll John Addison. As Exhibit "H"

DEPARTMENT OF THE INTERIOR

## BULLETIN

OF THE

UNITED STATES

## GEOLOGICAL SURVEY

No. 170



WASHINGTON  
GOVERNMENT PRINTING OFFICE  
1900

GOODE.]

BOUNDARY LINES.

15

All parties engaged in the prosecution of this survey will be sworn before an officer duly qualified to administer oaths at the beginning and end of the survey. The oath of the chief of party must be taken either before the clerk of the district court or a United States commissioner. (See Manual, page 64.)

DEPARTMENT OF THE INTERIOR,  
Washington, June 5, 1897.

The DIRECTOR OF THE GEOLOGICAL SURVEY.

SIR: Your letter of the 5th instant has been received, submitting for my consideration and approval instructions relating to the survey of the boundary line between Idaho and Montana, for which provision was made in the sundry civil appropriation bill, approved June 4.

The instructions in question have been approved by indorsement thereon and are herewith returned.

Very respectfully,

C. N. BLISS, *Secretary.*

DEPARTMENT OF THE INTERIOR,  
UNITED STATES GEOLOGICAL SURVEY,  
Washington, D. C., June 7, 1897.

Mr. R. U. GOODE, *Geographer.*

SIR: The execution of the necessary work in connection with the survey of the boundary line between Idaho and Montana, as provided for in the sundry civil bill for the fiscal year 1897-98, is placed under your supervision.

This work will be performed in accordance with instructions approved June 5, 1897, by the Secretary of the Interior.

The sum of \$7,650 has been appropriated in this connection, and you are authorized, within the limits of the above appropriation, to employ such temporary field assistants as may be necessary for the proper prosecution of the survey, and to make such journeys and to order your assistants to make such journeys as may be necessary in carrying forward the work.

Very respectfully,

CHAS. D. WALCOTT, *Director.*

## BOUNDARY LINES.

Territorial and State lines in the northwestern portion of the United States have undergone many changes. Originally this area was included partly in Louisiana and partly in Oregon, the dividing line being the crest of the Rocky Mountains.

Oregon Territory was organized August 14, 1848. Its area at that time included the present States of Oregon, Washington, and Idaho, and portions of Wyoming and Montana. The Territory of Nebraska, formed from a portion of the Louisiana Purchase, was organized May 30, 1854. Its original area extended from Minnesota on the east to the continental watershed on the west, and included the existing State of Nebraska and portions of Colorado, Wyoming, Montana, North Dakota, and South Dakota. The Territory of Dakota was formed March 2, 1861, from parts of the State of Minnesota and the Territory of Nebraska, and on March 3, 1863, the Territory of Idaho was formed of portions of Nebraska, Dakota, and Washington, the latter having been organized March 2, 1853, from a portion of the Territory of Oregon. Originally, Idaho contained about 324,875 square miles, but in 1864 it

# LETTER OF TRANSMITTAL.

DEPARTMENT OF THE INTERIOR,  
UNITED STATES GEOLOGICAL SURVEY,  
*Washington, D. C., February 21, 1900.*

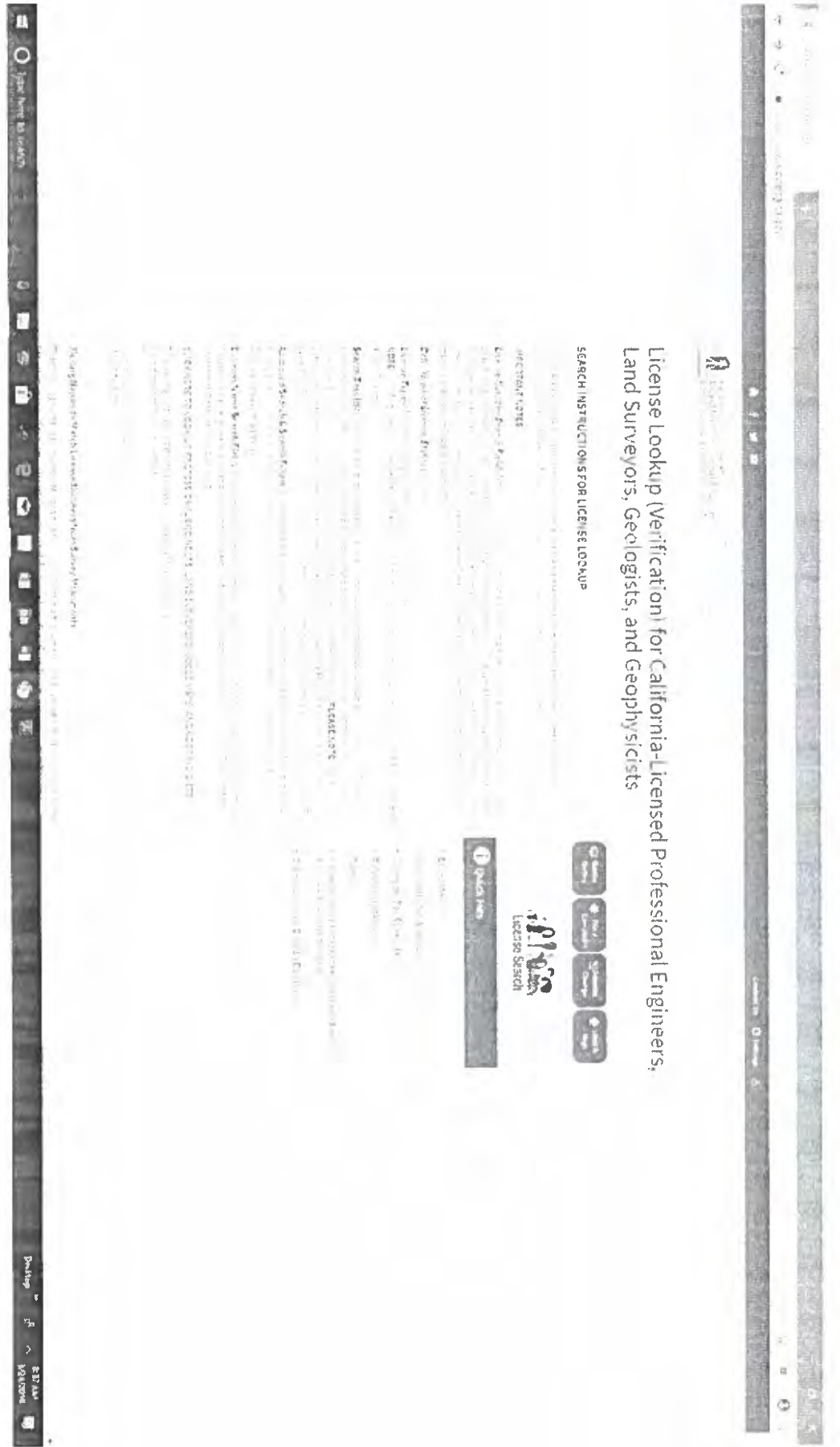
SIR: I have the honor to transmit herewith a detailed report relating to the survey of the boundary line between Idaho and Montana from the international boundary to the crest of the Bitterroot Mountains.

I wish to make acknowledgment of the valuable services rendered in this connection by Messrs. S. S. Gannett and D. L. Reaburn, in field and office, and by Mr. E. T. Perkins, jr., in the field. Mr. Gannett prepared the greater portion of the material relating to latitude, longitude, base line, azimuth, and triangulation.

Very respectfully,

RICHARD U. GOODE,  
*Geographer.*

Hon. CHARLES D. WALCOTT,  
*Director United States Geological Survey.*



# CALIFORNIA LAND SURVEYOR'S LICENSES ISSUED

(Numerically Arranged)

The following numerical list includes all licenses issued from 1891 to 5/12/00, under provision of Chapter 15, Division 3, of the Business and Professions Code.

1	Healey, Charles T.	78	Vail, Randolph M.	155	Crowe, H. S.	231	Bulpin, Thomas W
2	Gleaves, James M.	79	Kaerth, Jacob W.	156	Allin, Thomas D.	232	Lesley, John P.
3	Vischer, Hubert	80	Dexter, Edward	157	Weston, Joshua F	233	Gilbert, William Baruch
4	Geldern, Otto V.	81	Brackins, Samuel E.	158	Shorth, Lawrence H.	234	Spencer, George H.
5	Holcomb, Charles H.	82	Lownes, Edward	159	Whitaker, Herbert M.	235	O'Shaughnessy, Michael Maurice
6	Knock, Thomas L.	83	Stendel, Charles W.	160	Wheeler, Rosco, Jr	236	Edmiston, Robert H.
7	McCoy, Benjamin L.	84	Finley, James H.	161	Heeren, Henry A.	237	Cowdin, James B.
8	Peck, William F.	85	Taylor, Charles C.	162	Pioda, Charles L.	238	de St. Maurice, Charles A.
9	Ashley, Pallas S.	86	Hamlin, Homer	163	Spurrier, Green	239	Gleaves, James Malcolm
10	McCullough, Ernest	87	Willberg, Ernst N.	164	Spurrier, Charles Albert	240	Wilkinson, Joseph Rogers
11	Smith, S. H.	88	Herrick, Frank E.	165	Randle, George N.	241	Applegate, George B.
12	Herrmann, Adolph T.	89	Meddock, Jesse T.	166	Doyle, George A.	242	Rogers, Charles S.
13	Vander Naillen, Edmund L.	90	Shaw, Thomas M.	167	Cook, Marion Lee	243	Huebner, Oscar Constantine
14	Keddie, Arthur W.	91	Ward, Samson L.	168	Winn, Adolphus G.	244	Bunner, John Church
15	Bassell, Burr	92	Jones, Everett G.	169	Earl, William H.	245	Jones, Dreuzy Alwyn
16	Wright, Edward T.	93	McNeish, John S.	170	Perry, Elliot D.	246	de Buxton, Walter
17	Grunsky, C. E.	94	Washburn, George E.	171	Brown, George A.	247	Harter, Robert L.
18	Hansen, George	95	Allardt, George F.	172	Sandow, George	248	Kirkbride, Walter Harold
19	Solano, Alfred	96	Smyth, Newton V.	173	Lilly, Elwood	249	Stafford, Harry Fritsch
20	Meek, Jason R.	97	Smith, Frank E.	174	Moore, Charles E.	250	Graham, Joseph Archibald
21	Dittrich, H.	98	Reece, Thomas W.	175	McLeran, Benjamin	251	Elsemore, William Cyrus
22	Rice, Sam H.	99	Montgomery, T. J.	176	Henderson, Charles W.	252	Penniman, Harry Webb Harris
23	Hughes, David E.	100	Baltzell, Alfred	177	Guptill, Charles W.	253	McCullough, Ernest
24	Halen, Albert	101	James, Thomas H.	178	Wishon, David L.	254	Reilly, Michael F.
25	Cougdon, Charles H.	102	Soulé, Charles Z.	179	Willey, Henry I.	255	Stickney, Fred Walter
26	Shaw, Joseph A.	103	Leutell, Jesse N.	180	Hammond, Richard P	256	Ames, Fred F.
27	James, Walter	104	Mueser, William F. H.	181	Woods, Victor H.	257	Swickard, Andrew
28	Gassaway, Arthur D.	105	Etter, Jefferson D.	182	Nusbaumer, George L.	258	Pearson, Samuel F.
29	Hardison, Allen C.	106	Phinney, Cassius M.	183	Miller, Fred Manning	259	Gates, Horace D.
30	Butler, Albert J.	107	Waggoner, Waldo W.	184a	Hare, Lou G.	260	Macmurdo, Menwether A.
31	Skinner, Frederick W	108	Fowler, Alonzo T.	184b	Hobby, Arthur S	261	Hopper, John Goeger
32	Dunn, Russell L.	109	Hewitt, Harvey	185	Freeland, Albert C	262	Barber, Emmet
33	Kellogg, Hiram C.	110	Sherwood, George W.	186	Boyd, Joseph C	263	Mattison, Edmund
34	Norboe, Paul M.	111	Elliott, Vandiver R.	187	Phillips, James W.	264	Finney, Archibald Lynn
35	Mauran, Joseph R.	112	Rice, John C.	188	Fisher, Henry B	265	McKee, Frank Albert
36	Schuld, William	113	Youngren, Fritz	189	Flourmay, Frank F	266	Harvey, Henry Arthur
37	Stahle, John F. H.	114	Cooper, Lucias F.	190	Demeritt, Hayden Lewis	267	Rockhold, John E
38	Shepard, Jonathan C.	115	Smith, Augustus T.	191	Mathews, Wright	268	Wallace, Clarence H.
39	Mitchell, Geo. H.	116	Luning, William F.	192	Vander Neillen, Albert, Jr.	269	Sloan, Alva Leslie
40	Bassett, Lemuel F.	117	Capps, Edwin M.	193	Brown, Elam Cameron	270	Waller, Sam Leroy
41	Rowan, Valentine J.	118	Branham, James	194	Hubou, Irving Allen	271	Davidson, James McDermitt
42	Street, Alfred R.	119	Wakefield, George F.	195	Bridges, Francis	272	Graham, Joseph Madison
43	Johnson, James W.	120	Sawyer, Charles W.	196	Smith, Samuel Worsley	273	McMurtey, Guy
44	Longworthy, Samuel R.	121	Pearson, George W.	197	Button, Julius M.	274	Putnam, George
45	Wood, Samuel O.	122	Feuster, Henry E. C.	198	Grove, Edmund Davis	275	Seely, Joseph
46	Olmsted, Frank H.	123	Maude, Joseph Lees	199	Lewis, John Jackson	276	Orcutt, William Warren
47	McCray, Franklin P.	124	Mennet, Francis L.	200	Tilton, Charles Stephen	277	Nolan, Edward William
48	McIntire, David F.	125	Downs, Walter E.	201	Huncilman, Jim J	278	Bedford, John Stephens
49	Newman, Gustavus O	126	Vanderbilt, Lewis	202	Humphrey, William Penn	279	Smith, J. George
50	Topp, Thomas M.	127	Hoxie, George L.	203	Davis, Lemuel D	280	Ingram, Henry Clay
51	Allen, William W.	128	Sarter, Harvey J.	204	Kirkwood, William Truman	281	Barry, John Andrick
52	Lathrop, Charles J.	129	Pope, James B.	205	Brown, William K	282	Manuel, Louis
53	Zoellin, Ernest A.	130	Pearson, George M.	206	Power, George Coffin	283	Tabor, Ernest Frederic
54	Ensign, Caleb A.	131	Finlay, S. Henderson	207	Douglass, George Bill	284	Davis, Caleb D
55	Tinker, William H.	132	Wheaton, Porter P.	208	Kellogg, Norman Benjamin	285	Swartz, Alexander Culberson
56	Burr, William A.	133	Striedinger, Julius H.	209	Richardson, George Lynde	286	Greenwald, Charles Bennett
57	Morton, John A.	134	Bush, Robert E.	210	Ricksecker, Lucius Edgar	287	Henderson, Henri Herbert
58	Martin, Charles D	135	Donohoe, Robert E.	211	Webb, Louis	288	Huntington, Phinney Corbin
59	Teilman, Ingvar	136	Gernon, Richard	212	Herrold, George Herbert	289	Watson, William
60	Barker, Curtis M.	137	Doyle, James M.	213	Trask, Frank Ellsworth	290	Dozier, Anthony White
61	Bromfield, Davenport	138	Shackelford, Henry B.	214	Brown, Charles C	291	Talamantes, Alfredo Ramon
62	Stanton, J. Clark	139	Evans, Luke	215	Campbell, Albert Park	292	Ward, Joseph Benjamin
63	Harris, Stonewall J.	140	Evans, Henry O.	216	Wagoner, Luther	293	Knowlton, George Almes
64	Lowden, Henry L.	141	Fogg, William W.	217	Atherton, George Allen	294	Jenkins, Jabez A.
65	Irwin, Edwin P	142	Sanborn, Kingsbury	218	Kiefer, Stephen E.	295	Steler, F. A
66	Coulter, Adolphus H.	143	Jasper, Oscar W.	219	Robinson, Charles Augustus	296	Connick, Harris De Haven
67	Brasfield, Wiley E.	144	McMillan, John G.	220	Woods, James E	297	Ellery, N. H
68	Urew, Charles E.	145	Garber, John H.	221	Simkins, William	298	Minthorn, P. W
69	McKnight, Smith P.	146	Spurrier, George F.	222	Smith, Albert Augustus	299	Jones, Arthur Lewis
70	Macmurdo, Wirt R.	147	Derby, Charles C.	223	Hamilton, Ernest G.	300	Keamey, George Brinton
71	Newberry, Frederick T.	148	Wanzer, Horace	224	Hamilton, Ernest G.	301	Christensen, Claus Peter
72	Uren, Edward C.	149	Lewis, Frederick E.	225	Hohn, John	302	Polk, Martin C
73	Healy, Lucien B.	150	Kendall, Samuel D.	226	McCray, Victor Talmadge	303	Smith, Frank Meriweather
74	McTarnahan, Carroll	151	Price, John Randolph	227	Smith, Joseph Henry	304	Church, Arthur Leon
75	Brown, Robert A.	152	McCandless, Alfred Lewis	228	Langrehr, Henry Cristian	305	Smith, Seth
76	Stonerod, William F.	153	Nourse, Charles F.	229	Capps, A. V		
77	Stuart, Zebulon B.	154	Eager, Edward N.	230	Flood, Francis B		

COLOREDADO  
Department of  
Regulatory Agencies

COLOREDADO  
Department of  
Regulatory Agencies

State Board of Licensure for Architects, Professional  
Engineers and Professional Land Surveyors

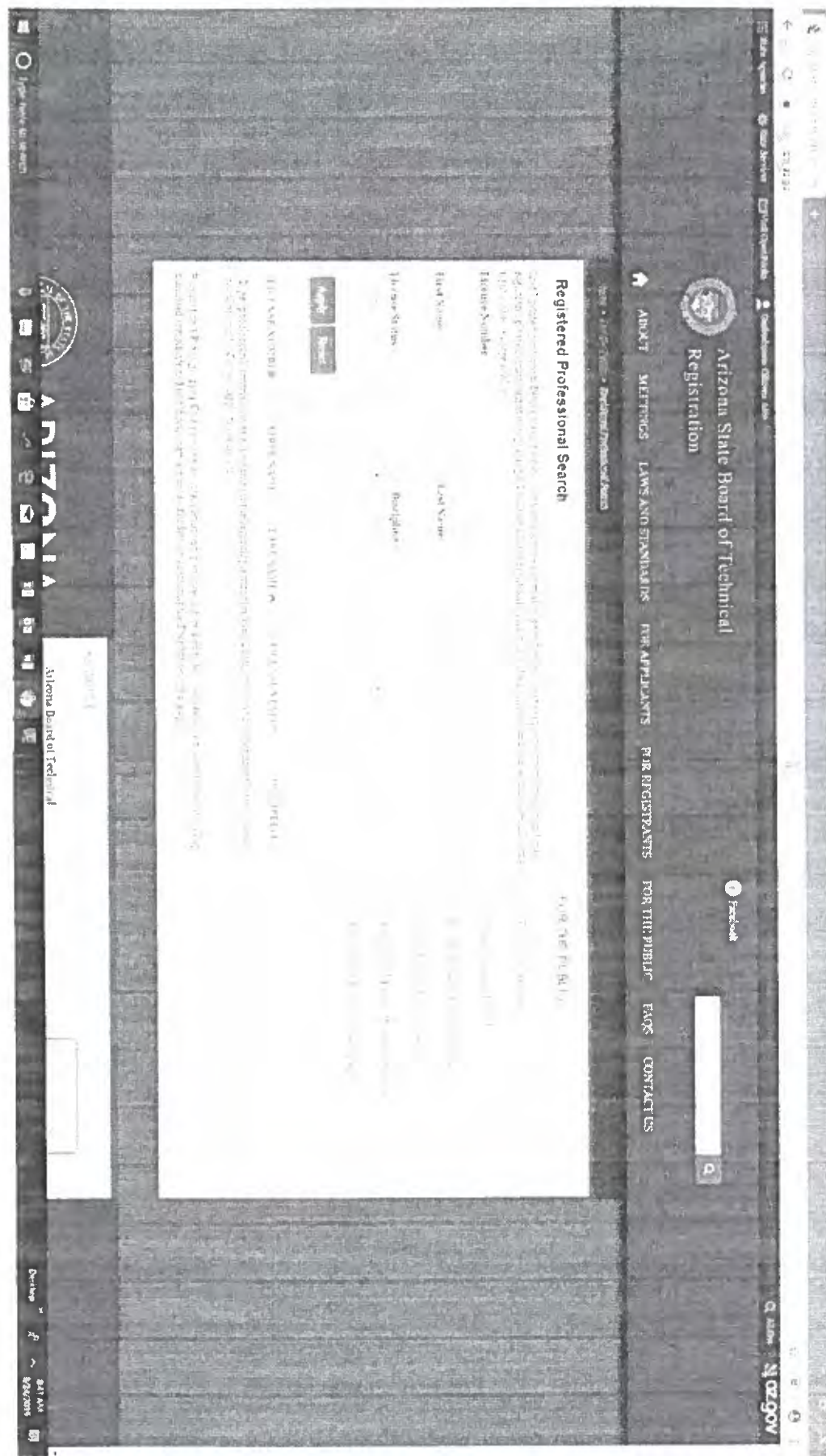
Program Information  
Dispute and Enforcement  
Resources

END APPLICATIONS & EXAMS  
SEARCH FOR A LICENSE  
EXAM INFORMATION

COLORADO DEPT OF REGULATORY AGENCIES DIVISION OF PROFESSIONS AND OCCUPATIONS

Last Name	First Name	Middle Name	Suffi	State	License	License #	Issue Date	Status
Black	Joe	Bailey		AZ	PE	924	1/1/1901	Expired
Blasing	Cyril	Jean		AZ	PE	4163	1/1/1901	Expired
Boyer	Glenn	Clinton		KS	PE	2392	1/1/1901	Expired
Collins	John	Seth		AZ	PE	11217	1/1/1901	Expired
Cohrs	Werner	Charles		NY	PE	10193	1/1/1901	Expired
Croon	Refert	D		IL	PE	12618	1/1/1901	Expired
Fitzgerald	Barton	Robert		AZ	PE	4078	1/1/1901	Expired
Filkins	Charles	H		PA	PE	9804	1/1/1901	Expired
Geiser	Kenneth	R		CO	PE	15366	1/1/1901	Expired
Graham	Edmund	Albert		CO	PE	7056	1/1/1901	Expired
Guthrie	Guy	Strattan		OK	PE	4807	1/1/1901	Expired
Hannah	Robert	B		CO	PE	3862	1/1/1901	Expired
Jackson	Melvin	Wheeler		ID	PE	1543	1/1/1901	Expired
Jacobs	Ralph	Donald		TX	PE	2777	1/1/1901	Expired
Kennedy	Frank			PA	PE	1324	1/1/1901	Expired
Knights	James	H		CO	PE	1982	1/1/1901	Expired
McClellan	Leslie	Newman		CO	PE	2422	1/1/1901	Expired
Kessler	David	Lowell		CO	PE	8775	1/1/1901	Expired
Novotny	John	J		FL	PE	3709	1/1/1901	Expired
Pettersen	William	N	JR	CO	PE	3864	1/1/1901	Expired
Mayer	Stanley	A		CO	PE	7634	1/1/1901	Expired
Miller	Ralph	Howard		CO	PE	613	1/1/1901	Expired
Pride	David	Alexander		TN	PE	28899	1/1/1901	Expired
Stanley	Wayne	M		CO	PE	3540	1/1/1901	Expired
Strobeck	Aldon	Henry		NV	PE	11791	1/1/1901	Expired
Temme	Herbert	C		KS	PE	10836	1/1/1901	Expired
Voss	Edwin			IN	PE	11900	1/1/1901	Expired
Wellichampe	Edward	Winborn		MT	PE	1488	1/1/1901	Expired
Welsh	Robert	Everett		WA	PE	3237	1/1/1901	Expired
Rankin	Robert	Mccurdy		NE	PE	5797	1/1/1901	Expired
Smiley	Francis	E		CO	PE	1773	1/1/1901	Expired
Sonntag	Walter	John		MT	PE	2261	1/1/1901	Expired
Stokes	David	W		CO	PE	526	1/1/1901	Expired
Stone	Bruce	Tuttle		KS	PE	12152	1/1/1901	Expired
Tanzer	Ernest	K		NY	PE	9371	1/1/1901	Expired
Taylor	Kenneth	Orville		KS	PE	1303	1/1/1901	Expired
Taylor	Powell	Harrison		VA	PE	4186	1/1/1901	Expired
Thompson	Harris	A		CO	PE	777	1/1/1901	Expired
Weatherford	Clyde	Vance		CO	PE	8694	1/1/1901	Expired
White	Harold	Edwards		CA	PE	3460	1/1/1901	Expired
Sparr	Donald	E		CO	PE	1417	8/19/1915	Expired
Seinwill	Gerald	David		WASH	0037		6631	#####
Hartburg	H	L		CO	PE	100	1/1/1920	Expired
Newkirk	Guy	S		CO	PE	91	1/1/1920	Expired
Garrett	Gairald	H		CO	PE	46	2/18/1920	Expired

Blose	M	Stanley	CO	PE	56	3/10/1920	Expired
Betts	Clifford	Allen	CO	PE	4304	4/17/1920	Expired
Bunger	Howard	P	CO	PE	145	7/6/1920	Expired
Mcquaid	Dan		CO	PE	157	8/13/1920	Expired
Maires	Lewis	Kelsey	CO	PE	1611	2/11/1922	Expired



BOORUM & PEASE

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1 *	Butler, G. M.	Mining Engr. & Geol.
2 *	Fitzhugh, L. M.	Arch.
3 *	Hitchcock, L. B.	Civil
4 *	Coston, A. T.	Mining & Civil
5 *	Lescher, Royal W.	Arch.
6 *	Witherspoon, W. O.	Mech.
7 *	Lyman, J. B.	Arch.
8 *	Willis, Charles Francis	Mining
9 *	Farish, William Adam	Civil
10 *	Major, Chas. Edward	Mining
11 *	Montfort, Edwin M.	Civil
12 *	Pack, Noyes Weaver	Civil
13 *	Northen, William Dandrige	Arch.
14 *	Stull, Harold C.	Civil & Mining
15 *	Prout, John W., Jr.	Mining
16 *	Guy, Frank L.	Civil
17 *	Holmquist, F. N.	Civil
18 *	Phelps, Harlow D.	Mining
19 *	Kays, Marion R.	Civil
20 *	Pheby, Geo. E.	Arch.
21 *	Ferguson, Ben	Elec.
22 *	Richards, Roy T.	Elec. & Mech.
23 *	Wood, Homer R.	Civil & Mining
24 *	Creighton, James M.	Arch.
25 *	Anderson, E. J.	Telephone
26 *	Fansett, Geo. R.	Civil & Mining
27 *	Alexander, Henry Don	Civil
28 *	Saxton, W. Eugene	Arch.
29 *	Twitchell, Frederick George	Civil
30 *	Rist, Harold E.	Mining
31 *	Wallingford, V. O.	Arch.
32 *	Conway, Edward Power	Civil
33 *	DuMoulin, Walter Louis	Civil & Mech.
34 *	Myers, Edgar W.	Mining & Mech.
35 *	Bray, William	Arch.
36 *	Buchen, Joseph C.	Mech.
37 *	Ten Eyck, Edward	Civil
38 *	Thompson, A. C.	Assay.
39 *	Jaastad, Henry O.	Arch.
40 *	Maddock, Thos.	Civil
41 *	Lané, William W.	Civil
42 *	Larimore, John W.	Civil
43 *	Place, Roy W.	Arch.
44 *	Shepherd, James Madison	Civil
45 *	Kibbey, John R.	Arch.
46 *	Jamieson, William Jordan	Civil
47 *	Mahoney, Leslie J.	Arch.
48 *	Rieger, Henry	Civil
49 *	Bell, Herman A.	Struc.
50 *	Thomas, R. G.	Mining
51 *	Halloran, Will	Mining & Metal.
52 *	Cotten, Shepard M.	Civil
53 *	Byron, Lester A.	Arch.
54 *	Fox, Chas. Kirby	Civil & Hydr.
55 *	Beckwith, Cassius L.	Mining
56 *	Jacobson, Robert Clark	Mining & Metal.
57 *	Jones, Phillip R.	Civil & Mining

\* Deceased

58 *	Perkins, R. C.	Civil
59 *	Wathen, Albert L.	Civil
60	Jones, Percy, Jr.	Civil
61 *	Goodman, Frank R.	Civil
62	Waara, J. William	Civil & Mining
63 *	Fay, Herbert B.	Civil
64 *	Hancock, H. L.	Civil
65 *	Small, Charles C.	Civil
66 *	Atchley, G. Howard	Civil
67 *	Giroux, Frank W.	Mining & Metal.
68 *	Wagner, H. A.	Mining & Metal.
69 *	Lovell, David J.	Arch.
70 *	Todd, Wm. J.	Arch.
71 *	Norman, S. J.	Civil
72 *	Goetz, William C.	Civil
73 *	Martin, William John	Mining
74 *	Wright, Jesse B.	Civil
75 *	Fraizer, Isaac P.	Civil & Mining
76 *	DeWitt, Morris E.	Civil
77 *	Bargman, Harold M.	Civil
78 *	Miller, Harry Thomas	Arch.
79 *	Hayward, Ralph H.	Civil & Mech.
80	Keeney, Herbert M.	Arch.
81 *	Knapp, A. J.	Arch.
82	Morse, Starling M.	Mining
83 *	Bond, Josiah	Mining
84 *	Padgett, John W.	Civil
85 *	Van Fleet, Arthur W.	Civil
86 *	McDonald, Burt	Arch.
87 *	Addams, Charles Edward	Mining
88 *	Dietrich, E. C.	Civil
89 *	McKibbin, Robert H.	Elec.
90 *	Kelsey, Louis C.	Civil
91 *	Osborn, Walter X.	Min. Engr. & Geol.
92 *	Anderson, John Carter	Min. Engr. & Geol.
93 *	Miller, John	L.S.
94 *	Halleck, Philo H.	Civil & Mining
95 *	Van Frank, W. W.	Civil
96 *	Sieboth, Alfred C.	Civil
97 *	Lutén, Daniel B.	Bridge
98	Kline, Arthur J.	Civil
99	Coiner, L. W.	Civil
100 *	Busch, J. E.	Mining
101 *	Flagg, Arthur L.	Mining
102 *	Newman, Nelson Fletcher	Civil
103	Martin, James Wm.	Civil
104 *	Trost, Adolphus G.	Struc.
105 *	Trost, Gustavus A.	Arch.
106 *	Odoni, Vincent P.	Civil
107 *	Norton, William Robert	Arch.
108 *	Merritt, W. H.	Civil
109 *	Butler, Merrill	Struc.
110	Merritt, Richard L.	Civil
111	Thompson, C. G.	Mining
112	Lacy, William C.	Civil
113	Wright, H. B.	Civil

\* Deceased

114	Brown, James McQuade	Civil
115 *	Whitacre, Roy D.	Elec.
116	McClung, David Arthur	Civil
117 *	Woolsey, L. H.	Civil
118 *	Grant, Fred N.	Civil
119 *	Jones, Harry E.	Civil & Mining
120 *	Cloke, Paul	Elec. & Mech.
121 *	Lefebvre, William Clayton	Civil
122 *	Pierce, W. T.	Civil
123 *	Reed, Howard S.	Civil
124 *	Downey, Julian B.	Elec. & Mech.
125 *	Thompson, V. A.	Civil
126 *	Stevens, Phil K.	Civil
127	Lang, Geo. E.	Civil
128 *	Firth, C. A.	L.S.
129 *	Baker, Sheldon K.	Civil
130 *	Jenken, Clyde L.	Civil
131 *	Parker, Jas. A.	Civil
132	Greenwood, B. P.	Arch.
133 *	Becker, Wm. H.	Civil
134 *	Hurst, F. C.	Arch.
135	West, Grover T.	Civil
136 *	Peeples, Richard G.	Prof. Engr.
137 *	Colwell, Alfred B.	Civil & Mining
138 *	Ellison, W. L.	Civil
139	Sexton, Joseph Pearce	Civil & Mech.
140 *	Carter, B. F.	Elec. & Mech.
141 *	Tout, Edwin Irving	Mining
142	Conway, Norman B.	Civil
143	Starkweather, M. H.	Arch.
144 *	Moore, T. N.	Civil
145 *	Hutchins, Williams R.	Civil
146 *	Duncan, Harold Stephen	Mining
147 *	Girand, James Bell	Civil
148	Miller, Earle V.	Civil
149 *	Smyth, Sid	Civil
150 *	Evans, E. L.	Civil & Mining
151 *	Milton, Julius	Civil
152	Rider, Jane H.	Sanitary
153 *	Todd, Clarence T.	Mining & Metal.
154	Stewart, Leelon G.	Civil
155	McIntosh, H. P.	Civil
156 *	Littlejohn, K. S.	Civil
157 *	Ausfahl, F. K.	Civil & Mech.
158 *	Metcalf, Bradley R.	Civil
159 *	Barnum, W. H.	Civil
160 *	Gordon, Jonathon	Min., Metal., Chem.
161 *	Calvert, Donald Lee	Mining
162 *	Harter, A. F.	Civil
163	Irving, Edward F.	Mech.
164 *	De Arozena, Joe	Mining
165 *	Porteus, James P.	Mining
166	Smith, Walter Charles	Civil & Mining
167 *	Blake, D. E.	Mining
168 *	Johnson, Ed. A.	Civil
169 *	Fernald, Paul E.	Civil & Mining
170 *	Bailhache, John G.	Civil

\* Deceased

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The image shows a screenshot of the Florida Board of Professional Engineers (FBPE) website. At the top right is the FBPE logo with the text 'FLORIDA BOARD OF PROFESSIONAL ENGINEERS'. Below the logo is a navigation menu with items: HOME, ABOUT, CONTACT, BOARD, MEMBERSHIP, REGISTRATION, and SERVICES. A search bar is located below the menu with the text 'Search for a licensee at www.fbpe.org'. On the left side, there are several vertical navigation buttons: 'FBPE Board Meetings', 'FBPE Board Meeting', 'FBPE Board Meeting', 'FBPE Refinement Conference Call', and 'FBPE Board Operations Committee'. At the bottom right, there are social media icons for Facebook, Twitter, and LinkedIn.

FLORIDA PROFESSIONAL ENGINEERS

BOUTWELL MARVIN	PE	FL	322172763	8/18/1953
HAYET LEONARD	PE	FL	33332	10/15/1957
NELSON JAMES A	EI	FL	33615	11/11/1957
BANNING FRANK J JR	PE	FL	34749	4/14/1958
COLLINS JULIUS A	PE	FL	321830332	4/14/1958
CRIM ROBERT W II	PE	FL	323090000	10/15/1958
JERNIGAN ALEX M	PE	FL	32751	9/11/1959
MAKEMSON ROBERT W	PE	FL	32082	9/15/1961
LITTLE PAUL R	PE	FL	328172047	9/15/1961
BYK HERBERT	PE	CT	6042	1/22/1962
KATSULOS THEOPHANIS	PE	FL	346892121	4/22/1963
HALYARD PAUL J JR	PE	FL	32804	7/19/1963
RAMOS RICHARD A	PE	FL	333174727	2/11/1964
EISEN JAIME M	PE	FL	331622655	4/9/1964
MANN G W	PE	FL	347446656	7/10/1964
HEILEMAN DAVID L	PE	FL	327514508	7/18/1964
GURR CLIFTON L	PE	FL	32940	2/12/1965
DICKERT JOHN W	PE	FL	32341	2/12/1965
SPRINGSTEAD JOHN W	PE	FL	32183-0818	2/12/1965
GONZALEZ EDUARDO E	PE	FL	33431	2/12/1965
BOND WILLIAM F	PE	FL	32504	2/21/1965
SOLO EMILIO J	PE	FL	33143	2/22/1965
RUIZ ROBERTO N	PE	FL	33165	7/29/1965
MASUR WAYNE K	PE	FL	33331	7/14/1966
PETERSON ROBERT L	PE	FL	33051-0974	7/14/1966
FERRARA GERARD J	PE	FL	32720	2/3/1967
YAXLEY WILBUR T	PE	FL	33584	7/14/1967
ROMEO JAMES J	PE	NY	107090000	7/14/1967
OSSI FAREED T	PE	FL	336295901	1/24/1968
LOWE JOHN M JR	PE	OR	97086	1/24/1968
YOUNG L ROLAND JR	PE	FL	33602	1/24/1968
JONES JAMES E JR	PE	FL	33567	1/24/1968
PIERCEFIELD DAYNE R	PE	FL	34601	1/24/1968
DE LA COVA NICOLAS P	PE	FL	33410	1/24/1968
LABISTE CARLOS	PE	FL	331652017	1/24/1968
TOLAT VIPIN N	PE	TX	77068-3831	1/24/1968
SHAW LAWRANCE N	PE	FL	326071412	6/18/1968
MONSOUR ROBERT S	PE	FL	33016	7/12/1968
LINICK JAMES M	PE	FL	34108	7/12/1968
HOLLIS THOMAS E	PE	FL	339086400	7/12/1968
DEATRICK WARREN J	PE	FL	32827	7/12/1968
DRIGGERS THOMAS M	PE	GA	31702-1892	10/17/1968
DUNN CHARLES B	PE	FL	324280035	1/23/1969
BUCHANAN STANLEY P	PE	FL	32806-6242	1/23/1969
PEEK THOMAS R	PE	FL	34108	1/23/1969
BURNETT STANLEY D JR	PE	FL	338820135	6/14/1969
STEWART ROBERT N	PE	FL	34448	7/14/1969

EXHIBIT "C"

81st Congress )  
3d Session )

SENATE

DOCUMENT  
No. 719

INVESTIGATION

OF THE

DEPARTMENT OF THE INTERIOR

AND OF THE

BUREAU OF FORESTRY

IN THIRTEEN VOLUMES

VOLUME 9

ARGUMENTS AND BRIEFS  
OF COUNSEL

INDEX TO HEARINGS

into the employment of women and children in factories and mines particularly, and perhaps in some other industries. Of course, the law best speaks for itself. It was introduced by the honorable Senator from Iowa, Mr. Dolliver, who is now deceased. It directed the Department of Commerce and Labor to investigate the facts concerning the employment of women and children in factories, in mines, and in similar industries where the employment of children has become a great and growing evil.

#### INTERIOR DEPARTMENT AND FOREST SERVICE.

The PRESIDENT pro tempore. The Chair lays before the Senate the Senate resolution 323 relative to the findings and conclusions in the report of the committee which investigated the charges against the Secretary of the Interior, on which the Senator from Florida (Mr. Fletcher) has the floor.

Mr. FLETCHER addressed the Senate. After having spoken for some time,

The PRESIDENT pro tempore. The hour of 2 o'clock having arrived, the Senator from Florida will suspend while the Chair lays before the Senate the unfinished business, which will be stated.

The SECRETARY. A bill (S. 6708) to amend the act of March 8, 1891, entitled "An act to provide for ocean mail service between the United States and foreign ports and to promote commerce."

Mr. GALLINGER. I ask unanimous consent that the unfinished business be temporarily laid aside.

The PRESIDENT pro tempore. The Senator from New Hampshire asks unanimous consent that the unfinished business be temporarily laid aside. Is there objection? The Chair hears none and that order is made. The Senator from Florida will proceed.

Mr. FLETCHER. Mr. President, in pursuance of "joint resolution authorizing an investigation of the Department of the Interior and its several bureaus, officers, and employees, and of the Bureau of Forestry, in the Department of Agriculture, and its officers and employees," approved January 19, 1910, the committee selected under said resolution met and organized on the 22d day of January, 1910, electing Hon. KNUTS NELSON chairman and Mr. Paul Sleman clerk, and on the 28th day of January, 1910, proceeded with the examination of witnesses. Messrs. Louis D. Brandeis and Joseph P. Cotton appeared as counsel for Mr. Louis R. Glavis; Messrs. George W. Pepper and N. A. Smyth later appeared as counsel for Mr. Gifford Pinchot.

After the investigation began and on the 11th day of February, 1910, Messrs. John J. Vertrees and Carl Rasch appeared as counsel for Secretary R. A. Ballinger. (Record, p. 411.)

From two to four days each week were devoted to this investigation since it began and until it terminated May 28, 1910; some 45 days were consumed in taking testimony, the last two days being taken up by argument of counsel, the privilege of filing briefs within 15 days thereafter being allowed. The testimony and exhibits comprise some seven volumes, and to review them in detail would make almost another volume, and I shall therefore condense as much as possible and state the facts as they developed, citing the pages of the record for verification of every statement.

The report of Mr. L. R. Glavis to the President, dated August 11, 1909, supplemented by letter of September 8, 1909, pages 63 and 64, Senate Document No. 248, may be regarded as the basis of the investigation. (S. Doc. No. 248, pp. 23, 64.) At least that was the first statement asserting and tending to show a condition of things which, if true, plainly called for prompt and certain correction.

The statement is plain and definite. If the matters stated to be true were true, the public interest required an investigation, and the Secretary of the Interior so recognized when he asked for this. At his suggestion the Forest Service was included. The statement of Mr. Gifford Pinchot, former Chief of the Forest Service, should be considered as the original, affirmative statement from the standpoint of that service against the Interior Department, its head, and subordinates. If the matters embraced in that statement are true and those given as believed to be true, were true, then a condition existed which the public interest demanded should be changed and set right. (Record, p. 1143.)

If the statement by Secretary Ballinger (p. 66 et seq., S. Doc. 248) in reply to the statement of Mr. Glavis, and the statement by counsel for the Secretary (pp. 2383-2393 of record) be true then no wrong has been done, and there has been no danger to the public interest, no violation of official trust, and no real cause for the apprehension and belief expressed by Mr. Glavis and Mr. Pinchot.

There seems to be no affirmative charge or statement tending to show official misconduct or dereliction of duty or unfaithfulness to public service lodged against the Forest Service or its officers or employees, except, possibly, insubordination, as to some of them.

The inquiry has been directed along the lines of these statements and counter statements, and the committee has not seen fit to extend the investigation into other fields and directions, independent of counsel and outside of these matters, except only in a few instances and to a limited extent, as examination of witnesses called by the committee or by counsel, might incidentally lead to lines of inquiry which would be regarded as relevant under the resolution. The testimony and proceedings and argument of counsel are on file and accessible and reference will be had to them.

#### THE LAWS.

The laws concerning coal lands in Alaska will be found as follows:

1. Act approved June 6, 1900, to extend the coal-land laws to the District of Alaska.

The lands in Alaska had never been surveyed, and this act was of little, if any, consequence or effect.

2. An act approved April 23, 1904 (record, p. 308), and regulations thereunder (record, p. 318), which provided any person or association of persons qualified to make entry under the coal-land laws of the United States who shall have opened or improved a coal mine or coal mines may locate the lands on which such mine is situated, in rectangular tract, containing 40, 80, or 160 acres, marking the four corners, and within one year file for record in the recording district and with register and receive a notice containing name of locator, date of location, description of the lands, and reference to boundaries and monuments. Within three years from date of notice the locator or assigns were required to present application for patent to register and receiver of the land district, accompanied by certified copy of a plat of survey and field notes made by United States deputy or mineral surveyor, and make a payment of \$10 per acre for lands applied for, provided notice of such application is published 60 days in a newspaper and posted and such proof as land laws require is furnished, as set forth in the act. This is the act under which the Cunningham claimants are seeking to obtain patents.

3. Act approved May 28, 1908, to encourage the development of coal deposits in the Territory of Alaska, which provided that—

All persons, their heirs or assigns, who have in good faith made locations of coal land in the Territory of Alaska in their own interest prior to November 12, 1906, or in accordance with circular of instructions issued May 16, 1907, may consolidate their claims or locations by including in a single claim, location, or purchase not to exceed 2,560 acres of contiguous lands, etc.

Section 2 gave preference to the Army and Navy. Section 3 contained antitrust provisions. (S. Doc. 248, p. 174; Sup., 155.)

The acts regarding irrigation and reclamation are given on pages 4232, 4233, and 4234 of the record.

The principal act was approved June 17, 1902.

The old rules and regulations are given at page 290 of the testimony and the new ones at page 308.

The rules and regulations—rule 27—under act of 1904, provide that "no person will be permitted to act as such agent for more than four applicants."

Section 38, act of June 17, 1902, authorizes the Secretary of the Interior to make withdrawal of lands for reclamation purposes.

There appear to be some 27 reclamation projects under way, which have already cost the Government, in round numbers, \$50,000,000, and which will require some \$70,000,000 more to complete.

#### THE LAWS RELATING TO FOREST SERVICE.

In 1876 \$2,000 was appropriated to investigate timber conditions.

June 30, 1896, a Division of Forestry in the Department of Agriculture was created.

July 1, 1901, this division was made a bureau.

The administration of the Government forest lands remained in the Department of the Interior.

March 3, 1891, the President was authorized to establish forest reserves.

March 8, 1906, the Forest Service was created.

Under act of March 4, 1907, forest reserves "shall hereafter be known as national forests."

June 4, 1897, an act was passed which, with subsequent amendments, provided for the administration of the national forests.

By act of February 1, 1905, the Secretary of Agriculture was given entire jurisdiction over the national forests, except as to surveying and conveying title.

is still there. Mr. Pinchot desired to save Mr. Newell from dismissal, and the meeting at Mentor, in July, 1909, was arranged for the purpose of considering the situation and making an earnest effort to prevent the disorganization of the Reclamation Service. Perkins, Mr. Ballinger's witness and friend, joined in that meeting of the conspirators and approved of all that was said and done there. (Record, p. 4652 et seq.)

It will be remembered that Perkins is the Chicago agent in the Reclamation Service whom Director Newell and Engineer Davis recommended should be called on to resign. He was no friend, when he testified, to the alleged conspirators, and he was under obligations to Secretary Ballinger for retaining him and increasing his powers. He swore (record, p. 4652) that there was nothing improper on the part of anyone in what was done at Mentor, and that he did not consider there was any conspiracy or combination; that he regarded the action there taken as "absolutely proper."

Mr. Pinchot attended the Irrigation Congress in furtherance of its work. Gov. Pardee's speech, in which he charged that private interests had seized some restored power sites, was his own creation, based on what he supposed was trustworthy information, and he alone was responsible for his address. It was not made as part of a plan or joint arrangement to injure Mr. Ballinger. Mr. Glavis went to Spokane to see Mr. Pinchot alone in pursuance of the highest purposes and with no animosity. Gov. Pardee was called in to hear this statement purely incidentally and by way of strengthening the counsel of which Glavis felt in need. The advice to him to make his report to the President grew out of no conspiracy founded then or theretofore.

It was based on a high conception of duty to the country without regard to individuals, high or low.

In the same spirit and with the same patriotic motives, actuated by the desire to serve the public interest, that advice was followed.

No elements of a conspiracy or combination against Mr. Ballinger can be found in the conduct of these men as suggested, and the theory falls to pieces whenever and wherever it comes in contact with stubborn facts.

The Department of the Interior dealt another blow at the Forest Service when it terminated the Indian cooperative contract, which had been operating successfully since January, 1908. This occurred between the Mentor meeting and the Spokane congress. Newspapers were publishing articles about the "Ballinger-Pinchot war." These things did not add security and cheerfulness to the general situation, but there was no concerted action attempted to crush Mr. Ballinger. There was no effort made to publicly contrast his policies with those of Mr. Garfield at the congress.

That Mr. Pinchot and Mr. Garfield warmly disagreed with the Secretary is plain. That they had begun to look upon his course as subversive of what had been so well undertaken in the past, as they considered, is certain. That they and others were beginning to regard him as an enemy to the cause and the policies dear to their hearts, because making for the public good, may be safely asserted. In fact, they had about reached the conclusion that he was unfit for office. Mr. Pinchot said as much to Mr. Smith. But this is not the same thing as a conspiracy or unlawful combination. They differed with the Secretary radically in his views on public affairs within his jurisdiction. They had that right and the right to let him and others know it.

There is not sufficient evidence to support the claim that a combination has ever been formed having for its object the removal of Mr. Ballinger.

Third. That Mr. Gifford Pinchot and Mr. L. R. Glavis were faithful and efficient agents of the Government and the people. That their protests and actions restrained the officers of the Interior Department and prevented a great public wrong and their conduct was wholly in the interest of the people.

Mr. Pinchot's work speaks his commendation. His life, his character, his public service, are as open and conspicuous as if blazoned on the sky. They are not without appreciation by the country, it is hoped and believed. If citation from this record is called for to sustain the above finding, the report sufficiently gives them, and I shall only refer to them.

President Taft wrote him September 17, 1909:

I wish you to know that I have the utmost confidence in your conscientious desire to serve the Government and the public, in the intensity of your purpose to achieve success in the matter of conservation of national resources, and on the immense value of what you have done and what you propose to do with reference to forestry and kindred methods of conservation.

September 13, 1909, the President wrote Secretary Ballinger (record, p. 8751), referring to Mr. Pinchot:

I value him highly as a public servant and believe him capable of further great usefulness.

We get a notion of his ideals by reading his letter to Senator Dolliver (Comp., p. 645). Through his efforts conservation has impressed the thoughtful citizen, attracted the attention of the general public, received careful study, and finally won its way to the favor of the American people. His aim has been to promote the prosperity of the country and endeavor to enhance the welfare of all the people. Unselfishly and incessantly he has striven in the public interest. With a high sense of public duty he advised Mr. Glavis to go to the President with his story of the Alaska coal cases. He believed that the derelictions pointed out then were real and not imaginary. He has grown rather than weakened in that faith. After that day he came to know more of the devious ways of some people in official station, and he has not hesitated to denounce that kind of loyalty which deceives and that service which endangers the public property. He interceded with the President to stop the restorations, which began in March and ended April 10 (record, p. 1699). Rewithdrawals began May 11 (record, p. 3442). He endeavored to prevent the demoralization of the Reclamation Service and to protect the Forestry Service against assaults on it. He has been true to every trust and opposed to special privileges and private emoluments at the expense of the people at large.

Regarding Mr. L. R. Glavis and his course, no one can fail of admiration for him. A young man, 28 years of age, he writes and speaks as one trained and equipped by a lifetime of study and experience. This record is full of his work. His correspondence with various officials, from the President down, is of the most serious, dignified, and forceful character. There is no ambiguity, no concealing, no doubt about his meaning. His communications are always respectful, considerate of others, and to the point. His marvelous memory and clear expression are shown by his testimony. His perfect truthfulness and honesty speak out unmistakably. Prompted simply by the highest sense of duty, he went about his work and pursued it conscientiously and industriously to the end. Gifted with keen perception, he saw the right and shaped his course by that star. You will find no petty jealousy or malice cropping out in what he said and did. He felt under obligation to see the laws executed as he found them. The Government was "of the people and for the people" as he saw it, and he felt constrained to stand by the rights of the Government as an agent of the people. He possessed a high sense of public duty, and he was true to himself, and therefore not "false to any man."

Mr. Dennett, Commissioner of the General Land Office, wrote him June 3, 1908:

The General Land Office and the department appreciate the very thorough and efficient manner in which you conducted your investigations in reference to the real situation in the Alaska coal matters. It was largely by your report of facts that this office was enabled to prove by the record what are the necessities of the Alaska coal fields and what were the various efforts to unlawfully acquire title to such lands. (Comp., p. 392.)

Chief of Field Division Schwartz wrote to Mr. McEwing July 1, 1909:

Mr. Glavis is an especially competent man, and the proposition of assigning assistant counsel to him in these cases is at his own request. (List, p. 227.)

To Mr. Sheridan, on July 21, 1909, Mr. Schwartz wrote (List, p. 254):

The office appreciates that it has no more painstaking and careful agent than Mr. Glavis, and that he is giving to these entries and has given to them his best efforts.

Commissioner Dennett wrote to Mr. Glavis, November 24, 1908:

This office joins with the Secretary in complimenting you for your quick work in these cases, and especially the quick work you made in the Pacific Furniture Co. case, having had the case turned over to you in April last. (Comp., p. 322.)

Again, on November 30, 1908, Commissioner Dennett wrote him:

MR. DEAR GLAVIS: Please accept my congratulations on the successful termination of the Portland Coal & Coke Co. cases. The Secretary expressed his pleasure at the termination of these cases, as well as at the Smith verdict. (Comp., p. 323.)

Hon. Henry M. Hoyt, of Seattle, Wash., wrote to Hon. Henry M. Hoyt, Solicitor General, Washington:

This is to introduce to your very favorable attention my friend and coworker, Louis R. Glavis, about whom I have often written to you. You can absolutely rely upon any statements he makes of either a public or private nature. (Comp., p. 180.)

Other similar references could be made.

From a close observation of Mr. Glavis on the witness stand for days I fully believe all these are deserved, and I am furthermore prepared to indorse the words of Mr. Pinchot, used in his letter to Senator Dolliver (Comp., p. 645), that "Mr. Glavis is the most vigorous defender of the people's interests." Here was a young man who took his position in his hands and did what he conceived to be his full duty, in a great emergency, when large public interests were at stake, when a

ificate plan without consulting Mr. Newell or Mr. Davis. (Record, p. 1979.) He planned to deprive Mr. Newell of any real authority. (Record, p. 3692.)

On June 10, 1909, he told Mr. Davis he intended to remove Mr. Newell. (Record, p. 1766.) He did not take that course, but seems to have schemed and devised means for forcing him to resign instead. May 22 (Comp., p. 1297) he wrote Thomson that, in speaking with the President that day "it was agreed that no change would be made in the head of the Reclamation Service until he had an opportunity to meet you." This was designed to take place shortly at Seattle. Secretary Ballinger seemed to take sides with the critics and against the service, to its great detriment. Perhaps his idea was to bring it into disrepute, shake, if not destroy, public confidence in it, force out the men who have been long connected with it and have proven their competency, and then introduce his friend Thomson and some young engineer and rehabilitate it, taking credit to himself with some to his appointees, for restoring it.

It is impossible to see any possible good that could arise from his attitude toward the Reclamation Service, and undoubtedly it was fraught with much harm. Mr. Davis very frankly told the Secretary that he believed Mr. Newell's removal, under the circumstances as they existed, "would be taken as an announcement by the service that merit did not count under this administration." (Record, p. 1766.)

There was no need to find a place for Mr. Vivian at this time. (Comp., p. 1301.) There would have been no occasion to consult Mr. Hitchcock, either. Mr. Ballinger had the man all ready to take Mr. Newell's place—his friend Thomson. This indirection and petty way of dealing with the service was unbecoming the high office of Secretary and unworthy that official. Either he should have removed the director or he should have treated him decently and given him proper cooperation. His actions were destructive of efficiency. He should have supported the officers or got rid of them. The effect of his conduct was to demoralize the service and bring failure to its work. At one time practically all the engineers considered resigning in a body, and Mr. Fitch did resign. Many of them could obtain more compensation out of the service, but they were interested in the work and desired to make a success of the Government's undertakings. Mr. Davis truly summed up the matter to the Secretary when he said:

I told him then—in as strong language as I thought politeness and a proper respect would permit—that, in my judgment, his entire course since he had been announced as Secretary of the Interior, so far as my knowledge went, had been one that was subversive of the interests of efficiency in the Reclamation Service and tended to its disintegration. (Record, p. 1768.)

Davis was in position to know, and did know, and he had the courage to express the truth.

That the Secretary was willing to make use of this important service, which has to do with projects on which the Government has already expended \$50,000,000 and must spend some \$70,000,000 more, to reward political friends, is shown by the Thomson correspondence and by the offer of a position in the service to a Colorado politician named Vivian (record, pp. 3853, 3854), as mentioned in the Denver Republican of May 20, 1909, to wit:

Senator GUGERMIN, with the authority of the Secretary of the Interior, has offered State Chairman John F. Vivian a position as chief of a bureau which is to be created in the Reclamation Service, to take charge of colonizing the various Government irrigation projects as they are completed. (Record, p. 1968.)

The salary of \$3,000 did not sufficiently appeal to Mr. Vivian and he declined the offer. As if it was not enough to Lawlerize this service the Secretary was ready to Vivianize it.

Before the Government proceeds far with the expenditure of that additional seventy million it is advisable to have a new head.

Eleventh. That he condoned highly improper conduct on the part of Mr. Perkins, head of the Chicago office of the Reclamation Service, and contrary to the recommendations of the director and chief engineer retained him, with increased power, directing him to report to Director Newell, whose authority he had already overridden.

Mr. Perkins is an engineer in charge of the Chicago office of the Reclamation Service. Mr. Perkins testified (record, p. 4636):

The particular function of this office is what is known as a transportation office. Our duty is that of dealing with the railroads which reach the West.

That his duty particularly was "obtaining contracts and concessions from the various railroads." A large amount of freight is shipped to the various projects, and the effort is "to get the best terms from any railroad for the handling of that freight." (Record, p. 4636.) He testified:

Up to the end of this past year . . . we have settled \$2,000,000 of railroad accounts—bills rendered us for freight. . . . They

are carrying this freight to our projects for 58 per cent of their ordinary charge to the people. (Record, p. 4637.)

The railroads principally serving these 27 projects are the Great Northern, the Northern Pacific, the Burlington, the Santa Fe, and those railroads known as the Harriman lines, to wit, the Union Pacific and the Southern Pacific. (Record, p. 4638.)

A "black-tent" lecture tour was arranged by the Harriman roads, and advertised the work of reclamation. Mr. Perkins "took charge of all conferences with the railroads," and "directed the work which they should do" (record, p. 4640); that is, the black-tent people. A black tent was used in order to give stereopticon views along with the lectures. Perkins says:

We had two lecturers—Mr. Maynard and Mr. Patton . . . . Men I had trained and written lectures for. Then there was a man named Mackey, who went with them distributing literature, and two other men, lantern operators.

The direct expenses were borne by four railroads, which were known as the Harriman roads; they contributed \$5,000. The Santa Fe Railroad contributed \$2,000, and the Chicago & Northern Road contributed \$1,000. But, beyond that, the Chicago, Burlington & Quincy spent several thousand dollars in printing pamphlets to be distributed. The Northern Pacific Road spent several thousand dollars—in fact, every railroad that served reclamation projects expended money in this work except the Great Northern Railroad. (Record, p. 4641.) The latter road "protested concerning these lectures."

These lectures which Perkins delivered were given under the auspices of the Reclamation Service without authorization by Mr. Newell or Secretary Ballinger. Mr. Perkins says that \$100 per month was to be spent by him in various expenses in connection with the black-tent work; he accounted for that and received no personal benefit from it. (Record, p. 4045.) But he made a contract with Mr. E. O. McCormick, of the Harriman roads, to deliver a series of lectures, not to exceed six in any one month, within six hours' travel of Chicago, and for each lecture he was to receive \$50, which was to cover all expenses. (Record, p. 4045.) He was to be paid by the Harriman roads (record, p. 4045); they were to collect from the various lines and water users' associations. Mr. Perkins received \$300 per month for four months. His contract was for a year, but he broke his contract, because about December 8 or 9 Secretary Ballinger told him—

Do not undertake to deliver any more of those lectures. I do not approve of your doing so. (Record, p. 4046.)

He completed after that a few he had been paid for and quit. (Record, p. 4047.)

Mr. A. P. Davis, acting director, wrote Mr. Perkins, November 17, 1909 (record, p. 1830):

It is also noted that you are now and have been for the past four months receiving \$300 per month from the Union Pacific Railroad for your own services. This action on your part is not understood, and it is requested that you inform this office upon what authority you receive a salary for representing private interests, and that you submit at once a full report explaining your actions in this matter.

Mr. H. E. Huffer, fiscal inspector of the Reclamation Service, made a report concerning the work of the Chicago office, dated November 18, 1909 (record, pp. 1830-1832), and about November 18, 1909, Chief Engineer Davis transmitted it to Director Newell, saying:

. . . . In view of the facts therein set forth, and of my previously expressed opinions on this subject, I respectfully recommend that the publicity work being handled by Mr. Perkins be discontinued and that Mr. Perkins be requested to immediately submit his resignation. (Record, p. 1833.)

Mr. Davis spoke to Secretary Ballinger of this action. (Record, p. 1833.)

The Lind report is found at page 1841 and the Evans and Callahan report at pages 1848-1849.

The Huffer report shows Perkins received \$300 more than he accounted for (record, pp. 1826, 1827, 1888), and that the Harriman lines were favored in shipments at a loss to the Government. (Record, p. 4682.)

The claim that these lectures by Perkins were authorized is not sustained by the evidence. The correspondence on the subject is dated February, 1909, and appears at page 4164. The letter from Mr. Newell certainly does not authorize the engagement made by Mr. Perkins with a railroad having extensive business relations with the Government, to receive compensation from it under circumstances which very possibly might influence him in discriminating between the road employing him and the railroads with whom the Government was dealing.

Mr. Newell, following Mr. Davis's recommendation, intimated to Perkins, December 4, the desirability of his resignation. (Record, p. 1890.)

Mr. Davis told Secretary Ballinger of the matter, and the latter remarked that "Perkins was, he thought, a good man, and, at any rate, he had a large number of influential friends

in Chicago, and he thought I (Davis) was wrong in my view of the matter, but that the office was badly run. He recognized that it was extravagant, badly handled, and ought to be reorganized." (Record, p. 1793.) Mr. Davis further testified that—

The Secretary emphatically instructed me that nothing should be done that in any way would hurt Mr. Perkins's feelings or reflect on him in any way. (Record, p. 1783.)

Mr. Ballinger denies this, but in the letter of instructions to Dr. Lind, who was directed to investigate the Chicago office, signed by Mr. Newell, the last clause was inserted by Mr. Davis, as a result of his conversation with the Secretary, "that nothing therewith (the investigation) is to be construed as a reflection upon Mr. Perkins or his administration" (record, p. 1837), and corroborates Mr. Davis as to what took place at that time.

This lecturing under pay of the railroad company while receiving a salary of \$3,000 per annum from the Government for his services, thereby earning \$300 per month under this private enterprise, under the circumstances was a species of "graft," pure and simple, and Mr. Davis and Mr. Newell should have been sustained in their view regarding it, and Perkins should have been separated from the service. On the contrary, what happened? The Secretary adopted the Evans-Callahan report (which itself shows Perkins was receiving private remuneration from the railroad, of which he kept no account in the office—record, pp. 1845-1849) and made an order therein, which is still in force (record, pp. 1843-1845), to the effect, among other things—

(2) That until otherwise directed Mr. Perkins be placed in entire charge of the office and held responsible for the efficient conduct and management thereof.

Mr. Davis says:

This order is in force to-day. It is the one that directed the work to be put into Perkins's charge more fully, claiming the reason of inefficiency was the interference of the Washington office; that Perkins did not have full enough authority, and certain reductions in the force were ordered. (Record, p. 1851.)

Mr. Davis further testified:

Yes, sir; he is still in charge of the Chicago office. Of course, while he reports nominally to the Washington office (the Reclamation Office), the Washington office has no control over him now. (Record, p. 1851.)

While he reports directly to the Director of the Reclamation Service, no one but the Secretary has an control or can exercise any authority over him.

Thus, and the outcome and effect of all this is, plain, unvarnished graft is not punished or rebuked, but is encouraged and rewarded by the Secretary in this instance.

Mr. Davis impressed everyone that he was a fair, truthful, and conscientious witness. He expressed himself with clearness, candor, and accuracy. He seemed impartial and disinterested. It required no testimony to prove what must have been the significance of Perkins's conduct as affecting the Reclamation Service itself, but Mr. Davis relieves us of any question on that point by his answer:

I think it is destructive of moral standards and a condition which should not be permitted to exist. I think every engineer and every man in the service regards it as distinctly demoralizing to permit any man to receive money from a corporation with whom we are doing business. (Record, p. 1988.)

If the Secretary's standards are lower than that, so much the worse for him. If his standards were up to that, he should have indicated the fact by pronouncing against the practice and condemned it in a way that would have impressed the subordinates in his department. On the contrary, he deliberately proceeded to humiliate the director by not only sustaining Perkins, but actually promoting him by increasing his authority and making him independent as to the director.

Twelfth. The last finding follows from the foregoing as a matter of course—that Mr. Ballinger has not been true to the trust reposed in him as Secretary of the Interior, that he is not deserving of public confidence, and that he should be requested by the proper authority to resign his office.

In his cross-examination the Secretary was often evasive, apparently afraid of the truth, and instead of answering the questions frankly and directly he would indulge in explosive speeches and laudatory comments regarding himself. He would protest against questions which he had invited and were relevant. He would aver his uprightness and integrity and purity of motives without answering the inquiry.

At times it would appear that he chiefly occupied himself with receiving callers and signing letters which he did not read, and trusted the real work of the office to others. This is, perhaps, what he meant when he said:

The only thing I touched, either as commissioner or as Secretary, is the broad administrative point of view. (Record, p. 3042.)

Perhaps it is for this reason that some 40,000 cases are undisposed of in the Land Office, and but for a few faithful and industrious and competent subordinates there would be general

demoralization in the whole department. He presented a humiliating spectacle when cross-examined regarding the Lawler memorandum. (Record, pp. 3365-3367.) The evasiveness and inaccuracies in his answers clearly appear and are pointed out specifically by Mr. Kerby. (Record, pp. 4446-4448.)

At this point we might make reference to Lawler's connection with the disposition of the Glavis report, so-called "charges."

Assistant Attorney General Lawler, some years ago, handled the prosecution for the Government in some cases in which L. R. Glavis was the Government's chief witness and special agent. Glavis criticized Lawler. That made Lawler very angry, and he denounced Glavis as untruthful and dishonest. That was his state of mind toward Glavis when the Secretary took him to see the President at Beverly to answer the Glavis letter. It is highly probable that he expressed his feelings toward Glavis to the Secretary. When the Secretary and Lawler went to the President, and Lawler was directed to prepare the letter dismissing Glavis and exonerating the Secretary, common decency would have prompted Lawler, feeling as he says he did toward Glavis, that he was untruthful and dishonest, bearing in his heart the malice he did, to so inform the President and ask that the task assigned him be given another. Evidently he relished the opportunity to treat this gnat to his mill, and the letter he prepared speaks out the hatred he had for Glavis. So much so that the President eliminated and refused to adopt his harsh expressions and substituted for his abuse and condemnation the statement:

The whole record shows that Mr. Glavis was honestly convinced of the illegal character of the claims in the Cunningham group, and that he was seeking evidence to defeat the claims. (Record, p. 4507.)

Was it possible for such a man as Lawler to make a fair and just report concerning Glavis? I think not, and his memorandum, in the getting of which so much difficulty was encountered, shows it.

The President was imposed on, if not deceived, by the Secretary taking Lawler into the case.

Lawler was not the man to summarize the record and submit it judicially to the President. The Secretary must have known Lawler's enmity toward Glavis, and that his malice biased his judgment and disqualified him from placing before the President the condensed facts and comments thereon impartially.

The Secretary's answer to the question, "What did Mr. Lawler take with him when he went to Beverly?" and so forth, that he took "a grip with some clothes in it; I do not know what else he took" (record, p. 3565), comports with his actions in bringing Lawler into the matter and holding him out as capable of rendering an unbiased opinion on the merits. (Record, p. 4221.)

His testimony regarding his letter to Schwartz about consulting Mr. Hitchcock in connection with ten \$1,500 appointments in the Land Office illustrates a disposition to shirk responsibility and deceive. (Record, pp. 3788-3791, 3794, 3796.) The Department of Justice, if he wanted lawyers, the Department of Agriculture, if he wished certain experts, would appear more appropriate advisers if he had to go outside his own department for opinions or in search for men. He says he had no idea of conferring political benefits or favors. (See record, pp. 3787, 3788, 3789, 3794, 3796.) He had known the Postmaster General only casually until he met him in the Cabinet. Why consult him regarding the naming of these 10 men? (See letter of July 25, 1909, record, pp. 580, 5787.)

It is difficult to see how solicitude for the good of the service could have necessitated the advice of Mr. Hitchcock. A frank admission that Mr. Hitchcock might know some good Republicans whom he felt should be rewarded and whom he thought were capable of rendering satisfactory service, in which case the Secretary offered this opportunity, would probably have more accurately expressed the situation.

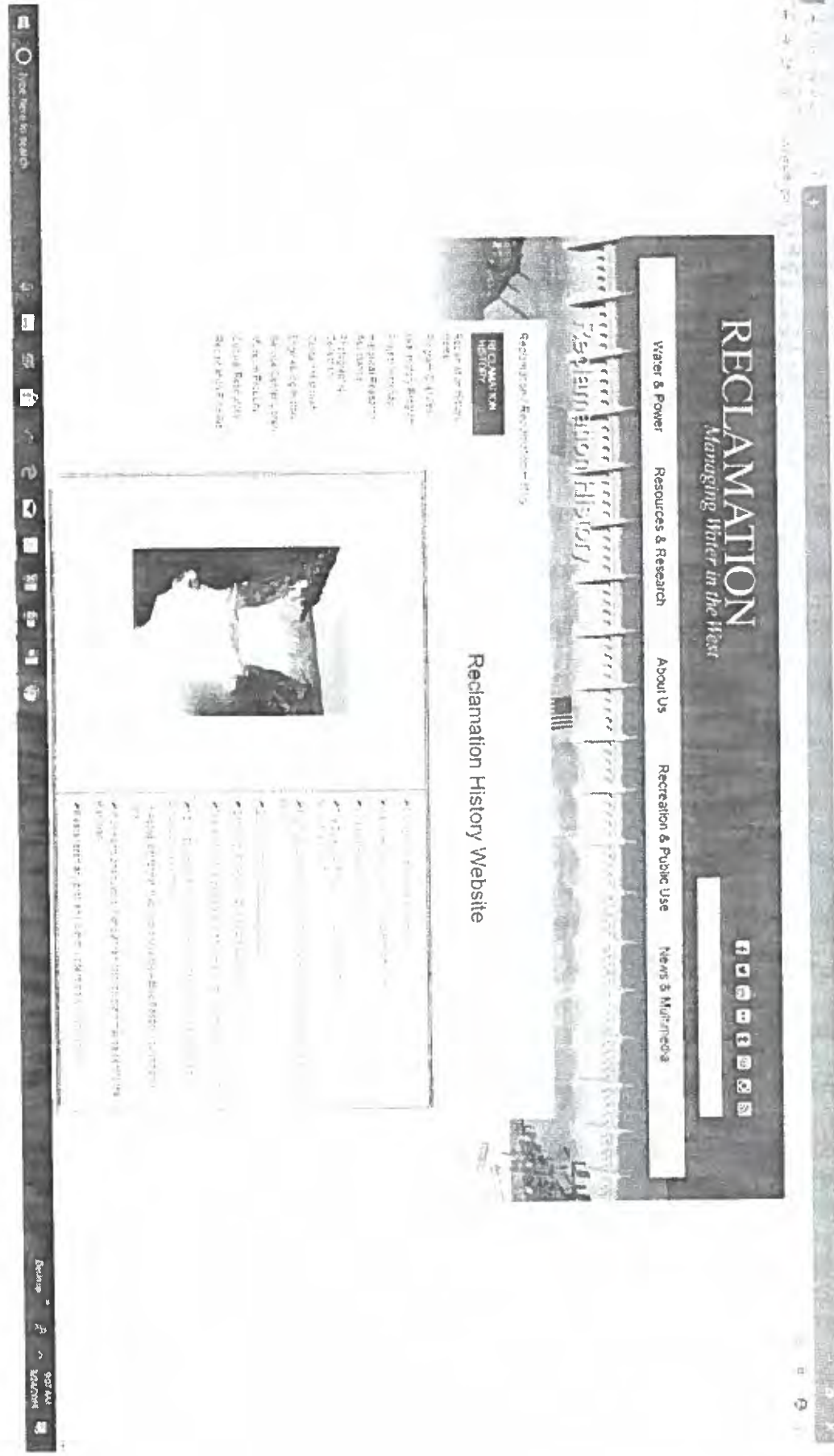
Likewise, his testimony regarding a telegram which he had written and signed and had sent to Gov. Moore February 28 in reference to the Cunningham claims (record, p. 3964) was lacking in candor. His admission of interest in the Hanford Irrigation Co. had to be corkscrewed out of him by Mr. Brandeis (record, pp. 4062, 4063), and the whole cross-examination was discreditable to the Secretary.

In this discussion, as bearing on the matters presented to the committee, I may say:

I do not agree with the suggestion "that the Secretary of the Interior, in dealing with the public lands, has authority to do that which he may conceive advisable and for the public good unless it be forbidden by some statute."

On the contrary, I deny that he has such extensive authority. I agree with Mr. Vertrees, the able counsel for Mr. Ballinger, that the Secretary must find, for the exercise of his power, authority expressly conferred by Congress or necessarily or fairly implied from the statute. (Record, p. 5323.)

**EXHIBIT "D"**



*Reclamation / Reclamation History / Commissioners of Reclamation*

**RECLAMATION HISTORY**

- Reclamation History Home
- Program Overview
- Oral History Program
- Project Histories
- Historical Research Assistance
- Photographic Collection
- Contact Historian
- Engineering History
- Service Center Library
- Museum Property
- Cultural Resources
- Reclamation Fine Art

**Commissioners of Reclamation**

1894-1907	Charles D. Via Cott	Director, U S G S
1902-1907	Frederick H. Newell	Chief Engineer
1907-1914	Frederick H. Newell	Director
1914-1923	Arthur Powell Davis	Director
1923-1924	David W. Davis	Commissioner
1924-1936	Elwood Mead	Commissioner
1930-1936	Mae A. Schnuff	Acting*
1936-1943	John C. Page	Commissioner
1943-1945	Harry W. Bashore	Commissioner
1945-1953	Michael W. Straus	Commissioner
1953	Goodrich W. Lineveaver	Acting
1953-1959	Wilbur A. Dexheimer	Commissioner
1959-1969	Floyd E. Dominy	Commissioner
1969-1973	Ellis L. Armstrong	Commissioner
1973-1977	Gilbert G. Stamm	Commissioner
1977	Donald D. Anderson	Acting
1977-1981	R. Keith Higginson	Commissioner

85th Congress  
1st Session

SENATE



# FLORIDA EVERGLADES

## REPORT

OF THE

### FLORIDA EVERGLADES ENGINEERING COMMISSION

TO THE

#### BOARD OF COMMISSIONERS OF THE EVERGLADES DRAINAGE DISTRICT AND THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND

STATE OF FLORIDA

1913



WASHINGTON  
GOVERNMENT PRINTING OFFICE  
1914

## LETTER OF TRANSMITTAL.

FLORIDA EVERGLADES ENGINEERING COMMISSION,  
Miami, Fla., October 25, 1913.

To the board of commissioners, Everglades drainage district, and the trustees of the Internal Improvement Fund, State of Florida: Hon. Park Trammell, governor, ex officio president; Hon. W. V. Knott, comptroller; Hon. J. C. Luning, State treasurer; Hon. T. F. West, attorney general; Hon. W. A. McRae, commissioner of agriculture.

GENTLEMEN: I transmit herewith the report of the Florida Everglades Engineering Commission prepared in accordance with certain articles of agreement between yourselves and myself made and entered into on the 30th day of April, 1913.

The first article of said agreement is that I, "The engineer, shall organize a board of engineers to be known as the Everglades Engineering Commission (hereinafter referred to as the Engineering Commission). That the said commission shall consist of Isham Randolph, who shall be chairman, Marshall O. Leighton, representing the J. G. White Engineering Corporation, and Edmund T. Perkins."

The commission called for by this clause of the contract was promptly organized and appropriate work assigned to its respective members.

Mr. M. O. Leighton undertook the hydrometric investigations, a work for which he is particularly well equipped, and Mr. Edmund T. Perkins undertook the surveys and mapping operations, duties for which he was exceptionally well qualified. We established headquarters in Miami May 3, 1913. The first secretary of the commission was Mr. George C. Pierce, who served efficiently and satisfactorily until June 28, when he left the service of the commission and was succeeded by Mr. George B. Hills, who had previously, until that date, been in charge of one of the survey parties employed by the commission. The conclusions and recommendations of the commission and the reasons upon which they are based and by which they are supported are given in the following report, which is accompanied by maps and plans.

I wish to here record my high appreciation of the work done by my associates and the loyal spirit in which they have cooperated with me to make this report as comprehensive and conclusive as was possible within the limits of time imposed upon us and the pecuniary resources at our command.

Respectfully submitted.

ISHAM RANDOLPH, Chairman.

**EXHIBIT "F"**

**HISTORIC RESOURCE ASSESSMENT REPORT**

FOR

1509, 1511, 1513, 1515 S. Gramercy Place, Los Angeles, CA

Prepared for:  
Timothy Robbins  
5402 Sanchez Drive  
Los Angeles, CA 90008

Prepared by:  
Mitzi March Mogul  
Historic Preservation Consultant  
1725 Wellington Road  
Los Angeles, CA 90019

January 2019

The most compelling case for the belief that the 1904 published design was altered prior to construction is the location of the chimney. The drawing and floor plan show the fireplace and chimney in the angled corner of the house, with a staircase to the second floor on the south side of the living room, while the existing chimney is toward the front on the south elevation. The hearth features tiles by Ernest Batchelder, with a Classical mantle. Due in part to a fire in 1962, there are no other extant historic features on the interior. The interior floor plan is now a warren of single-person occupancy rooms. It is so altered that it is nearly impossible to determine with any accuracy what the rooms originally looked like or how they were laid out. Also, when the house was divided in 1937, a second floor kitchen was installed and it is difficult to determine how the space was originally configured and used. To accommodate the transitional housing, several bathrooms have also been inserted at various points throughout the house.

The interior is completely altered and retains little historic fabric or material, save for one fireplace hearth, some interior doorknobs, fragments of sconces, and the front door. Restoration would not be impossible, but it would be difficult because, 1) there is so little historic fabric remaining, and, 2) there are no family photos or descriptions or readily accessible digital archives to guide what would largely be a re-creation.

**INTEGRITY**

There have been many alterations to the residence over the years. Regardless of whether or not one accepts the 1904 magazine drawings as being the original or the current conditions as being what was actually built, there is no question that the house and property has experienced additions, deletions, and alterations. What has not changed is the **basic footprint** (not floorplan) of the main structure and its relationship to the street. The 25' setback from the front property line has remained although the front landscaping and walkway has been replaced by parking. Architectural integrity is defined as the ability to convey its story and the property does retain its essential characteristics, thus meeting the bar. Many of its features have been severely compromised, even if we accept that the design as built differs greatly from the original intent. As it stands, every single window has been changed out from wood frame to vinyl and some fenestrations have been altered as well. Decorative detailing around windows has been removed. The roofline appears to have been altered in places. The pergola has been removed. **New exterior stairs have been constructed.** The landscaping, fountains, walkways, and other exterior facilities that added to the design of the setting have all been removed. Approximately half of the front area is paved and used for parking.

Most of the original footprint, scale, massing, setback, and basic characteristics which define the Mission Revival are still in evidence. With regard to whether there is sufficient historic fabric to facilitate a restoration, we must look at the various required projects individually: guniting/texturing can be removed and the surface restored to a smooth finish; window frames can be reconstructed using wood; landscaping can be increased; at least a portion of the pergola could be replicated based on the remaining fragments. Additional features and details could be applied



### Plan Check & Permit

Obtain an Owner Permit - [GO](#)  
 Check Permit Status - [ASK HOW](#)  
 Get a Copy of a Permit - [ASK HOW](#)  
 Apply for a Permit - [ASK HOW](#)




### Inspection

Request Inspection - [ASK HOW](#)  
 Check Inspection Status - [ASK HOW](#)  
 Mail-Route Monitoring Program - [ASK HOW](#)  
 Inspection Special Assistance - [ASK HOW](#)  
 Inspections for Temporary Closure Events - [ASK HOW](#)  
 Permitted Construction/Production Hours - [ASK HOW](#)



### Code Enforcement

Report Code Violation - [ASK HOW](#)  
 Check Compliance Status - [ASK HOW](#)  
 Receive Orders to Comply & Associated Fees - [ASK HOW](#)  
 View List of Violated Altered Buildings & Building Survey Information (BSSB) - [ASK HOW](#)



# ZIMAS

Search **25' WIDENING PER ORD 57008**

General Plan Land Use	City of Los Angeles
General Plan (Notes?)	Medium Residential
Hillside Area (Zoning Code)	None
Specific Plan Area	None
Subarea	None
Historic Preservation Review	No
HistoricFishesLA	View
CDD: Community Design Overlay	None
GIPO: Community Plan Imp. Overlay	Staff: Los Angeles
Subarea	Character Resizable
CUSU: 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	None
Residential Market Area	Low
Non-Residential Market Area	Low
Transit Oriented Communities (TOC)	Tier 2
CRA - Community Redevelopment Agency	None
Central City Planning	No
Downtown Parking Building Line	No
500 Ft School Zone	No

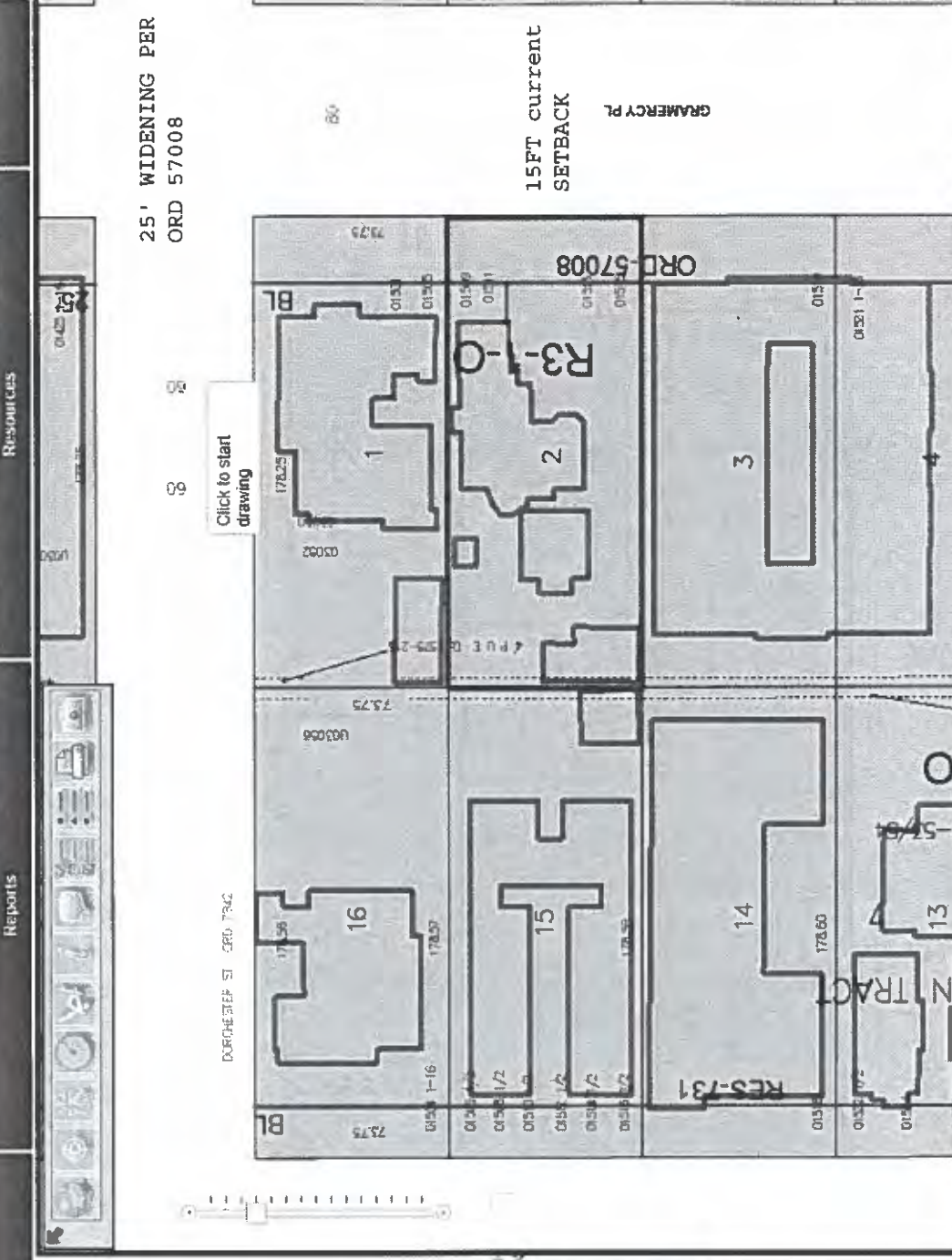
### Measure Tool

Length in: Feet 15.105  
 Miles 0.003



### Reports Resources

Click to start drawing



25' WIDENING PER ORD 57008

15FT current SETBACK

Generalized Control

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ZIMAS

Search

City of Los Angeles  
Medium Residential

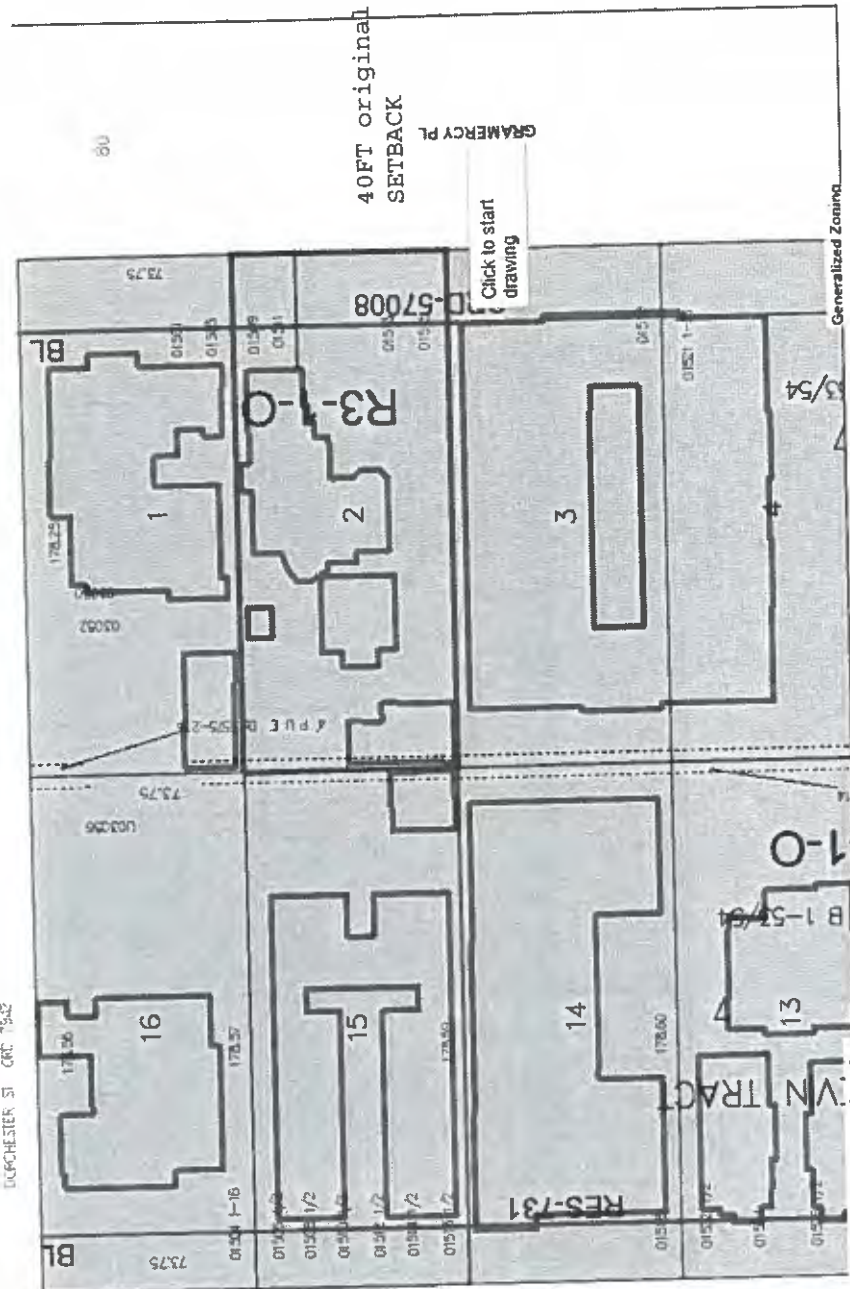
General Plan Land Use	Medium Residential
General Plan (Zone)	Yes
Special Area (Zoning Code)	None
Specific Plan Area	None
Subarea	None
Historic Preservation Review	No
Historic Places LA	None
100 Community Design	None
150 Community Plan (Map)	Source: Los Angeles
160 Character Residential	
170 Subarea	
180 Clean Up/Green Up	None
190 Hillside Construction	No
200 Regulation	No
210 Neighborhood	None
220 Rehabilitation Overlay	None
230 Pedestrian Oriented	None
240 District	None
250 Residential Floor Area	None
260 River Implementation	No
270 Sign District	No
280 Streetscape	No
290 Adaptive Reuse Incentive Area	None
300 Affordable Housing Linkage	None
310 Residential Market Area	Low
320 Non-Residential Market Area	Low
330 Transit Oriented Communities	1st 2
340 TOC	None
350 TRA - Community	None
360 Recreational Agency	None
370 Central City Planning	No
380 Downtown Parking	No
390 Building Line	25
400 500 Ft School Zone	No

Measure Tool

Length in:  
Feet 40.104  
Miles 0.008

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40FT 1/2 st.  
width



40FT original  
SETBACK

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04/04/19

PROJECT TITLE  
1509-11 GRAMERCY PL  
FRONT SETBACK SURVEY

PROJECT LIMITS  
"SAME"

REFERENCE

HORIZONTAL LACE FB 126-193-123.17707-54  
VERTICAL N/A  
ORD. 57008

SURVEY CREW

D HILL  
L MACK

NOTES

ORIGINAL RIGHT-OF-WAY WAS 80 FEET AND 40 FEET HALF  
WIDTH (ORD) ORDINANCE 57008 EXTENDS THE WESTERLY  
SIDE LINE BY 25 FEET.

REQUESTING PARTY

MR Timothy Ribbins  
4502 Sanchez Drive  
Los Angeles, Calif. 90008  
(323) 252-9983.

This Survey was conducted by or under the direct Supervision of  
Damon Hill Land Surveying Services Inc.

*[Signature]* 04/04/19

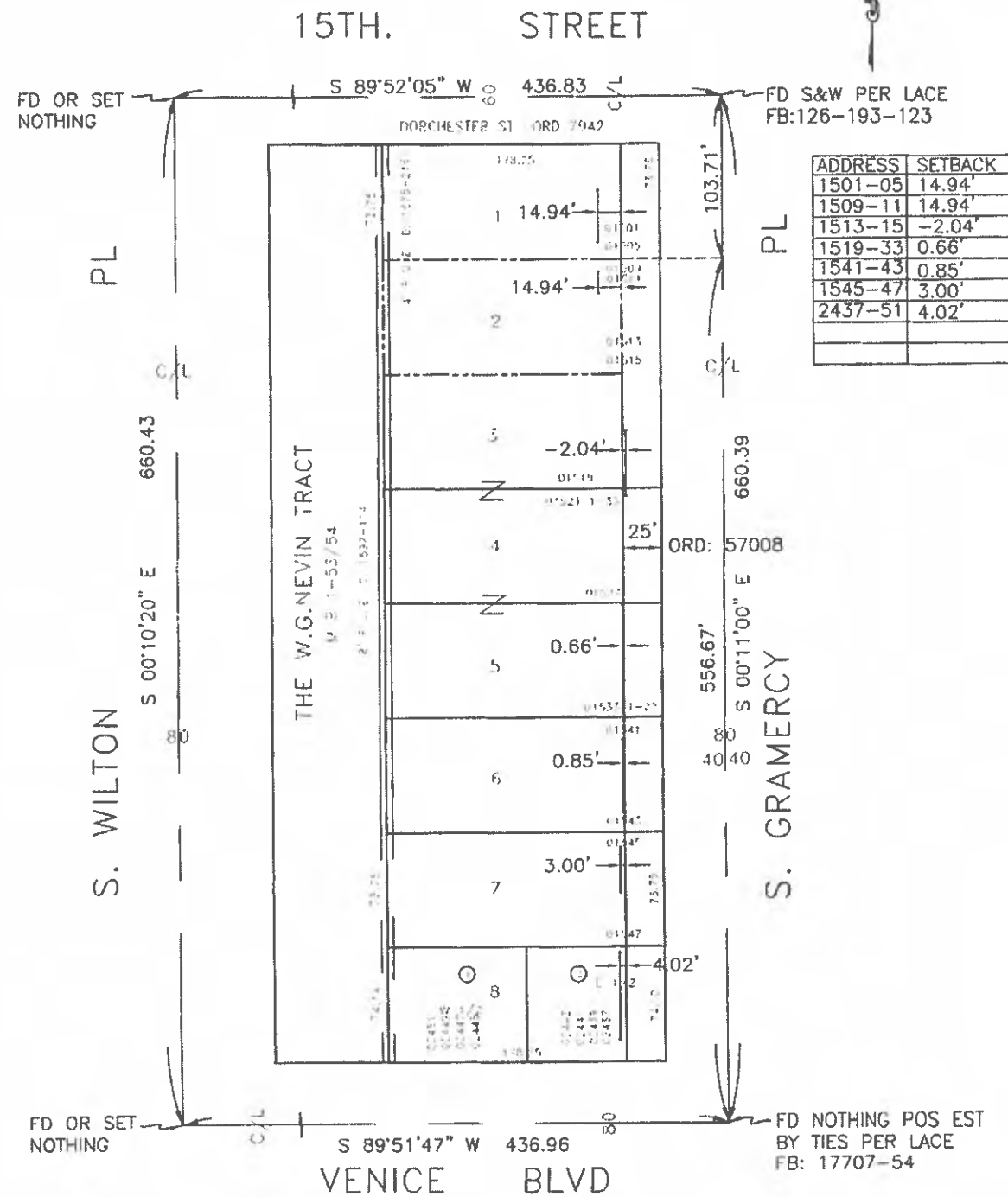


**EXHIBIT "G"**

DAMON HILL (PLS 8426) (310) 936-0822 04/09/2019  
 CLIENT NAME TIMOTHY ROBBINS 5402 Sanchez Drive Los Angeles Ca 90008 PHONE #  
 TYPE OF SURVEY: CONSTRUCTION ASBUILT/ FRONT SETBACK SURVEY  
 JOB # 70134 SHT 2 OF 2

DEPARTMENT OF THE INTERIOR,  
 OFFICE OF THE SECRETARY.

FILE No. 23 4534



STATUS OF EMPLOYES

-00-

EDMUND T. PERKINS,

of

Kentucky

Int 272

DEPARTMENT OF THE INTERIOR  
UNITED STATES GEOLOGICAL SURVEY

N.C.

WASHINGTON, D. C., June 21, 1902

The Director,  
U. S. Geological Survey.

Sir:  
I have the honor to request that hereafter for official use  
the "Jr." be omitted from my name.

Very respectfully,

*Edmund J. Perkins*  
Topographer, Temporary Force.  
*E. T. Perkins*  
Topographer.

U. S. GEOLOGICAL SURVEY.  
Washington, June 27, 1902.  
Respectfully forwarded to the  
Hon. the Secretary of the Interior.

*H. C. Rizer*  
Acty. DIRECTOR.

APPROVED.

Asst. Secy Campbell signed letter. *ECB*  
July 1, 1902. Asst. Secretary.

July 1, 1902. Letter to  
writer informing him  
that "Jr." will be dropped  
from rolls of Dept. from  
and after July 1, 1902. *JB*

MIN 202-10475

*Great Northern Railway Company.*  
*President's Office.*

*Geo. F. Keefe, President.* July 27th, 1897.

Secretary of the Interior,  
Washington, D.C.

Dear Sir:-

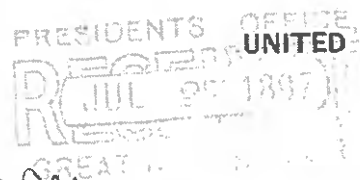
I enclose herewith a letter I have just received from Mr. E. T. Perkins, Jr., asking for transportation on account of geological work he has been carrying on in Washington and Idaho. Will you kindly advise whether statements made by Mr. Perkins are correct, and whether it is the desire of the Department that transportation should be issued in this case. Kindly return Mr. Perkins' letter with your reply.

Yours respectfully,  
*Geo. F. Keefe*

MY POST-OFFICE ADDRESS IS  
MY TELEGRAPH ADDRESS IS  
MY EXPRESS ADDRESS IS

*S. Spokane Wash.*

DEPARTMENT OF THE INTERIOR



UNITED STATES GEOLOGICAL SURVEY

*Sand Point Idaho July 27 1897*

General Manager -  
Great Northern Railway  
St Paul - Minn -

My dear Sir; Under the direction of Mr R. U. Goode the U.S. Geol Survey is expending a large amount of money (about sixty thousand dollars) in extending triangulation across Northern Idaho, and in parts of Washington & Montana, in making topographic maps in the states named and in general surveying work in the various forest reserves of these states. All of this work is of value to your road by the exploring of the country, making its resources known and furnishing reliable maps. You are requested to aid us in this matter by furnishing us free transportation as follows - for Mr Goode - in the states of Washington and Idaho - and for myself - from Spokane Washington to the east line of Idaho. This transportation is asked because any savings we may make, enable us to further extend our field work. Please have transportation read "Board on freight trains"? We will gladly furnish you with maps and do anything we can for you.

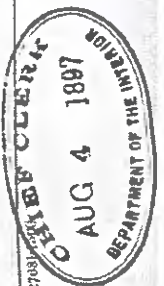
*Yours Truly  
E. P. Perkins Jr.*

RECEIVED  
DEPARTMENT OF THE INTERIOR  
App't Div. AUG 4 97

*action is contrary to the policy of the Survey. Western railroads however, have frequently extended facilities to aid in the prosecution of our work, the same being regarded by them as greatly beneficial to the region traversed by their lines. It were doubtless this practice, now rarely experienced that inspired Mr. Perkins to pursue the course he has. Instructions have been issued to have Mr. Perkins excused from a repetition of this action.*

*H. A. Riser  
Acting Director.*

*7/29/97*



1-470  
Department of the Interior,  
July 30, 1897

Respectfully referred to  
The Director of the Geological Survey for  
reference.

*Thos. J. ...  
First Assistant Secretary.*

Received at Department July 30, 1897  
Appointment Division

Dated July 27, 1897  
From *James G. Hill  
President Great Northern  
Railway Company.*

BRIEF OF CONTENTS.  
*Transmits letter from E. P. Perkins Jr., requesting transportation on account of geological work for Mr. R. U. Goode and himself in Washington and Idaho.*

*Record this in "S. R." book and file in Perkins' jacket.*

*H. A. Riser*

Respectfully returned  
Solicitations for favors from corporations or individuals by employees of this office are not authorized, and such

(See next fold.)

(See next fold.)

SUBJECT:.....

E. T. PERKINS,  
ENGINEER-IN-CHARGE,  
S. W. DICK,  
TRANSPORTATION AGENT.

DEPARTMENT OF THE INTERIOR  
UNITED STATES RECLAMATION SERVICE  
777-778 FEDERAL BUILDING  
CHICAGO

May 26, 1910.

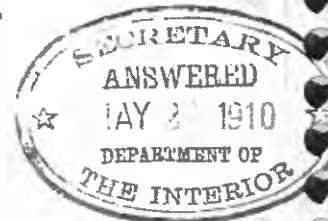
IN REPLY PLEASE REFER TO

Hon. R. A. Ballinger,  
Secretary of the Interior,  
Washington, D. C.

Dear Mr. Ballinger:

At your convenience and when you think the proper time has arrived, I respectfully request that you give consideration to the question of relieving me of the charge of this office. For some time past it has been my expectation and plan to sever my active connection with the Reclamation Service to engage in private engineering practice, but did not feel that I was at liberty to do so until I had testified before the Congressional investigating committee, relieving you of all responsibility for that which I might personally have done. It is not my desire that I should be entirely separated from the Reclamation Service, but I would request that I be retained on a reduced salary which will permit me giving time and attention to private practice or as a consulting engineer on a per diem basis.

I would recommend that Mr. S. W. Dick be placed in charge of the office. He is an extremely competent man and fully acquainted with the needs of this work and our contracts and concessions with the railroads. I think he would have the unqualified indorsement of the Auditor of the Interior Department who handles his accounts and of Messrs. Callahan & Evans who investigated this office some time since. I believe, however, that my personal attention



Hon. R. A. Ballinger - #2 - May 26, 1910

would be needed at times in continuing our contracts with the railroads and in obtaining further concessions, Mr. Dick not having the personal, intimate acquaintance with the railroad men which is necessary in this matter. Some of our contracts expire this month and others in the following months.

I believe that the first essential for the proper conduct of this office is that a representative of this office go out through the field, visiting each project and reaching an understanding with the various engineers as to how we could be of most service to them, explaining the necessity for various actions on our part which they may not understand and in general establishing a mutual understanding.

There are also several other important reforms which should be inaugurated in the Service at large and these I would call your attention to when you deem the proper time has arrived.

Very respectfully,

*E. T. Perkins*  
Engineer in charge

4334

May 28, 1910.

My dear Sir:

Your letter of May 26 in regard to your desire to be relieved from your position as active head of the Service at Chicago, is received and the contents considered. As soon as this matter can be taken up for disposition you will be fully advised and your recommendations given full weight.

Very respectfully yours,

*R. A. Ballinger*  
Secretary

Mr. E. T. Perkins,  
777 Federal Building,  
Chicago, Illinois.

October 1, 1910.

4-534

Sir:

You have from time to time indicated, informally, your desire to be relieved of your position as Engineer in Charge of the Chicago office of the Reclamation Service in order to engage in private business. Awaiting report of the Consulting Engineer, General W. L. Marshall, as respects the final disposition of the Chicago office, I have deferred action in this matter. In consultation with General Marshall at Seattle shortly before my departure for the East he suggested that it might be advisable to transfer the work of the Chicago office to the head office in Washington.

In view of the uncertainties in connection with this matter and your desire to enter private work I think it advisable that Mr. Dick be placed in temporary charge of the work in Chicago, and your resignation accepted. I am advised that the office has no formal communication from you upon which I can act, and therefore I thought it advisable to write you this letter.

Very respectfully,

*R. A. Ballinger*  
Secretary

Mr. E. T. Perkins,  
Engineer in Charge, Reclamation Service,  
Chicago, Illinois.

Copy to Reader

October 19, 1910.

Sir:

There is enclosed herewith a communication from Mr. E. T. Perkins, Engineer in Charge of your Chicago office, asking to be relieved of his duties at said office, and, further, that he be granted leave of absence, without pay, for one year from November 1, 1910. The communication is referred to you for consideration and appropriate recommendation.

The department would also be pleased to receive your views as to the proper person to succeed Mr. Perkins as Engineer in Charge pending a decision as to the future work of this office.

By direction of the Secretary:

*A. W. Carr*  
Private Secretary.

The Acting Director,  
U. S. Reclamation Service.

Enc. No. 4010.

**DEPARTMENT OF THE INTERIOR,**  
~~WASHINGTON~~  
CHICAGO

C-2379.

October 19, 1910.

The Honorable,  
The Secretary of the Interior,  
Washington, D.C.

Sir:

Herewith, I respectfully request that I be relieved of my duties as Engineer in Charge of the Chicago office of the United States Reclamation Service, effective on and after November 1, 1910, and I further request that I be granted one year's leave of absence without pay from November 1, 1910, in accordance with the custom of the Reclamation Service, it being understood that during this period of leave I will not engage in work which conflicts with the interests of the Reclamation Service.

Very respectfully,

*E. T. Perkins*  
Engineer in Charge.

DEPARTMENT OF THE INTERIOR  
UNITED STATES RECLAMATION SERVICE

WASHINGTON, D. C.

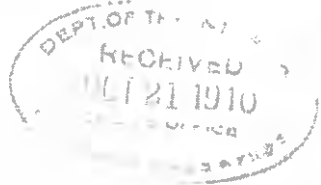
OFFICE OF THE DIRECTOR

October 21, 1910.

The Honorable

The Secretary of the Interior.

Sir:



This office has received a note from Mr. Don M. Carr, Private Secretary to the Secretary, enclosing a communication from Mr. E. T. Perkins, requesting that he be relieved of duties in charge of the Chicago office and that he be granted leave of absence without pay for one year from November 1, 1910. The communication is referred for consideration and appropriate recommendation.

Under date of August 17, 1910 this office received a letter from the Department promulgating "a general rule to the effect that employees of the Department, including the Reclamation Service, who hereafter contemplate leaving the service and engaging in private practice shall tender their resignations to take effect upon the termination of their regular employment."

The reasons given for this rule in said letter are believed to be valid and in the public interest in general. Exceptional cases might arise in which it would be well to suspend such a rule, but this office sees no reason to make an exception to the rule in the case of Mr. Perkins.

The Department, in a recent letter, issued an order placing Mr. S. W. Dick in temporary charge of the Chicago office, and this office can at present suggest no improvement on the situation in that respect. It would probably be well to give Mr. Dick a fair trial in the handing of the office with a view to permanently assigning him to its charge if he shows the necessary executive ability and other necessary qualifications.

Very respectfully,

*J. P. Davis*  
Acting Director.

October 21, 1910.

... of your letter of October 15, 1910, in which you ask to be  
... of the Chicago office of the  
... after October 31, 1910, and make application  
... without pay for one year from November 1, 1910.  
... to the Acting Director of the Reclamation Service  
... recommendation.

... your application for leave without pay, under date of  
August 12, 1910, has been adopted as a general rule substantially as  
follows: "The employees of the Department, including the Reclamation  
Service, shall be permitted to leave the service and resume in  
other practice, shall be permitted to take effect upon the  
expiration of their regular employment."

... that during the period of time of the leave of  
absence without pay applied for, you will not exceed in work which con-  
siders with the interests of the Reclamation Service. Notwithstanding  
this statement, it is believed to be inadvisable to make an exception to  
the rule herein referred to, because the result to be accomplished through  
the granting of the leave of absence, which is the retention of your  
... can be realized through  
the action of the Civil Service Commission, which provides that an employe

leaving the service through resignation, without delinquency or misconduct,  
is eligible for reinstatement at any time within one year from the date the  
resignation becomes effective.

Upon receipt of your resignation, the matter will have prompt considera-  
tion.

Very respectfully,

*R. H. ...*  
Secretary.

Mr. E. C. Perkins,  
Engineer in Charge, U. S. Reclamation Service,  
Chicago, Ill.

*Copy to ...*

# THE CHURCHMAN

AN ILLUSTRATED WEEKLY NEWS-MAGAZINE.

NEW YORK, JULY 6, 1901.

For Independence Day.

1901.



BROTHERS, what need have there now  
To scan the Past's cobble-stone page,  
And mark, through better travel now  
Our fathers' won our heritage?

In waking vision, if we will,  
We may behold them draw the blade,  
And hark, night long, on Bunker Hill  
The clink — mattock and — spade.

You summit-beacon, the light is bright  
Hark! Saratoga's triumph?  
And that loud bell-note from  
Rings Yorktown.

But not on the earth  
Alone their  
Their footsteps  
Against

On us insist  
And so  
Yet if we  
And do

Though round  
And D  
Yet we

## REV. E. T. PERKINS, D.D.

The Rev. Edward Taylor Perkins, D.D., rector emeritus of St. Paul's Church, Louisville, Ky., died on Saturday, July 6, 1901, in his seventy-eighth year. He was born in Richmond, Va., Oct. 5, 1822, and was the son of a planter and commission merchant of that city. He studied at the Episcopal High School and was graduated from the Theological School of the diocese of Virginia and received the degree in June, 1847, and advanced to the priesthood the following year, by Bishop Meade. He was settled at Parkersburg and Wheeling, W. Va., Smithfield and Leesburg, Va., and served as chaplain in the Confederate Army for three years. In 1852 he became rector of St. Paul's church, Louisville, Ky., retiring five years ago on account of age and infirm health. Kenyon College conferred upon him the honorary degree of Doctor of Divinity in 1869. At the time of his death he was president of the Standing Committee of Kentucky and had been a deputy in the General Convention from that office for many years.



M 5

# The Minute Man

The Sons of the Revolution  
in the State of Illinois

VOL. XI.

CHICAGO, JANUARY, 1921.

No. 1

## THE JANUARY MEETING

Will be held on MONDAY, JANUARY 17th, (6:00 P. M. Sharp) at the UNIVERSITY CLUB, North West Corner of Michigan Boulevard and Monroe Street, Chicago. ABSOLUTELY INFORMAL. Send your reservations AT ONCE.

It will be noted that this Meeting occurs on the one hundred and fortieth anniversary of the Battle of Cowpens. All members are invited to participate in a "round table" consideration of this, one of the most important events leading up to the surrender of Lord Cornwallis at Yorktown.

## THE DECEMBER MEETING

was held at the University Club, Chicago, on Friday evening, December 3, 1920. At this, our Annual Meeting, exercises were held commemorative of the one hundred and second anniversary of the admission of the State of Illinois into the Union, and the three hundredth anniversary of the landing of the Pilgrim Fathers at Plymouth Rock. In these commemorative exercises the speaker of the evening was our esteemed Past President, Dr. Francis Wayland Shepardson, Director of the Department of Education and Registration of the State of Illinois. An outline of his remarks will be found upon another page of the Minute Man.

There were present several members who were descendants of those who came in the Mayflower. One of these, Prof. George Carter Howland, of the University of Chicago, made a brief and interesting talk; another, our President, William Frank Eugene Gurley, closed the Mayflower Commemorative Exercises by rendering some original verses entitled "The Pilgrims," which will be found upon another page of this issue.

The Annual Reports of our Officers show the Society to be in a very satisfactory condition, the substantial increase of member-

## WITH THE BUFF AND THE BLUE

EDMUND TAYLOR PERKINS, C. E., residing at 3751 Pine Grove Avenue, Evanston, Illinois, departed this life on Saturday, May, 21, 1921. While at The University Club, Chicago, he was suddenly stricken with an attack of heart disease and passed away almost immediately. The funeral services were held at three o'clock Monday afternoon, May 23, 1921, at St. Mark's Episcopal Church, Evanston, Illinois, the Reverend Arthur Rogers officiating. The remains were cremated at Graceland Cemetery. Many personal friends, business and society associates, including representatives of The Illinois Society Sons of the Revolution, were in attendance. One of the most striking of the many beautiful floral tributes was a large blanket of red roses covering the casket.

Mr. Perkins was widely known as a civil engineer. For many years he was engineer of the United States Reclamation Service, with headquarters at Washington, D. C. In 1910 he gave up his governmental position and came to Chicago, where he organized the Edmund T. Perkins Engineering Company, of which he was the head, with offices in the First National Bank Building.

Mr. Perkins was born at Scottsville, Virginia, September 8, 1864. He was a son of Edmund Taylor Perkins and Mary Elizabeth Addison. In right of descent from John Addison, Maryland, Lieutenant-Colonel, Third Battalion of the Maryland "Flying Camp," 1776, he became a member of the District of Columbia Society, Sons of the Revolution, February 2, 1897. He transferred his membership to the Illinois Society at the February meeting 1910. His number in this Society was 358, and his Insignia Number 3527. He was held in high esteem by the members of The Illinois Society, serving one term as a Vice-President. Much to the regret of his associates business considerations forced him to decline further official service in the Society. In associating himself with the Illinois Society he was one of those enthusiasts who acquired a Life Membership.

ISAAC POST departed this life February 1, 1921, at Roselle, New Jersey. He was born at Montrose, Pennsylvania, November 21, 1856, and was the son of Isaac Lucius Post and Harriet A. Jessup. He became a member (No. 466) of the Illinois Society November 3, 1916, in right of descent from Bartlett Hines, born at Bridgewater, Massachusetts, April 4, 1735; died in Montrose, Pennsylvania, October 11, 1822, who served with the Massachusetts troops. He was private in General Cotton's regiment in 1775; First Lieutenant in Captain Amasa Soper's Co., Colonel Marshall's regiment, 1779; was wounded at Bemis Heights September 19, 1777; after recovering was with General Wayne at Stony Point and served until the close of the campaign in 1780.

Soon after acquiring membership, Mr. Post removed from Chicago, thus depriving the local members of this Society of the opportunity of a more extended personal acquaintance.

Mr. Perkins and Mr. Post were enthusiastically devoted to those principles and ideals upon which are founded those institutions so cherished by all Americans. Prompted by their intense patriotism they freely

Addison, Col. John  
 Prince Georges County, Maryland  
 Prince Georges Inventories 1763-1777 pp. 37-43  
 Taken: 14 January 1765  
 Recorded: 17 June 1765

GS 2 CR 34,690-1 CM 809-7

ADDSN65

An Inventory of the Goods and Chattles of Col. John Addison  
 late of Prince Georges County, Deceased appraised in Current Money  
 of this Province Given under our hands & seals this 14<sup>th</sup>  
 January 1765.

Negro Hercules	14. 0. 0	
" Butler	25. 0. 0	
" Dick	22. 0. 0	
" Sam old	40. 0. 0	
" Ned	45. 0. 0	
" Ned called great	45. 0. 0	
" Lowther	45. 0. 0	
" Will	45. 0. 0	
Sarah with her child Nell	40. 0. 0	
Lucy daughter of Sarah	25. 0. 0	
Jack Son of Sarah	18. 0. 0	
Hanah	22. 0. 0	
Pegg	18. 0. 0	
Kate	30. 0. 0	
Lucy	40. 0. 0	
Bessey	32. 0. 0	
Moll	40. 0. 0	
Sam young	32. 0. 0	
Roger	32. 0. 0	
Towerhill	40. 0. 0	
Peter the Carp <sup>tr</sup>	45. 0. 0	
George Ditto	50. 0. 0	
Abraham	45. 0. 0	
Jack \ Quarter	24. 0. 0	
Roger /	24. 0. 0	
Joe	14. 0. 0	
Lower Quarter		
Benn	45. 0. 0	
Phill	45. 0. 0	
Tom	45. 0. 0	
Jenny lunat <sup>ck</sup> at times	12. 0. 0	
Joan & her Child Jenny	38. 0. 0	
Poll & her Child George	40. 0. 0	
Tom son of Joan	25. 0. 0	
Lett Daughter of Joan	20. 0. 0	
Jenn Daughter of Joan	16. 0. 0	
Beck Daughter of Poll	25. 0. 0	
Harry Son of Poll	18. 0. 0	
(Page 38 - first column)		
Middle Quarter		
Pompey	12. 0. 0	
Towerhill	25. 0. 0	
Jack	32. 0. 0	
Tom Butler	45. 0. 0	
Nell	30. 0. 0	
Beck	30. 0. 0	
Towerhill Son of Beck	20. 0. 0	1362. 0. 0
1 Bay Chair Horse	8. 0. 0	
1 Black Mare	5.10. 0	

Addison, Col. John  
 Prince Georges County, Maryland  
 Prince Georges Inventories 1763-1777 pp. 37-43  
 Taken: 14 January 1765  
 Recorded: 17 June 1765

1 Ditto Small	3. 0. 0	
1 Bay Horse 1 white foot	3.10. 0	
1 Roan Horse	3.10. 0	
1 young Bay Horse	6. 0. 0	
1 Black Do	5. 0. 0	
1 Gray Do	4. 0. 0	
1 Black Mare	5. 0. 0	
1 Black Horse	5. 0. 0	
1 Small Bay Mare with foal	4. 0. 0	
1 Colt Blaze face	4. 0. 0	
1 Mare & Colt w: face	8. 0. 0	
1 Black Horse	6. 0. 0	
1 Colt 2 year old	1.10. 0	
1 Mare & Sorrell Colt	3. 0. 0	
1 Colt 2 years old	2. 0. 0	
1 young Colt half Blossed	6. 0. 0	
1 Small Bay Horse	2. 0. 0	
1 large old Bay Hose	5. 0. 0	84. 0. 0
1 young Bull	1.15. 0	
1 pyd Steer	3. 0. 0	
2 Steers	5. 0. 0	
2 Cows & Calves a 35/	3.10. 0	
18 Cows on Average 30/	27. 0. 0	
2 2 year old Steers a 20/	2. 0. 0	
3 4 Ditto a 35/	5. 5. 0	
2 young Heifers a 25/	2.10. 0	
11 Yearlings a 11/	6. 1. 0	
4 Draft Oxen	14. 0. 0	
4 Milk Cows a 35/	7. 0. 0	77. 1. 0
9 sows a 10/	4.10. 0	
5 young hoggs a 7/6	1.17. 6	
12 Shoats a 4/	2. 8. 0	
50 Piggs a 1/3	3. 2. 6	
(Page 38 - second column)		
11 Ditto a 1/	0.11. 0	
Great Parlour		
1 large looking Glass	2.10. 0	
1 Smaller do 25/ 1 Do with a Gilt frame 35/	3. 0. 0	
1 Sconce Glass	2. 0. 0	
1 Arm chair 30/ 10 leather bottom'd Chairs 75/	5. 5. 0	
2 Smoaking Chairs 15/	1.10. 0	
1 Walnut Table	1.15. 0	
1 Tea Table 15/ a parcel of Chana ware 17/6	1.12. 6	
1 pair hand Irons	.10. 0	
fire Shovel & poker	. 3. 0	
a Walnut Tea Stand	.15. 0	31. 9. 6
Closet in Great Parlour		
8 Cyths	1. 4. 0	
12 Whett stones	. 3. 0	
a parcell of small Phials with some medicines	. 5. 0	
1 Curry Comb & brush	. 2. 0	
1 hard Shoe Brush	. 0. 3	
1 lb Shoe thread	. 2. 0	
1 Sett Brass Butts	. 1. 0	
some Lumber	. 5. 0	2. 2. 3
Back Room		
Bed Bedstead Cord & hide 2 pr Blankets \	5. 0. 0	
1 Quilt 1 pr sheets Bolster & Pillow /		

Addison, Col. John  
 Prince Georges County, Maryland  
 Prince Georges Inventories 1763-1777 pp. 37-43  
 Taken: 14 January 1765  
 Recorded: 17 June 1765

1 Desk & Book Case	4. 0. 0	
1 Table	1. 5. 0	
1 looking Glass	1. 0. 0	
6 Cain Bottom'd Chairs a 6/	1.16. 0	
1 p hand Irons	. 2. 6	
1 p Bellows 1/. 1 pair Tongs 1/.	. 2. 0	
a pair of Globes	1.10. 0	
a parcel of Books	3. 0. 0	
a Silver hilted Sword	1. 5. 0	
1 shoe Brush	. 0. 3	
1 Silver Watch	2. 5. 0	
1 Ditto	3. 5. 0	
Cash Maryland Currency	2.4.0	
other Currency value	<u>1.1.7</u>	27.16. 4
Passage		
1 Walnut Table	1.15. 0	
1 Small leather Couch	1.10. 0	
7 old Chairs	1. 8. 0	
1 Old Spying Glass	. 5. 0	
1 Old Gunn	.12. 6	5.10. 6
1 Oval Table	1.10. 0	
1 Do of Oak & broke	. 7. 6	
(Page 39 - first column)		
1 Small square Table	.10. 0	
1 Arm Chair	.18. 0	
11 old Crasey Chairs a 3/	1.13. 0	
1 Corner Cupbaord (Split	. 6. 0	
Glass, Earthen & some China ware in the	.12. 0	
Corner Cupboard	. 5. 0	
1 pair hand Irons	. 2. 0	6. 0. 6
1 pair Tongs and Shovell		
G Room		
Bed Stead & Curtains Bed Bolster & pillow quilt	10. 0. 0	
Blankets & Sheets		
1 looking Glass	2. 0. 0	
1 Table	.10. 0	12.10. 0
Ar Room		
1 old Cain Bottom'd Couch	. 7. 6	
6 Chairs leather Bottoms 36/. 1 Table 8/	2. 4. 0	
1 pair Back Gamen Tables	.10. 0	3. 1. 6
Red Room		
1 Sett old Curtains	1.15. 0	
1 Bed Stead & Cord	. 7. 6	
2 Beds Drilling Ticks & Bolsters a 3f	6. 0. 0	
1 Bed Stead & Cord	. 7. 6	
1 Bed Striped Tick wore	2.10. 0	
1 Country Cotton Counterpain	. 7. 6	
1 old & very sorry do	. 2. 6	
5 old Chairs	.17. 6	
1 looking Glass	1.10. 0	13.17. 6
Yellow Room		
Bed Stead & Curtains & hide with Bed Blanketts	8. 0. 0	
Bolster & Pillow Sheets & Counterpin		
Bed Stead & Cord with Bed Bolster & Pillows	4. 0. 0	
Blanketts Sheets Rugg & Two Country		
Cotton Counterpains	1.12. 0	
1 old Desk 12/ 5 old Chairs 20/	. . 2	13.12. 2
1 Clothes Brush (Sorry		

Addison, Col. John  
 Prince Georges County, Maryland  
 Prince Georges Inventories 1763-1777 pp. 37-43  
 Taken: 14 January 1765  
 Recorded: 17 June 1765

White Room		
1 Bed Ozna brig Tick	2. 0. 0	
1 old Bed Tick with some Wool in it	. 7. 0	
1 piece Cotton 95 yds a 2/	9.10. 0	
1 Bolt Ozna brig 106 Ells a 14d	6. 3. 8	
2 Flower Tubbs	. 5. 0	
1 old Chest	. 4. 6	
4 old Trunks	. 4. 0	
1 old Silver laced Housg & holster Caps	. 7. 6	

(Page 39 - second column)

2 Damask Table cloths	1. 0. 0	
4 less Do	1.12. 0	
5 Huckaback Do	.17. 6	
13 Damask Napkins	.13. 0	
3 pair Course Sheets a 3/6	.10. 6	
7 pair Sheets a 14/.	4.18. 0	
9 pair Do a 7/6	3. 7. 6	
3 pair Ozna brig Do 4/6	.13. 6	
1 pair Do almost new	. 7. 6	
new drillings for a Bolster & 2 pillows	. 8. 0	
1 old Bagg with some Feathers	. 2. 6	
1 Small empty Bagg	. 9. 0	
20 lb Woolen yarn	1. 5. 0	
1 old Sorry Bagg	. 0. 6	
4 flax Hackells a 1/3	. 5. 0	
some Lumber	. 2. 6	
some old wrapper	. 2. 6	
2 old Portmantuas	. 6. 0	
about 2 lb Stocking yarn & bagg	. 3. 0	
1 old Chair	. 2. 6	
3 pair Ozna brig Sheets a 3/	. 9. 0	
1 pair Do	. 4. 0	
1 Country Cotton Counterpain	. 7. 6	
1 very sorry old Quilt 2/	. 2. 0	
a Remt of Green Frize	. 4. 6	
2 Small Cotton Cloths	. 5. 0	37.11. 5

Clossett Yellow Room

110 Ells Ozna brig a 14d	6. 8. 4	
5 yds Blue fear nothing a 2/6	.12. 6	
3 1/4 yds Manx. Cloth a 2/	. 6. 6	
20 1/2 yds Country Cloth a 2/	2. 1. 0	
Muscavado Sugar 92 lb a 5d	1.18. 4	
4 old Brass Candlesticks	. 2. 0	11. 8. 8
1 Small Stand	. 1. 3	
18 Sides Leather in Genl Small a 5/	4.10. 0	
some broken Chairs	. 5. 0	
1 Old Bed	1. 0. 0	
1 Doz. Reap hooks	. 2. 6	
Lumber with Scraps of Leather	. 7. 6	6. 6. 3

(Page 40 - first column)

Clossett Back Room

2 old Baggs	. 1. 0	
14 lb unpicked Cotton	. 5. 3	
5 lb pick'd Do	. 7. 6	
a parcell of small Seed Baggs	. 5. 0	
4 Razors a hone & 2 Strops	. 7. 6	1. 6. 3

Kitchen

Addison, Col. John  
 Prince Georges County, Maryland  
 Prince Georges Inventories 1763-1777 pp. 37-43  
 Taken: 14 January 1765  
 Recorded: 17 June 1765

2 Iron pott Racks	.15. 0	
1 Spitt 2/6 2 frying pans 3/	. 5. 6	
5 Iron potts 20/ 1 Grid Iron 5/	1. 5. 0	
1 Iron Morter & pestel	. 5. 0	
1 Tea Kettle stand 1/. 1 hominy Pestel 2/	. 3. 0	
1 pair Tongs 6d 1 Iron Gridle 6d	. 1. 0	
1 old warming pan	. 1. 3	
1 Broken Bell Mettle Skillet	. 1. 6	
1 broken hand Iron	. 3. 6	
1 brass Morter & pestel	. 7. 6	
1 Tea Kettle	. 3. 6	
Tables, pales, pigens & Tubbs	.15. 0	4. 6. 9
Celler		
8 hhds Syder with Casks a 50/	20. 0. 0	
6 Empty HHds	1.10. 0	
1 Jugg with Rum	.11. 3	
2 Ditto with Honey	.11. 0	
105 lb Tallow a 6d	2.12. 6	
1 Tubb wth some salt fish	. 4. 0	
a parcell of window Glass	5. 0. 0	
1 Jarr with Molasses	2.10. 0	
11 Empty Juggs	.16. 6	
21 Jugs with linseed Oyl & qt Do.	3. 1. 3	
1 Barrell Spanish whiting 121 lb a 2d	1. 0. 2	
1 Empty Jarr	. 8. 0	
2 Jarrs with Soap	1.15. 0	
1 Cask with Vinegar	.15. 0	
1 Barrell of Turpentine	.10. 0	
18 Empty Barrells Good & Bad	1. 7. 0	
1 Jarr & 2 firkins with hoggs fatt	2.10. 0	45.1. 8
12 hilling hoes a 3/	1.16. 0	
12 broad do. 3/6	2. 2. 0	
12 Narrow Axes a 5/	3. 0. 0	
5 m 10d Nails a 8/	2. 0. 0	
3 m 20d Ditto a 11/	1.13. 0	
1 Small Pott of Butter	0. 5. 0	
(Page 40 - second column)		
1 Ditto with Pickles	. 1. 6	
2 Small Boxes with Pickles	.10. 0	
4 Brass Tapps	.10. 0	
1 Tap Borer	. 0. 6	
1 pair old hand Irons	. 5. 0	
1 Butter pott	. 2. 0	
1 old Saife	. 2. 6	
1 half Bushell	. 1. 0	
1 old plate warmer	. 1. 0	
a Barrell wth a little Tarr	. 2. 6	
Lumber	.10. 0	13. 2. 0
Chamber		
13 Course Table Cloths	1.19. 0	
16 Towells	.12. 0	
8 Napkins	. 4. 0	
Bedstead Cord & hide with Bed. wth a Drilling Tick 2 pair of Blanketts	4.10. 0	
1 Quilt 1 p Sheets Bolster & pillow		
1 Bed Stead Cord & hide, Bed Bolster & Pillow Sheets Blanketts & Country Cotton Counterpain	3. 0. 0	

Addison, Col. John  
 Prince Georges County, Maryland  
 Prince Georges Inventories 1763-1777 pp. 37-43  
 Taken: 14 January 1765  
 Recorded: 17 June 1765

1 Bed stead Cord & hide Bed Bolster & pillow Sheets Blanketts & Country Cotton Counterpain	3. 0. 0	
3 Old Chairs	.10. 0	
1 pr hand Irons	. 5. 0	
1 Small Table	. 6. 0	
1 Clothes Press	.12. 6	
Tongs & Shovell	. 2. 0	
1 pair Bellows	. 1. 0	
4 pair Sheets	1.10. 0	
2 pillow Cases	. 3. 0	
1 Small Trunk wth a parcell of thd	1. 0. 0	
2 flatt Irons	. 4. 0	
2 Box Iron & heaters	. 6. 0	18. 4. 6
1 Tin dutch Oven	. 5. 0	
3 pair Brass Candlesticks	.15. 0	
1 Candlestick	. 2. 0	
2 p Snuffers	. 1. 0	
best Pewter 48 lb a 1/8	4. 0. 0	
Second sort 81 a 1/6	6. 1. 6	
(Page 41 - first column)		
1 third sort 10 <sup>1</sup> / <sub>4</sub> 1/	.10. 6	
1/2 doz. Watter plates	. 7. 6	
Plate Good 290 Ounces } a 5/4	84.10. 8	
Do Sorry 27 Do }		
1 Copper Coffee pott	. 8. 0	
3 Small tin pans	. 2. 6	
1 Cullander	. 1. 3	
Milk pans pickle potts bottles Muggs } Cups &c }	1. 0. 0	98. 4.11
1 Tin Funnell 1/. 1 Small Do 3	. 1. 3	
1 pair Scales & weights	. 4. 0	
1 pair Stilliards	. 5. 0	
Sundrie large & Small	.12. 0	
1 old Coffee Mill	. 1. 0	
1 1/4 lb Salt Petre	. 3. 6	
2 1/4 lb Wollen yarn	. 2. 9	
2 Small Tubbs	. 2. 6	
1 flower Brush	. 1. 0	
Loaf Sugar S.Rd. 17 lb a 14d	.19.10	
2 oz figg Blue	. 4. 0	
1 1/2 lb peper	. 3. 0	
3 Garden spades	. 6. 6	
3 Garden Rakes	. 4. 6	
1 Turf Spade	. 2. 6	
15 old Hoes	1. 5. 0	4.18. 4
5 old Axes 6/3 2 Axes 5/	.11. 3	
1 hominy pestel	. 2. 0	
1 Old whip saw & Teller	. 7. 6	
1 Tenant Saw handle broke	. 4. 0	
1 Curryng knife & Steel	. 2. 6	
1 1 1/2 Inch Augur	. 2. 0	
3 old wire out Cythes	. 1. 6	
2 Old Gunns	1. 0. 0	
1 Old Copper Kettle	.12. 6	
3 pair heams Collars, Cart Saddle & Iron Traces wth 3 husk Collrs }	1. 0. 6	
A Cutting Knife with a frame	. 7. 6	

Addison, Col. John  
 Prince Georges County, Maryland  
 Prince Georges Inventories 1763-1777 pp. 37-43  
 Taken: 14 January 1765  
 Recorded: 17 June 1765

2 Iron Wedges	. 2. 0	
Shoe makers hamer & pincers	. 1. 6	
<i>(Page 41 - second column)</i>		
1 pair Ox Traces	. 7. 6	
Some Lumber	. 2. 0	
575 lb Old Iron 1½	2. 8. 11½	
65 lb old pewter a 6	<u>1.14. 0</u>	9. 7. 2½
7 ploughs wth Iron work	2.12. 6	
2 pr heams 1 pr old Rope Traces & 4 husk Collars	. 2. 6	
1 Grind Stone	. 3. 0	
4 Iron potts 2 of them Split	. 9. 0	
1 pair old hand Mill Stones	1. 5. 0	
1 pair Cart wheels & other Bodies	5. 0. 0	
3 pair broken Wheels	2. 5. 0	
1 pair unshod Wheels	2.10. 0	
1 pair Do with a Bodie	2.10. 0	
16 Sides Leather in Bark	4. 0. 0	
Some Tubbs & Lumber	.15. 0	
a Beef Rope	. 5. 0	
1 old Shattered Chair & Harness	<u>3. 0. 0</u>	24.17. 0
6 Bushells Beanes	.15. 0	
2 Bushells dirty salt	. 2. 0	
8 Empty Lumber Tubbs	.16. 0	
23 Sides very sorry Leather many of them Small 4/.	4.12. 0	6. 5. 0
1 Tin Candle box	. 1. 0	
Potts, Bottles, Canesters &c under great Stairs	.12. 6	
1 Copper Stew pan	. 7. 6	
some hard Soap	.12. 6	
Candles 80 lb a 9d	3. 0. 0	
some old Drawers	. 2. 6	
1 Sugar Box 2 Case Bottles & 3 Canisters	. 7. 6	
19 China plates	.19. 0	
3 Doz & 2 flint plates a 4/6	.14. 3	
5 Small plates	. 1. 3	
5 Tote shell plates	. 2. 6	
1 small Dish	<u>. 0. 9</u>	7. 1. 3
1½ sett flint dishes	.15. 0	
2 fruit Basketts	. 3. 0	
1 China Dish	. 2. 0	
3 flint & 1 pint Decanter	. 5. 0	
<i>(Page 42 - first column)</i>		
2 Vinegar Cruits	. 1. 0	
1 Earthen Watter Jugg	. 0. 9	
1 Tin Cheese Toaster	. 1. 0	
3 China Punch Bowls	1. 0. 0	
Spinning Room		
1 Small Bed wth Sheets Blankett & Rugg	1.15. 0	
1 Weavers Looome & Harness	1. 0. 0	
2 old Spining Wheels	. 3. 6	
1 wheat Riddle	. 3. 6	
1 Small Table 2/ 1 chair 2/	. 4. 0	
Lumber	<u>. 1. 0</u>	5.14. 7
14 Diaper Table Cloths a 6/	1. 4. 0	
7 huckaback a 4/	1. 8. 0	
1 pair Sheets	. 5. 0	

Addison, Col. John  
 Prince Georges County, Maryland  
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 Recorded: 17 June 1765

2½ pair Do	.18. 9	
3 pair old sheets	.12. 0	
6 Towells	. 9. 0	
4 Sorry Do	. 4. 0	
9 Pillow Cases	.13. 6	
3 Sorry Do	. 1. 6	
6 huckaback Napkins	. 4. 0	
3 Diaper Ditto	. 3. 9	
1 ps Irish linnen 23 yds 2/6	2.17. 6	
Ditto 7 yds 2/	.14. 0	
11 yds Irish linnen 3/	1.13. 0	
5½ yds Ditto 4/	1. 2. 0	
2½ yds Ditto 3/	. 7. 6	
14 yds Courser Ditto 1/9	1. 4. 6	
2 fine Country Cotton Counterpains	<u>1. 0. 0</u>	18. 2. 0
Milk House		
1 old Trunk 1 old Lanthorn & a hamer	. 1. 6	
11 Knives & 12 forks	. 2. 0	
5 Stone Chamber potts	. 3. 9	
200 lb Beef & 2 Tubbs	1.17. 6	
3 Empty Barrels	<u>. 6. 0</u>	2.10. 9
Meel House		
5 Meel Tubbs	1. 5. 0	
6 Small Sorry Casks	. 9. 0	
1 Tray	. 1. 0	
138 lb Old Bacon a 4d	2. 6. 0	
5351 lb Pork a 20/	53.10. 2½	
674 lb Beef a 20/	<u>6.14. 8½</u>	64. 6. 0
Jacks Quarter		
1 Cow & Yearling	2. 1. 0	
1 Sow & 4 Small Shoats	1. 0. 0	
<i>(Page 42 - second column)</i>		
1 Sow & 7 young Piggs	.12. 6	
1 Bay Horse	6. 0. 0	
1 Dun Mare	6. 0. 0	
66 head of Sheep a 7/6	24.15. 0	
2 Small Iron Potts	. 5. 0	
2 Axes	. 5. 0	
2 hoes	. 4. 0	
2 Small wedges	. 2. 0	
1 Plough with Iron work	<u>. 5. 0</u>	41. 9. 6
414½ Barrels Indian Corn a 8/	165.16. 0	
135 Bushells Wheat a 2/6	16.17. 6	
1 Cross cut saw file 6d 1 watch String 2/	. 2. 6	
1 whip lash 6d 2½ yds Ozna Briggs 2/4	. 2.10	182.18.10
1 Bay Horse	4.10. 0	
1 old Black Mare	1.10. 0	
1 Sorrell Ditto	.15. 0	
1 Gray Ditto	4. 0. 0	
4 young Bulls a 35/	7. 0. 0	
2 Cows 30/	6. 0. 0	
1 young Steir	2. 0. 0	
2 Heifers	2.10. 0	
7 yearlings a 11/	3.17. 0	
1 Boar Hogg	.10. 0	
4 Sows	2. 0. 0	
15 young Hoggs or Shoats	4.10. 0	
9 small Shoats	1.16. 0	

Addison, Col. John  
 Prince Georges County, Maryland  
 Prince Georges Inventories 1763-1777 pp. 37-43  
 Taken: 14 January 1765  
 Recorded: 17 June 1765

14 piggs	.14. 0	
3 Iron potts	. 9. 0	
Bed Rugg & Blanketts	1.15. 0	
3 ploughs	.15. 0	
2 pair heams	. 2. 0	
2 Iron Wedges	. 2. 0	
2 pair Iron Traces	. 4. 0	
8 hoes	.12. 0	
1 Grindstone	. 2. 0	
2 Axes	. 7. 0	46. 0. 0
a parcell of Carpenters Tools	1. 3. 0	
a parcell of old hoes	. 5. 0	
2 Axes	. 7. 0	
5 fluke hoes & Coulters	.15. 0	
9 hoes a 1/6	.13. 6	

(Page 43)

1 Iron Wedge	. 1. 0	
3 Iron potts	.15. 0	
28 poor Sorry Sows & Shoats small 3/	4. 4. 0	
15 Small poor sorry Shoats 2/	1.10. 0	
25 piggs	1. 5. 0	
2 Sows with young piggs	1. 0. 0	
1 Bay Horse 20 yrs old	1. 0. 0	
1 Black Horse	2. 0. 0	
1 dark Bay Mare	3. 0. 0	
1 young Horse Sorry	2. 5. 0	
1 Bull	1.15. 0	
1 Small young Ditto	1. 5. 0	
13 Cows a 30/	19.10. 0	
10 Heiffers 25/	12.10. 0	
1 5 year old Steer	2.10. 0	
5 young Steers	7.10. 0	
6 Yearlings	3. 6. 0	68. 9. 6
90 feet 4 Inch walnut plank 5d	1.17. 6	
30 Do 1¼ Ditto 1½	0. 3. 9	
354 Do Inch Cherrytree plank 11/	1. 7.11½	
39½ Do 1¼ Ditto Do 1½	0. 3.11	
166¼ Do 2 Inch Do 9d	1. 7. 9	
5 Negro Shoes sorted 4/6	1. 2. 6	6. 4. 4½
		£ 2362.18. 2

John Baynes  
 Geo. Carter, Jun<sup>r</sup>

James Edelin Thos Addison Creditors  
 Eleanor Addison - Sm. Addison Relations

Maryland Pr Geo. County Sr On the 17<sup>th</sup> day of June An. Dom 1765  
 came Thomas Addison Acting Execut<sup>r</sup> of the last Will & Testament of Coll<sup>o</sup>.  
 John Addison late of s<sup>d</sup> County deced and made Oath on the Holy Evangelists  
 of Almighty God that the above is a just & true Invery of the Goods & Chattels of  
 the deced that came to his hands at the time of the making thereof & what  
 may hereafter come to his his Possession he will make an Additonal  
 Invery - That he knows of no concealment of any part of the deceds  
 Estate if he suspects any to be he will acquaint the Comry Genl  
 or his Deputy that it may be enquired into. And that he will well &  
 truly give all & every part of the deceds personal Estate  
 that hereafter shall come to his hands Possession or Knowledge  
 Sworn before me. G. Scott D. Commry Pr. Geo.



Connie Chauv <connie.chauv@lacity.org>

---

**Re: Invitation: HOLD - Gramercy call @ Tue Aug 20, 2019 3pm - 4pm (PDT)  
(janet.hansen@lacity.org)**

---

**Lambert Giessinger** <lambert.giessinger@lacity.org>

Mon, Dec 2, 2019 at 10:01 AM

To: Connie Chauv <connie.chauv@lacity.org>

Cc: "Chan, Jason" <jason.chan@lacity.org>, Michelle Singh <michelle.singh@lacity.org>, Ken Bernstein <ken.bernstein@lacity.org>, Helen Jadali <helen.jadali@lacity.org>, Sergio Ibarra <sergio.ibarra@lacity.org>

Hi Connie,

OHR is comfortable with recommending that you adopt the findings of the attached report that the subject property is no longer a historic resource for CPIO and CEQA purposes.

Lambert

 [1509 Gramercy Place HRA Final Report.pdf](#)



LOS ANGELES  
CITY PLANNING

**Lambert Giessinger**

Architect

**Los Angeles City Planning**

221 N. Figueroa Street, Suite 1350

Los Angeles, CA 90012

Planning4LA.org

T: (213) 847-3648



[Quoted text hidden]

# **EXHIBIT E**

## **MAPS AND PHOTOS**

E1 – Vicinity Map

E2 – Radius Map

E3 – ZIMAS Parcel Profile Report

E4 – Aerial Map

E5 – Site Photos



VICINITY MAP

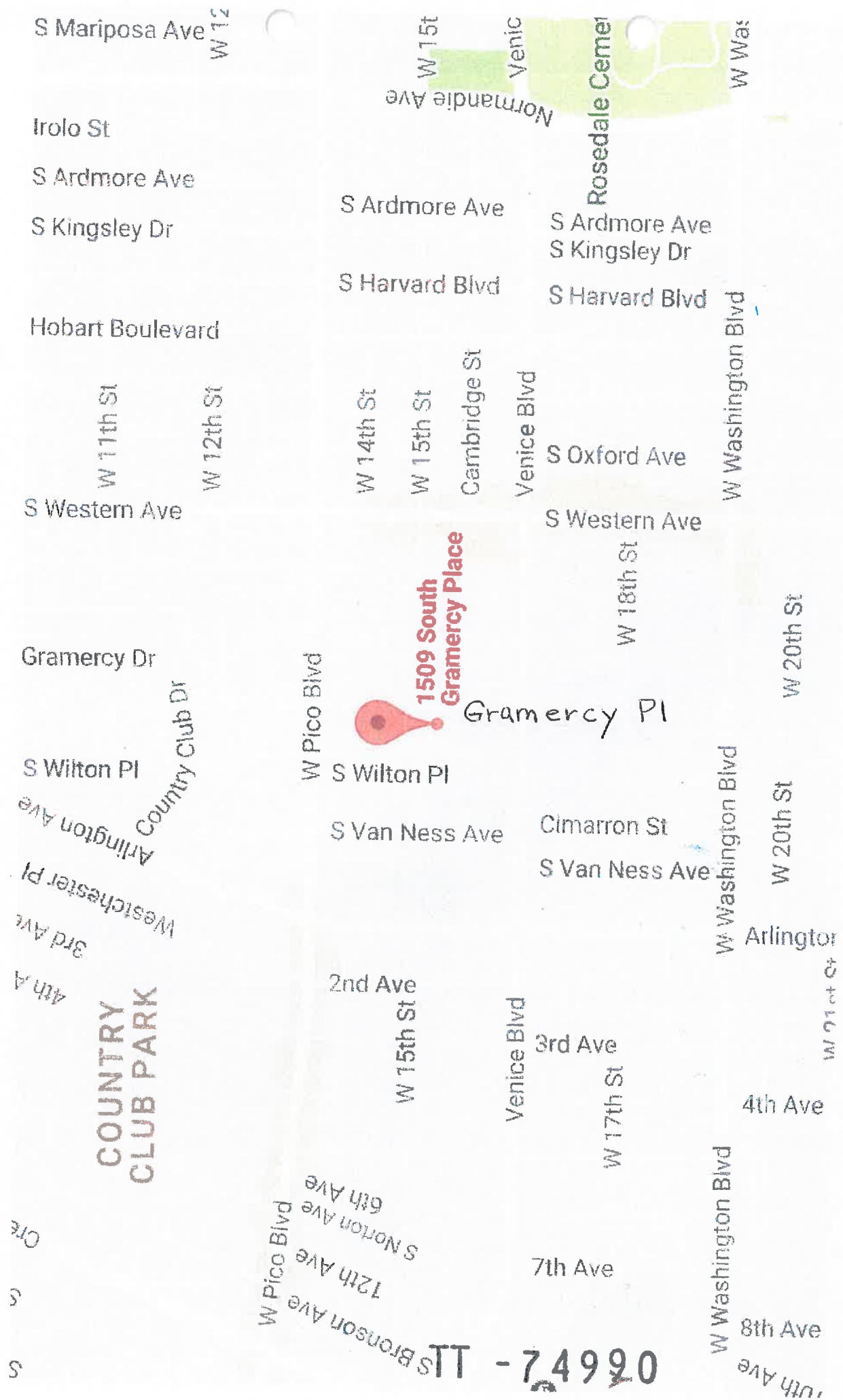
1509 S Gramercy Pl  
1509 S Gramercy Pl, Los Angeles, CA 90019

COUNTRY CLUB PARK

1509 South Gramercy Place

6672-11

JPL-8085







# City of Los Angeles Department of City Planning

8/11/2017

## PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

1509 S GRAMERCY PL  
1511 S GRAMERCY PL  
1513 S GRAMERCY PL  
1515 S GRAMERCY PL

### ZIP CODES

90019

### RECENT ACTIVITY

TT-74990-CN  
ENV-2017-3217-EAF

### CASE NUMBERS

CPC-8997  
CPC-2008-1552-CPU  
CPC-2004-2395-ICO  
CPC-1986-603-GPC  
CPC-1986-447-GPC  
CPC-17137  
CASE-41  
ORD-57008  
ORD-177323  
ORD-167121-SA192  
ORD-128221  
ORD-111998  
ENV-2008-1781-EIR

### Address/Legal Information

PIN Number	126B193 67
Lot/Parcel Area (Calculated)	13,146.1 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID H5
Assessor Parcel No. (APN)	5073005002
Tract	THE W. G. NEVIN TRACT
Map Reference	M B 1-53/54
Block	7
Lot	2
Arb (Lot Cut Reference)	None
Map Sheet	126B189 126B193

### Jurisdictional Information

Community Plan Area	South Los Angeles
Area Planning Commission	South Los Angeles
Neighborhood Council	United Neighborhoods of the Historic Arlington Heights, West Adams, and Jef
Council District	CD 10 - Herb J. Wesson, Jr.
Census Tract #	2213.04
LADBS District Office	Los Angeles Metro

### Planning and Zoning Information

Special Notes	None
Zoning	R3-1-O
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Medium Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
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
District	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Ellis Act Property	No
Rent Stabilization Ordinance (RSO)	Yes
CRA - Community Redevelopment Agency	None

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

Central City Parking	No
Downtown Parking	No
Building Line	25
500 Ft School Zone	No
500 Ft Park Zone	No

#### Assessor Information

Assessor Parcel No. (APN)	5073005002
Ownership (Assessor)	
Owner1	ROBBINS,TIMOTHY L TR ROBBINS TIMOTHY L TRUST
Address	5402 SANCHEZ DR LOS ANGELES CA 90008
Ownership (Bureau of Engineering, Land Records)	
Owner	TORRES, MARTIN & TONI C. L. C/O AMERICN TITLE INSURANCE CO.
Address	21160 CALIFA ST. WOODLAND HILLS CA 91367
APN Area (Co. Public Works)*	0.302 (ac)
Use Code	0400 - Residential - Four Units (Any Combination) - 4 Stories or Less
Assessed Land Val.	\$253,629
Assessed Improvement Val.	\$174,553
Last Owner Change	03/26/2012
Last Sale Amount	\$9
Tax Rate Area	67
Deed Ref No. (City Clerk)	617874

541033-4  
299211  
1635848  
1490347  
1309536  
1237600  
1087332

#### Building 1

Year Built	0
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	625.0 (sq ft)

#### Building 2

Year Built	0
Building Class	D5
Number of Units	1
Number of Bedrooms	1
Number of Bathrooms	2
Building Square Footage	648.0 (sq ft)

#### Building 3

Year Built	0
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	3,830.0 (sq ft)

#### Building 4

No data for building 4

#### Building 5

No data for building 5

#### Additional Information

Airport Hazard	None
Coastal Zone	None

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

#### **Seismic Hazards**

##### Active Fault Near-Source Zone

Nearest Fault (Distance in km)	1.5744444
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
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
Promise Zone	None
Renewal Community	Los Angeles
Revitalization Zone	Central City
State Enterprise Zone	None
Targeted Neighborhood Initiative	None

#### **Public Safety**

##### Police Information

Bureau	West
Division / Station	Olympic
Reporting District	2071

##### Fire Information

Bureau	Central
Batallion	11
District / Fire Station	26
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-2008-1552-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	SOUTH LOS ANGELES NEW COMMUNITY PLAN PROGRAM
Case Number:	CPC-2004-2395-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	ICO TO REGULATE THE ISSUANCE OF PERMITS RELATED TO AUTOMOTIVE-RELATED USES, INCLUDING BUT NOT LIMITED TO AUTOMOBILE, TRAILER SALES, ETC
Case Number:	CPC-1986-603-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONING CONSISTENCY PROGRAM
Case Number:	CPC-1986-447-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	PLAN AND ZONE CONSISTENCY - SOUTH CENTRAL LOS ANGELES (HERB GLASCOW)
Case Number:	ENV-2008-1781-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	SOUTH LOS ANGELES NEW COMMUNITY PLAN PROGRAM

## DATA NOT AVAILABLE

CPC-8997  
CPC-17137  
CASE-41  
ORD-57008  
ORD-177323  
ORD-167121-SA192  
ORD-128221  
ORD-111998

ZIMAS INTRANET

Generalized Zoning

08/11/2017

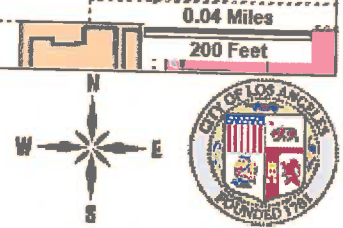
City of Los Angeles  
Department of City Planning



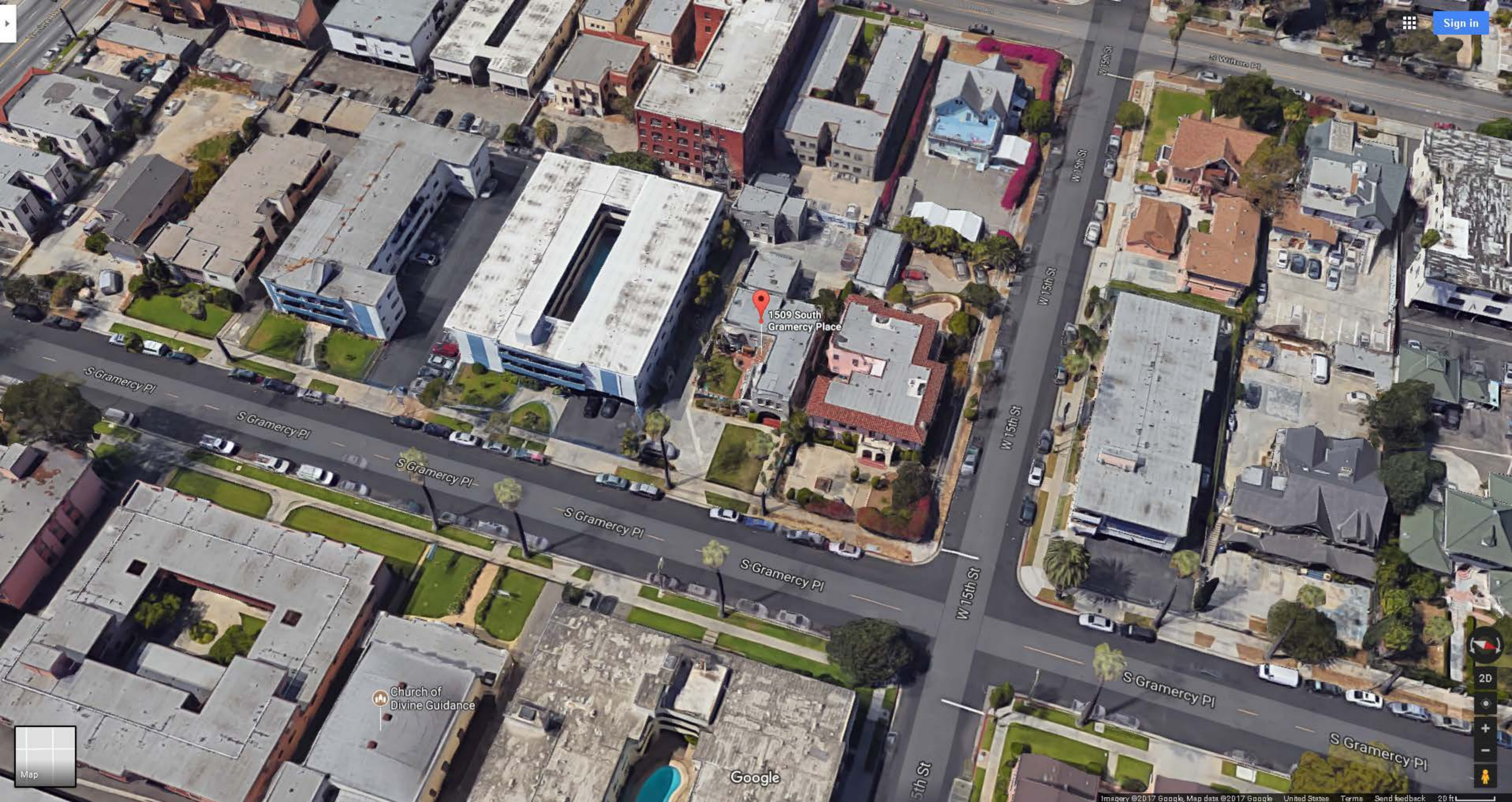
Address: 1511 S GRAMERCY PL  
APN: 5073005002  
PIN #: 126B193 67

Tract: THE W. G. NEVIN TRACT  
Block: 7  
Lot: 2  
Arb: None

Zoning: R3-1-O  
General Plan: Medium Residential



Streets Copyright (c) Thomas Brothers Maps, Inc.



1509 South Gramercy Place

S Gramercy Pl

S Gramercy Pl

S Gramercy Pl

S Gramercy Pl

S Gramercy Pl

W 15th St

W 15th St

W 15th St

W 15th St

S Wilton Pl

S Gramercy Pl

S Gramercy Pl

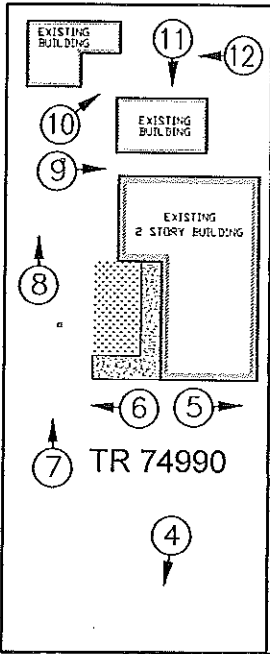
Church of Divine Guidance

Google



VENICE BLVD

15TH. STREET



GRAMERCY PLACE

1

2

3

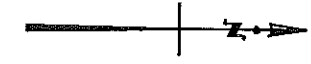


PHOTO KEY MAP

N.T.S.

1



2



3



4





5



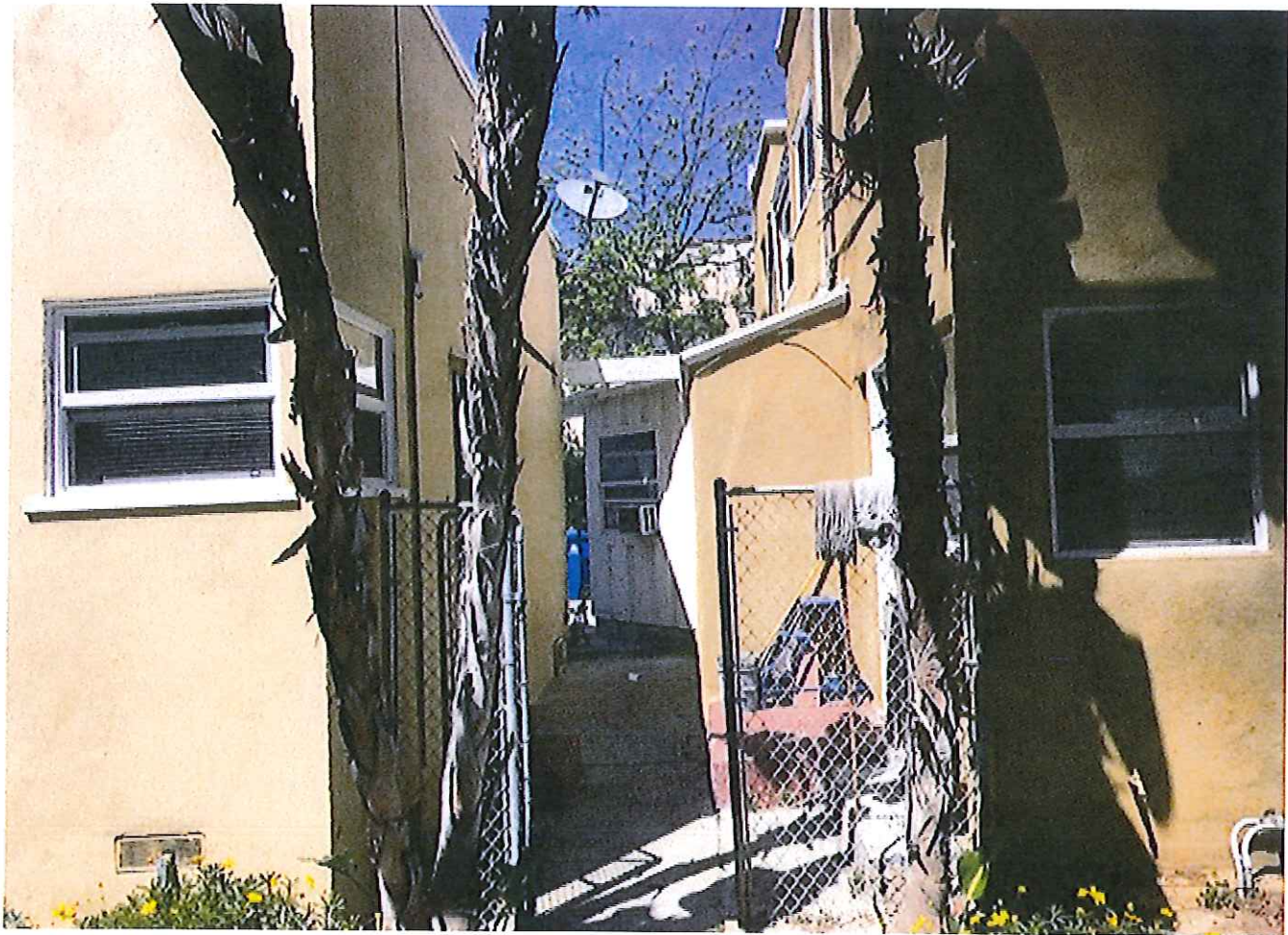
6

7



8





9



10

11



12





**EXHIBIT F**  
**BUILDING PERMIT DOCUMENTS**

1509 S Gramercy Pl 1 - 8



Permit #: B17LA11429  
Plan Check #: B17LA11429  
Event Code:

17010 - 10000 - 02541  
Printed: 07/20/18 11:43 AM

Bldg-New GREEN - MANDATORY Apartment Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Issued on: 07/20/2018 Last Status: Issued Status Date: 07/20/2018
---	--	---

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF#	PARCEL ID# (PIN#)	2. ASSESSOR PARCEL#
THE W. G. NEVIN TRACT	7	2		MB 1-53/54	126B193 67	5073 - 005 - 002

<b>3. PARCEL INFORMATION</b> Area Planning Commission - South Los Angeles LADBS Branch Office - LA Bldg. Line - 25 Council District - 10 Certified Neighborhood Council - Untd Nghbrhds of Hstrc Arli	Community Plan Area - South Los Angeles Census Tract - 2213.04 District Map - 126B193 Energy Zone - 9 Methane Hazard Site - Methane Zone	Near Source Zone Distance - 1.6 Thomas Brothers Map Grid - 633-H5
--	--	--

ZONES(S): R3-1-O

<b>4. DOCUMENTS</b> ZI - ZI-2452 Transit Priority Area in the Cit ORD - ORD-111998 ORD - ORD-128221	ORD - ORD-167121-SA192 ORD - ORD-177323 ORD - ORD-57008 CPC - CASE-41	CPC - CPC-17137 CPC - CPC-1986-447-GPC CPC - CPC-1986-603-GPC CPC - CPC-2004-2395-ICO	CPC - CPC-2008-1552-CPU CPC - CPC-8997 CDBG - LARC-Los Angeles CDBG - LARZ-Central City
--	--	--	--

<b>5. CHECKLIST ITEMS</b> Special Inspect - Field Welding Special Inspect - Structural Observation Special Inspect - Structural Wood (periodic)	Fabricator Req'd - Structural Steel Permit Flag - Fire Life Safety by LADBS Permit Flag - Rec and Parks Fee Memo Req'd	Std. Work Descr - Seismic Gas Shut Off Valve
--	--	--

<b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b> Owner(s): ROBBINS, TIMOTHY L TR ROBBINS TIMOTHY L TRUST 5402 SANCHEZ DR, LOS ANGELES CA 90008 -- (323) 252-9983 Tenant:  Applicant: (Relationship: Agent for Owner) WILLIAM SPENCER - 71946 ELEANORA LANE, RANCHO MIRAGE, CA 92270 -- (0) -
---

For Cashier's Use Only W/O #: 71002541

<b>7. EXISTING USE</b>	<b>PROPOSED USE</b> (05) Apartment
------------------------	---------------------------------------

<b>8. DESCRIPTION OF WORK</b> New 2 Story over basement 8 unit Apartment with Rooftop Deck.
--

<b>9. # Bldgs on Site &amp; Use:</b>
--------------------------------------

<b>10. APPLICATION PROCESSING INFORMATION</b> BLDG. PC By: Vladimir Arutyunyan OK for Cashier: Karen Hyde Signature:	DAS PC By: Elizabeth Toms Coord. OK: Date: 07/20/2018
---	---

<b>11. PROJECT VALUATION</b> Permit Valuation: \$1,350,000 Sewer Cap ID:	Final Fee Period PC Valuation: Total Bond(s) Due:
--	---

<b>12. ATTACHMENTS</b> 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.

VN LAUR 203136486 7/20/2018 11:43:49 AM	
BUILDING PERMIT COMM	\$6,316.94
BUILDING PLAN CHECK	\$0.00
PLAN MAINTENANCE	\$126.34
EI RESIDENTIAL	\$175.50
DEV SERV CENTER SURCH	\$198.56
SYSTEMS DEVT FEE	\$397.13
CITY PLANNING SURCH	\$386.60
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$451.03
SCHOOL DEV RES	\$52,696.16
DWELLING UNIT	\$1,600.00
RES DEVT TAX	\$2,400.00
CA BLDG STD COMMISSION SURCHARGE	\$54.00
BUILDING PLAN CHECK	\$0.00
<b>Sub Total:</b>	<b>\$64,812.26</b>

Permit #: 170101000002541  
Building Card #: 2018VN72293  
Receipt #: 0203542408



\* P 1 7 0 1 0 1 0 0 0 0 2 5 4 1 F N \*

1060727201860473

**13. STRUCTURE INVENTORY**

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

17010 - 10000 - 02541

- |   |  |
|---|--|
| (P) Floor Area (ZC): +12192 Sqft / 12192 Sqft | (P) R2 Occ. Group: +13904 Sqft / 13904 Sqft                  |
| (P) Height (ZC): +38 Feet / 38 Feet           | (P) S2 Occ. Group: +9702 Sqft / 9702 Sqft                    |
| (P) Length: +137 Feet / 137 Feet              | (P) Parking Req'd for Site (Auto+Bicycle): +16 Stalls / 16 S |
| (P) Stories: +2 Stories / 2 Stories           | (P) Provided Compact for Site: +7 Stalls / 7 Stalls          |
| (P) Width: +63.75 Feet / 63.75 Feet           | (P) Provided Disabled for Site: +2 Stalls / 2 Stalls         |
| (P) Dwelling Unit: +8 Units / 8 Units         | (P) Provided Standard for Site: +7 Stalls / 7 Stalls         |
| (P) NFPA-13R Fire Sprinklers Thru-out         | (P) Total Provided Parking for Site: +16 Stalls / 16 Stalls  |
| (P) Steel Moment Frame                        | (P) Type V-B Construction                                    |
| (P) Wood (Plywood, OSB, etc.) Shearwall       |  |
| (P) Methane Site Design Exempt                |  |

**14. APPLICATION COMMENTS:**

\*\* Approved Seismic Gas Shut-Off Valve may be required. \*\*

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

**15. BUILDING RELOCATED FROM:****16. CONTRACTOR, ARCHITECT & ENGINEER NAME**

- (E) LI, DACHENG DAVID  
(O) OWNER-BUILDER

**ADDRESS**

23240 RIDGELINE DR,

DIAMOND BAR, CA 91765

**CLASS****LICENSE #****PHONE #**

C58075

0

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

**17. OWNER-BUILDER DECLARATION**

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

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

OR

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

**18. WORKERS' COMPENSATION DECLARATION**

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

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

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

Carrier: \_\_\_\_\_ Policy Number: \_\_\_\_\_

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

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

**19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING**


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

**20. FINAL DECLARATION**

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

**By signing below, I certify that:**

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

Print Name: **TIMOTHY L. ROBBINS**Sign: Date: **07/20/2018** Owner Authorized Agent

**OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF  
INFORMATION**

**(OWNER-BUILDER DECLARATION)**

Application Number: 17010-10K-02541

Project Address: 1509 Gramercy Pl LOS ANGELES

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

Q1 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

Q2 2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

Q3 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

Q4 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

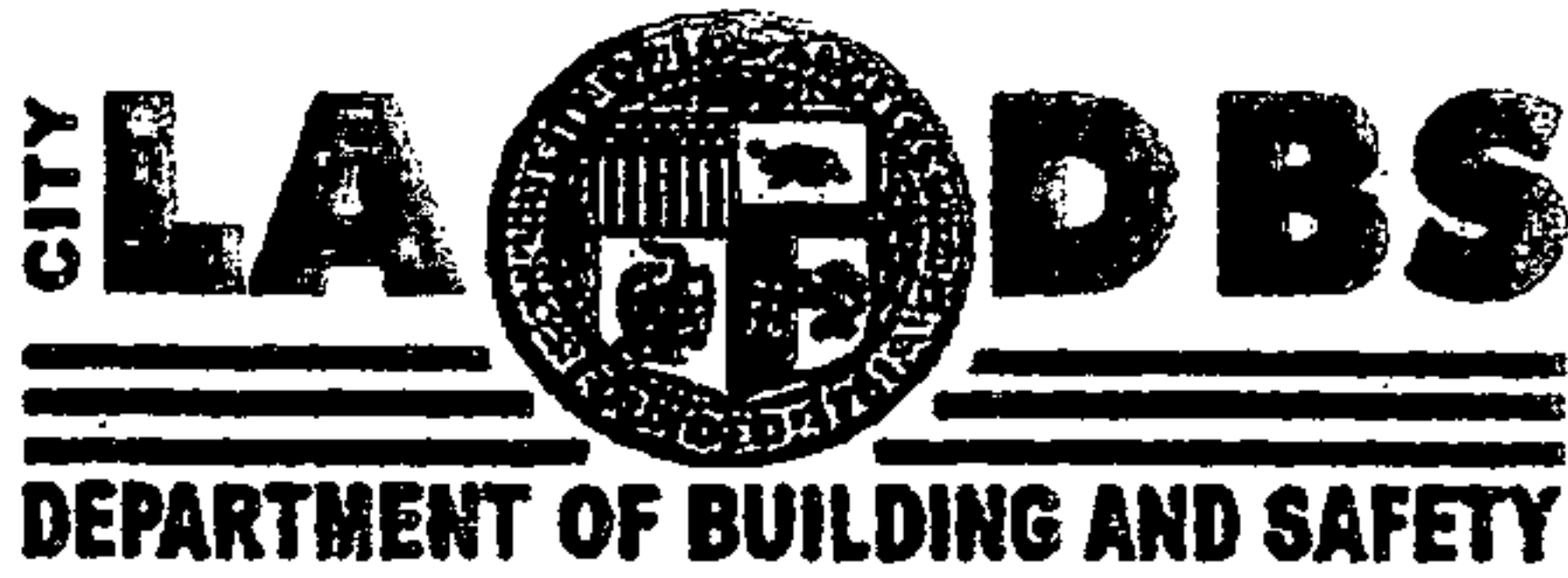
Q5 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.

Q6 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

Q7 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

Q8 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

Q9 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.



**OWNER'S ACKNOWLEDGMENT AND VERIFICATION  
OF INFORMATION**

**(OWNER-BUILDER DECLARATION, cont.)**

Application Number: 17010-10-02541

Project Address: 1509 Gramercy Pl. LA 90019

2 10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address: 1509 Gramercy - Los Angeles - 90019

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

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

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

Owner's Name: Timothy L Robbins

Signature of property owner Timothy Robbins Date: 09-20-2018

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

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

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

Bldg-New  
Apartment  
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B17LA11429

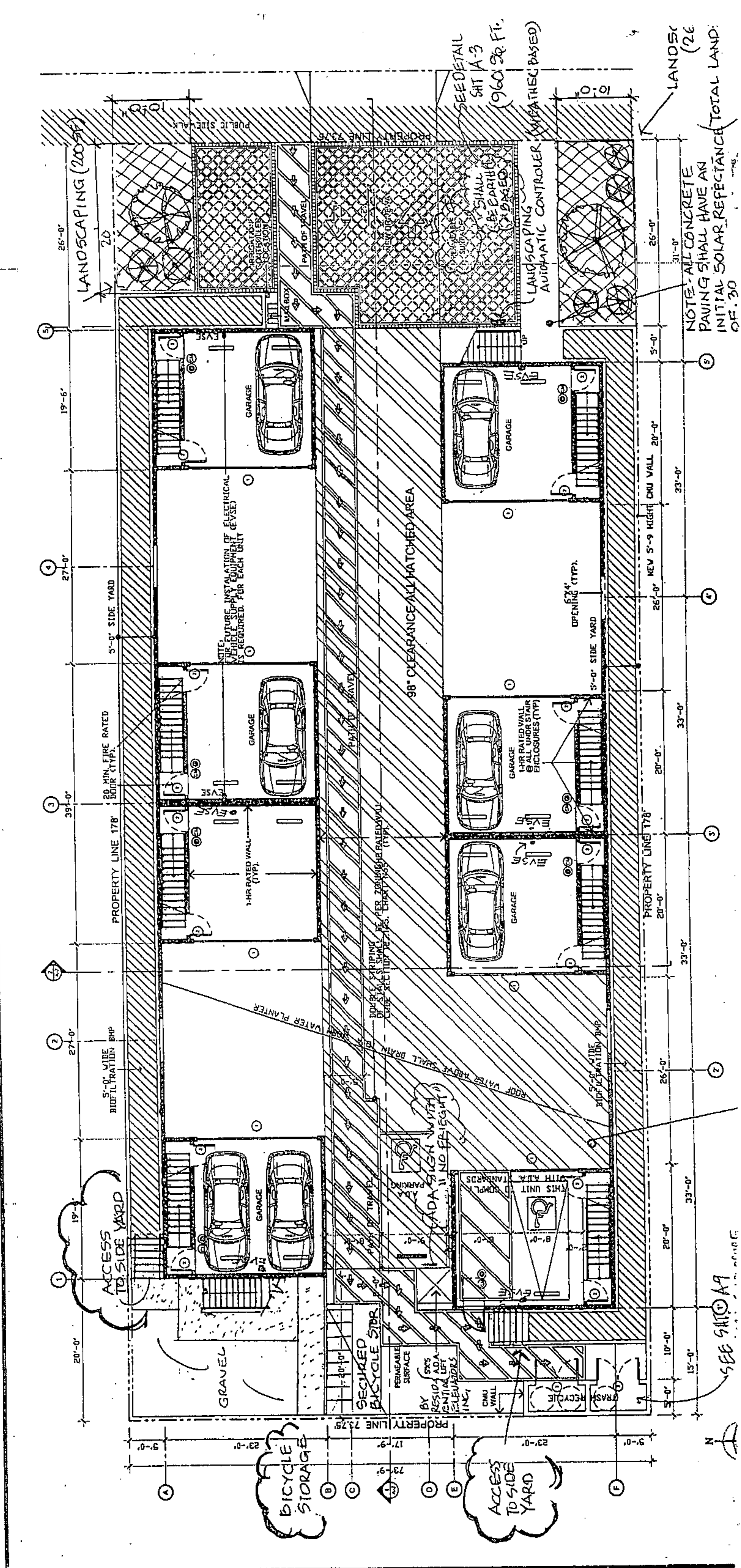
Initiating Office: METRO

Printed on: 07/20/18 09:44:11

# PLOT PLAN ATTACHMENT

1060727201860473

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



READY TO ISSUE  
 BY V. A. MONTANIN  
 JUL 20 2018  
 Signature V.A.



# REQUEST FOR MODIFICATION OF BUILDING ORDINANCES

UNDER AUTHORITY OF L.A.M.C. SECTION 98.0403

<b>PERMIT APP. #:</b> 17010-10000-02541		<b>DATE:</b> 2/12/2020		<b>For City Dept. Use Only</b>			
<b>JOB ADDRESS:</b> 1509 S. Gramercy Pl. (Unit #1-8)				<b>Misc.</b>			
<b>Tract:</b> The W. G. Nevin Tract		<b>Block:</b> 7					
		<b>Lot:</b> 2					
<b>Owner:</b> Robbins, Timothy L TR Robbins Timothy L Trust		<b>Petitioner:</b> Tim Robbins					
<b>Address:</b> 5402 S. Sanchez Dr.		<b>Address:</b> 5402 Sanchez Dr.					
<b>City</b> Los Angeles	<b>State</b> CA	<b>Zip</b> 90008	<b>Phone</b>	<b>City</b> Los Angeles	<b>State</b> CA	<b>Zip</b> 90008	<b>Phone</b> (323) 252-9983
<b>REQUEST (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY)</b>				<b>CODE SECTIONS:</b> L.A.M.C. 98.0602, 91.106.4.4			
To allow an extension of time until 8/12/2020 in which to start construction under building permit # 17010-10000-02541 issued on 07/20/2018							
<b>PCIS#</b> 17010		- 10000		- 02541			
<b>JUSTIFICATION (SUBMIT PLANS OR ADDITIONAL SHEETS AS NECESSARY)</b> Had to resolve issues with Survey LA.							
Tim Robbins <small>Owner/Petitioner Name (Print)</small>		 <small>(Signature)</small>		Owner <small>Position</small>			
<b>FOR CITY DEPARTMENT'S USE ONLY BELOW THIS LINE</b>							
Concurrences required from the following Department(s)							
<input type="checkbox"/>	Los Angeles Fire Department	Print Name _____	Sign _____	Approved <input type="checkbox"/>	Denied <input type="checkbox"/>		
<input type="checkbox"/>	Public Works Bureau of Engineering	Print Name _____	Sign _____	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	Department of City Planning	Print Name _____	Sign _____	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	Department of County Health	Print Name _____	Sign _____	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	Other _____	Print Name _____	Sign _____	<input type="checkbox"/>	<input type="checkbox"/>		
<b>DEPARTMENT ACTION</b>		Reviewed by: (Staff) (Print) <u>DAVID TSAU</u>		Sign <u>[Signature]</u>		Date <u>2/12/2020</u>	
<input checked="" type="checkbox"/> GRANTED	<input type="checkbox"/> DENIED	Action taken by: (Supervisor) (Print) <u>DAVID TSAU</u>		Sign <u>[Signature]</u>		Date <u>2/12/2020</u>	
<b>NOTE: IN CASE OF DENIAL, SEE PAGE #2 OF THIS FORM FOR APPEAL PROCEDURES</b>							

<b>CONDITIONS OF APPROVAL (Continued on Page 2):</b>	
This extension does NOT extend the compliance date of any Order to Comply that may have been issued to this site by LADBS for a code violation.	
<b>FEES (DEPARTMENT USE ONLY)</b>	
Appeal Processing Fee.. (No. of Items) =	1 X \$130 + \$39/addl = 130.00
Inspection Fee ..... (No of Insp.) =	0 X \$ 84.00 = " "
Research Fee ... (Total Hours Worked) =	1 X \$104.00 = " " 104.00
Subtotal .....	234.00
Development Services Center Surcharge	X 3% = 7.02
Systems Development Surcharge	X 6% = 14.04
Total Fees .....	255.06
Fees verified by: _____	
Print and Sign <u>DAVID TSAU</u>	

<b>For Cashiers Use Only</b> <small>(PROCESS ONLY WHEN FEES ARE VERIFIED)</small>	
BOARD APPLIC FEE \$130.00 SYSTEMS DEV BURCH \$7.80 DEV SERV CENTER BURCH \$3.90 RESEARCH FEE \$104.00 SYSTEMS DEV BURCH \$6.24 DEV SERV CENTER BURCH	LA Department of Building and Safety LA ADIM 109004820 2/12/20 20 11:46:33 AM

# Los Angeles Department of Building and Safety

## Certificate Information: 1509-1511 S GRAMERCY PL 90019

Application / Permit	18019-10000-03095
Plan Check / Job No.	B18LA12780
Group	Building
Type	Bldg-Demolition
Sub-Type	1 or 2 Family Dwelling
Primary Use	(2) Duplex
Work Description	DEMO 2 STORY DUPLEX TO CLEAR LOT
Permit Issued	Issued on 2/4/2020
Issuing Office	South Los Angeles
Current Status	Issued on 2/4/2020

### Permit Application Status History

Submitted	6/25/2018	APPLICANT
Assigned to Plan Check Engineer	6/25/2018	MICHAEL PEREZ
Corrections Issued	6/25/2018	MICHAEL PEREZ
Plan Check Approved	2/3/2020	JESSE ARELLANO
Issued	2/4/2020	LADBS

### Permit Application Clearance Information

CPC	Cleared	6/25/2018	BRIAN CARR
CPC	Cleared	6/25/2018	BRIAN CARR
Demo/Removal of Rental Units	Cleared	10/21/2019	EDWARD JACOBS

### Contact Information

Contractor	Owner-Builder	
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### Inspector Information

No Data Available.
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### Pending Inspections

No Data Available.
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### Inspection Request History

No Data Available.
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**EXHIBIT G**  
**PROJECT PLANS**

**GENERAL NOTES**

1. ALL CONSTRUCTION, FABRICATION AND INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, MECHANICAL CODE, PLUMBING CODE, ELECTRICAL CODE, TITLE 24, AND ANY OTHER FEDERAL, STATE, AND LOCAL CODE, REGULATIONS, ORDINANCES OF THE GOVERNING JURISDICTION. SUCH APPLICABLE CODES, ETC. ARE THOSE IN EFFECT AT THE TIME PERMIT APPLICATION IS FILED FOR THE PROJECT.

2. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THESE DOCUMENTS AND ANY APPLICABLE CODES BY THE AGENT INVOLVED WITH THE GOVERNING AGENCY HAVING JURISDICTION. IT IS UNDERSTOOD THAT THE "FIELD INSPECTOR" FOR SUCH AGENCY HAS FINAL AUTHORITY TO APPROVE/DISAPPROVE PROJECT CONSTRUCTION AND CORRECTNESS OF ALL CODE RELATED ITEMS.

3. EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN THEIR RESPECTIVE FIELD OR TRADE AND SHALL NOTIFY, PRIOR TO PERFORMANCE OF THE WORK AND PRIOR TO THE TENDERING A PRICE FOR THE WORK, THE GENERAL CONTRACTOR AND THE ARCHITECT OF ANY WORK CALLED OUT IN THE DRAWINGS WHICH CANNOT BE FULLY GUARANTEED OR CONSTRUCTED AS DESIGNED OR DETAILED AND WHICH WOULD NOT BE SUITABLE FOR THIS TYPE OF PROJECT.

4. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING THE WORK AND IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL OPENINGS, CHASES AND SPECIAL PROVISIONS REQUIRED FOR EQUIPMENT, DUCTS, PIPINGS, CONDUITS, FINISH HARDWARE, ETC. AND IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

6. DO NOT SCALE DRAWINGS. ALL DIMENSIONS SPECIFIED SHALL GOVERN. DIMENSIONS ARE TYPICALLY TO THE FACE OF FRAMING UNLESS OTHERWISE NOTED.

7. ALL DECORATIVE MATERIALS, INTERIOR FURNISHINGS, ETC., WILL MEET SMOKE DENSITY AND FLAME SPREAD RATINGS AS PER CODE. THE ARCHITECT SHALL PROVIDE CERTIFICATIONS PRIOR TO FINAL OCCUPANCY.

8. ALL ITEMS OF THE WORK DESIGNATED FOR THE USE BY DISABLED SHALL FULLY COMPLY WITH CURRENT REQUIREMENTS OF APPLICABLE GOVERNING ACCESSIBILITY CODES AND REGULATIONS.

9. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, DETAILING SHALL BE THE SAME AS FOR OTHER SIMILAR FIRST CLASS WORK FOR THE TRADE INVOLVED. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY ALTERNATE NON-STANDARD OR UNTESTED METHOD(S) PROPOSED.

10. GENERAL CONTRACTOR TO COORDINATE ARCHITECTURAL AND STRUCTURAL DRAWINGS WITH MECHANICAL, ELECTRICAL, PLUMBING, CIVIL, INTERIOR DESIGN, LAND SCAPE AND OTHER CONSULTANTS DRAWINGS, AND SHALL NOTIFY THE DESIGNER OF ANY REQUIREMENTS (CODE-RELATED OR OTHERWISE) FOR ENCLOSURES, SHAFTS, ACCESS PANELS THAT ARE NOT OTHERWISE DESCRIBED ON THE DOCUMENTS PRIOR TO TENDERING ANY PRICE FOR THE WORK.

**PLANNING AND ZONING**

Special Notes None  
 Zoning R3-1-O  
 Zoning Information (ZI) ZI-2452 Transit Priority Area in the City of Los Angeles  
 General Plan Land Use Medium Residential  
 General Plan Footnote(s) Yes  
 Hillside Area (Zoning Code) No  
 Specific Plan Area None  
 Historic Preservation Review No  
 HistoricPlacesLA View  
 CDO: Community Design Overlay None  
 CPIO: Community Plan Imp. Overlay None  
 District None  
 Subarea None  
 CUGU: Clean Up-Green Up None  
 NSO: Neighborhood Stabilization Overlay No  
 POD: Pedestrian Oriented Districts None  
 SN: Sign District No  
 Streetscape No  
 Adaptive Reuse Incentive Area None  
 Ellis Act Property No  
 Rent Stabilization Ordinance (RSO) Yes  
 CRA - Community Redevelopment Agency None  
 Central City Parking No  
 Downtown Parking No  
 Building Line 25  
 500 Ft School Zone No  
 500 Ft Park Zone No

**SEISMIC HAZARDS**

Active Fault Near-Source Zone  
 Nearest Fault (Distance in km) 1.574444  
 Nearest Fault (Name) Puente Hills Blind Thrust  
 Region Los Angeles Blind Thrusts  
 Fault Type B  
 Slip Rate (mm/year) 0.70000000  
 Slip Geometry Reverse  
 Slip Type Moderately / Poorly Constrained  
 Down Dip Width (km) 19.00000000  
 Rupture Top 5.00000000  
 Rupture Bottom 13.00000000  
 Dip Angle (degrees) 25.00000000  
 Maximum Magnitude 7.10000000  
 Aiqist-Prilio Fault Zone No  
 Landslide No  
 Liquefaction No  
 Preliminary Fault Rupture Study Area No  
 Tsunami Inundation Zone No

**JURISDICTIONAL**

Community Plan Area South Los Angeles  
 Area Planning Commission South Los Angeles  
 Neighborhood Council United Neighborhoods of the Historic Arlington Heights, West Adams, and Jef  
 Council District CD 10 - Herb J. Wesson, Jr.  
 Census Tract # 2213.04  
 LADS District Office Los Angeles Metro  
 Building Permit Info View

**PROJECT DATA**

**PROJECT ADDRESS:**

1509 GRAMERCY PL.  
 LOS ANGELES, CA 90019

**PROPOSE BUILDING AT:**

1509 GRAMERCY PL.  
 SCOPE OF WORK:  
 2-STORY 5 UNIT APARTMENTS  
 OVER BASEMENT  
 1 UNIT WILL COMPLY WITH A.D.A.  
 REQUIREMENTS

**OWNER / ADDRESS:**

1509 GRAMERCY PL.  
 LOS ANGELES, CA 90019

**PARKING:**

TOTAL BUILDING AREA: 14,520 S.F.  
 GARAGE AREA= 2,678 S.F.  
 RESIDENT PARKING (15) STD. STALL

(1) ACCESSIBLE SPACES AS PER:  
 CBC, T-118-208.2  
 A.D.A VAN PARKING (1) STD. STALL

**LEGAL DESCRIPTION:**

PIN Number 126B193 67  
 Lot/Parcel Area (Calculated) 13,146.1 (sq ft)  
 Thomas Brothers Grid PAGE 633 - GRID H5  
 Assessor Parcel No. (APN) 5073005002  
 Tract THE W. G. NEVIN TRACT  
 Map Reference M B 1-53/54  
 Block 7  
 Lot 2  
 Arb (Lot Cut Reference) None  
 Map Sheet 126B193  
 Map Sheet 126B193

**CONSTRUCTION TYPE:**

V-B  
 AUTOMATIC FIRE SPRINKLER SYSTEM RQRD  
 NFPA-13

**PROPOSED BUILDING AT:**

Site Address 1509 GRAMERCY PL.  
 ZIP Code 90019  
 PIN Number 5073005 002

**BUILDING AREAS**

BUILDING CODE	
GARAGE S-2	9,702
1ST. FLOOR	6,856
2ND. FLOOR	7,048

**ZONING CODE**

1ST. FLOOR	6,118
2ND. FLOOR	6,076

**SCHOOL DISTRICT (INCLUDING EXTERIOR WALL)**

1ST. FLOOR	6,856
2ND. FLOOR	7,048

**BUILDING HEIGHT**

Proposed: 28'-6"  
 Allowed: 35'-0"

**OCCUPANCY TYPE**

R-2 AND S-2

**ADDITIONAL:**

Airport Hazard : NONE  
 Coastal Zone: NONE  
 Very High Fire Hazard Severity Zone No  
 Flood Zone None  
 High Wind Velocity Areas No  
 Oil Wells None

**CODES:**

2017 CALIFORNIA BUILDING CODE (CBC)  
 2017 CALIFORNIA MECHANICAL CODE (CMC)  
 2017 CALIFORNIA PLUMBING CODE (CPC)  
 2017 ELECTRICAL BUILDING CODE (CEC)  
 2017 LOS ANGELES COUNTY FIRE CODE (CFC)  
 2017 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBCS)  
 2017 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES)  
 SB 407 WATER CONSERVATION

THIS PROJECT IS ALL PRIVATELY FUNDED 100%  
 NO TAX INCENTIVES ARE RECEIVED  
 THIS IS NOT A PUBLIC HOUSING PROJECT

**SHEET INDEX**

- A-1 COVER SHEET SITE PLAN-GENERAL NOTES
- A-1.1 SURVEY
- A-2 GARAGE FLOOR PLAN
- A-2.1 A.D.A. FLOOR PLAN NOTES
- A-2.2 FLOOR PLAN NOTES
- A-3 FIRST LEVEL FLOOR PLAN
- A-4 SECOND LEVEL FLOOR PLAN
- A-5 ROOF FLOOR PLAN
- A-6 EXTERIOR ELEVATIONS
- A-7 EXTERIOR ELEVATIONS
- A-8 SECTIONS
- A-9 DOORS & WINDOWS SCHEDULE
- A-10 DETAILS
- A-11 DETAILS
- A-12 A.D.A. NOTES
- A-13 A.D.A. NOTES
- A-14 A.D.A. NOTES
- A-15 A.D.A. NOTES
- A-16 A.D.A. NOTES
- A-17 A.D.A. DETAILS
- SW-1 STORM WATER
- SW-2 EXTERIOR WATER
- GRN-1 CAL. GREEN

**S-1 STRUCTURAL**

- S-2 STRUCTURAL
- S-3 STRUCTURAL
- S-4 STRUCTURAL
- S-5 STRUCTURAL
- S-6 STRUCTURAL
- S-7 STRUCTURAL
- M-1 MECHANICAL
- M-2 MECHANICAL
- E-1 ELECTRICAL
- E-2 ELECTRICAL
- P-1 PLUMBING
- P-2 PLUMBING
- T-1 TITLE 24
- T-2 TITLE 24

**Supplemental Correction sheets attached:**

- Fire District
- Flood Hazard
- Methane Seepage Regulation
- Storm Water Requirements
- Energy Conservation
- High Wind Area
- Security Requirements
- Sound Transmission
- Grading and Shoring - General
- Structural - General
- Disable Accessibility
- Hillside Ord. and Seismic Design (slope > 3:1)
- Bicycle Parking Ordinance

City of Los Angeles  
 Department of Building and Safety  
 Green Building Division

This set of plans and specifications has been reviewed and approved for compliance with state and local ordinances related to the Green Building Ordinance.

This set of plans MUST be at the job site during construction.

It is unlawful to alter, change, or deviate from these plans.

The stamping of this plan SHALL NOT be construed to be a guarantee or warranty of a violation of any provisions of any Ordinance or Law.

By: *[Signature]* Total of 1/7  
 Date: 2/9/18



CITY OF LOS ANGELES  
 DEPARTMENT OF BUILDING AND SAFETY  
 DISABLED ACCESS SECTION

This set of plans and specifications has been reviewed and approved for compliance with state and local laws and ordinances related to public accommodations and housing.

The stamping of this set of plans and specifications shall not be construed to be a guarantee or warranty of a violation of any provisions of any Ordinance or Law.

permit or to be an approved contractor. It is the responsibility of the contractor to comply with local laws and ordinances related to accessibility in housing.

17010-10000-02541 D17 LP 114  
 By: *[Signature]* Total of 15  
 Date: 2/6/18

City of Los Angeles, Department of Building & Safety

**WKS ARCHITECTS**  
 William Spencer  
 Architect  
 Architecture Planning  
 71-946 Eleanor Ln  
 Rancho Mirage, CA 92270  
 P: 818-933-3039  
 Email: wksarc@aol.com

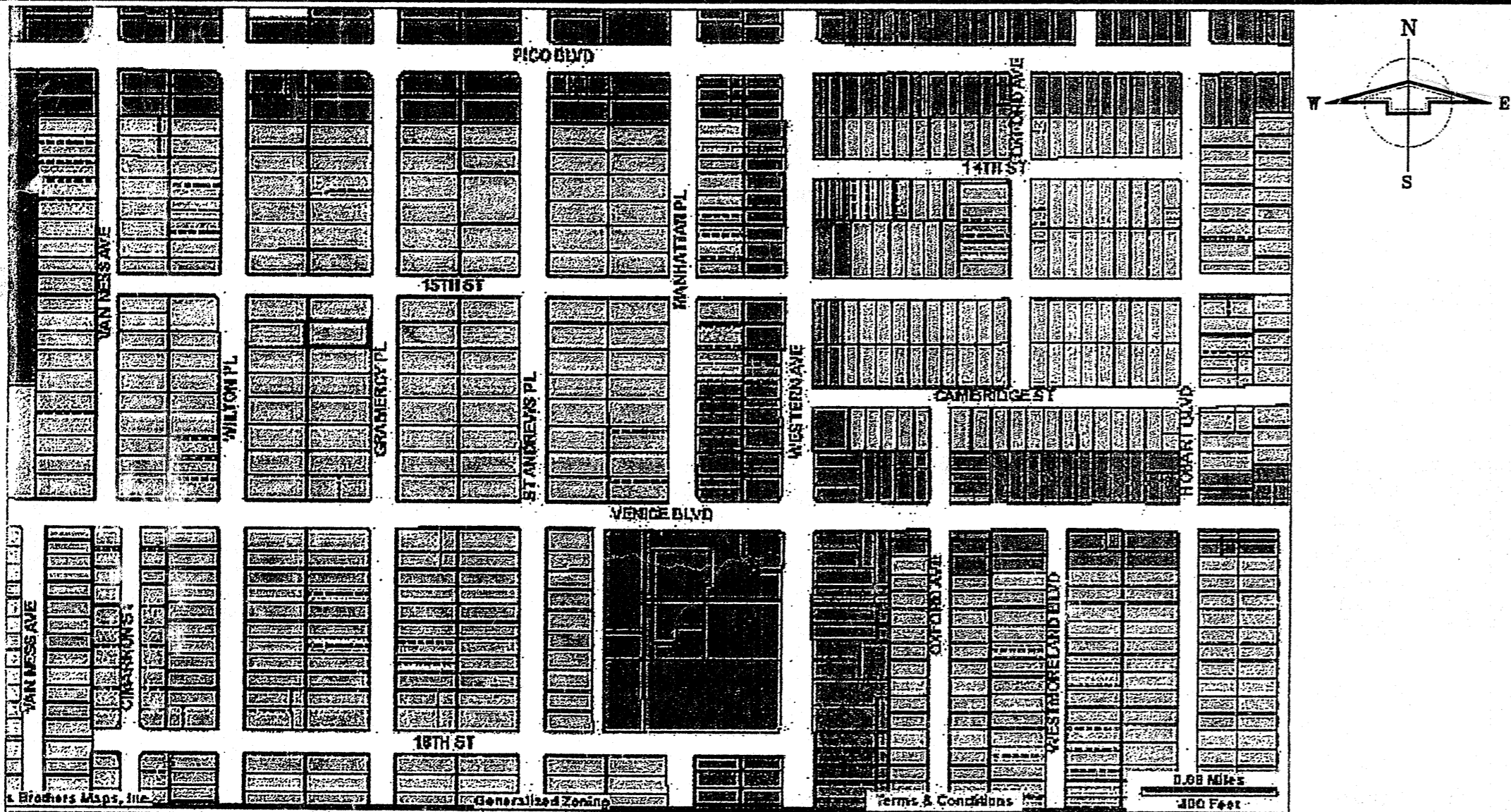
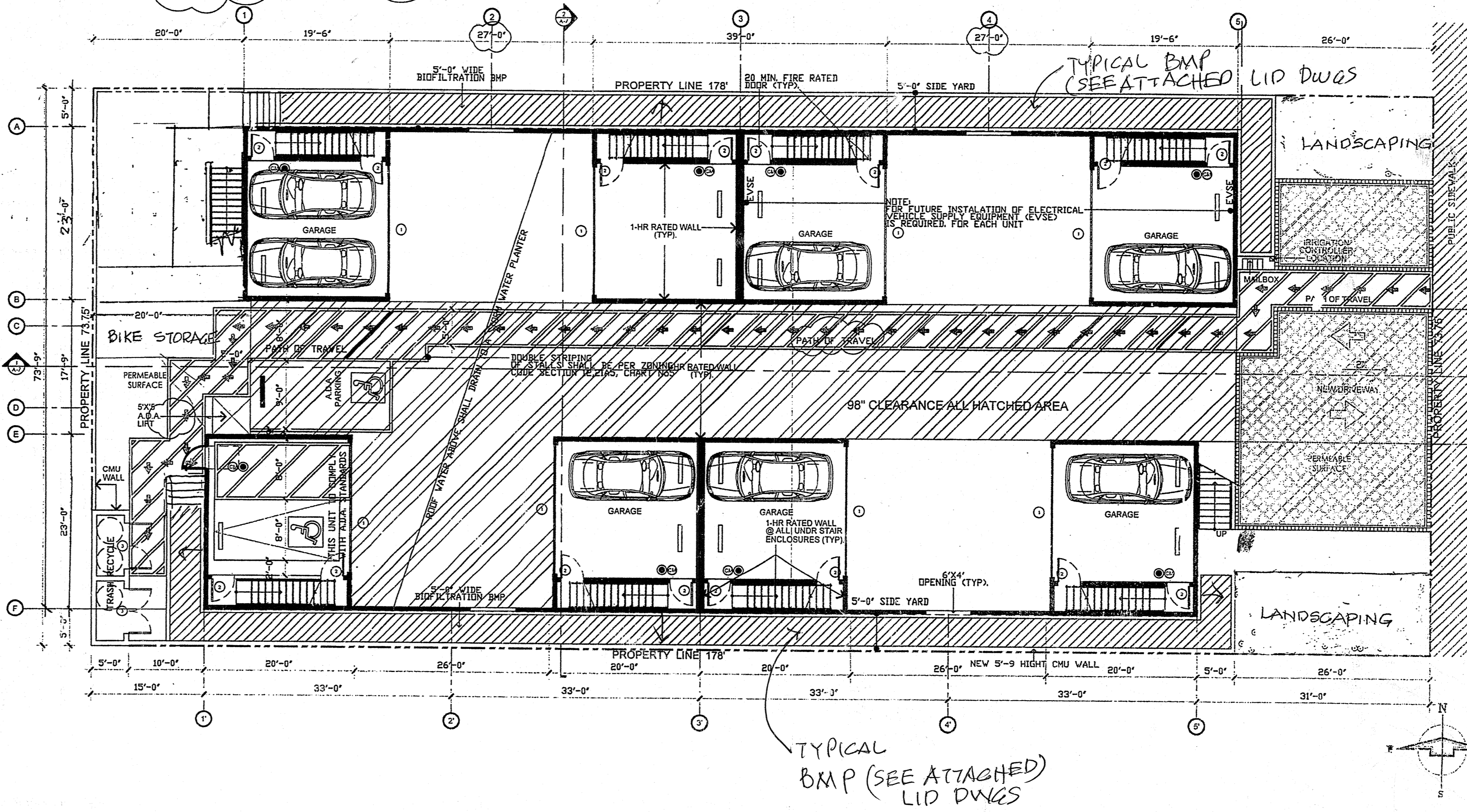
APN: 5073005002  
**DESCRIPTION:**  
**TRACT:**  
**THE W.G. NEVIN TRACT**  
**MAP REFERENCE:**  
**M B 1-53/54**  
 Sheets **BLOCK: 7 LOT: 2**

ISSUE / REVISION	ISSUE / DATE

City of Los Angeles, Department of Building & Safety  
 This set of plans and specifications has been reviewed and approved for compliance with state and local laws and ordinances related to public accommodations and housing.  
 The stamping of this set of plans and specifications shall not be construed to be a guarantee or warranty of a violation of any provisions of any Ordinance or Law.  
 permit or to be an approved contractor. It is the responsibility of the contractor to comply with local laws and ordinances related to accessibility in housing.  
 17010-10000-02541 D17 LP 114  
 By: *[Signature]* Total of 15  
 Date: 2/6/18

11. SUBCONTRACTORS SHALL SUBMIT ALTERNATES WITH BID PACKAGE TO GENERAL CONTRACTOR FOR REVIEW BY THE ARCHITECT.

12. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF BUILDING. THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.



VICINITY PLAN

SITE PLAN

6 UNIT APARTMENT  
 AT:  
 1509 GRAMERCY PL.  
 LOS ANGELES, CA 90019

SHEET NAME  
 COVER SHEET

SHEET  
 A-1

JAN 8 2018

AP

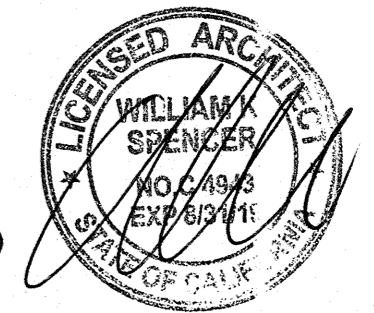
ISSUE/REVISION	ISSUE/DATE
△	
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**OWNER:**

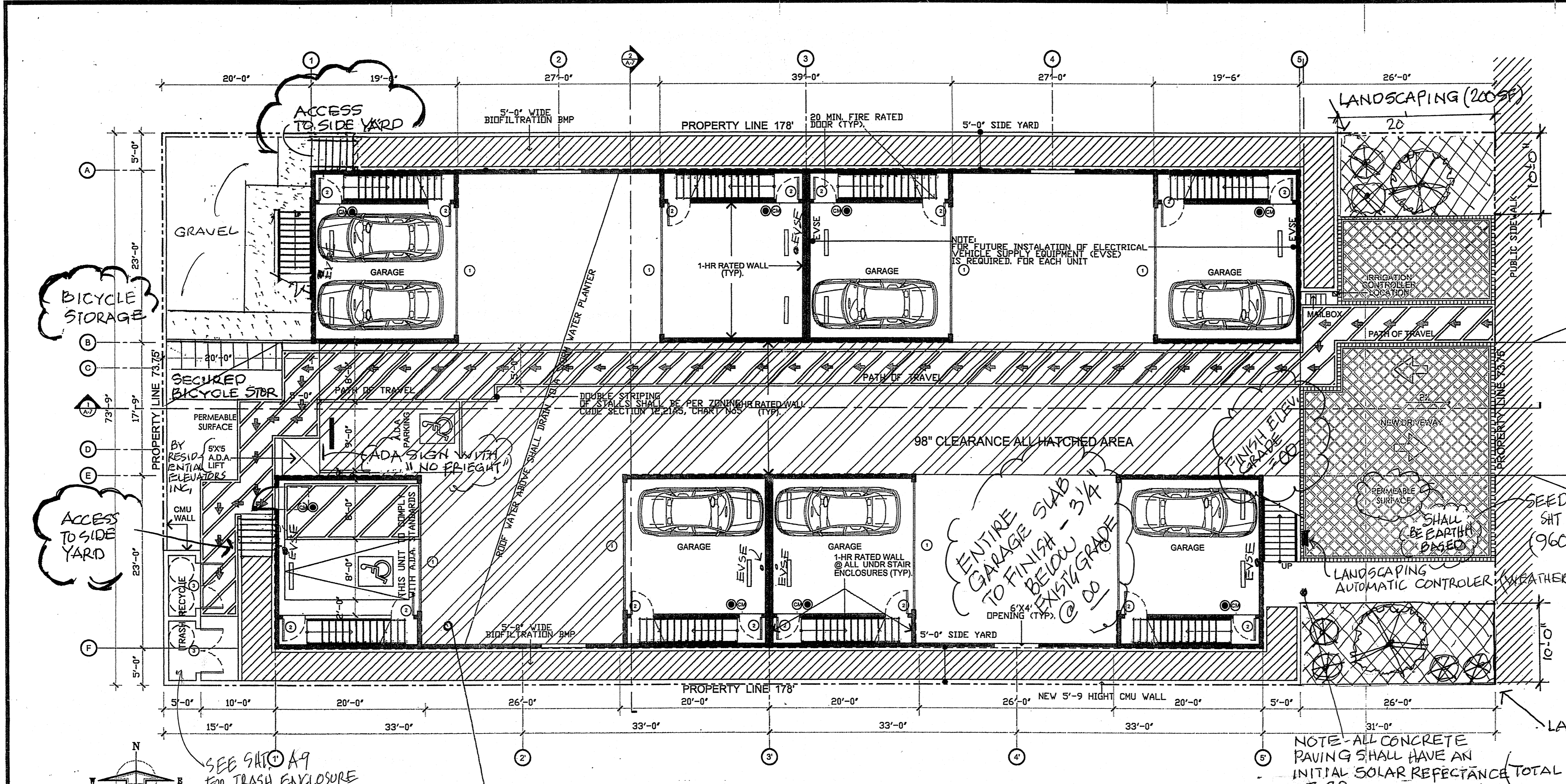
**UNIT APARTMENT AT:**  
 1509 GRAMERCY PL.  
 LOS ANGELES, CA 90010

**SHEET NAME**  
 GROUND LEVEL  
 FLOOR PLAN

**SHEET**  
 A-2



- NOTES:**
- \*Temporary pedestrian protection shall be provided as required by Section 3306. Obtain Public Works approval. (3201.3, 3202.3.4, 3306)
  - \*The construction shall not restrict a five-foot clear and unobstructed egress to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.
  - \*An approved Seismic Gas Shutoff Valve will be installed on the fuel gas line on the down stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping. (Per Ordinance 70,155) (Includes Commercial additions and TI work over \$10,000.) Separate plumbing permit is required.
  - \*Provide ultra low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.
  - \*Shower compartments and walls above bathtubs with installed shower heads shall be finished with a smooth, nonabsorbent surface to height not less than 70 inches above the drain inlet. Section 1210.2.3 Use of water-resistant gypsum backing board shall be as stated in Section 2509.3
  - \*Water heaters must be strapped to a wall (Sec. 507.3, UPC)
  - \*A copy of the evaluation report and/or conditions of listing shall be made available at the job site.
  - \*Concrete or similar noncombustible and nonabsorbent floor, or asphalt surface at ground level only. (406.4.5)
  - \*Sloped floor to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway. (406.4.5)
  - \*Floor system designed for uniform or concentrated loads per table 1607.1
  - \*Minimum headroom of 7ft. (406.4.1)
  - \*Vehicle barriers not less than 2 feet 9 inches high placed at the end of drive lanes, and at the end of parking spaces where the difference in adjacent floor elevation is greater than 1 foot. (406.4.3)
  - \*Vehicle barriers designed in accordance with section 1607.8.3



**RCP SYMBOL LEGEND**

SYMBOL	NO.	DESCRIPTION
—	1	NEW WOOD PARTITION
—	2	1-HR FIRE RATED EXTERIOR WALL
△	3	WINDOW TYPE
○	4	DOOR TYPE
●	5	ENERGY STAR COMPLIANT EXHAUST FAN
⊙	6	SMOKE DETECTOR WITH BATTERY BACK-UP
⊕	7	CARBON MONOXIDE DETECTOR

**RCP SYMBOL LEGEND**

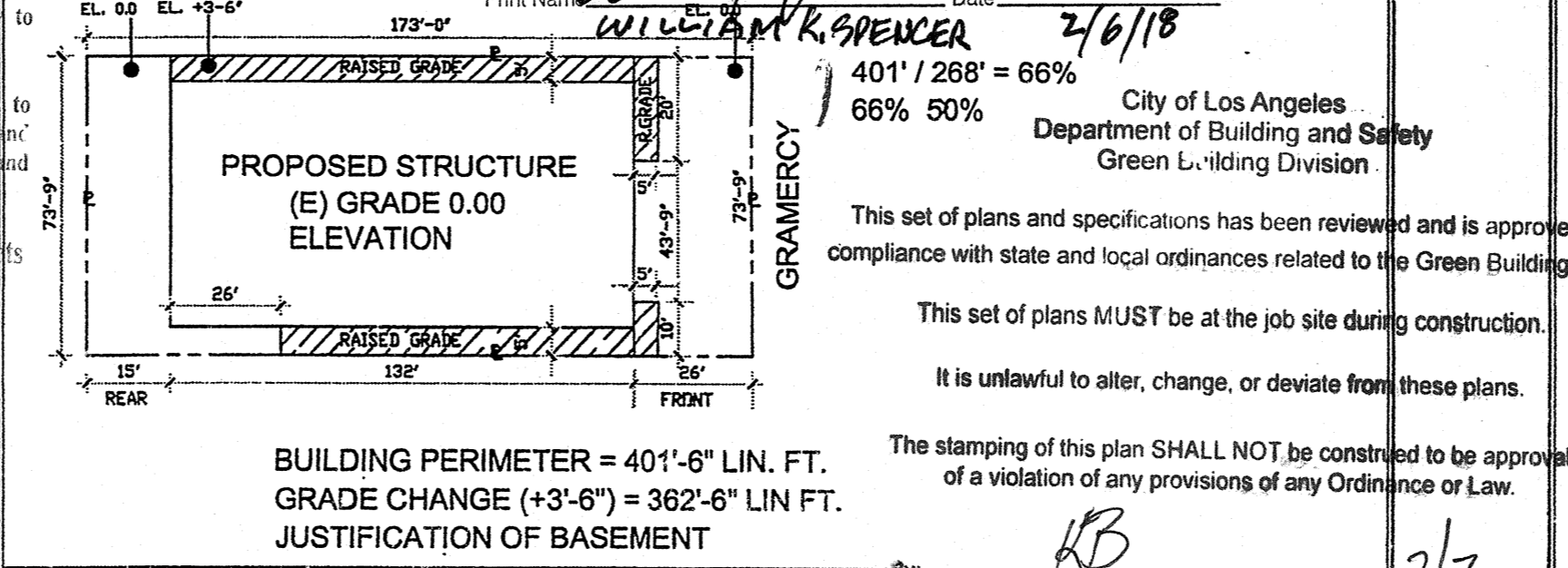
SYMBOL	DESCRIPTION
—	98" HIGH CLEARANCE

(EVSE = ELECTRICAL VEHICLE STATION)

- NOTES:**
- A. PROTECTION OF JOINTS PENETRATIONS IN FIRE RATED ASSEMBLIES SHALL NOT BE CONCEALED FROM VIEW UNTIL INSPECTED AND APPROVED.
  - B. PROVIDE GREENBOARD IN TUB AND SHOWER AREAS.
  - C. ALL PLUMBING WALLS SHALL BE 2X6 FRAMING, UNLESS OTHERWISE NOTED. SEE DETAIL 2/A 15
  - D. ALL EXTERIOR WALLS SHALL BE OF 1-HOUR FIRE RESISTANT PRIMARY PATH OF TRAVEL.

I certify that the primary path of travel to the area of alteration from the public way and accessible parking space as indicated on the plans does not include steps or a slope exceeding 1:20 except where access is provided by a ramp with a 1:12 maximum slope or a disabled accessible elevator. I understand that if the primary path of travel is found not to be as indicated, significant delay may result.

Signature: *William Spencer* Position: **ARCHITECT**  
 Print Name: **WILLIAM SPENCER** Date: **2/6/18**



The stamping of this plan SHALL NOT be construed to be approval of a violation of any provisions of any Ordinance or Law.

Date: **2/9/18**

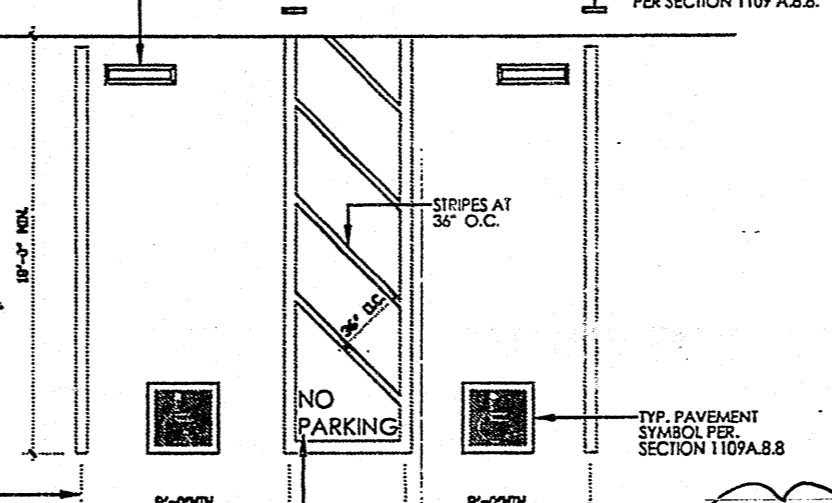


FIGURE 11A-2B  
 SINGLE AND VAN ACCESSIBLE PARKING STALLS

**GREEN NOTES & EVSE NOTES**

**USG 1 Hr, Fire Rated Partition**

Loadbearing	Acoustical Performance	Reference
UL 7	50 BBN-76000	A-52

Wood Framed

7/8" Exterior Cement Board  
 5/8" Sheetrock, Firecode C Core gypsum panels  
 2x4 wood stud 16" or 24" o.c.  
 3" ThermoFiber SAFB  
 RC-1 channel or equivalent one side joints finished

"The electrical system shall have sufficient capacity to simultaneously charge all designated EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. A separate electrical permit is required."

**MINIMUM 1" CONDUIT**

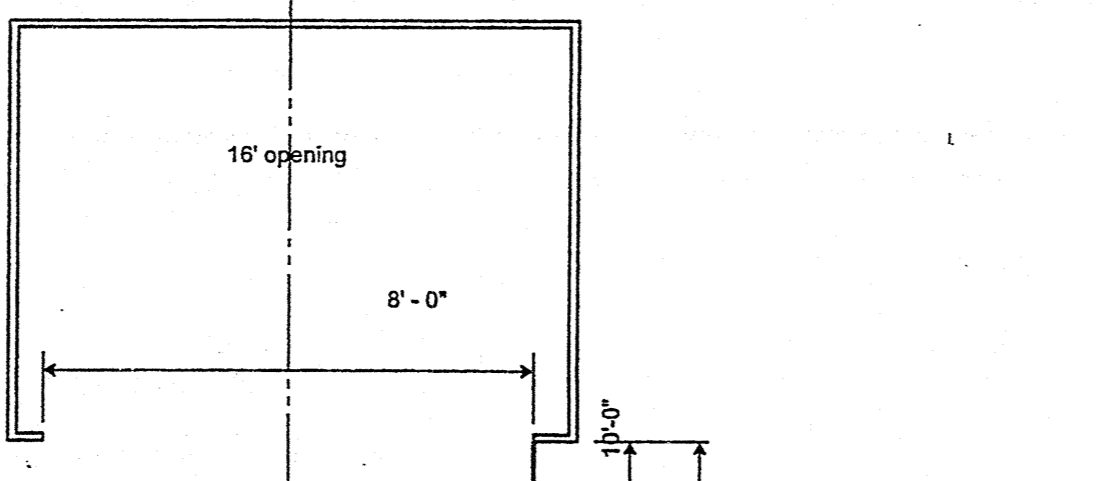
"The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as EV CAPABLE in accordance with the Los Angeles Electrical Code."

"A copy of the construction documents or a comparable document indicating the information from Energy Code Sections 110.10(b) through 110.10(c) shall be provided to the occupant."

**LANDSCAPING**

	JACARANDA MIMOSIFOLIS TREE 24 GAL.
	MANDINA DOMESTICA HEAVENLY BAMBOO SHRUB 7 1/2 GAL.
	DELESPERMA ALBA ICE PLANT
	GROUND COVER

PER GARAGE TURNING RADIUS P/ZC 2002-001



This area shall be clear of obstructions

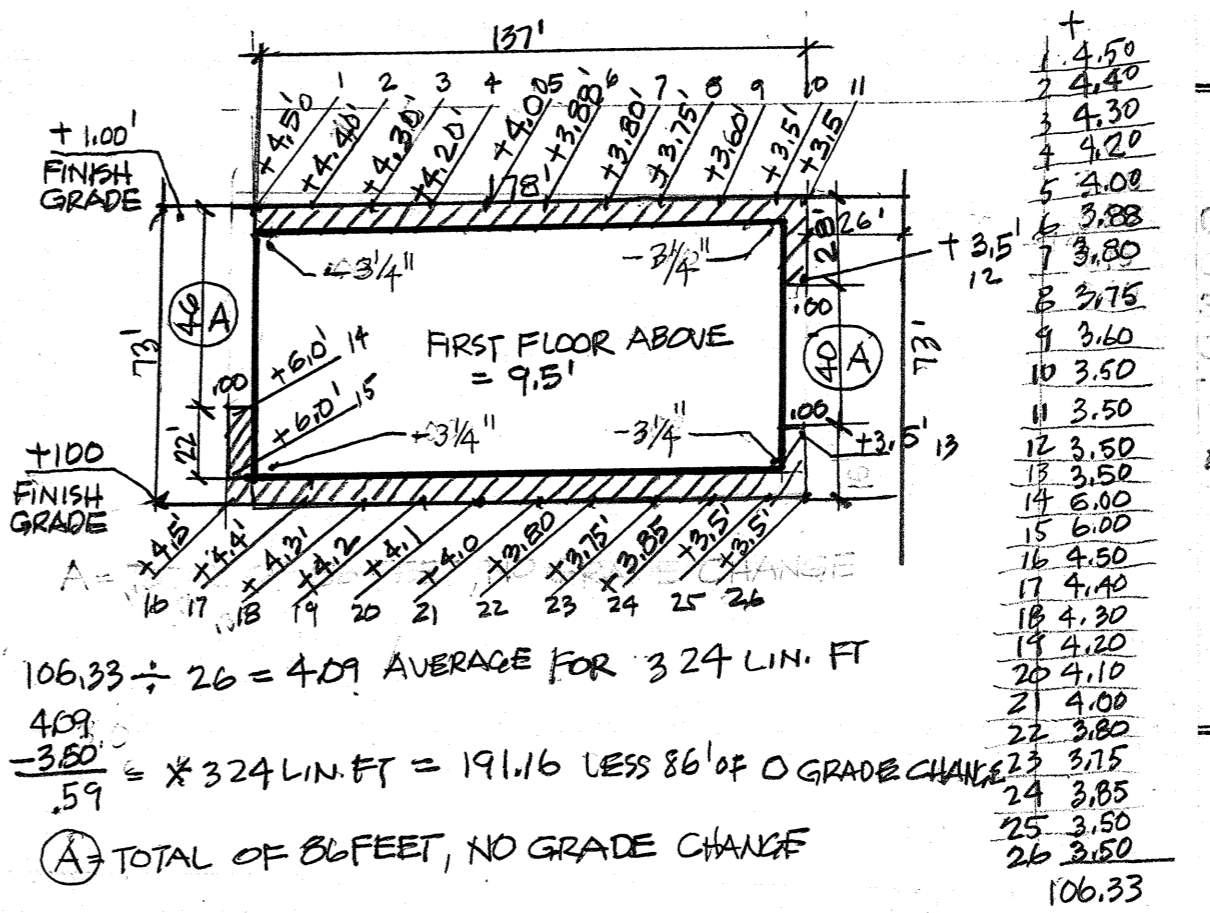
CITY OF LOS ANGELES  
 DEPARTMENT OF BUILDING AND SAFETY  
 DISABLED ACCESS SECTION

This set of plans and specifications has been reviewed and is approved in compliance with state and local laws and ordinances related to accessibility to public accommodations and housing.

The stamping of this set of plans and specifications shall not be held to permit or be an approval of the violation of any provisions of federal, state, or local law and ordinances related to accessibility to public accommodations and housing.

By: *E.T.*  
 Date: *2/9/18*

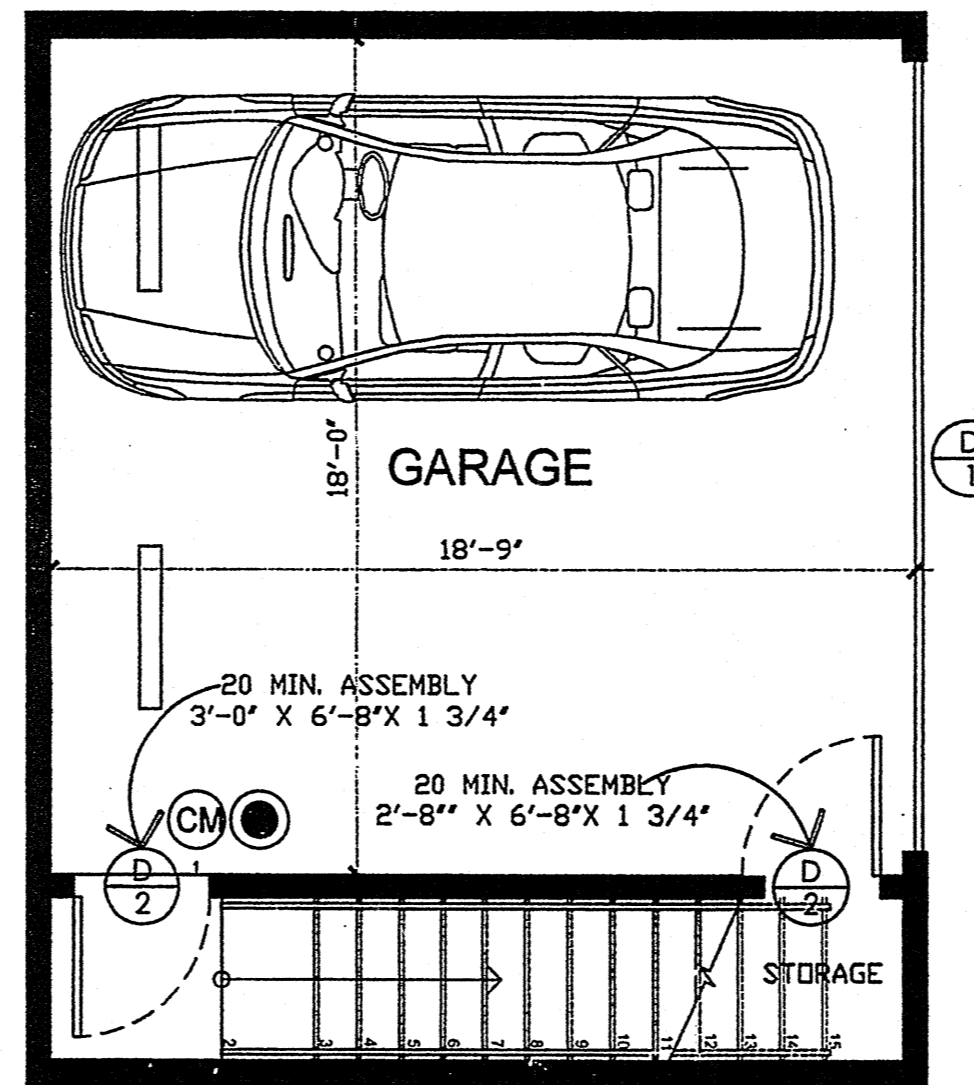
**LANDSCAPE APPROVAL**  
 Dept. of City Planning  
 Date: **5/18/18** By: *[Signature]*



GRADE PLANES FOR 2 STORY

# FLOOR PLAN NOTES

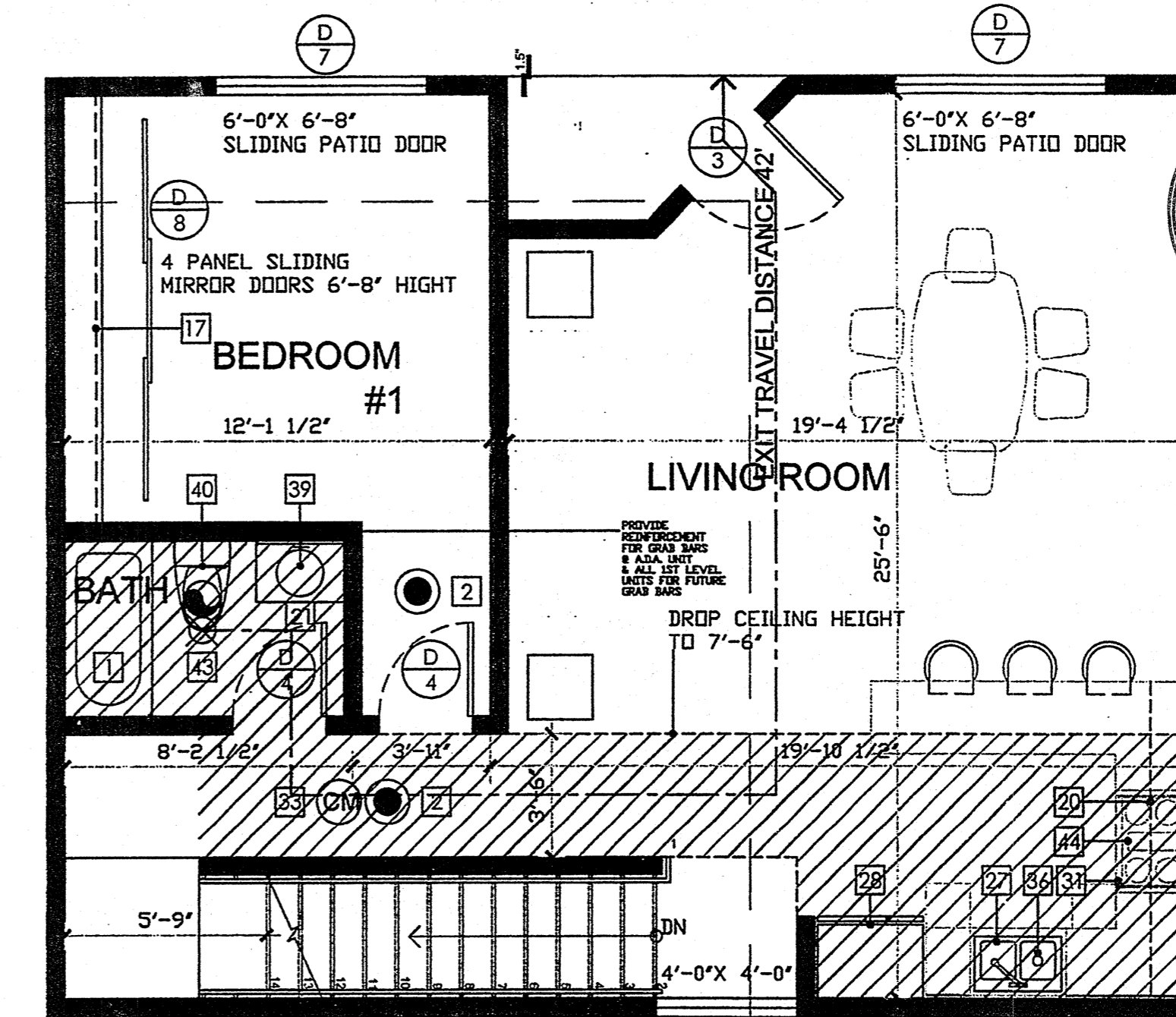
- BATHTUB & SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. SHOWER DOORS SHALL SWING OUT. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1,024 SQ. IN OF FLOOR AREA, AND ENCOMPASS 30-INCH DIAMETER CIRCLE.
- HARD-WIRED SMOKE DETECTOR ALARM WITH A BATTERY BACK UP AT EACH SLEEPING ROOM AND AT POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SLEEPING AREA; A SMALL ALARM SHALL BE LOCATED AT EACH STORY AND BASEMENT, ON THE UPPER LEVEL OF SPLIT LEVEL STORIES AND BOTH LEVEL IF SLEEPING AREA IS ON LOWER LEVEL; A SMOKE ALARM SHALL BE LOCATED IN CLOSE PROXIMITY TO THE STAIRWAY WHEN SLEEPING ROOMS ARE ON THE UPPER LEVEL WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY SERVING THE BEDROOM EXCEEDS THAT OF THE HALLWAY BY 24(610 MM) INCHES OR MORE. SMOKE ALARMS SHALL BE INSTALLED IN THE HALLWAY AND NEAR THE HIGH POINT OF THE ADJOINING ROOM. (BATTERY OPERATED SMOKE ALARM PERMITTED IN EXISTING CONSTRUCTION ONLY. (310.9.1).
- THE BUILDING SHALL HAVE WATER CLOSETS (TOILETS) WHICH USE NO MORE THAN 1.2 GALLONS PER FLUSH. 2013 CPC 402.2
- ALL SHOWERS AND TUB-SHOWER SHALL HAVE EITHER A PRESSURE BALANCE OR A THERMOSTATIC MIXING VALVE 2013 CPC 418.0
- GRANITE TOP WITH BULLNOSE EDGE AND 4" SPLASH.
- "DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE."
- 12" MINIMUM ACCESS PANEL TO BATHTUB TRAP CONNECTION IS REQUIRED UNLESS PLUMBING IS WITHOUT SLIP JOINTS CPC & 405.2.
- HOSE BIBBS SHALL BE FITTED WITH A NON-REMOVABLE BACKFLOW PREVENTION DEVICE CPC & 603.4.7.
- GRANITE TOP WITH BULLNOSE EDGE AND 4" SPLASH.
- ALL GLAZING TO BE DUAL GLAZED
- PROVIDE 36" GUARD RAIL W/ LESS THAN 4" CLEAR SPACING BETWEEN INTERMEDIATE RAIL.
- PROVIDE LOW CONSUMPTION WATER CLOSETS AND SHOWER HEADS FOR ALL NEW CONSTRUCTION.
- LANDING DIMENSIONS IN THE DIRECTION OF TRAVEL MUST BE NOT LESS THAN 36".
- NOT USED
- SAFETY GLAZING IS REQUIRED PER SECTION 2406.4 AT THE FOLLOWING LOCATION:
  - GLAZING IN SHOWER DOORS AND ENCLOSURES
  - GLAZING LOCATED WITHIN 24" OF A DOOR WHEN THE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.
- CLOTHES DRYER MOISTURE EXHAUST DUCT SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14'-0" WITH TWO ELBOWS. THIS SHALL BE REDUCED 2'-0" FOR EVERY ELBOW IN EXCESS OF TWO. MIN. 4" DIA., SMOOTH METAL DUCT.
- 1 1/2" DIAM. HARDWOOD POLE, WITH METAL BRACKET INSTALLED A MAXIMUM OF 3'-0" SPACING TO RECEIVE A 16" WIDE X 2" THICK PAINT GRADE WOOD SHELF.
- WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72 INCHES ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS ARE TO BE MOISTURE RESISTANT. CRC R307.2
- THE INSULATION INSTALLER AND THE CONTRACTOR SHALL POST A SIGNED CERTIFICATE OF COMPLIANCE IN A CONSPICUOUS LOCATION IN THE BUILDING. THIS CERTIFICATE SHALL STATE THAT THE INSTALLATIONS AND MATERIALS CONFORM TO THE APPROPRIATE SECTIONS OF THE CALIFORNIA ADMINISTRATIVE CODE, TITLES 20 AND 24 AND SHALL SPECIFY THE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION, THE INSTALLED R-VALUE, AND WHEN LOOSE FILL IS INSTALLED SHALL STATE THE MINIMUM INSTALLED WEIGHT PER SQ. FT. CONSISTENT WITH THE MANUFACTURER'S LABELED DENSITY FOR THE DESIRED R-VALUE.
- WALL CABINETS
- RECESSED MIRROR FACED MEDICINE CABINET BY:
  - NOT USED
- STAIRWAY RISERS ARE TO BE 4" MINIMUM AND 7 3/4" MAXIMUM. TREADS ARE TO HAVE A DEPTH OF 10" MINIMUM. WIDTH OF STAIRWAYS IS TO BE 36" MINIMUM AND THEY SHALL HAVE A MINIMUM OF 6'-8" CLEARANCE ABOVE THE NOSE OF THE TREAD. STAIR TREADS AND RISERS ARE TO HAVE UNIFORMITY. GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY GREATER THAN 3/8 INCH AND GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY GREATER THAN 1 INCH. (EXCEPTION: A FLOOR OPENING FOR A STAIRWELL MAY ENCRDACH ON THE REQUIRED HEADROOM A MAXIMUM OF 54 1/2" HORIZONTALLY FROM EACH SIDE) (CRC R3) I 1.7.21
- HANDRAIL HEIGHT TO BE 34" MINIMUM TO 38" MAXIMUM ABOVE NOSING, GRIP-SIZE SHALL BE TYPE I OR TYPE II PER CRC R311.7.3 OR PROVIDE EQUIVALENT GRASPABILITY. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS AND SHALL BE RETURNED OR SHALL TERMINATE THE HANDRAILS. (CRC R311.7.7)
  - IN NEVEL POSTS OR SAFETY TERMINALS, HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE NO LESS THAN 1 1/2" BETWEEN THE WALL AND
- PROVIDE A MINIMUM OF ONE CONTINUOUS HANDRAIL ON STAIRS WITH 4 OR MORE RISERS AND ALL OPEN SIDES.
- PROVIDE GUARDS WHERE THE OPEN SIDE IS MORE THAN 30" ABOVE THE FLOOR-OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.
- 3 COMPARTMENT CAST IRON ENAMEL SINK.
- REFRIGERATOR SPACE WITH CABINET ABOVE.
- LINEN CABINET WITH 3/4" WOOD SHELVES @ 12" O.C.
- DOOR SHALL BE A SELF CLOSING & SELF LATCHING 1-3/8" THICK SOLID WOOD OR 20 MIN. F.R. SOLID CORE. NOTE: THE GARAGE SHOULD NOT OPEN INTO A SLEEPING ROOM.
- HOOD WITH FAN VENTILATION TO OUTSIDE
- NOT USED
- CARBON MONOXIDE DETECTOR
- WHEN A CLOSET IS DESIGNED FOR THE INSTALLATION OF CLOTHES DRYER, A MINIMUM OPENING OF 100 SQUARE INCHES FOR MAKE-UP AIR SHALL BE PROVIDED IN THE DOOR OR BY OTHER APPROVED MEANS CMC SECT.504.3.2
- GARAGE DOOR SPRINGS: (PER SEC. R309.5)
  - SPRINGS SHALL BE FABRICATED FROM EITHER HARD-DRAWN SPRING WIRE PER (ASTM A227-21) OR OIL-TEMPERED WIRE (PER ASTM A229-71)
  - MINIMUM DESIGN STANDARD SHALL BE 9,000 CYCLES
  - PHYSICAL CYCLING TEST SHALL BE PERFORMED AND CERTIFIED BY APPROVED TESTING AGENCY
  - EACH SPRING SHALL BE EQUIPPED WITH AN APPROVED DEVICE CAPABLE OF RESTRAINING THE SPRING OR ANY PART THEREOF IN THE CASE IT BREAKS. CONTAINMENT DEVICE SHALL BE TESTED AND CERTIFIED BY AN APPROVED TESTING AGENCY.
- GARBAGE DISPOSAL
- FIBER GLASS TUB W/ INTEGRAL 3 WALL FULL HEIGHT WAINSCOT, PROVIDE STAINLESS STEEL SLIDING SAFETY GLASS.
- FULL HEIGHT MIRROR FROM TOP OF 4" SPLASH TO UNDERSIDE OF VANITY LIGHT FIXTURE.
- LAVATORY WITH GRANITE TOP
- WATER CLOSET
- STAINLESS STEEL/GLASS SLIDING SHOWER DOORS
- GAS-STACKED WASHER & DRYER
- EXHAUST FAN-VENT TO OUTSIDE
- RANGE



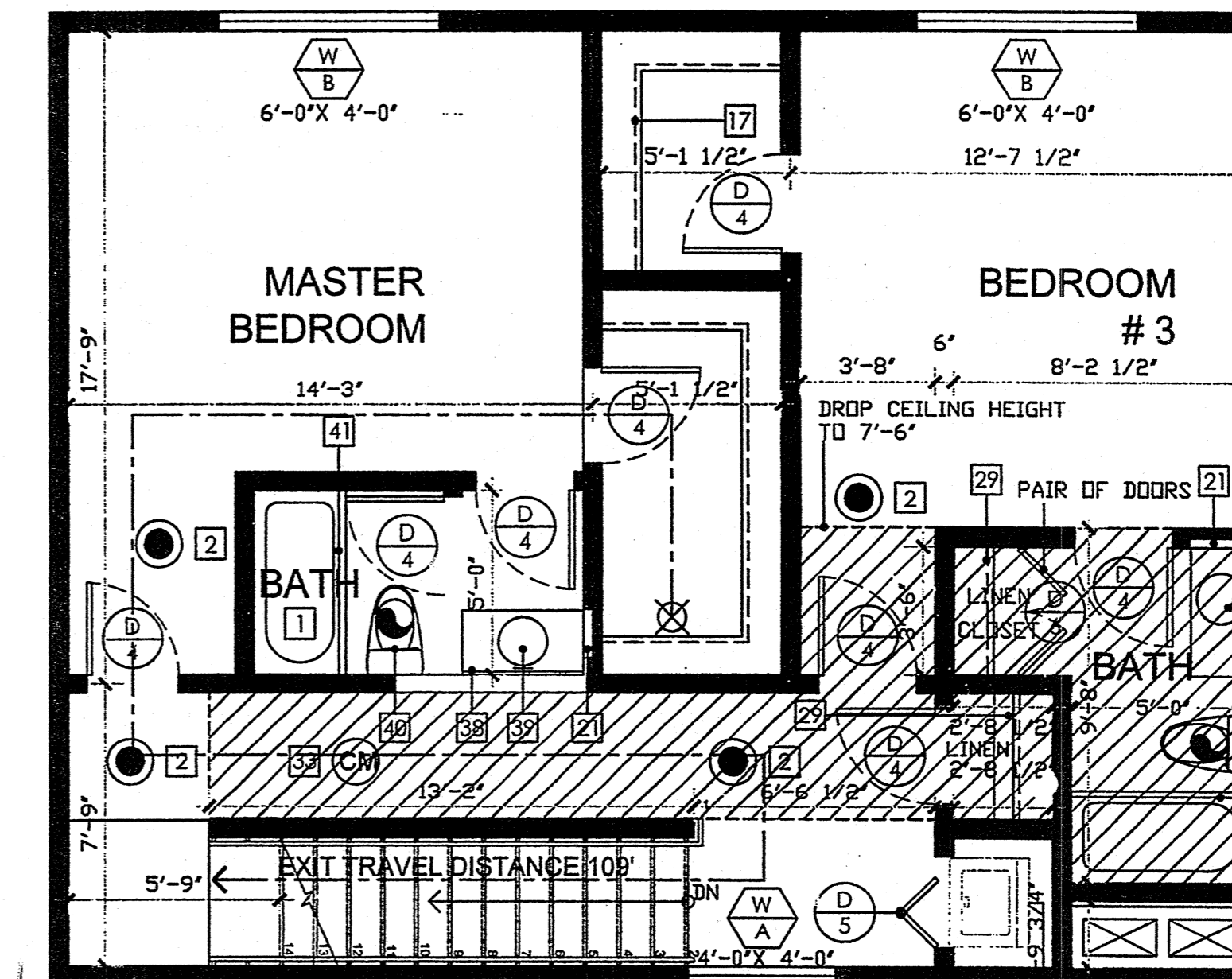
GARAGE LEVEL 1/4" = 1'-0"

FLOOR	AREAS S.F.	
	GROSS	NET
GARAGE	460	415.5
FIRST	850.5	764.30
SECOND	881.12	757.81
ROOF	881.12	466.16
TOTAL	3,072.74	2,403.77

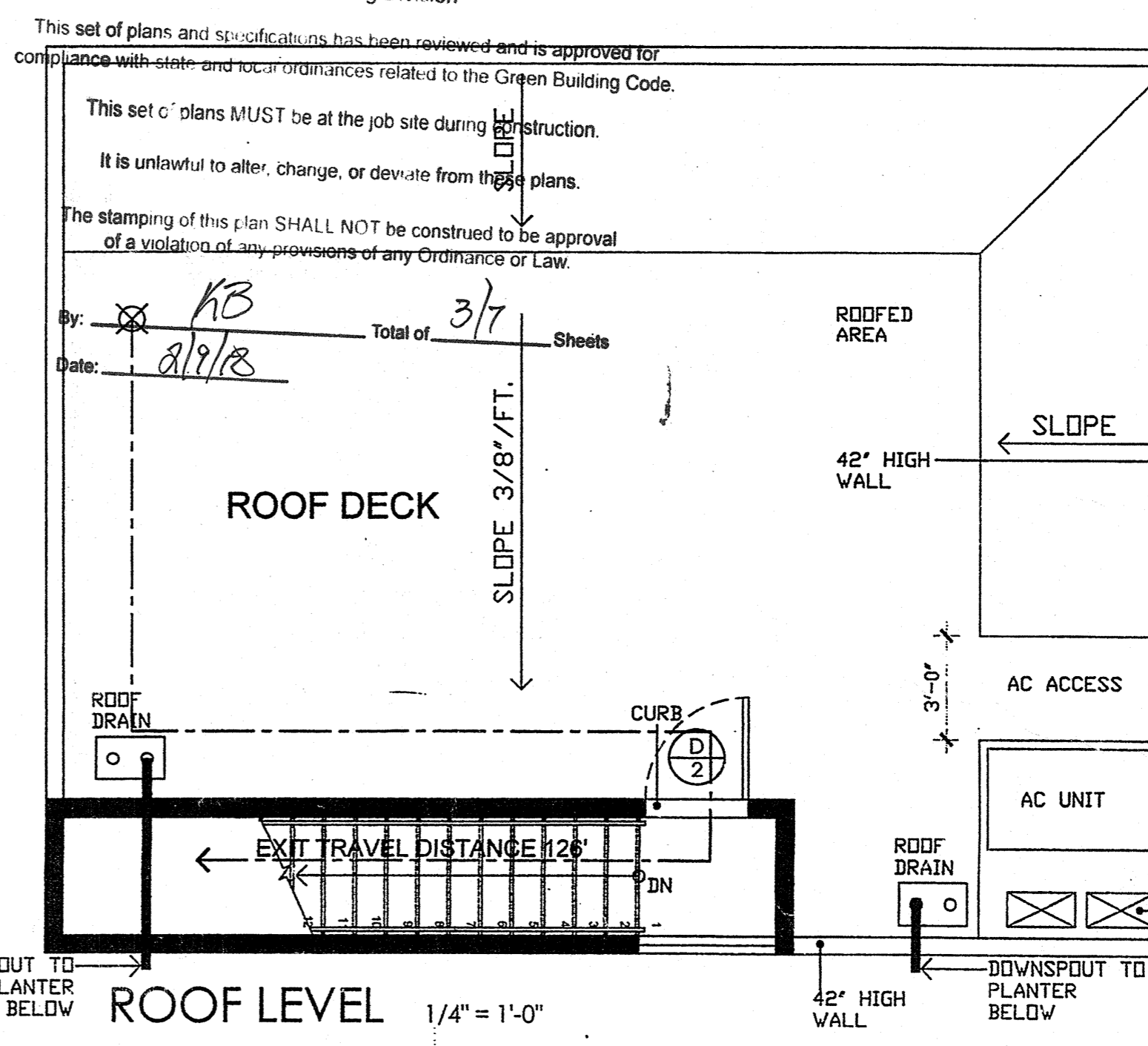
RCP SYMBOL LEGEND		
SYMBOL	NO.	DESCRIPTION
—	-	NEW WOOD PARTITION
⬠	-	WINDOW TYPE
⊙	-	DOOR TYPE
⊙	-	DUCT TO OUTSIDE ENERGY STAR COMPLIANT EXHAUST FAN w/ HUMIDISTAT
⊙	-	SMOKE DETECTOR WITH BATTERY BACK-UP
⊙	-	CARBON MONOXIDE DETECTOR



FIRST LEVEL 1/4" = 1'-0"



2ND LEVEL 1/4" = 1'-0"



ROOF LEVEL 1/4" = 1'-0"

**WKS ARCHITECTS**  
 William Spencer  
 Architect  
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 71-946 Eleanor Ln  
 Rancho Mirage, CA 92270  
 P: 818-903-3099  
 Email: wksarch@gmail.com

APN:5073005002  
**L. DESCRIPTION:**  
 TRACT:  
 THE W.G.NEVIN TRACT  
**MAP REFERENCE:**  
 M B 1-53/54  
 BLOCK:7 LOT:2

ISSUE/REVISION	ISSUE/DATE
△	
△	
△	
△	

**OWNER:**  
 8 UNIT APARTMENT  
 AT:  
 1509 GRAMERCY PL.  
 LOS ANGELES, CA 90019

**SHEET NAME**  
 A.D.A.  
 FLOOR PLAN NOTES

**SHEET**  
**A-2.1**

**FLOOR PLAN NOTES**

- BATHUB & SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. SHOWER DOORS SHALL SWING OUT. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1, 024 SQ. IN OF FLOOR AREA, AND ENCOMPASS 30-INCH DIAMETER CIRCLE.
- HARD-WIRED SMOKE DETECTOR ALARM WITH A BATTERY BACK UP AT EACH SLEEPING ROOM AND AT POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SLEEPING AREA; A SMALL ALARM SHALL BE LOCATED AT EACH STORY AND BASEMENT, ON THE UPPER LEVEL OF SPLIT LEVEL STORIES AND BOTH LEVEL IF SLEEPING AREA IS ON LOWER LEVEL; A SMOKE ALARM SHALL BE LOCATED IN CLOSE PROXIMITY TO THE STAIRWAY WHEN SLEEPING ROOMS ARE ON THE UPPER LEVEL WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY SERVING THE BEDROOM EXCEEDS THAT OF THE HALLWAY BY 24(610 MM) INCHES OR MORE. SMOKE ALARMS SHALL BE INSTALLED IN THE HALLWAY AND NEAR THE HIGH POINT OF THE ADJOINING ROOM. (BATTERY OPERATED SMOKE ALARM PERMITTED IN EXISTING CONSTRUCTION ONLY. (310.9.1).
- THE BUILDING SHALL HAVE WATER CLOSETS (TOILETS) WHICH USE NO MORE THAN 1.2 GALLONS PER FLUSH. 2013 CPC 402.2
- ALL SHOWERS AND TUB-SHOWER SHALL HAVE EITHER A PRESSURE BALANCE OR A THERMOSTATIC MIXING VALVE 2013 CPC 418.0
- GRANITE TOP WITH BULLNOSE EDGE AND 4" SPLASH.
- \*DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE.\*
- 12" MINIMUM ACCESS PANEL TO BATHTUB TRAP CONNECTION IS REQUIRED UNLESS PLUMBING IS WITHOUT SLIP JOINTS CPC & 405.2.
- HOSE BIBBS SHALL BE FITTED WITH A NON-REMOVABLE BACKFLOW PREVENTION DEVICE CPC & 603.4.7.
- GRANITE TOP WITH BULLNOSE EDGE AND 4" SPLASH.
- ALL GLAZING TO BE DUAL GLAZED
- PROVIDE 36" GUARD RAIL W/ LESS THAN 4" CLEAR SPACING BETWEEN INTERMEDIATE RAIL.
- PROVIDE LOW CONSUMPTION WATER CLOSETS AND SHOWER HEADS FOR ALL NEW CONSTRUCTION.
- LANDING DIMENSIONS IN THE DIRECTION OF TRAVEL MUST BE NOT LESS THAN 36".
- NOT USED
- SAFETY GLAZING IS REQUIRED PER SECTION 2406.4 AT THE FOLLOWING LOCATION:
  - GLAZING IN SHOWER DOORS AND ENCLOSURES
  - GLAZING LOCATED WITHIN 24" OF A DOOR WHEN THE BOTTOM EDGE IS LESS THAN 60" ABV. THE FLOOR OR WALKING SURFACE.
- CLOTHES DRYER MOISTURE EXHAUST DUCT SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14'-0" WITH TWO ELBOWS. THIS SHALL BE REDUCED 2'-0" FOR EVERY ELBOW IN EXCESS OF TWO. MIN. 4" DIA., SMOOTH METAL DUCT.
- 1 1/2" DIAM. HARDWOOD POLE, WITH METAL BRACKET INSTALLED A MAXIMUM OF 3'-0" SPACING TO RECEIVE A 16" WIDE X 7" THICK PAINT GRADE WOOD SHELF.
- WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 7/2 INCHES ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS ARE TO BE MOISTURE RESISTANT. CRC R307.2
- THE INSULATION INSTALLER AND THE CONTRACTOR SHALL POST A SIGNED CERTIFICATE OF COMPLIANCE IN A CONSPICUOUS LOCATION IN THE BUILDING. THIS CERTIFICATE SHALL STATE THAT THE INSTALLATIONS AND MATERIALS CONFORM TO THE APPROPRIATE SECTIONS OF THE CALIFORNIA ADMINISTRATIVE CODE, TITLES 20 AND 24 AND SHALL SPECIFY THE MANUFACTURE'S NAME AND MATERIAL IDENTIFICATION, THE INSTALLED R-VALUE, AND WHEN LOOSE FILL IS INSTALLED SHALL STATE THE MINIMUM INSTALLED WEIGHT PER SQ. FT. CONSISTENT WITH THE MANUFACTURER'S LABELED DENSITY FOR THE DESIRED R-VALUE.
- WALL CABINETS
- RECESSED MIRROR FACED MEDICINE CABINET BY: \_\_\_\_\_
- NOT USED
- STAIRWAY RISERS ARE TO BE 4" MINIMUM AND 7 3/4" MAXIMUM. TREADS ARE TO HAVE A DEPTH OF 10" MINIMUM. WIDTH OF STAIRWAYS IS TO BE 36" MINIMUM AND THEY SHALL HAVE A MINIMUM OF 6'-8" CLEARANCE ABOVE THE NOSE OF THE TREAD. STAIR TREADS AND RISERS ARE TO HAVE UNIFORMITY. GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY GREATER THAN 3/8 INCH AND GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY GREATER THAN 1 INCH. (EXCEPTION: A FLOOR OPENING FOR A STAIRWELL MAY ENCRDACH ON THE REQUIRED HEADROOM A MAXIMUM OF 54 1/2" HORIZONTALLY FROM EACH SIDE) (CRC R3) I 1.7.21
- HANDRAIL HEIGHT TO BE 34" MINIMUM TO 38" MAXIMUM ABOVE NOSING, GRIP-SIZE SHALL BE TYPE I OR TYPE II PER CRC R311.7.7.3 OR PROVIDE EQUIVALENT GRASPABILITY. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS AND SHALL BE RETURNED OR SHALL TERMINATE THE HANDRAILS. (CRC R311.7.7)
 

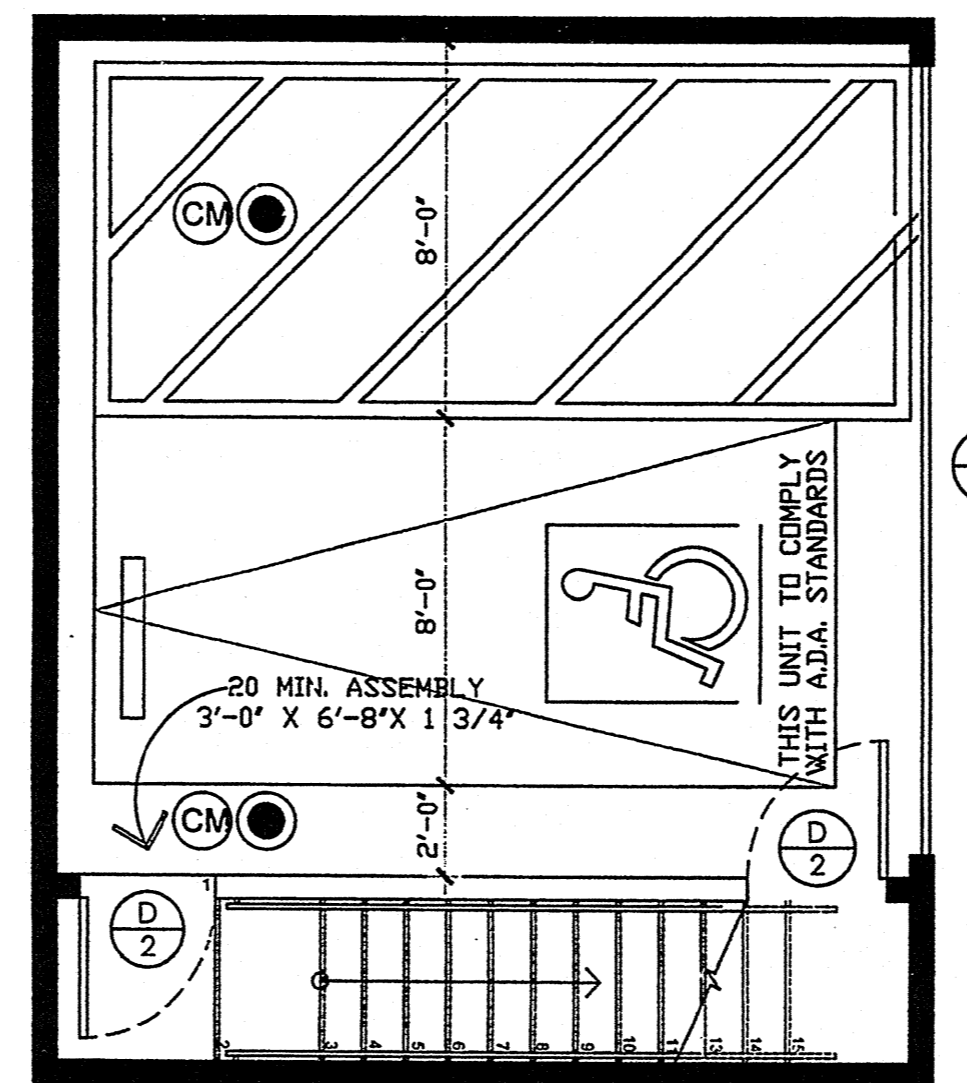
IN NEWEL POSTS OR SAFETY TERMINALS, HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE NO LESS THAN 1 1/2" BETWEEN THE WALL AND PROVIDE A MINIMUM OF ONE CONTINUOUS HANDRAIL ON STAIRS WITH 4 OR MORE RISERS AND ALL OPEN SIDES.
- PROVIDE GUARDS WHERE THE OPEN SIDE IS MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.
- 3 COMPARTMENT CAST IRON ENAMEL SINK.
- REFRIGERATOR SPACE WITH CABINET ABOVE.
- LINEN CABINET WITH 3/4" WOOD SHELVES @ 12" O.C.
- DOOR SHALL BE A SELF CLOSING & SELF LATCHING 1-3/8" THICK SOLID WOOD OR 20 MIN. F.R. SOLID CORE. NOTE: THE GARAGE SHOULD NOT OPEN INTO A SLEEPING ROOM.
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- GAS-STACKED WASHER & DRYER
- EXHAUST FAN-VENT TO OUTSIDE
- RANGE

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
DISABLED ACCESS SECTION

This set of plans and specifications has been reviewed and is approved for compliance with state and local laws and ordinances related to accessibility to public accommodations and housing.

The stamping of this set of plans and specifications shall not be held to permit or to be an approval of the violation of any provisions of federal, state, or local laws and ordinances related to accessibility to public accommodations and housing.

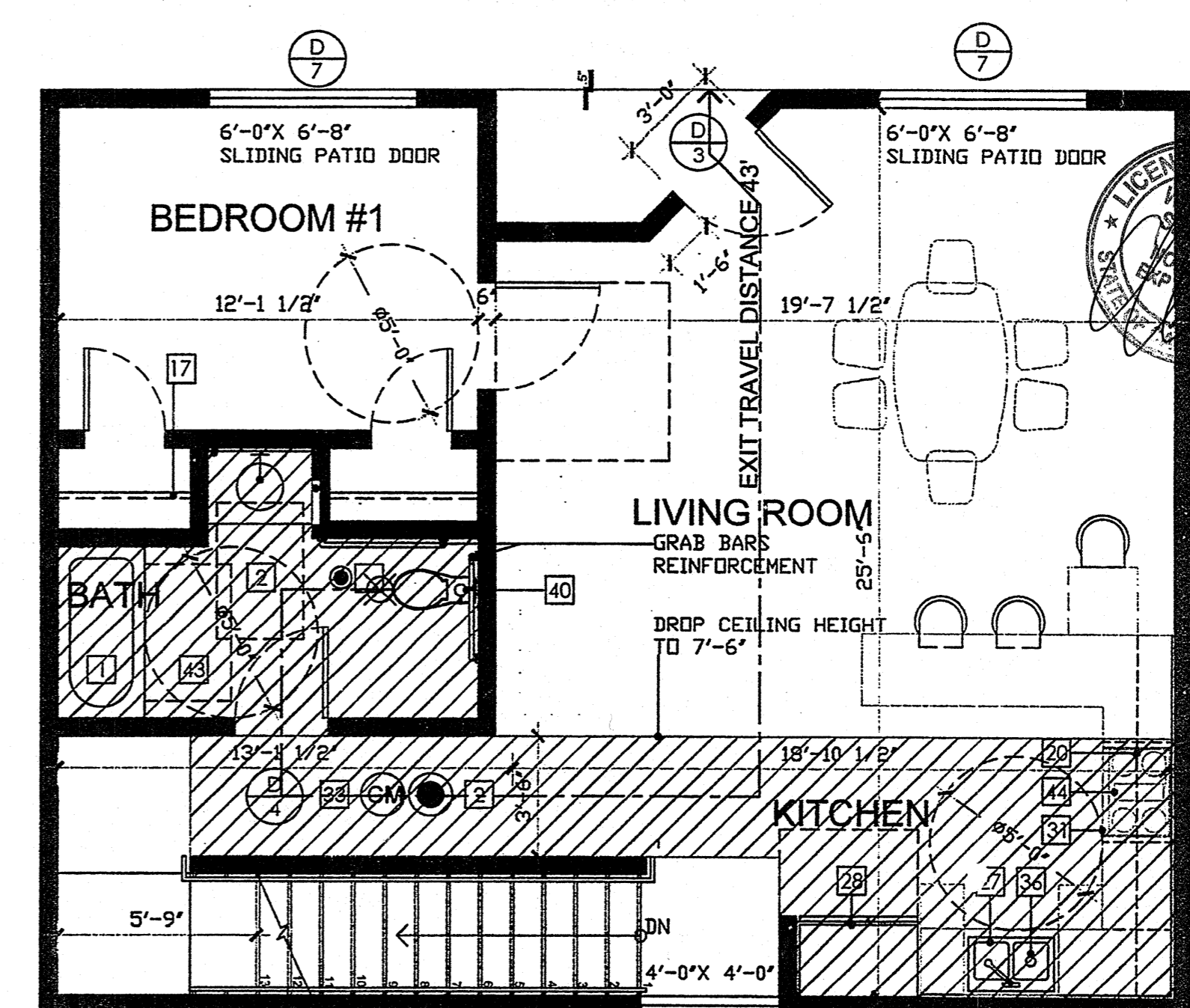
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Date: \_\_\_\_\_



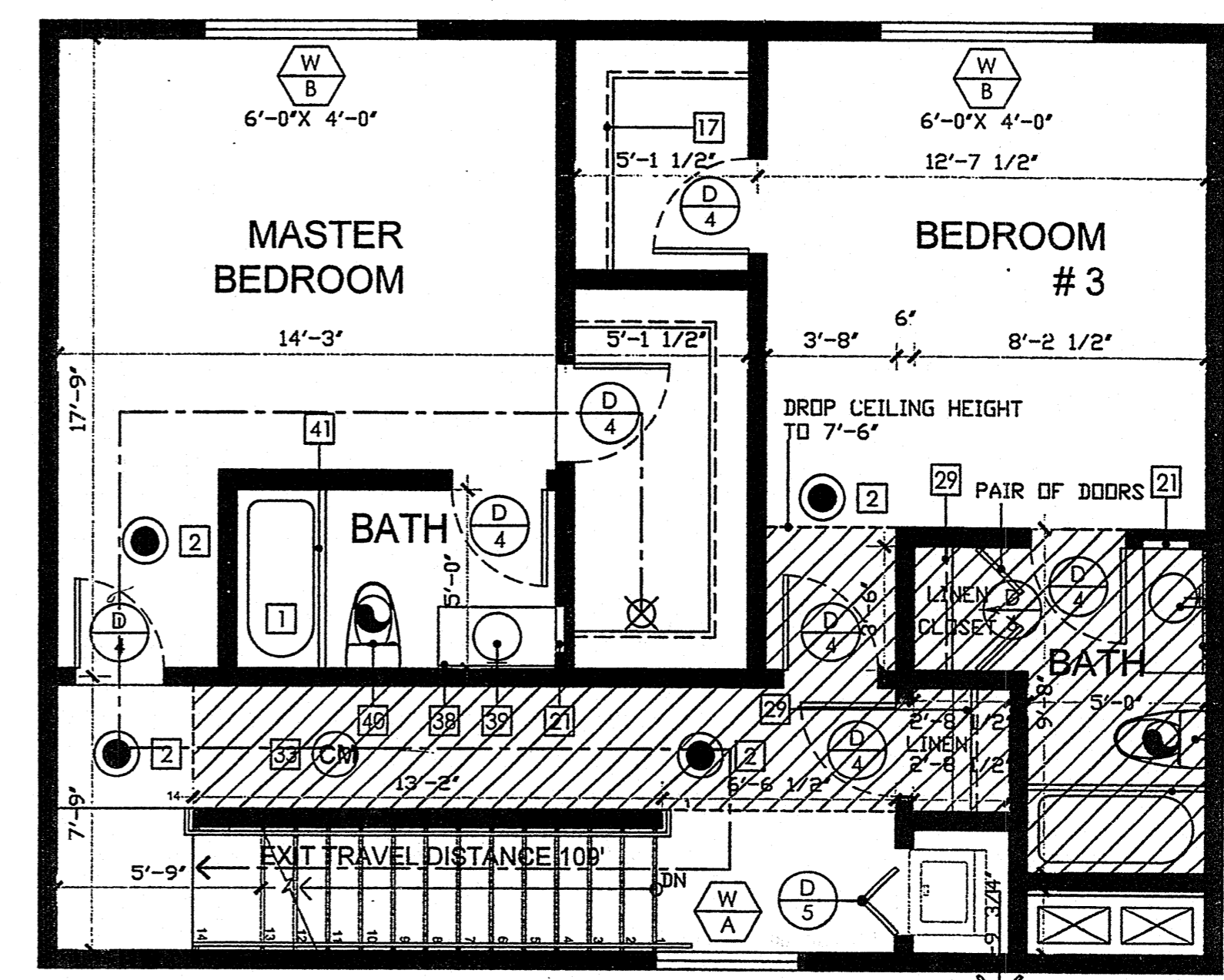
**GARAGE LEVEL** 1/4" = 1'-0"

FLOOR	AREAS S.F.	
	GROSS	NET
GARAGE	460	415.5
FIRST	850.5	764.30
SECOND	881.12	757.81
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TOTAL	3,072.74	2,403.77

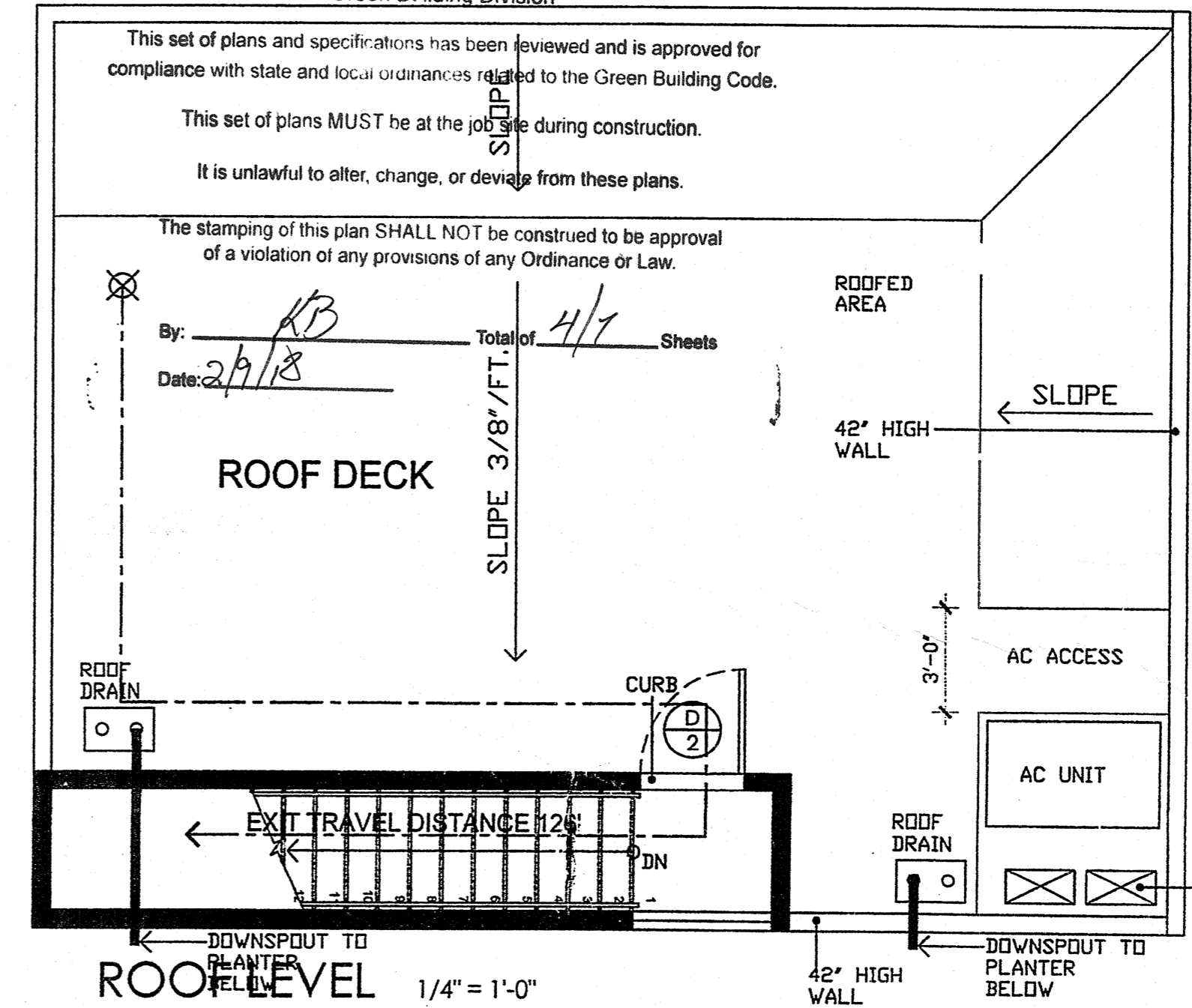
RCP SYMBOL LEGEND		
SYMBOL	NO.	DESCRIPTION
—	-	NEW WOOD PARTITION
⬡	-	WINDOW TYPE
⊙	-	DOOR TYPE
●	-	DUCT TO OUTSIDE ENERGY STAR COMPLIANT EXHAUST FAN W/ PUMPTIS AT
⊙	-	SMOKE DETECTOR WITH BATTERY BACK-UP
⊙	-	CARBON MONOXIDE DETECTOR



**FIRST LEVEL** 1/4" = 1'-0"



**2ND LEVEL** 1/4" = 1'-0"



**ROOF LEVEL** 1/4" = 1'-0"

**WKS ARCHITECTS**  
William Spencer  
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71-346 Eleanora Ln  
Rancho Mirage, CA 92270  
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Email: wksrch@gmail.com

**APN:5073005002**  
**L. DESCRIPTION:**  
**TRACT:**  
**THE W.G.NEVIN TRACT**  
**MAP REFERENCE:**  
**M B 1-53/54**  
**BLOCK:7 LOT:2**

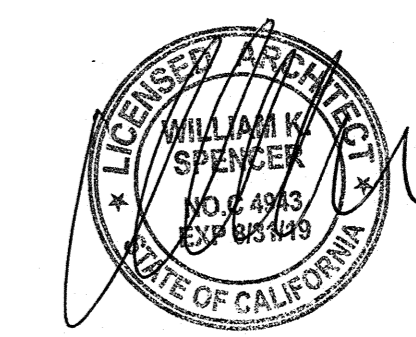
ISSUE/REVISION	ISSUE/DATE
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**OWNER:**

**8 UNIT APARTMENT AT:**  
**1509 GRAMERCY PL.**  
**LOS ANGELES, CA 90019**

**SHEET NAME**  
**FLOOR PLAN NOTES**

**SHEET**  
**A-2.2**



**WKS ARCHITECTS**  
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 Rancho Mirage, CA 92270  
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 Email: wksarch@gmail.com

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**BLOCK:7 LOT:2**

ISSUE/REVISION	ISSUE/DATE

**OWNER:**

City of Los Angeles  
 Department of Building and Safety  
 Green Building Division

This set of plans and specifications has been reviewed and is approved for compliance with state and local ordinances related to the Green Building Code.

This set of plans **MUST** be at the job site during construction.

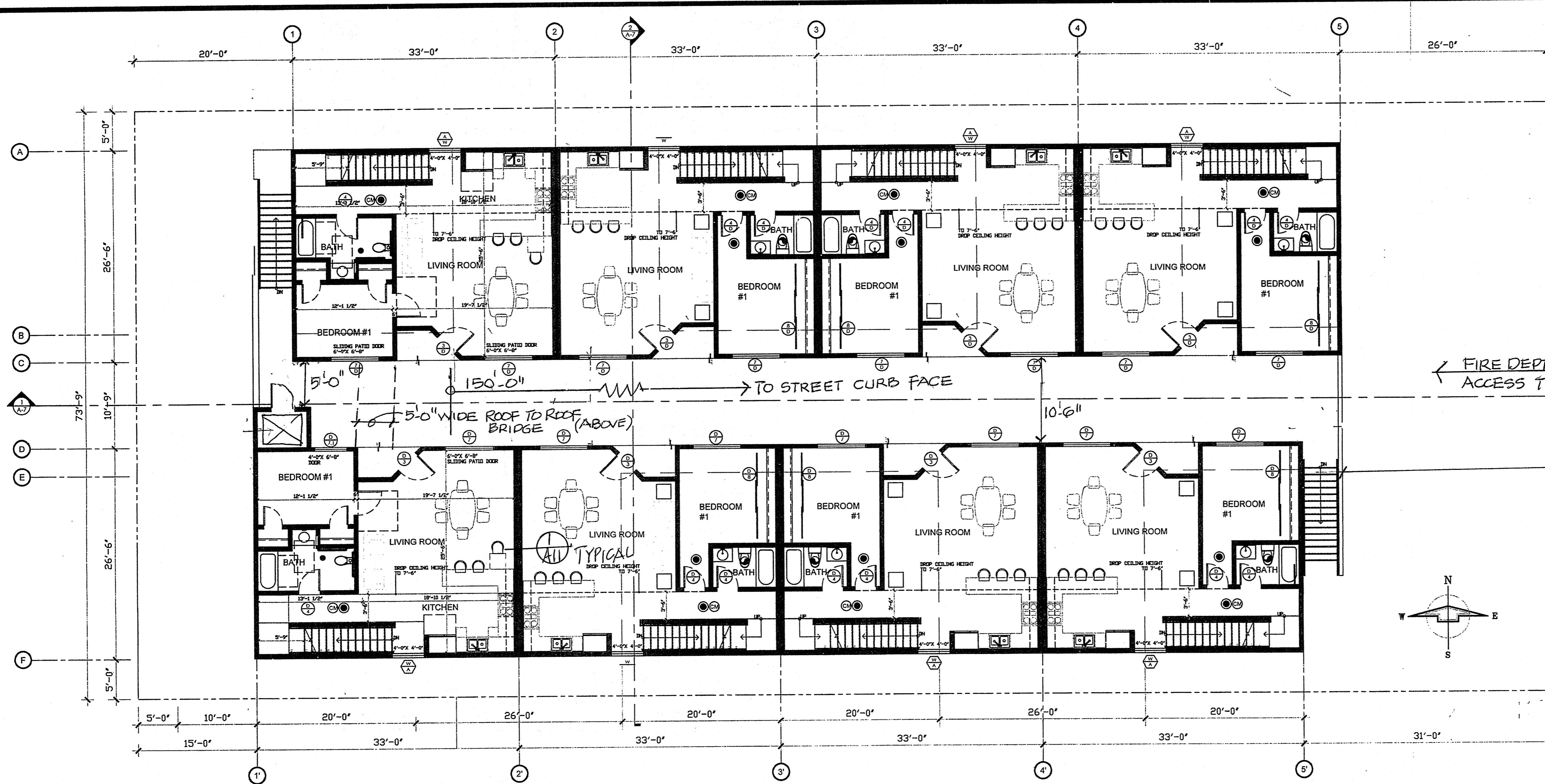
It is unlawful to alter, change, or deviate from these plans.

The stamping of this plan **SHALL NOT** be construed to be approval of a violation of any provisions of any Ordinance or Law.

**5 UNIT APARTMENT AT:**  
**1509 GRAMERCY PL.**  
**LOS ANGELES, CA 90019**

**SHEET NAME**  
**FIRST LEVEL FLOOR PLAN**

**SHEET**  
**A-3**



← FIRE DEPT. 150'-0" MAX ACCESS TO UNITS ENTRY →

STREET CURB FACE

By: KB Total of 5/7 Sheets  
 Date: 2/7/18

RCP SYMBOL LEGEND	
SYMBOL	DESCRIPTION
—	NEW WOOD PARTITION
⊕	WINDOW TYPE
⊙	DOOR TYPE
⊗	ENERGY STAR COMPLIANT EXHAUST FAN
⊕	SMOKE DETECTOR WITH BATTERY BACK-UP
⊕	CARBON MONOXIDE DETECTOR

WITH HUMIDISTAT AND DOCTER OUTSIDE

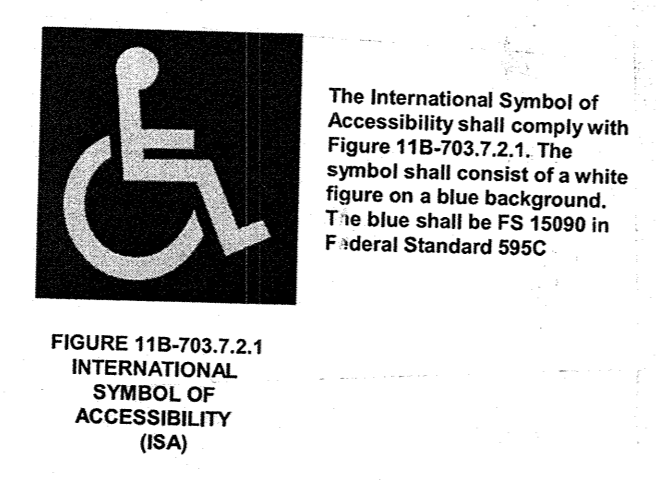
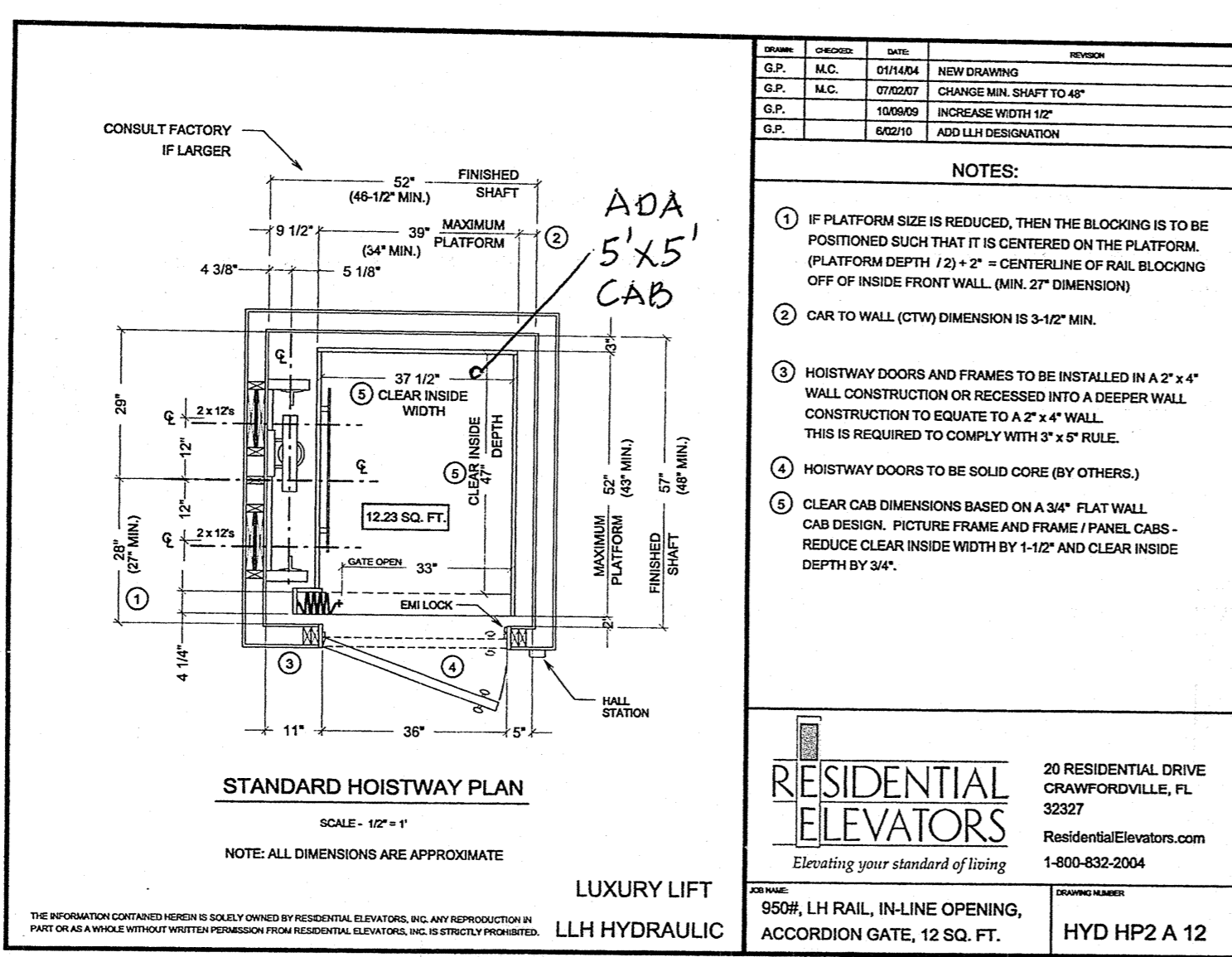


CITY OF LOS ANGELES  
 DEPARTMENT OF BUILDING AND SAFETY  
 DISABLED ACCESS SECTION

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By: E.J. Total of \_\_\_\_\_ Sheets  
 Date: \_\_\_\_\_



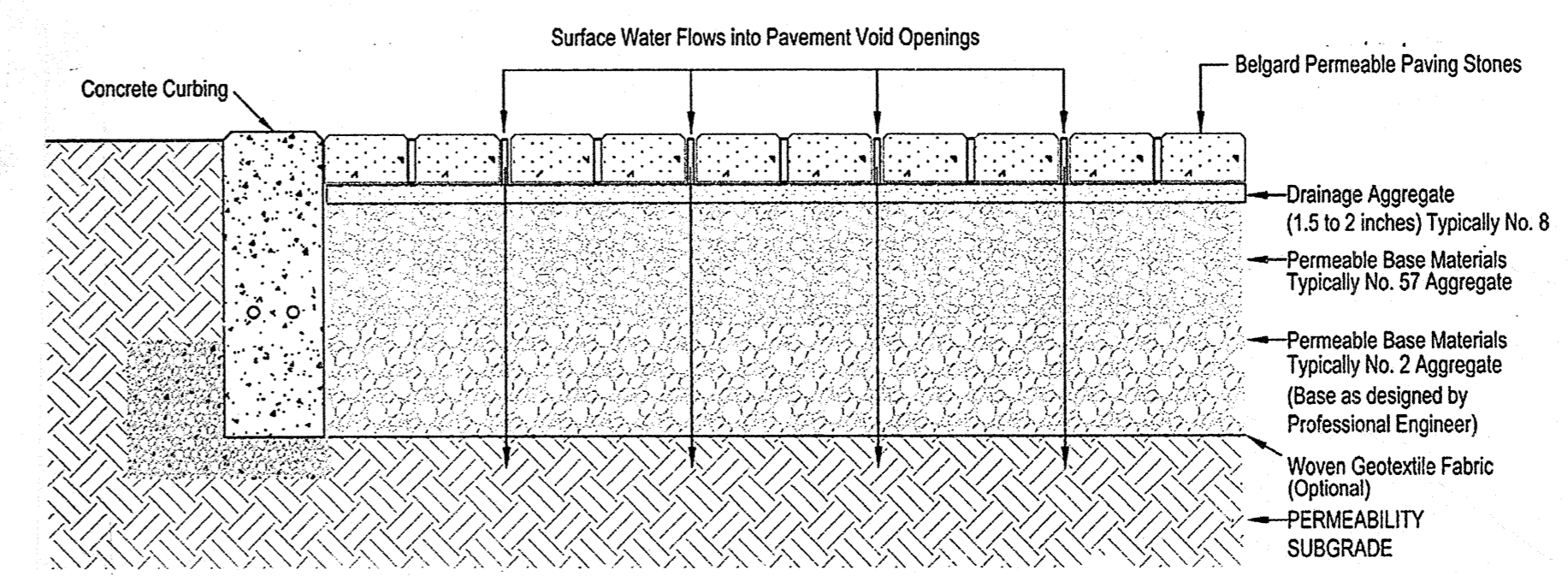
Platform lifts 11A

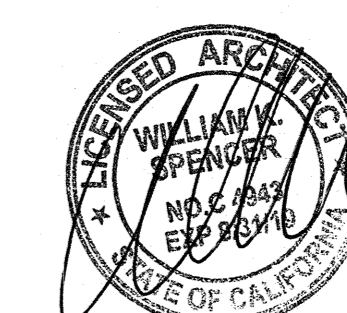
1124A.11 – Lifts shall be designed to provide unassisted entry, operation and exit from the lift. Shall be of sufficient size to accommodate a wheelchair in accordance with Section 1138A.1.4

There shall be clear floor space or landings at each level served by the lift, and on an accessible route

Enough standby power to operate the lift for 5 upward and downward trips. Use low energy power-operated doors, End doors shall have 32" clear openings width min, side doors clear openings width of 42" min

A restriction sign complying with 1143A shall be securely fastened at each landing, stating "No Freight" and the ISA symbol





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**APN:5073005002**  
**L. DESCRIPTION:**  
**TRACT:**  
**THE W.G.NEVIN TRACT**  
**MAP REFERENCE:**  
**M B 1-53/54**  
**BLOCK:7 LOT:2**

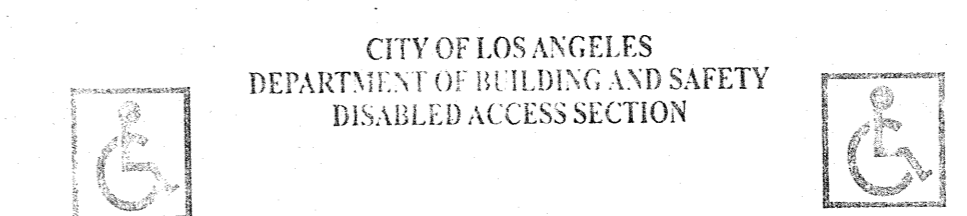
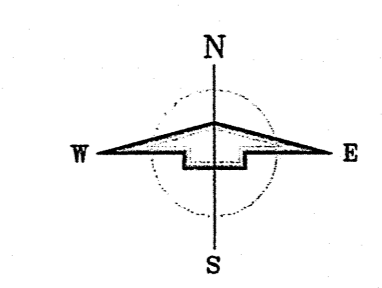
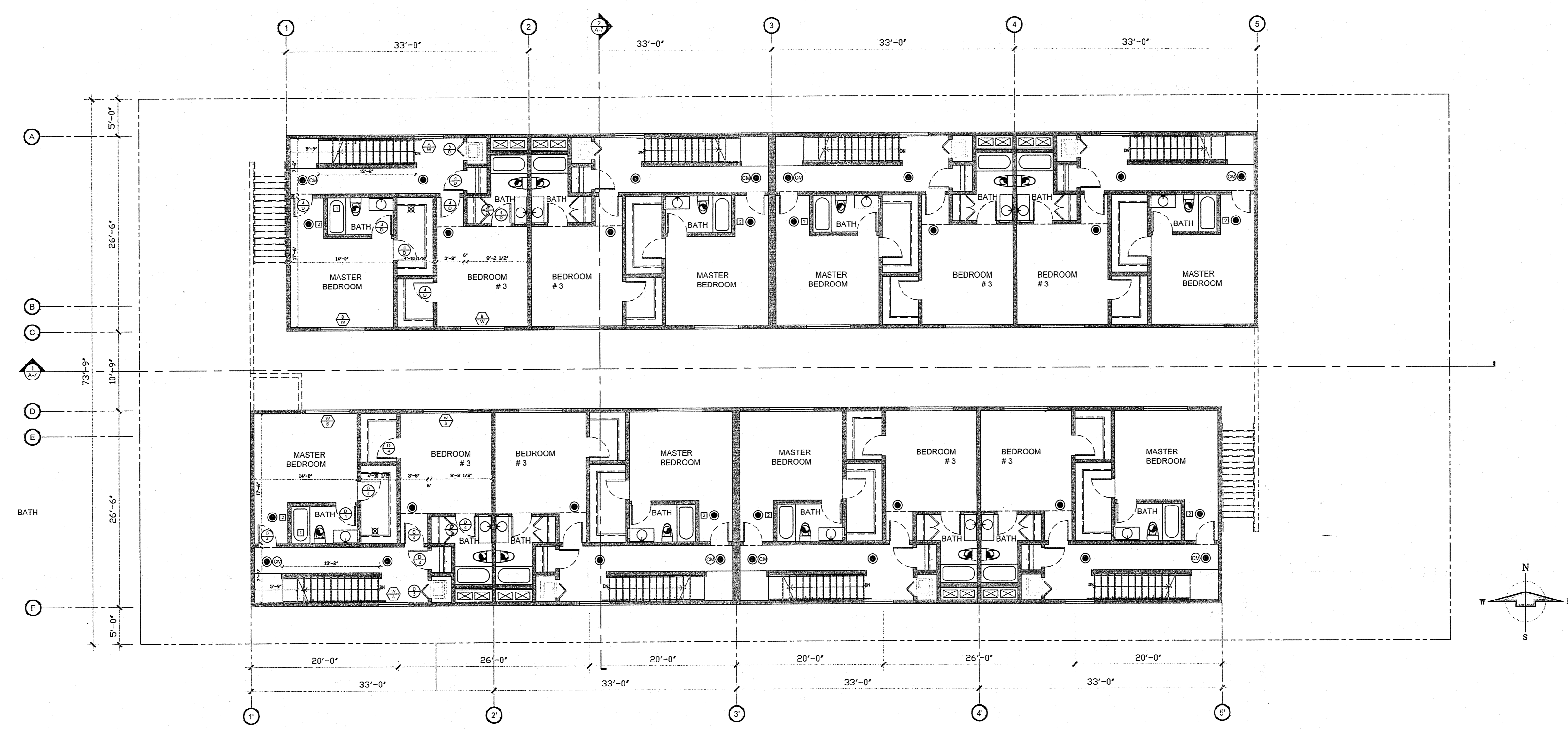
ISSUE/REVISION	ISSUE/DATE
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**OWNER:**

**5 UNIT APARTMENT**  
**AT:**  
**1509 GRAMERCY PL.**  
**LOS ANGELES, CA 90019**

**SHEET NAME**  
**SECOND LEVEL**  
**FLOOR PLAN**

**SHEET**  
**A-4**



CITY OF LOS ANGELES  
 DEPARTMENT OF BUILDING AND SAFETY  
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By: ET Total of \_\_\_\_\_ Sheets  
 Date: \_\_\_\_\_

1 SEARCH RESULTS

Selected filters

Keywords: 0676-0045

Please note that the CRRC does not set a minimum definition for "cool", the CRRC simply lists the measured radiative property values on our Directory. A product's placement on the Directory does not mean that the product is "cool" as defined by any particular code body or program.

\*CRRC Rapid Ratings: These are interim laboratory-aged values that simulate weathered values. These values will be replaced with the measured three-year aged values upon completion of the weathering process. SRI values calculated using Rapid Ratings may change once the aged rating replaces the interim values.

CRRC PROD. ID	MANUFACTURER, BRAND MODEL	PRODUCT TYPE	COLOR	SOLAR REFLECTANCE		THERMAL EMITTANCE		SRI		PRINT
				Initial	3 year	Initial	3 year	Initial	3 year	
0676-0045	GAF: EverGuard Energy Gray	Membrane: Single Ply Thermoplastic and Thermoset Roofing	Gray	0.72	0.67	0.87	0.90	88	82	±

COOL ROOF RATING COUNCIL 449 15th Street, Suite 400 TEL (866) 465-2523 EMAIL: info@coolroofs.org  
Oakland, CA 94612 FAX (510) 482-4421

Certificate 3146.01

**WKS ARCHITECTS**

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Architect  
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P: 818-903-3099  
Email: wksarch@gmail.com

APN:5073005002

L. DESCRIPTION:

TRACT:

THE W.G.NEVIN TRACT

MAP REFERENCE:

M B 1-53/54

BLOCK:7 LOT:2

ISSUE/REVISION

ISSUE/REVISION	ISSUE/DATE
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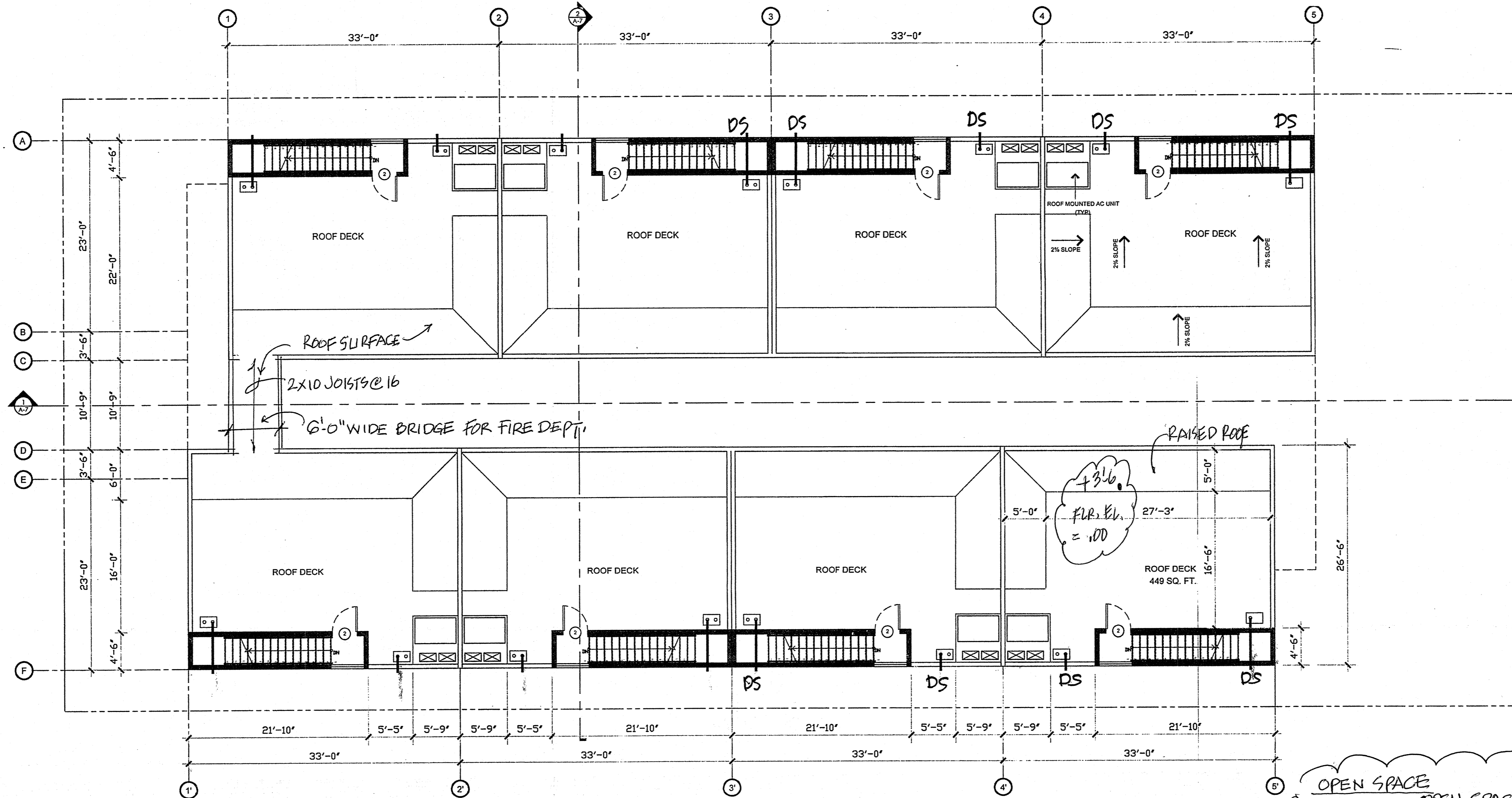
OWNER:

6 UNIT APARTMENT AT:  
1509 GRAMERCY PL.  
LOS ANGELES, CA 90019

SHEET NAME

ROOF PLAN

SHEET A-5



NOTE: ALL ROOF RUNOFF TO DRAIN TO PROPOSED BMP (SEE REFERENCE SHEETS)

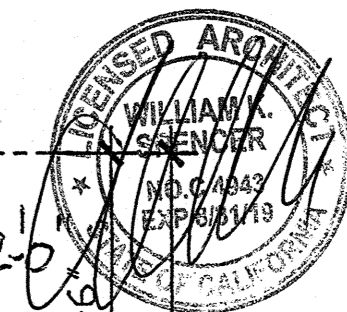
OPEN SPACE  
REQUIRED OPEN SPACE PER UNIT = 175 SF  
ROOF TOP OPEN SPACE PROVIDED = 449 SF/UNIT  
(MAX. OCCUP. 15 PEOPLE)

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
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By: E.J. Total of \_\_\_\_\_ Sheets  
Date: \_\_\_\_\_



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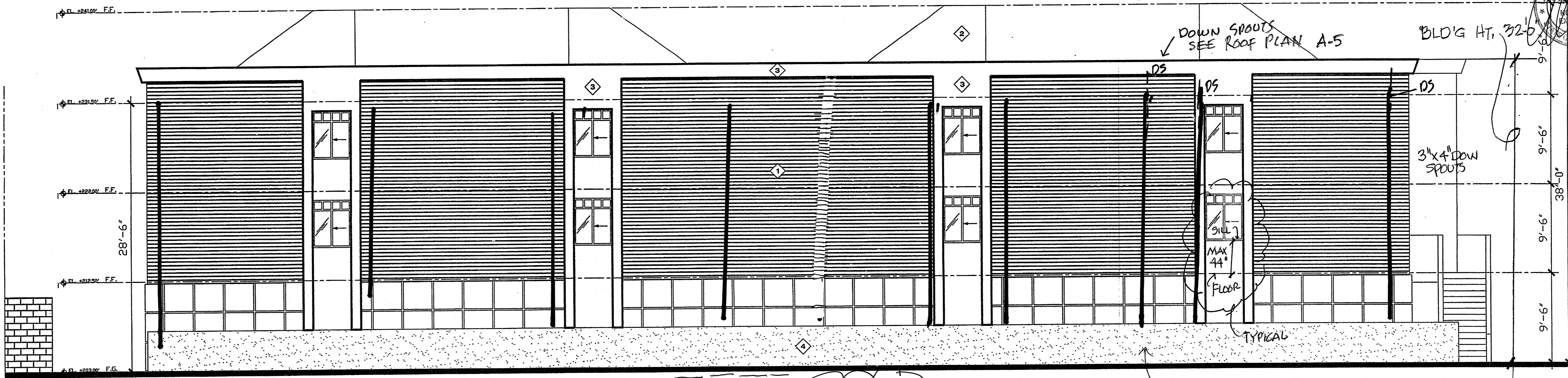
ISSUE/REVISION	ISSUE/DATE
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OWNER:

8 UNIT APARTMENT  
 AT:  
 1509 GRAMERCY PL.  
 LOS ANGELES, CA 90019

SHEET NAME  
 EXTERIOR ELEVATIONS

SHEET  
 A-6

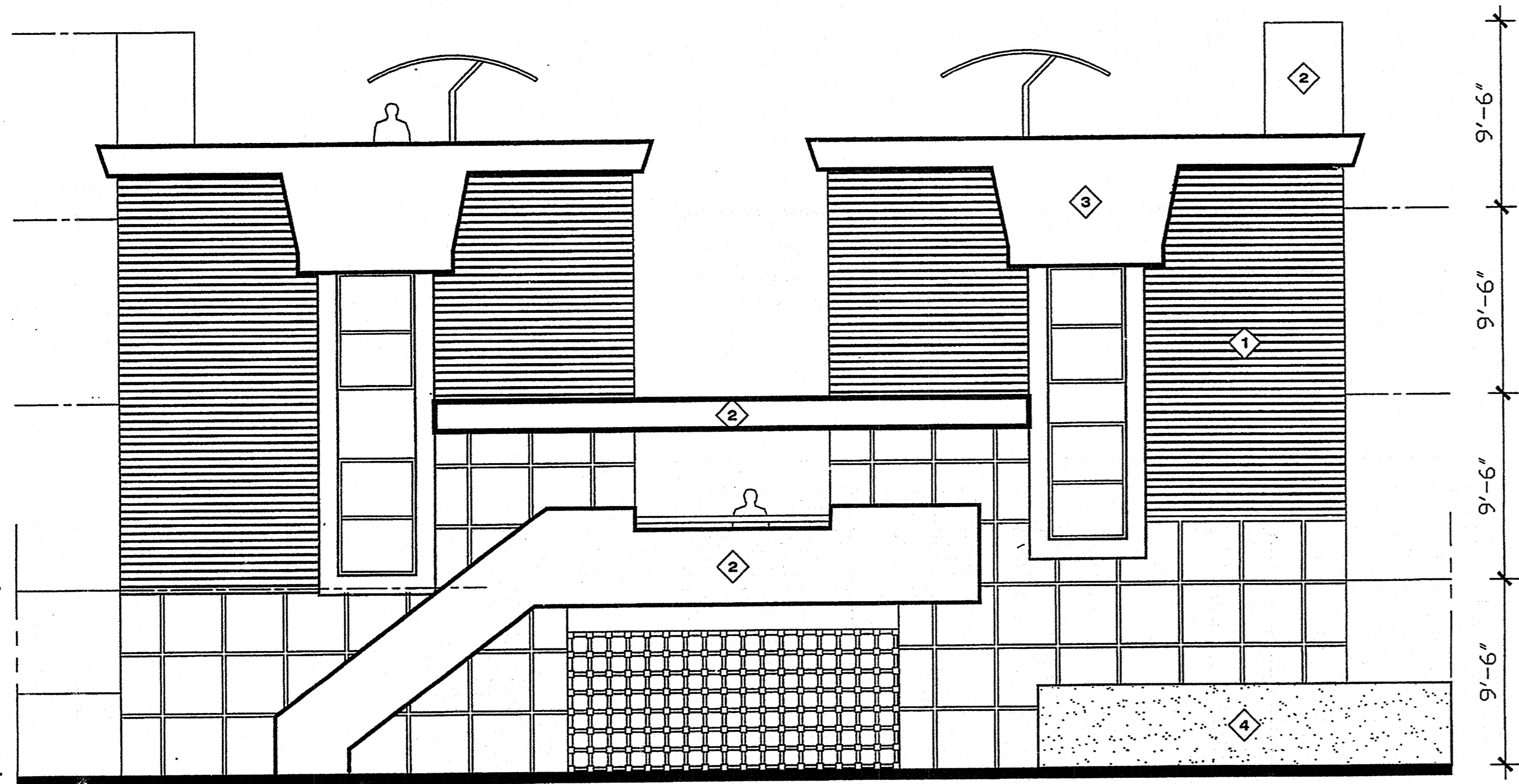


SOUTH ELEVATION

ENTIRE GARAGE SLAB SHALL FINISH - 3/4" BELOW EXISTING FINISH GRADE

132' x 32' HEIGHT = 4,224 SF OF WALL FACE  
 8-40" x 40" (18 SF) OF WINDOW OPENINGS = 144 SF WHICH IS 3% OF WALL FACE AREA

TYPICAL BMP



EAST ELEVATION

EXTERIOR FINISHES	
1	COMPOSIT SIDING
2	SMOOTH STUCCO
3	SMOOTH STUCCO BAND
4	SMOOTH STUCCO OVER BLOCK (AT PLANTERS)

LOUISIANA PACIFIC CORP.  
 "SMART SIDE"  
 LACITY RESEARCH REPORT  
 RR 20082

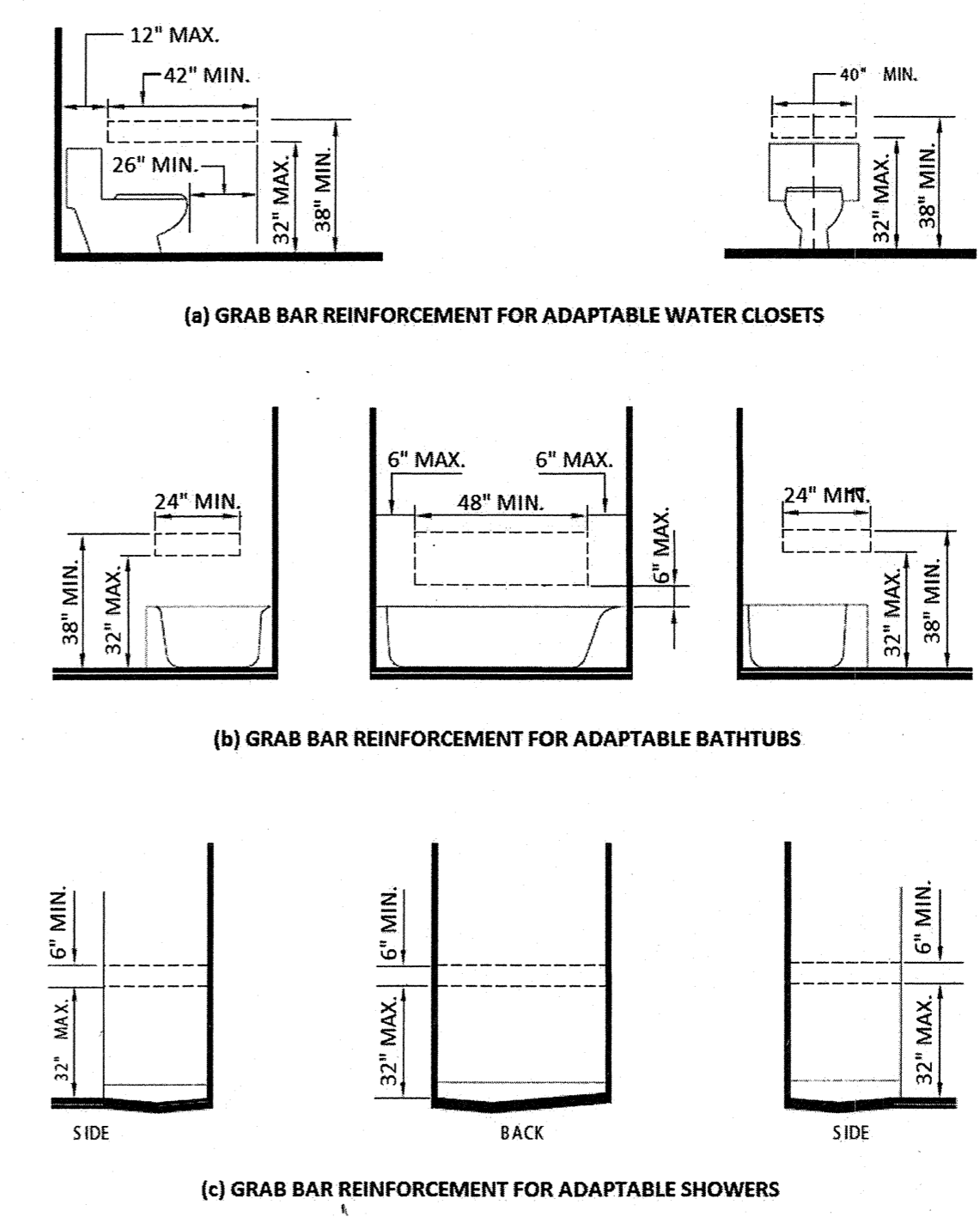
CITY OF LOS ANGELES  
 DEPARTMENT OF BUILDING AND SAFETY  
 DISABLED ACCESS SECTION

This set of plans and specifications has been reviewed and is approved for compliance with state and local laws and ordinances related to accessibility to public accommodations and housing.

The stamping of this set of plans and specifications shall not be held in permit or to be an approval of the violation of any provisions of federal, state, and local laws and ordinances related to accessibility to public accommodations and housing.

By: E.J. Total of \_\_\_\_\_ Sheets  
 Date: \_\_\_\_\_

HOUSING ACCESSIBILITY



AREAS OUTLINED IN DASHED LINES REPRESENT LOCATION FOR FUTURE INSTALLATION OF GRAB BARS

FIGURE 11A-06  
 REINFORCEMENT FOR GRAB BARS

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EXTERIOR ELEVATIONS

SCALE: 3/16" = 1'-0"