

SEITER RESIDENCE
2924 North Montcalm Avenue
CHC-2020-5538-HCM
ENV-2020-5539-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—November 10, 2020](#)
3. [Categorical Exemption](#)
4. [Under Consideration Staff Recommendation Report](#)
5. [Historic-Cultural Monument Application](#)

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

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2020-5538-HCM
ENV-2020-5539-CE**

HEARING DATE: December 3, 2020
TIME: 10:00 AM
PLACE: Teleconference (see agenda for login information)

Location: 2924 North Montcalm Avenue
Council District: 4 - Ryu
Community Plan Area: Sherman Oaks - Studio City -
Toluca Lake - Cahuenga
Pass

Area Planning Commission: South Valley
Neighborhood Council: Hollywood Hills West
Legal Description: Tract 1450, Lot 1138

EXPIRATION DATE: The original expiration date of December 29, 2020 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.*

PROJECT: Historic-Cultural Monument Application for the SEITER RESIDENCE

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS/APPLICANTS: Pier F. Carrozzini
2924 Montcalm Avenue
Los Angeles, CA 90046

Janet L. MacPherson Et al.
2924 Montcalm Avenue
Los Angeles, CA 90046

PREPARERS: Katie Horak and Evanne St. Charles
Architectural Resources Group
360 East 2nd Street
Los Angeles, CA 90012

RECOMMENDATION **That the Cultural Heritage Commission:**

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

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Principal City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, Senior City Planner
Office of Historic Resources

FINDINGS

- The Seiter Residence “embodies the distinctive characteristics of a style, type, period, or method of construction” as a highly intact and excellent example of the Hollywood Regency architectural style.

CRITERIA

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

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

SUMMARY

The Seiter Residence is a one-story single-family residence and two-story ancillary building located on North Montcalm Avenue north of West Woodrow Wilson Drive in the Cahuenga Pass neighborhood of the Hollywood Hills. The subject property encompasses an approximately half-acre, irregularly shaped hillside parcel. Originally constructed in 1942 for actor and television editor Robert Seiter, the subject property was designed in the Hollywood Regency architectural style by architect John Elgin Woolf (1908-1980), who also designed a large addition in 1966 for then-owner Dr. Henry Dodge, Jr. Seiter resided at the subject property until 1954, and in 1967, the property was purchased by Dodge, who remained at the residence until 1967.

Irregular in plan, the residence is of wood-frame construction with smooth stucco cladding. It consists of two parts: the west half is the original 1942 structure, and the east half is the 1966 addition that wraps the original building on the north-, east-, and south-facing elevations. The west portion has a low-pitched hipped roof with asphalt composition shingles and boxed eaves, and the east portion has a flat roof with a low parapet. The primary, north-facing elevation is asymmetrically composed and is fronted by a brick perimeter wall and brick paving. The main entrance, consisting of double wood doors with a wood surround and overhead panel with a cartouche emblem, is recessed and faces west, perpendicular to the primary elevation. To the west of the entrance is a shallow, curved bay window, and there is a small patio to the east. The east-facing elevation features a concave shaped, glazed assembly that mimics the U-shaped curvature of the swimming pool directly to its east. At the center of the curved wall is a small rectangular fixed window flanked by a group of full-height fixed wood windows. There are secondary entrances located on the east-, south-, and west-facing elevations that consist of double and single glazed wood doors. The doors on the east-facing elevation lead to the backyard via brick walkways with overhead canopies. Fenestration consists of single-lite fixed wood windows, single-lite wood casement windows, double-hung wood windows, and full-height fixed wood windows. Interior features include painted chevron-pattern wood ceilings, wood parquet

floors, built-in shelving, and marble fireplaces. To the east of the main residence is a two-story ancillary building of wood-frame construction consisting of a pool house with an attached covered patio on the upper level and garage on the lower level that was built between 1963-1966 atop an existing carport.

John Elgin Woolf was born in Atlanta, Georgia in 1908. Woolf studied architecture at Georgia Tech University and after graduating, he worked for the National Park Service before moving to Los Angeles in the 1930s. He initially worked under a contractor before beginning an independent practice. His early commissions include the subject property, as well as another single-family residence in Hollywood. He developed a style that employed popular Neoclassical revival styles with romantic ornamentation. Over the following years, Woolf completed work for a number of high-profile Hollywood figures, including Judy Garland, Greta Garbo, Cary Grant, Loretta Young, and John Wayne. He also notably completed a remodel of Craig Ellwood's Case Study House No. 17 in 1962. Woolf died in Los Angeles in 1980.

The subject property has experienced several alterations over the years, the majority of which are related to the 1966 additions to north-, east- and south-facing elevations of the primary residence that added a living room, bedroom, and bathroom. Other alterations include the addition of a swimming pool in 1950; interior renovations in 1953; the remodel of the original carport into a guest house and garage in 1966; the construction of a new moment frame in 1996; and an addition at the southwest corner of the residence and the replacement of some secondary doors, both at unknown dates.

DISCUSSION

The Seiter Residence meets one of the Historic-Cultural Monument criteria: it “embodies the distinctive characteristics of a style, type, period, or method of construction” as a highly intact and excellent example of the Hollywood Regency architectural style. The subject property reflects the execution of both the pre- and post-World War II iterations of the Hollywood Regency style. The building's low-pitched hipped roof, smooth stucco cladding and brick paving, and simple moldings of the original 1939-42 portion are emblematic of prewar Hollywood Regency. Its curved, symmetrical east-facing façade, tall Pullman doors, simplified Neoclassical ornamentation (cartouche emblems, slim fluted columns), and lavish interior finishes (marble fireplaces and countertops, parquet wood flooring) epitomize Late Hollywood Regency.

Most of the alterations to the subject property were completed during the period of significance 1963-1966, corresponding to the remodel designed by John Elgin Woolf. Therefore, the subject property retains a high level of integrity of location, design, setting, materials, workmanship, feeling, and association to convey its significance.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

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

State of California CEQA Guidelines Article 19, Section 15331, Class 31 “*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's*

Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.”

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

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Section 15331, Class 31, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

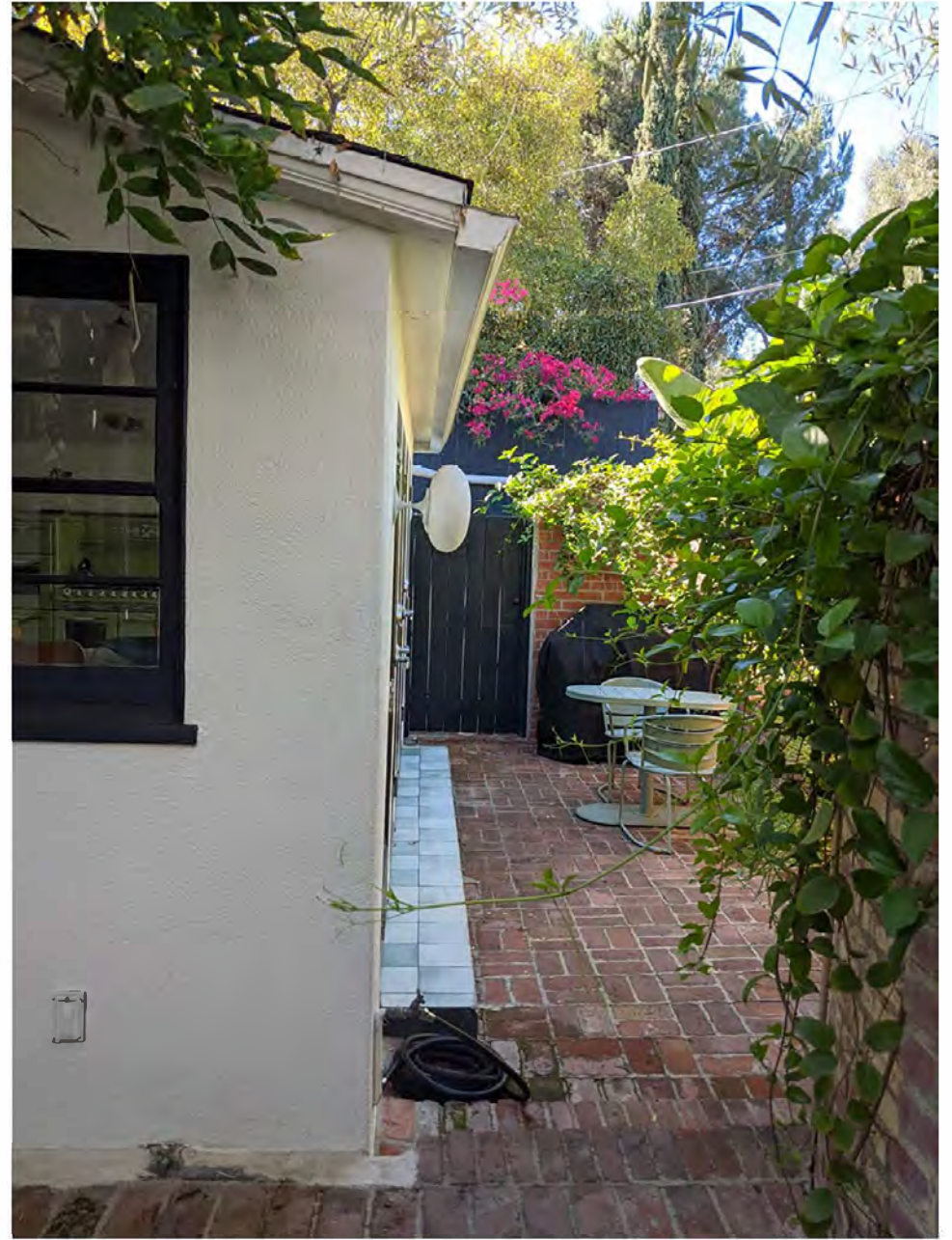
The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

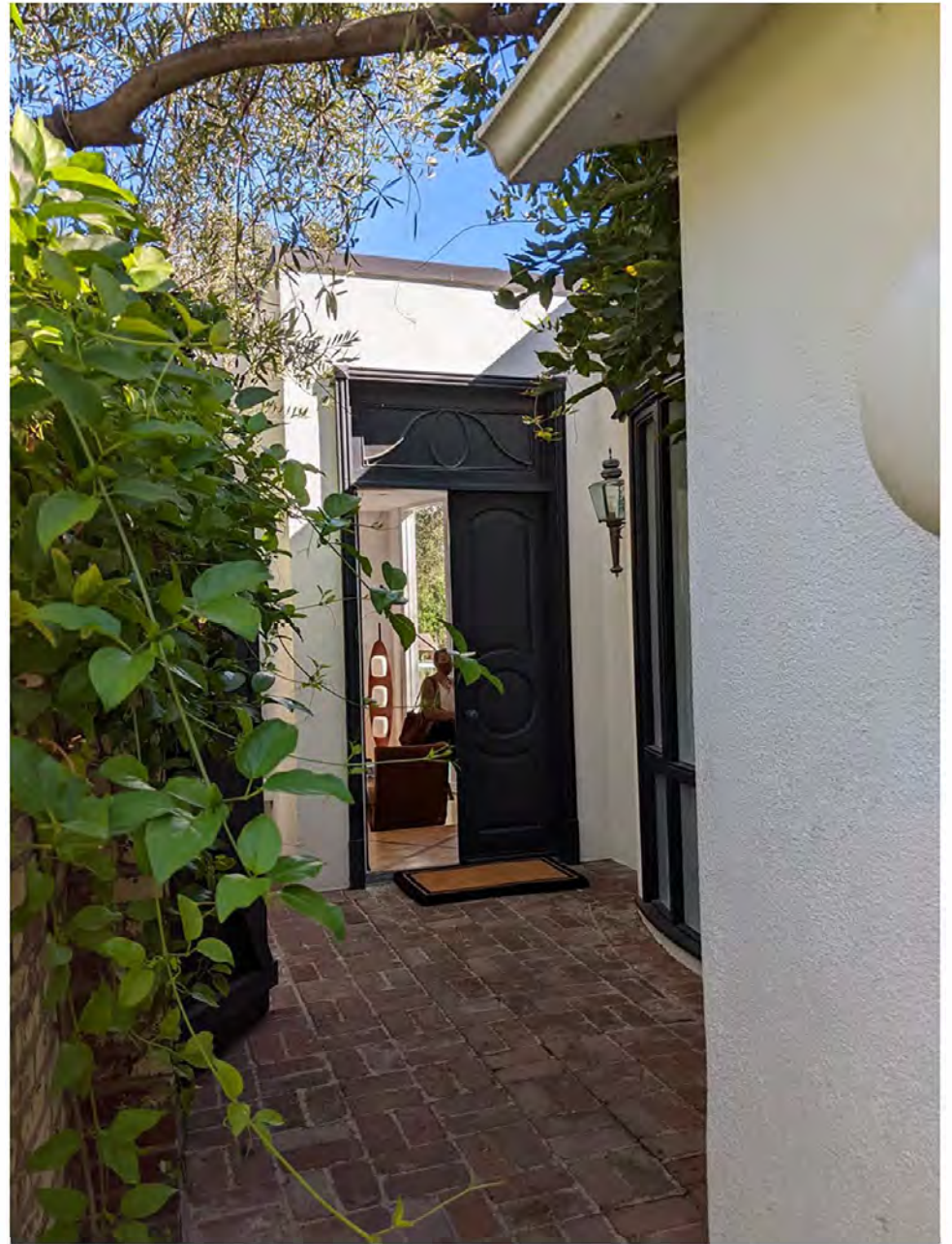
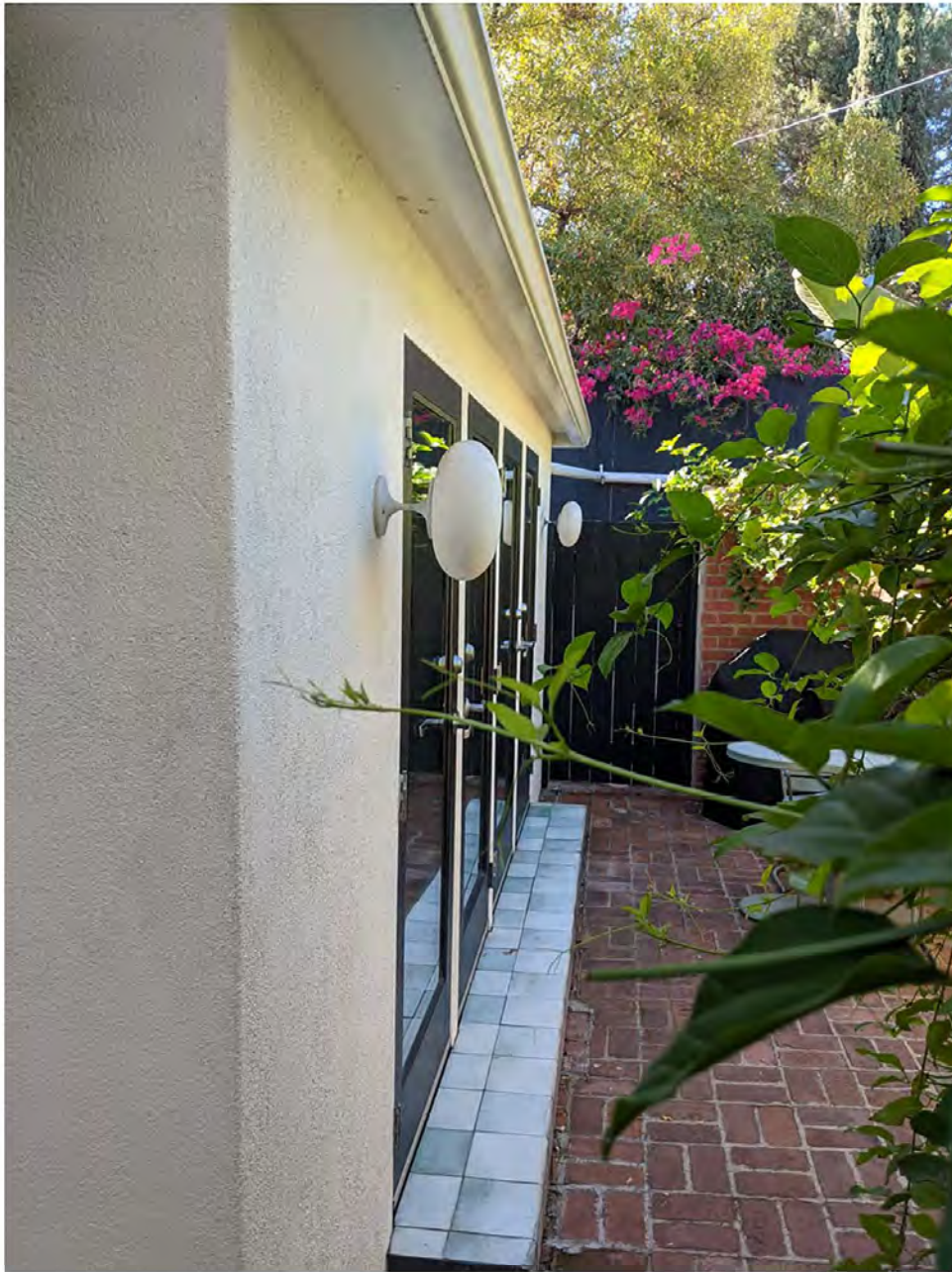
The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior’s Standards for the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

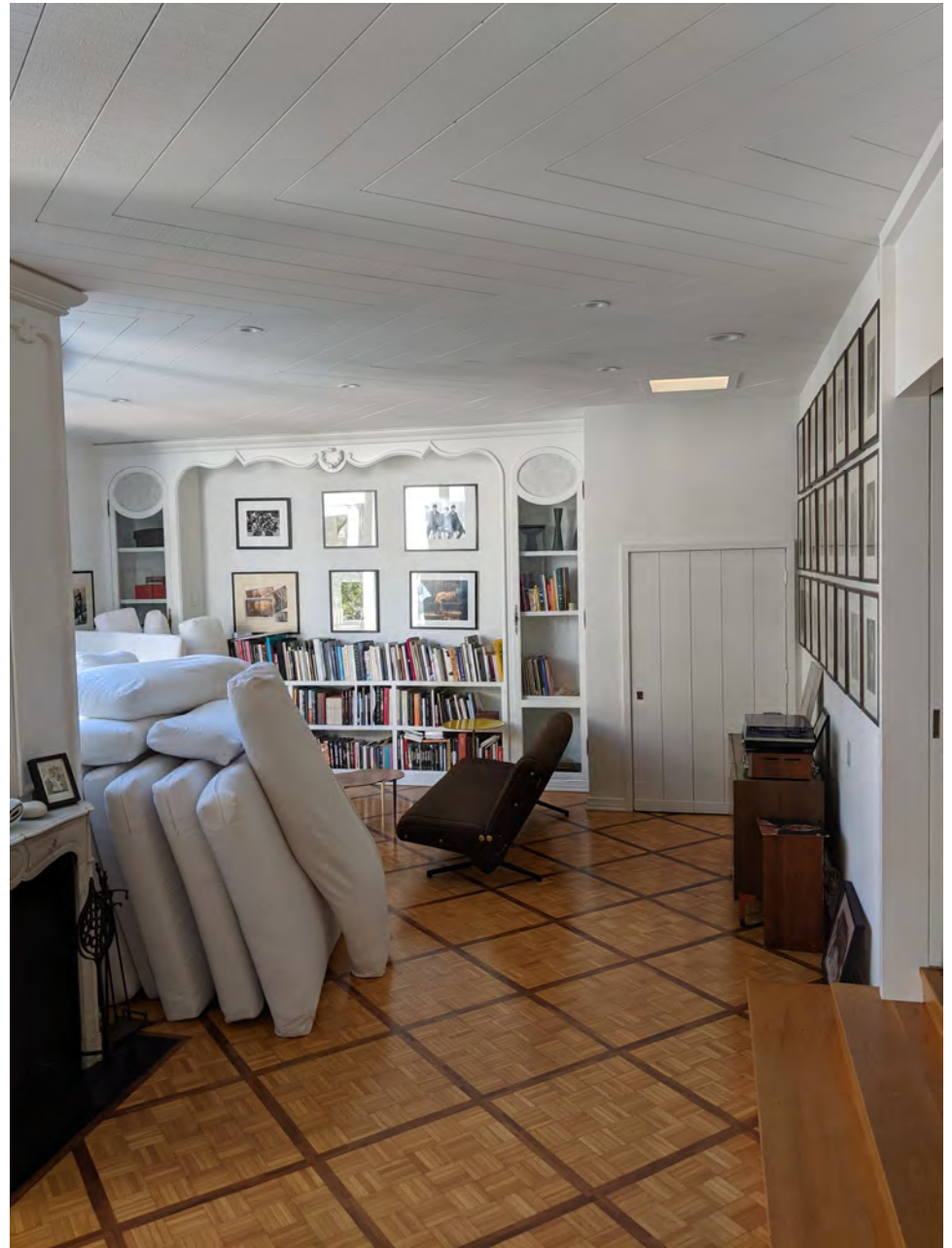
Categorical Exemption ENV-2020-5539-CE was prepared on November 11, 2020.

BACKGROUND

On September 21, 2020, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. On October 15, 2020, the Cultural Heritage Commission voted to take the property under consideration. On November 10, 2020, a subcommittee of the Commission consisting of Commissioners Barron and Kanner conducted a site inspection of the property, accompanied by staff from the Office of Historic Resources. The original expiration date of December 29, 2020 is tolled, and a revised date will be determined pursuant to *the Mayor’s March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.*



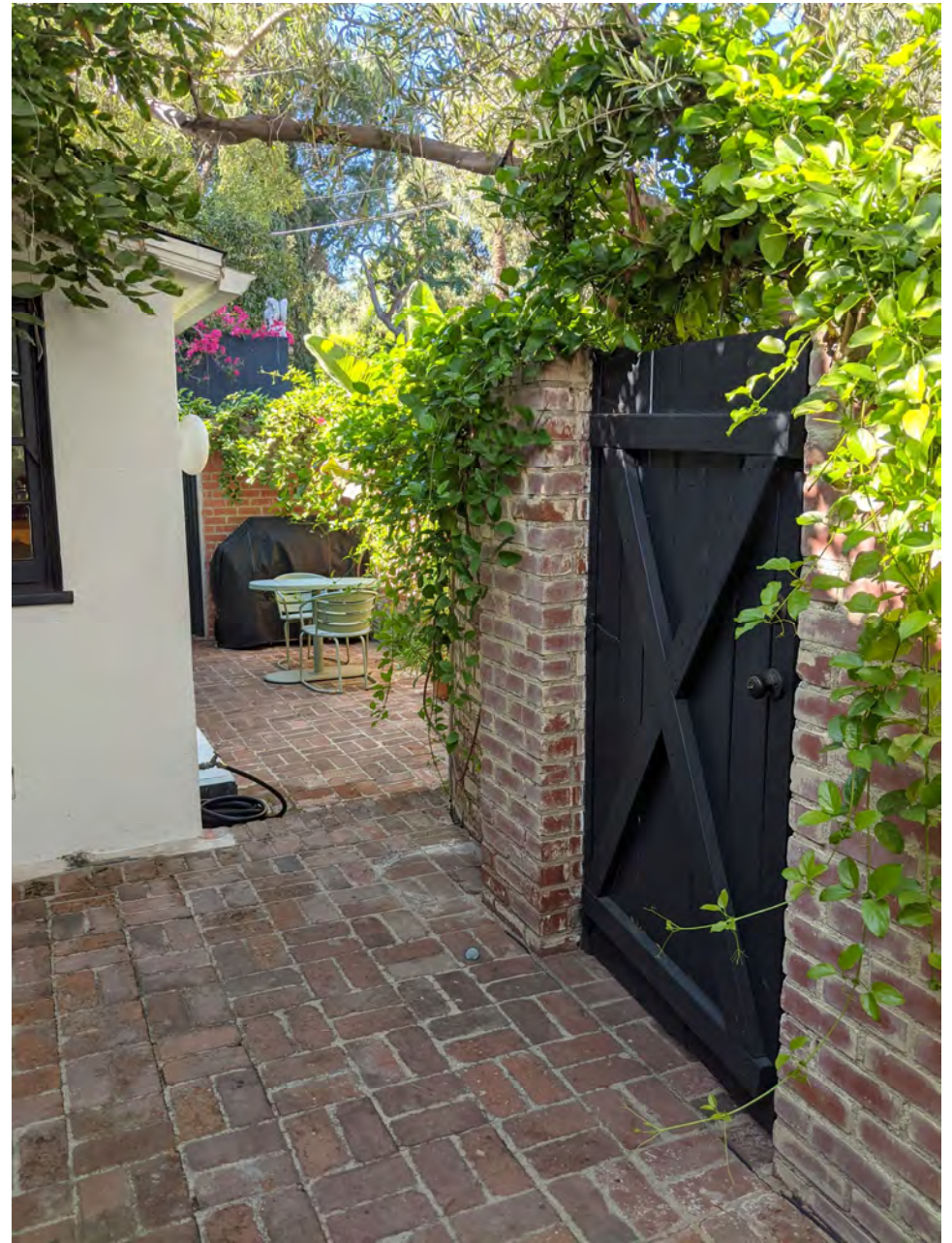


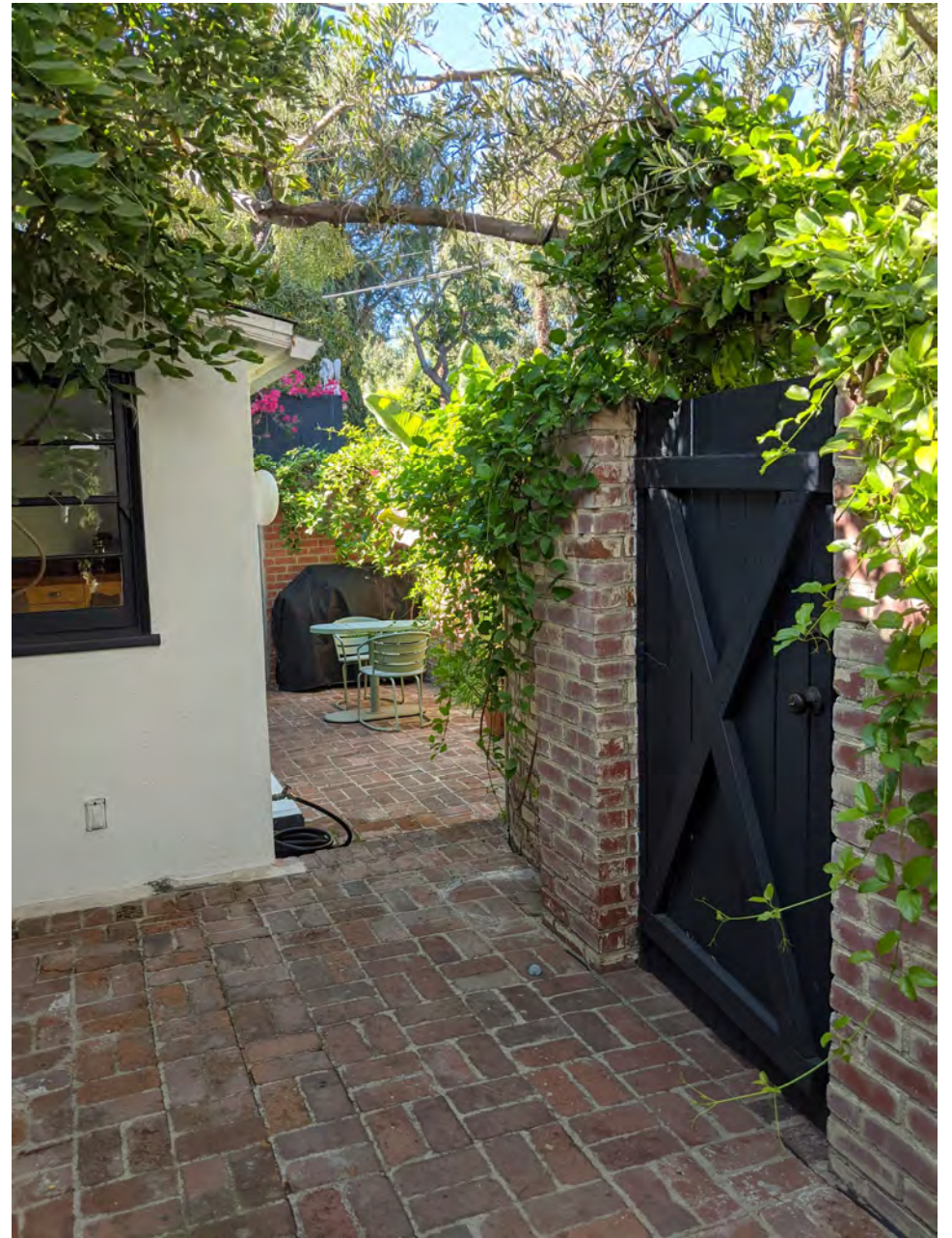
















































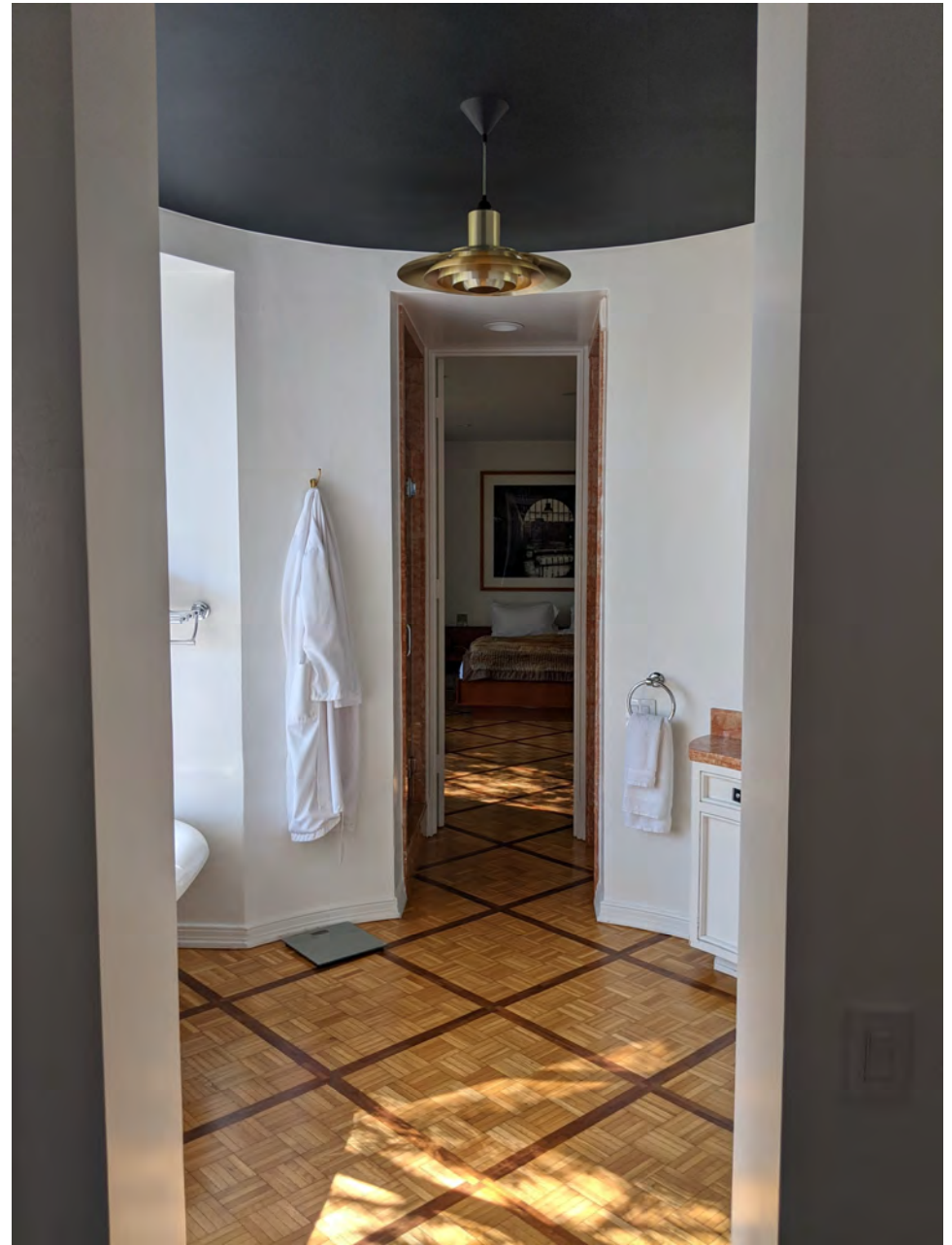




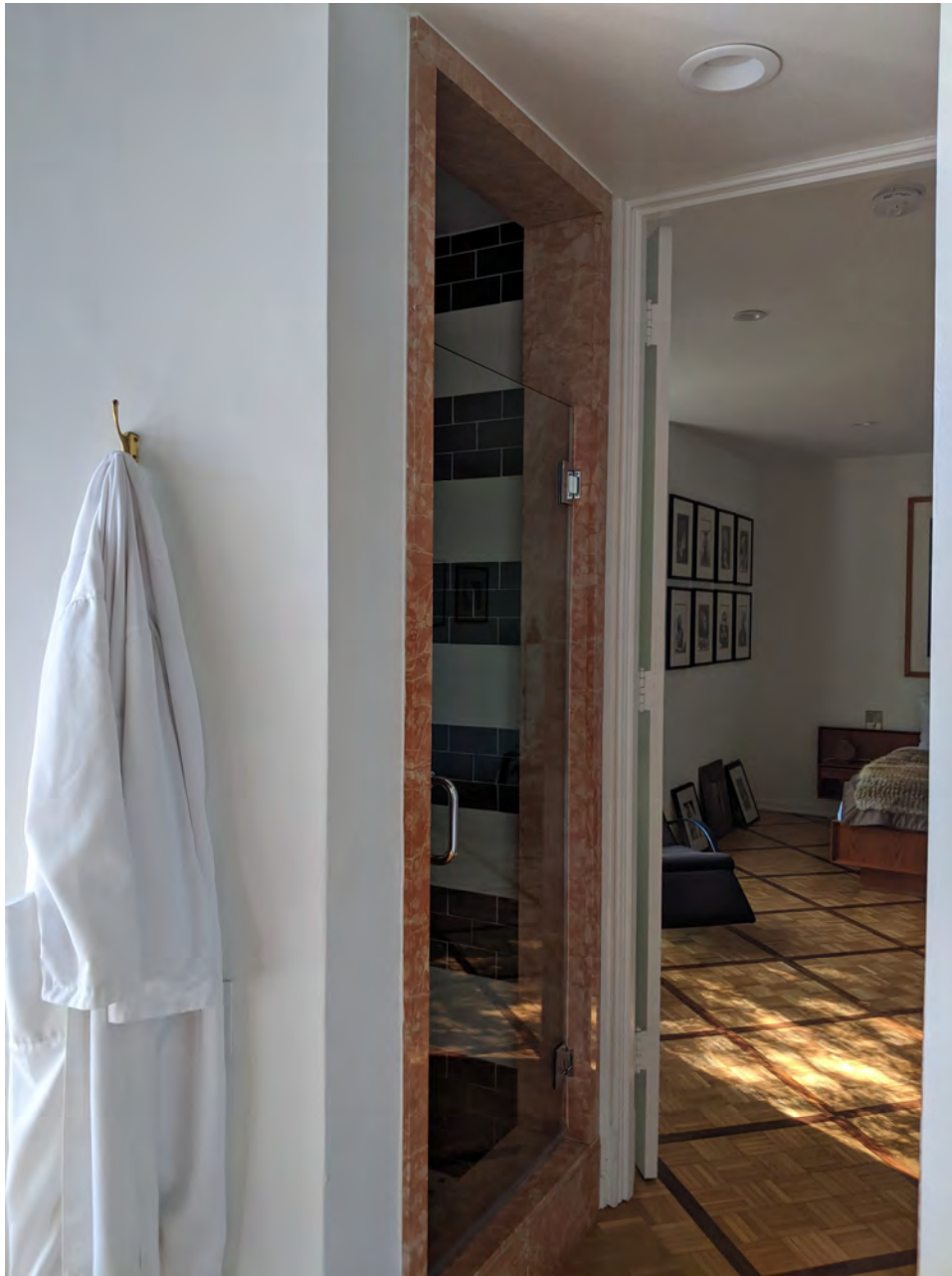




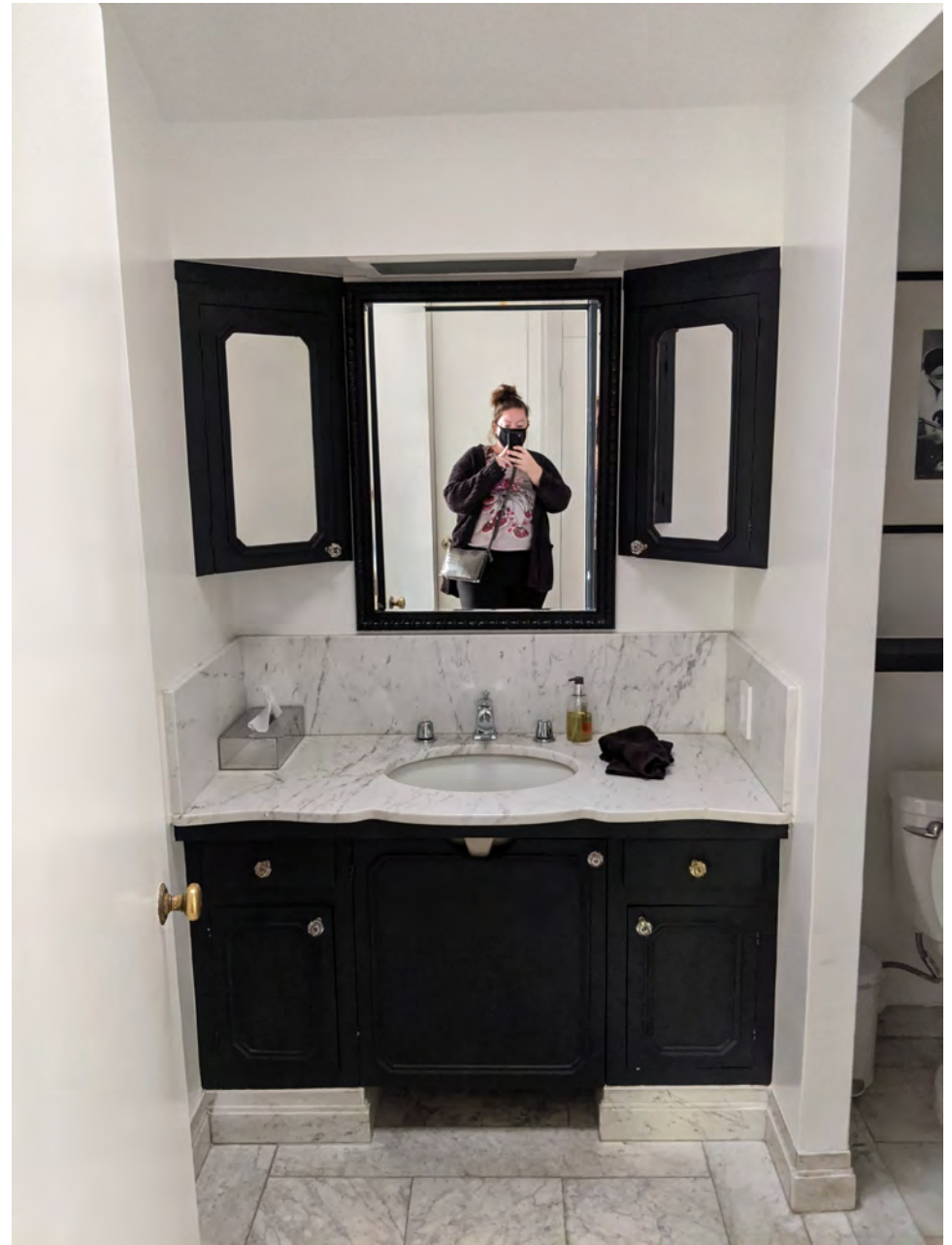








































COUNTY CLERK'S USE

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
CHC-2020-5538-HCM

LEAD CITY AGENCY
City of Los Angeles (Department of City Planning)

CASE NUMBER
ENV-2020-5539-CE

PROJECT TITLE
Seiter Residence

COUNCIL DISTRICT
4

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
2924 North Montcalm Avenue, Los Angeles, CA 90046

Map attached.

PROJECT DESCRIPTION:
Designation of the Seiter Residence as an Historic-Cultural Monument.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:
N/A

CONTACT PERSON (If different from Applicant/Owner above)
Melissa Jones

(AREA CODE) TELEPHONE NUMBER | EXT.
213-847-3679

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

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)
Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
CEQA Guideline Section(s) / Class(es) 8 and 31

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

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

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

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE
Melissa Jones [SIGNED COPY IN FILE]

STAFF TITLE
City Planning Associate

ENTITLEMENTS APPROVED
N/A

FEE:
N/A

RECEIPT NO.
N/A

REC'D. BY (DCP DSC STAFF NAME)
N/A

DISTRIBUTION: County Clerk, Agency Record

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2020-5538-HCM
ENV-2020-5539-CE

HEARING DATE: October 15, 2020
TIME: 10:00 AM
PLACE: Teleconference (see agenda for login information)

Location: 2924 North Montcalm Avenue
Council District: 4 - Ryu
Community Plan Area: Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass

Area Planning Commission: South Valley
Neighborhood Council: Hollywood Hills West
Legal Description: Tract 1450, Lot 1138

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

PROJECT: Historic-Cultural Monument Application for the SEITER RESIDENCE

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS/APPLICANTS: Pier F. Carrozzini
2924 Montcalm Avenue
Los Angeles, CA 90046

Janet L. MacPherson Et al.
2924 Montcalm Avenue
Los Angeles, CA 90046

PREPARERS: Katie Horak and Evanne St. Charles
Architectural Resources Group
360 East 2nd Street
Los Angeles, CA 90012

RECOMMENDATION That the Cultural Heritage Commission:

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

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Principal City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, Senior City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The Seiter Residence is a one-story single-family residence and two-story ancillary building located on North Montcalm Avenue north of West Woodrow Wilson Drive in the Cahuenga Pass neighborhood of the Hollywood Hills. The subject property encompasses an approximately half-acre, irregularly shaped hillside parcel. Originally constructed in 1942 for actor and television editor Robert Seiter, the subject property was designed in the Hollywood Regency architectural style by architect John Elgin Woolf (1908-1980), who also designed a large addition in 1966 for then-owner Dr. Henry Dodge, Jr. Seiter resided at the subject property until 1954, and in 1967, the property was purchased by Dodge, who remained at the residence until 1967.

Irregular in plan, the residence is of wood-frame construction with smooth stucco cladding. It consists of two parts: the west half is the original 1942 structure, and the east half is the 1966 addition that wraps the original building on the north-, east-, and south-facing elevations. The west portion has a low-pitched hipped roof with asphalt composition shingles and boxed eaves, and the east portion has a flat roof with a low parapet. The primary, north-facing elevation is asymmetrically composed and is fronted by a brick perimeter wall and brick paving. The main entrance, consisting of double wood doors with a wood surround and overhead panel with a cartouche emblem, is recessed and faces west, perpendicular to the primary elevation. To the west of the entrance is a shallow, curved bay window, and there is a small patio to the east. The east-facing elevation features a concave shaped, glazed assembly that mimics the U-shaped curvature of the swimming pool directly to its east. At the center of the curved wall is a small rectangular fixed window flanked by a group of full-height fixed wood windows. There are secondary entrances located on the east-, south-, and west-facing elevations that consist of double and single glazed wood doors. The doors on the east-facing elevation lead to the backyard via brick walkways with overhead canopies. Fenestration consists of single-lite fixed wood windows, single-lite wood casement windows, double-hung wood windows, and full-height fixed wood windows. Interior features include painted chevron-pattern wood ceilings, wood parquet floors, built-in shelving, and marble fireplaces. To the east of the main residence is a two-story ancillary building of wood-frame construction consisting of a pool house with an attached covered patio on the upper level and garage on the lower level that was built between 1963-1966 atop an existing carport.

John Elgin Woolf was born in Atlanta, Georgia in 1908. Woolf studied architecture at Georgia Tech University and after graduating, he worked for the National Park Service before moving to Los Angeles in the 1930s. He initially worked under a contractor before beginning an independent practice. His early commissions include the subject property, as well as another single-family residence in Hollywood. He developed a style that employed popular Neoclassical revival styles with romantic ornamentation. Over the following years, Woolf completed work for a number of high-profile Hollywood figures, including Judy Garland, Greta Garbo, Cary Grant, Loretta Young, and John Wayne. He also notably completed a remodel of Craig Ellwood's Case Study House No. 17 in 1962. Woolf died in Los Angeles in 1980.

The subject property has experienced several alterations over the years, the majority of which are related to the 1966 additions to north-, east- and south-facing elevations of the primary residence that added a living room, bedroom, and bathroom. Other alterations include the addition of a swimming pool in 1950; interior renovations in 1953; the remodel of the original carport into a guest house and garage in 1966; the construction of a new moment frame in 1996; and an addition at the southwest corner of the residence and the replacement of some secondary doors, both at unknown dates.

CRITERIA

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

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

FINDINGS

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

BACKGROUND

On September 21, 2020, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. The original 30-day expiration date of October 21, 2020 per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Seiter Residence		First Owner/Tenant	
Other Associated Names:			
Street Address: 2924 N Montcalm Avenue		Zip: 90046	Council District: 4
Range of Addresses on Property: 2924 N Montcalm Avenue		Community Name: See ID cont'd.	
Assessor Parcel Number: 2427011028	Tract: TR 1450	Block: None	Lot: 1138
Identification cont'd: Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
		<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:			
Pool house/office			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1942/1966	<input checked="" type="radio"/> Factual <input type="radio"/> Estimated	Threatened? None
Architect/Designer: John E. Woolf	Contractor: Robert Hollingsworth (1966 portion)	
Original Use: Single-family residence	Present Use: Single-family residence	
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7) <input type="radio"/> Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: Hollywood Regency		Stories: 1	Plan Shape: Irregular
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood	Type: Select	
CLADDING	Material: Stucco, smooth	Material: Select	
ROOF	Type: Hipped	Type: Flat	
	Material: Composition shingle	Material: Unknown	
WINDOWS	Type: Fixed	Type: Casement	
	Material: Wood	Material: Wood	
ENTRY	Style: Off-center	Style: Select	
DOOR	Type: Double	Type: Select	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

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

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

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

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):	
<input type="checkbox"/>	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.
<input type="checkbox"/>	2. Is associated with the lives of historic personages important to national, state, city, or local history.
<input checked="" type="checkbox"/>	3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

Name: Francesco Carrozzini		Company:	
Street Address: 2924 Montcalm Avenue		City: Los Angeles	State: CA
Zip: 90046	Phone Number:	Email: francescocarrozzini@gmail.com	

Property Owner

Is the owner in support of the nomination? Yes No Unknown

Name: Francesco Carrozzini		Company:	
Street Address: 2924 Montcalm Avenue		City: Los Angeles	State: CA
Zip: 90046	Phone Number:	Email: francescocarrozzini@gmail.com	

Nomination Preparer/Applicant's Representative

Name: Katie Horak and Evanne St. Charles		Company: Architectural Resources Group	
Street Address: 360 E 2nd Street		City: Los Angeles	State: CA
Zip: 90012	Phone Number: 626-583-1401	Email: k.horak@arg-la.com	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

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

APPLICATION CHECKLIST

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

10. RELEASE

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

Katie Horak

04/09/2020

Name:

Date:

Signature:

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

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

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



Seiter Residence Historic-Cultural Monument Application

A. Property Description

Site

The subject property is located at 2924 Montcalm Avenue in the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan Area (CPA) in the City of Los Angeles, approximately 10 miles northwest of downtown. It is sited in the Hollywood Hills, where the terrain is steep and heavily vegetated. Single-family residences dating from the 1920s through the post-World War II period surround the property.

The property encompasses an approximately half-acre, irregularly shaped parcel developed with a single-family residence, originally the home of actor and television editor Robert Seiter with a large addition by subsequent owner Dr. Henry Dodge, and an ancillary building. A historic brick wall and raised brick planter run the length of the north side of the parcel, largely obscuring the residence from public view, and a semi-circular brick walkway with steps provides street access to the property. The residence is located at the northwest corner of the lot, and the ancillary building, consisting of a historic pool house (now office) and partially subterranean garage, is set back from the street along the east edge of the property. A driveway, built into the hillside, provides access to the garage from Montcalm Avenue. The driveway is covered at ground level by a slightly raised wood patio deck that leads to an outdoor covered patio area and the pool house/office. The residence and ancillary building sit on a level terrace and are separated by lawn and manicured plantings. A small, rectangular pool with brick coping also sits between the residence and ancillary building and patio deck. Built in 1950, the pool was modified to be U-shaped at the west end between 1963-66. The rest of the site slopes downward to the south and is more informally vegetated.

Seiter Residence

Exterior

The Seiter Residence is a one-story building with an irregular plan. It sits on a concrete slab and pier foundation. The west half of the building was built between 1939-1942, and the east half was constructed between 1963-1966. The 1960s construction wraps around the original building on the north, south, and east sides so that only a portion of the original north façade and the original west façade are still visible. Both the original house and the addition were designed by

noted Los Angeles architect John Elgin Woolf and reflect the evolution of the Hollywood Regency aesthetic for which he became well known.

The 1939-42 portion of the house is covered with a low-pitched hipped roof with asphalt composition shingle roofing and shallow boxed eaves. The 1963-66 section is capped with a flat roof surrounded by a low parapet. The entire house is clad with smooth stucco and retains wood windows and doors throughout.

North Façade

The north (street-facing) façade is fronted by a historic brick perimeter wall and brick paving. A small patio area is located to the east of the main entrance. The primary entrance to the house faces west, perpendicular to the rest of the façade. The entrance consists of a pair of narrow, paneled Pullman-style wood doors surmounted by a painted plywood overdoor panel with a simplified cartouche emblem. The doors are slightly recessed and feature a thin molded wood surround. To the west of the front entrance is a shallow curved bay comprising fixed wood windows flanked by single-light casement windows. The windows are separated by thick mullions, and the bay is topped with a curved lintel. The 1939-42 building comprises the west half of the north façade. This half projects further north than the east half. It contains a single two-over-two, double-hung wood window that faces perpendicular/east, towards the main entrance as well as a group of four fully glazed wood doors where a garage bay was originally located.¹

East Façade

The east façade consists entirely of the 1963-66 addition. The focal point of the façade is a concave shaped, glazed assembly that mimics the U-shaped west end of the backyard pool. At the center of the curved wall is a small rectangular fixed window, which is flanked by a group of full-height fixed wood windows separated by thick mullions. On either side of the windows are paired narrow, full-height Pullman wood doors. The doors are painted, paneled, and partially glazed. Paired wood doors with partial glazing and screens enclose the east façade doors at the exterior. The doors provide egress to the backyard via brick walkways sheltered by canopies. The canopies are supported by four narrow fluted columns. At the south end of the east façade is another pair of wood doors matching those to the north. These doors are accessed by a brick stoop and stairs bounded at the south end by a built-in brick planter.

¹ The doors appear to have been replaced since the period of significance (1939-1966).

South Façade

The south façade primarily consists of the 1963-66 construction as well as a small shed roof addition clad with vertical wood siding (build date unknown) at the west end. At the east end of the façade is a pair of louvered wood doors that historically enclosed the water heater. To the west of the doors are two window bays – a shallow curved bay consisting of grouped fixed and flanking casement windows separated by thick mullions, and a squared bay with a single fixed window with casements on either side. The south façade of the west end addition is lined with three grouped fully glazed wood doors.

West Façade

The 1939-42 building comprises the majority of the west façade, except at the south end where the shed roof addition is present. The west façade is largely devoid of fenestration; a single louvered window is located near the center, and a single fully glazed wood door is located at the addition.

Interior

The interior of the house has an irregularly shaped floor plan, with the 1963-66 construction at the east half and the 1939-42 construction comprising the west half. The main (north façade) entrance leads to an open living room that overlooks the backyard to the east. The living room sits a few steps below the entrance and the rest of the house. The space has a painted wood ceiling with boards laid in a chevron pattern, plaster walls, and wood parquet flooring. At the center of the space, on the east wall, is a small decoratively carved marble fireplace. Two matching built-in shelves featuring an ornately carved, proscenium-like molding line the north and south walls of the living room.

To the west of the living room, behind a pair of wood pocket doors, is the dining room. Originally serving as the living room in the 1939-42 house, the space was entirely remodeled in the 1960s. The dining room provides egress to the rest of the house. The space retains a plaster ceiling and walls; the walls are lined at the top with a geometric motif. The flooring is the same parquet wood as in the living room. At the center of the west wall of the room is a series of mirrored panels surrounding a marble fireplace.

Narrow paired flush wood doors lead to the master bedroom at the west end of the dining room. Bedroom finishes include a plaster ceiling and walls with a simple wood baseboard and parquet wood flooring matching the living and dining rooms. A single flush wood door accesses the master bathroom and walk-in closet at the south side of the bedroom. The master bath comprises an oval-shaped space (containing a built-in sink with a marble top and freestanding

tub) flanked by rectangular east and west wings holding the lavatory and shower (east) and walk-in closet (west). The bathroom retains a plaster ceiling and walls and parquet wood flooring.

The kitchen is located in the northwest corner of the house. Originally containing a smaller kitchen and attached garage, the space was remodeled between 1963-66. The kitchen has a sloped plaster ceiling, plaster walls, and checkered vinyl composition tile (vct) flooring. Wood built-in cabinets with Formica countertops and appliances line the west side of the space. A wood built-in bar with a Formica countertop sits in a niche at the east side of the kitchen.

The southwest end of the house contains three rooms (reached by a vestibule off of the dining room): a small bathroom, remodeled in the same location of the original (1939-42) bathroom; a bedroom; and a non-historic addition that serves as an office. The bathroom has plaster ceiling and wall finishes and marble flooring with a marble baseboard. The marble countertop of the built-in sink matches the flooring, as does the marble wainscot of the built-in shower/tub. A small room to the west of the bathroom (originally the bedroom) has a plaster ceiling and walls and wood strip flooring. Built-in wood shelving and doorways feature simple molded wood surrounds. The office addition sits to the south of and two steps below the original bedroom. The addition has a plaster ceiling pierced with two rectangular skylights, plaster walls, and wood strip flooring.

Alterations

With the exception of a small shed roof addition at the southwest corner, the replacement of doors at the west end of the north façade (leading to the kitchen), and the replacement of some bathroom fixtures and kitchen appliances, the interior and exterior of the building appear to be largely intact from its 1963-66 renovation.

Pool House and Garage

Built between 1963-66 atop what appears to have been an existing carport, the two-level ancillary building along the east edge of the lot consists of a historic pool house with an attached covered patio (upper level) and a partially subterranean garage (lower level). The pool house, now used as an office, is a narrow rectangular building with a flat roof and wood cladding laid in a chevron pattern. The roof extends westward to cover an outdoor patio area. The pool house/office is accessed from its north façade via paired, partially glazed, paneled wood doors matching those on the east façade of the house. The south façade contains a group of fixed windows and flanking casements separated by thick mullions. The west façade features two oval-shaped wood casement windows, and the east façade is devoid of fenestration. The south, east,

and west sides of the garage are visible at the slope of the hillside to the south of the main terrace where the house and pool house are sited. The exterior of the garage is covered in smooth stucco. The vehicular entrance to the garage is via a driveway that runs along the east side of the parcel and is covered by a raised wood patio deck. A fully glazed pedestrian door is located at its west façade, which can be accessed by a brick walkway and steps leading from the main terrace.

With the exception of the replacement door on the west side of the garage, both the pool house and garage building appear largely unaltered from their 1963-66 renovation.

Chronology of Development and Use

- 1939-42: 2924 Montcalm Avenue was constructed between 1939-1942 by John Woolf as a residence for the actor Robert Seiter.² The original permit from April 1939 was for a stone and plaster one-story residence with a brick chimney and shingle roof. The permit also noted the construction of a carport, likely at the north side of the property, approximately in the same place as the current garage and pool house.³ A retaining wall was constructed during this time period.⁴
- 1950: A swimming pool was added.⁵
- 1953: Interior renovations including door replacements and repainting were completed by Woolf for Mr. Seiter.⁶
- 1954-62: Robert Seiter vacated the residence and various individuals occupy the property.⁷
- ca. 1963-67: Dr. Henry W. Dodge, Jr. acquired the residence and occupied the property until around 1967.

² "Stone and Plaster Dignify the Tiny Cottage," *Los Angeles Times*, November 24, 1946.

³ Los Angeles Department of Building and Safety (LADBS) Permit No. 1939LA16240.

⁴ LADBS Permit no. 1939LA42973.

⁵ LADBS Permit no. 1950LA20398.

⁶ John Woolf, Correspondences, 1940s-1960s, in Box 20, Folder 18, John Elgin Woolf Papers, Architecture and Design Collection, University of California, Santa Barbara.

⁷ Refer to the below section on Owner/Occupant History for information on other residents of the property.

- 1963-66: Woolf was hired by Dr. Dodge to complete a major addition of a living room, bedroom, and bathroom, giving the house its distinctive east façade. Robert Hollingsworth, a neighbor on Montcalm Avenue, served as the contractor.⁸ The 1963 permit for the house addition indicates that a garage would be constructed in the approximate location of an existing carport, and construction correspondence notes a guest house (likely the pool house) would also be built.⁹ The pool was replastered during the addition/remodeling; the work was finished in 1966.¹⁰
- 1995-2013: Restaurateur Sean K. MacPherson purchased the property and used it as his Los Angeles residence until around 2013.¹¹
- 1996: A permit was pulled for the construction of a new moment frame. (The permit did not indicate the location of the proposed structural work.)¹²
- Dates unk. A small addition was constructed at the southwest corner of the house.
- Some secondary doors appear to have been replaced with fully glazed wood doors.

Character-Defining Features

Site

- Large, terraced lot with manicured landscaping to the north and informal plantings downslope and to the south
- Brick perimeter wall, planter, and walkway fronting the property to the north
- Brick paving and planters at the north and east sides of the house
- Primarily rectangular pool with U-shaped west end

⁸ LADBS Permit no. 1963LA39018; City of Los Angeles, Los Angeles City Directory, 1963.

⁹ LADBS Permit no. 1963LA39018; Letter to Dr. Henry Dodge for the preparation of working drawings for the construction of a guest house, February 19, 1964, in Box 20, Folder 18, John Elgin Woolf Papers, Architecture and Design Collection, University of California, Santa Barbara.

¹⁰ LADBS Permits no. 1963LA39602 and 1963LA42909; The Office of John Woolf, "Alteration and Addition to the Residence of Dr. Henry W. Dodge," plans, March and April 1963, John Elgin Woolf Papers, Architecture and Design Collection, University of California, Santa Barbara.

¹¹ Pauline O'Connor, "Hotelier Sean MacPherson Lists his John Elgin Woolf in the Hollywood Hills for \$2.995 Million," *Curbed*, September 6, 2013, <https://la.curbed.com/2013/9/6/10200766/hotelier-sean-macpherson-lists-his-john-elgin-woolf-in-the-hollywood>; LADBS Permit no. 1996LA48517.

¹² LADBS Permit no. 1996LA48517.

- Raised wood patio deck along the east edge of the property, above the driveway

Seiter Residence, Exterior

- One-story height
- Irregular plan
- Low-pitched hipped roof with boxed eaves at the 1939-42 portion of the house
- Flat roof with parapet at the 1963-66 portion of the house
- Smooth stucco cladding
- Pairs of narrow, paneled, Pullman-style wood doors
- Plywood overdoor panel with simplified cartouche emblem at the main entrance
- Symmetrical east façade featuring curved, full-height windows and paired entrance canopies supported by narrow fluted columns
- Paired, partially glazed and screened doors enclosing the east façade doors
- Grouped fixed and casement windows separated by thick wood mullions
- Shallow window bays at the north and south façades

Seiter Residence, Interior

- Plaster walls and wood flooring (parquet or strip) in most rooms
- Wood ceiling laid in a chevron pattern in the living room
- Marble fireplaces in the living room and dining room
- Wood built-in shelving in the living room
- Marble countertops and wood cabinetry in the bathrooms
- Wood cabinets with Formica countertops in the kitchen

Pool House

- Flat roof that extends west to form a covered patio
- Wood cladding laid in a chevron pattern at the exterior
- Pair of narrow, paneled, partially glazed wood entrance doors at the north façade
- Grouped fixed and casement windows and oval-shaped casement windows at the south and west façades

B. Statement of Significance

The Seiter Residence at 2924 Montcalm Avenue meets the following criteria for designation as a Los Angeles Historic-Cultural Monument (HCM):

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

The Seiter Residence embodies the distinctive characteristics of both pre- and post-World War II iterations of the Hollywood Regency style. Designed in two phases (1939-42 and 1963-66) by noted Los Angeles architect John Elgin Woolf, the house represents one of Woolf's first (and perhaps his first remaining) commissions in Los Angeles and illustrates the evolution of Woolf's aesthetic, which grew increasingly dramatic and stylized as his career progressed. The building's low-pitched hipped roof, smooth stucco cladding and brick paving, and simple moldings of the original 1939-42 portion are emblematic of the refined, delicate quality of Woolf's early designs and of prewar Hollywood Regency. Its dramatic curved, symmetrical east façade, tall Pullman doors, simplified Neoclassical ornamentation (cartouche emblems, slim fluted columns), and lavish interior finishes (marble fireplaces and countertops, parquet wood flooring) are reflective of Woolf's later work, which came to epitomize Late Hollywood Regency.

Historic Contexts

Development History of the Cahuenga Pass

2924 Montcalm Avenue is located in the Cahuenga Pass neighborhood of Los Angeles, a hillside community that surrounds the traditional passageway from Hollywood into the San Fernando Valley. The name Cahuenga derives from the Tongva village of Kawenga, an indigenous settlement once located near present-day Universal Studios, and whose residents forged a trail through the mountain pass by the late 18th century. After the Spanish and Mexican eras, California gained statehood, and the land-grant ranchos of the San Fernando Valley were turned over to American homesteader-farmers. The area between the Santa Monica Mountains and Baldwin Hills, then commonly known as the Cahuenga Valley, was planted in wheat fields.¹³

¹³ Gregory Paul Williams, *The Story of Hollywood: An Illustrated History* (Los Angeles: BL Press, LLC, 2005), 8; Nathan Masters, "Photos: When the Cahuenga Pass was Rustic," *KCET*, April 18, 2014, <https://www.kcet.org/shows/lost-la/photos-when-the-cahuenga-pass-was-rustic>.

In the 1850s, a two-wagon path was carved into the Cahuenga Pass to be used as a route for the Butterfield Stagecoach, which delivered mail daily from San Francisco to St. Louis. By the end of the decade, the Cahuenga Pass Hotel—known at the Eight-Mile House for its distance from Los Angeles—had been established and existed until the 1920s. With the laying of the Southern Pacific Railroad in the 1870s, however, the Cahuenga Pass was supplanted as a primary traffic artery. It remained an unpaved road amid undeveloped farmland through the end of the 19th century.¹⁴

Fortunes for the pass changed in 1911 when a Pacific Electric streetcar line was erected through it, connecting the San Fernando Valley to downtown Los Angeles. In 1915, the surrounding communities voted to be annexed by the City of Los Angeles, mostly to secure access to the Owens Valley Aqueduct, finished two years prior. The modern residential development of the Cahuenga Pass, however, is inextricably linked with the beginning of the Hollywood motion picture industry.¹⁵ In 1912, Carl Laemmle Sr. established Universal Studios at the northern mouth of the pass, and during the teens early industry figures such as director Cecil B. DeMille settled in the surrounding hills.¹⁶

With the economic boom of the 1920s, the platting and subdivision of Cahuenga Pass began in earnest. Directly to the west of the subject property, Mulholland Drive, originally called Mulholland Highway, was constructed in 1924 to stimulate development of the hills. Montcalm Avenue was paved by 1927 and developed with single-family residences into the 1930s and '40s.¹⁷ The area continued to grow after the construction of the Cahuenga Pass freeway (later U.S. 101) in 1940.¹⁸ At once secluded and highly proximate to Hollywood, the Cahuenga Pass has historically appealed to film industry professionals in particular. The geographic profile of the hilly neighborhood has limited development.

¹⁴ Williams, *The Story of Hollywood: An Illustrated History*, 10-11.

¹⁵ Historic Resources Group, "SurveyLA Historic Resources Survey Report: Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan Area," prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources (January 2013).

¹⁶ Masters, "Photos: When the Cahuenga Pass was Rustic;" Matthew W. Roth, "Mulholland Highway and the Engineering Culture of Los Angeles in the 1920s," *Technology and Culture* 40, no. 3 (July 1999): 545–575.

¹⁷ Aerial photographs, various dates, Special Research Collections, UCSB Library, University of California, Santa Barbara, accessed March 2020, <https://www.library.ucsb.edu/src/airphotos>.

¹⁸ Masters, "Photos: When the Cahuenga Pass was Rustic."

Owner/Occupant History

Robert Seiter

The subject property was originally constructed for and owned by Robert Seiter.¹⁹ Robert Shoaff Seiter was born in 1905 in Mount Vernon, New York. He completed secondary school at the New York Military Academy and moved to Hollywood to start a career as a film and stage actor in the mid-1920s.²⁰ Seiter lived with his widowed mother and a brother in Beverly Hills during his early career, when he was cast in mostly secondary film roles from the late 1920s to the early 1930s.²¹ By the time that Seiter enlisted architect John Woolf to design a personal residence for him at 2924 Montcalm Avenue in 1938, he had transitioned into a career as a film editor for 20th Century Fox.²² It is unknown how Seiter came to hire Woolf, giving him one of his first commissions in Los Angeles. In 1940, Woolf listed Seiter as his personal relation on his World War II draft card, suggesting the two men were close personal friends – or perhaps more – around the time of the 2924 Montcalm commission.²³

Seiter, too, was drafted, serving in the Navy in World War II. He continued to reside at the Montcalm residence after the war.²⁴ He sought out Woolf again for a 1953 interior renovation which occurred at the same time that Woolf was designing a house for William Seiter, Robert's brother and well-known film director at Universal Studios.²⁵ Robert Seiter appears to have lived at 2924 Montcalm Avenue until at least 1954. By 1960, he was living in West Hollywood.²⁶ Seiter worked principally as an editor for television on programs including *Medic*, *Green Acres*, and

¹⁹ LADBS Permit No. 1939LA16240.

²⁰ "Film Actors Find Places in New Play," *Pasadena Post*, September 4, 1928; "Cordova Play Shop Tackles Jazz Problem," *Los Angeles Times*, October 25, 1928; "Wilde Tragedy at Play Shop Excels," *Los Angeles Times*, April 13, 1929.

²¹ "Robert S. Seiter," 1930 United States Federal Census, accessed March 2020, <https://www.ancestry.com/>.

²² "Robert S. Seiter," 1940 United States Federal Census, accessed March 2020, <https://www.ancestry.com/>; J. Elgin Woolf, "Residence for Robert Seiter," plans, March 1938, revised April 1938, John Elgin Woolf Papers, Architecture and Design Collection, University of California, Santa Barbara.

²³ "John Elgin Woolf," U.S. WWII Draft Cards Young Men, 1940-1947, accessed March 2020, <https://www.ancestry.com/>.

²⁴ "Robert Shoaff Seiter," U.S. WWII Draft Cards Young Men, 1940-1947, accessed March 2020, <https://www.ancestry.com/>.

²⁵ John Woolf and William and Marian Seiter, Correspondences, 1941-42, in Box 20, Folder 20, John Elgin Woolf Papers, Architecture and Design Collection, University of California, Santa Barbara.

²⁶ Robert S. Seiter, California Voter Registrations, 1900-1968, accessed March 2020, <https://www.ancestry.com/>.

Leave it to Beaver, until 1970 when he retired and moved to St. Petersburg, Florida. He died in 1986 at the age of 80.²⁷

Dr. Henry W. Dodge, Jr.

Between 1954 and 1962, various persons occupied the subject property (listed at the end of this section). Around 1963, Dr. Henry W. Dodge, Jr. moved into the residence at 2924 Montcalm Avenue.²⁸ Dr. Henry William Dodge, Jr. was born in 1918 in Houston, Texas. By 1925, when Dodge was seven years old, his family had relocated to Westchester, New York for his father's role as vice president of a transportation company.²⁹ Dodge matriculated at Yale University where he was a member of the exclusive fraternal organization Saint Anthony's Hall. He was drafted in the Second World War at the beginning of his first term at Columbia University Physicians and Surgeons College, in 1940. After the war, Dodge remained stationed for several years in Tokyo and San Francisco as part of the U.S Army Medical Corps. By the early 1950s, Dodge was at the Mayo Clinic in Rochester, Minnesota, where he co-authored an article about a form of neuralgia in 1954.³⁰ Early in his medical career, Dodge married his first wife, Nina Neal, with whom he had a daughter, Nina Neal Dodge. He divorced Neal in 1963, around the time that he moved into 2924 Montcalm Avenue and turned to the house's original designer, John Woolf, to construct a major addition including a living room, bedroom, and bathroom, giving the house its distinguished east façade. The relationship between Dodge and Woolf disintegrated with what appears to have been a legal dispute between the two men over payment of fees for design services. Dodge refused to pay Woolf's final fees for the project over disputes involving Woolf's acceptance of medical treatment from Dodge for his ongoing battle with Parkinson's Disease as a form of partial compensation, as well as the involvement of a contractor and decorator. Woolf sued for the withheld amount, and Dodge in turn made a counterclaim that Woolf's addition to the house violated zoning laws. A settlement was finally reached in 1965 in which Dodge paid Woolf a portion of the original invoice.³¹

By 1967, Dodge appears to have moved out of 2924 Montcalm Avenue. From at least 1968, Dodge was Chief of Neurosurgery at St. Vincent's Hospital in Los Angeles, known for treating a number of celebrity cases including those of folk singer Jimmie Rodgers and actor Robert

²⁷ "Seiter, Robert S," Obituary, *Tampa Bay Times*, January 13, 1986.

²⁸ LADBS Permit nos. 1963LA39018, 1963LA39602, 1963LA42909, and 1963LA39018.

²⁹ "Henry Wm Dodge," New York, State Census 1925, accessed March 2020, <https://www.ancestry.com/>.

³⁰ Victor Cohn, "Wires Through Brian Probe Mind's Secrets," *Minneapolis Star Tribune*, April 2, 1953; Dr. Walter C. Alvarez, "New Operation Perfected for Trifacial Neuralgia," *Oakland Tribune*, September 2, 1954.

³¹ Kelly H. Stevens and George Pratt to John Woolf and Robert Koch, Letters, 1964-66, in Box 20, Folder 18, John Elgin Woolf Papers, Architecture and Design Collection, University of California, Santa Barbara.

Burton.³² Dodge and his wife Lady, who was involved in various charitable causes in Los Angeles, appeared frequently in the society pages of the *Los Angeles Times* in the 1970s and early 1980s.³³ Into the 1990s, Dodge was residing in Westwood and maintaining a medical practice in Sherman Oaks.³⁴ He died in 2001 at the age of 83.³⁵

Sean MacPherson

It is unknown who occupied 2924 Montcalm Avenue from 1967 to 1994. Restaurateur Sean K. MacPherson purchased the property in 1995, which was his Los Angeles residence until around 2013.³⁶ Sean MacPherson was born in 1964 in New Zealand. After his parents divorced in 1966, he was raised between the United States and Central America by his mother, Janet MacPherson, a pioneering female surfer.³⁷ He attended Santa Monica High School, and matriculated to the Entrepreneur Program at the University of Southern California, where he met his future business partner Jon Sidel. Upon graduating in 1986, MacPherson and Sidel founded Power Tools, a nightclub that “define[d] the 80s LA scene,” followed by Funky Reggae, an early Los Angeles hip hop night club with a celebrity following.³⁸ Over the next 10 years, MacPherson, with collaborators including Sidel and Andre Balazs, helped shape Los Angeles nightlife and hospitality culture of the 1990s with successive projects including the speakeasy Olive (1990), Swingers coffee shop at the Beverly Laurel motel (1993), the part Italian, part rock-n-roll restaurant Jones (1994), the tequila and taco bar El Carmen (1994), Bar Marmont (1995), and Good Luck Bar (1995).³⁹

³² “Jimmie Rodgers’ Return—Sweeter than Wine,” *San Francisco Examiner*, January 11, 1981.

³³ “WAIF Benefit Plans Proceed,” *Los Angeles Times*, January 29, 1979; “Dancing Up a Storm at ‘Tempest’ Party,” *Los Angeles Times*, August 12, 1982.

³⁴ “Henry W. Dodge Jr.,” U.S. Public Records Service, 1950-1993, accessed March 2020, <https://www.ancestry.com/>.

³⁵ “Henry W. Dodge Jr.,” U.S. Social Security Applications and Claims Index, 1936-2007, accessed March 2020, <https://www.ancestry.com/>.

³⁶ O’Connor, “Hotelier Sean MacPherson Lists his John Elgin Woolf in the Hollywood Hills for \$2.995 Million;” LADBS Permit no. 1996LA48517.

³⁷ “Sean K. MacPherson,” U.S. Public Records Index, 1950-1993, accessed March 2020, <https://www.ancestry.com/>; Jeannine Stein, “Sunday Profile: First on the Scene,” *Los Angeles Times*, January 8, 1995; Robin Finn, “Surfing Since Before He Was Born,” *New York Times*, August 13, 2010.

³⁸ Stein, “Sunday Profile: First on the Scene.”

³⁹ Betty Goodwin, “Hipsters’ Secret Password: Olive,” *Los Angeles Times*, October 6, 1991; Heidi Siegmund, “At Swingers the Jukebox Joint Keeps Jumping,” *Los Angeles Times*, January 13, 1994; “Heavenly Sounds in Hi-Fi,” *Los Angeles Times*, November 23, 1995.

Often unmarked from the exterior, MacPherson’s establishments injected New York style intimacy and exclusivity into Los Angeles nightlife.⁴⁰ Their retro stylings, including dirty martinis and cigarette dispensers at Olive, and vintage décor and a jukebox at Swingers, helped popularize the “swing revival” subculture that would spread from Los Angeles to the rest of the country by the late 1990s.⁴¹ Moreover, MacPherson’s projects, from an ersatz red sauce Italian joint to a “hipster” Mexican cantina, launched a longstanding fashion for converting historic spaces into period-themed restaurants.⁴² MacPherson expanded this innovation to a large scale, entering the hospitality business in New York in 2003 with the Maritime Hotel, a Meatpacking District landmark originally designed by Albert Ledner in 1968 as the National Maritime Union headquarters. This, and other collaborations with nightclub designer Eric Goode, including the Jane and Bowery Hotels, made MacPherson an influential figure in the invention of the boutique hotel in the early 2000s.⁴³

For most of his career, MacPherson split his time between 2924 Montcalm and residences in New York. He wrote a piece about John Woolf and his relationship to 2924 Montcalm as its steward for the *New York Times* in 2002.⁴⁴ In 2012, he married Rachele Hruska, an entrepreneur. They reside in New York City with two children, where MacPherson continues to develop hospitality projects.⁴⁵

Other Occupants

Between Robert Seiter and Dr. Henry W. Dodge, Jr.’s tenures as residents, there were various short-term occupants of 2924 Montcalm Avenue. Jacques Rimey (1908-1988), commercial attaché to the French consulate, occupied the residence during his time in Los Angeles in the late 1950s.⁴⁶ By 1959, David Irving Bramson (1911-1978), a U.S. Army colonel in World War II and the Korean War (about whom little additional information could be found) had moved into 2924

⁴⁰ Goodwin, “Hipsters’ Secret Password: Olive;” Guy Trebay, “Sean MacPherson: A Hotelier Recalibrates the Mood,” *New York Times*, October 11, 2013.

⁴¹ Darrell Saltzman, “Eat, Drink, Man, Woman, Attitude,” *Los Angeles Times*, May 5, 1996.

⁴² “Red Hot Chili Baron,” *Los Angeles Times*, June 23, 1994; Tamara Hunt, “Worm to the Wise at Local Tequila Bar,” *Los Angeles Times*, March 8, 1998.

⁴³ James Verini, “Without Reservations,” *Los Angeles Times*, June 15, 2003; Trebay, “Sean MacPherson: A Hotelier Recalibrates the Mood.”

⁴⁴ Sean K. MacPherson, “Out of the Box,” *New York Times*, February 24, 2002.

⁴⁵ Trebay, “Sean MacPherson: A Hotelier Recalibrates the Mood.”

⁴⁶ “G. Jacques Rimey,” U.S. Social Security Applications and Claim Index, 1936-2007, accessed March 2020, <https://www.ancestry.com/>.

Montcalm Avenue with his wife Mary (1904-1986).⁴⁷ Shirley Mellner (date of birth and profession unknown) and Harold J. Fatt (1919-2012), a war veteran who worked in marketing and advertising both briefly resided at the subject property between 1961 and 1963, when Henry W. Dodge Jr. moved in.⁴⁸ It is unknown who resided at 2924 Montcalm between 1967 and 1994, and after 2013.

Hollywood Regency Architecture

The Hollywood Regency style emerged in Los Angeles in the 1930s as a revival of Neoclassical architectural motifs in a simplified and lightened guise. Like the contemporaneous Art Deco and Streamline Moderne styles, Hollywood Regency was as much a reaction to the mechanical rigor of European-style modernism as a product of the fashion it provoked for pared down ornament and simple geometric forms. Unlike these other early 20th century styles, Hollywood Regency was essentially an historicist style, deriving its formal schemes from early 19th century mostly British architectural traditions.

The style is typically interpreted as occurring in two stages, Hollywood Regency and Late Hollywood Regency. Hollywood Regency, lasting from the early 1930s until the end of World War II, was more strictly a Los Angeles revival of Palladian and Neoclassical domestic architecture. Late Hollywood Regency, heralded by noted Los Angeles architect John “Jack” Elgin Woolf and lasting from 1946 to around 1970, deployed historicist ornament in an exaggerated and presentational style. The style derived its name from its use in Hollywood motion picture set design in the 1930s, as well as its appeal among prominent figures of the film industry as an architectural and decorative style for their personal residences.

The first stage of Hollywood Regency was shaped in equal parts by film set designers, decorators, and architects. Amid a larger English and American Colonial revival between the First and Second World Wars, decorative schemes inspired by Palladian or Neoclassical aristocratic estates became metonymic for opulence, elegance, and ease. They were wielded liberally by designers of both film sets and residential interiors, often exaggerated in proportions or simplified in detail. As the architectural historian John Chase explains, “This architecture of glamour required a seemingly effortless balancing of the formal and the casual, as well as a knack for well-placed exaggeration

⁴⁷ “David Irving Bramson” and “Mary McCall Bramson,” U.S. Veterans’ Gravesites c.1775-2006, accessed March 2020, <https://www.ancestry.com/>; “Baffler Meets Match: 64 Divide \$4,000 Prize,” *Los Angeles Times*, April 24, 1959.

⁴⁸ “Harold J. Fatt,” Obituary, *Los Angeles Times*, February 12, 2012; City of Los Angeles, Los Angeles City Directories, various dates.

and well-chosen omission.”⁴⁹ Emblematic residences from this first stage of the style include the architect James Dolena’s 1939 Casa Encantada and many of architect Paul R. Williams’ projects, such as the house at 914 N Stradella Road in Bel Air (1936).

Moderate-scale examples of Hollywood Regency often combined grand historical decorative detail with Minimal Traditional or Ranch styles, as the original 1939-42 residence at 2924 Montcalm Avenue does, elevating a modest hipped-roof, plaster and stone residence with an oeil de boeuf window and Neoclassical door panels. After World War II, Hollywood Regency gained popularity among clients who sought to convey their class status in yet more expressive and theatrical idioms, borrowing less strictly from English historical architecture. Much like its prewar predecessor, the public’s adoration for Late Hollywood Regency was in many ways a reaction against the austerity of modernism in the postwar period. Façades from this era are often characterized by sloping, shallow Mansard roofs and double-height doors with articulated surrounds; rigorous symmetry in design and landscaping prevail. These are all hallmarks of John Woolf’s style, and present in his 1960s renovation of the subject property.

After 1970, Hollywood Regency fell out of fashion as it became a pervasive residential and commercial vernacular in Los Angeles. By the end of the 1960s, the style had dissolved into neo-historicist kitsch, exemplified by “French mansard roofs on mini-malls [and] cinderblock apartment buildings with gangly chandeliers in faux foyers.”⁵⁰ The cultural elite of Los Angeles moved on to new styles, and Hollywood Regency was left to be reappraised by critics and historians.

Common character-defining features of the Hollywood Regency style include:

- Symmetry of design
- Mansard, hipped, or gabled roofs, often steeply pitched in later iterations
- Combination of materials, primarily stucco with brick veneer or wood clapboard
- Tall narrow windows and doors, often with arched openings
- Casement windows, either steel or wood sash
- Use of simplified/stripped, Neoclassical ornament and design elements, such as double-height porches, thin columns, pediments, fluted columns or pilasters, and balconettes with iron railings

⁴⁹ John Chase, *Glitter Stucco and Dumpster Diving* (New York: Verso, 2004), 108.

⁵⁰ Adamo DiGregorio and David A. Keeps, “A Grand Entrance: Take 2,” *Los Angeles Times*, June 12, 2003.

- Exaggerated applied ornament, such as lanterns and sconces, in later iterations⁵¹

Architect John Elgin Woolf

John “Jack” Elgin Woolf was born in Atlanta, Georgia in 1908.⁵² Raised by two academics, Woolf attended Georgia Tech University, where he received his Bachelors of Science in Architecture in 1929.⁵³ After graduation, Woolf worked for the National Park Service, all the while developing a love for the regional architecture of the antebellum South, from Greek Revival mansions to the ironwork of New Orleans’ French Quarter.⁵⁴ Sometime in the 1930s, Woolf moved to Los Angeles, initially working under a contractor until he started his own practice at Melrose Place, the burgeoning center of the West Coast interior design industry. With his Southern gentleman’s charm, Woolf swiftly cultivated a social reputation that led to his first two Los Angeles commissions in 1938 – a Hollywood Boulevard residence for interior designer George E. Buzza, Jr. (research did not indicate whether this house is still extant), and a house for actor and television editor Robert Seiter on Montcalm Avenue.⁵⁵ Though relatively modest compared to his later works, the 2924 Montcalm Avenue Residence was featured in *The American Home* magazine (1943) alongside other custom-designed residences intended to represent the future of America’s postwar housing stock.⁵⁶

By the early 1940s, Woolf had developed a unique design aesthetic, employing the Neoclassical revival styles then in vogue, and inflecting them with Antebellum romanticism and Second Empire ostentation. His Pendleton House (1941-46), for New York interior designer James Pendleton, a Beverly Hills Historic Landmark, demonstrated what would become his trademarks: a mansard roof along the primary façade, double-height shuttered windows, and urns slotted into

⁵¹ City of Los Angeles, “SurveyLA Los Angeles Citywide Historic Context Statement, Context: Architecture and Engineering, Sub-Context: LA Modernism 1919-1980,” prepared by Architectural Resources Group for the City of Los Angeles, Department of City Planning, Office of Historic Resources (October 2019), 96-110.

⁵² “JWE Woolf,” 1910 United States Federal Census, accessed March 2020, <https://www.ancestry.com/>.

⁵³ Woolf never became a licensed architect.

⁵⁴ “Jack Woolf: An Introduction to Him and His Work,” in Box 197, John Elgin Woolf Papers, Architecture and Design Collection, University of California, Santa Barbara.

⁵⁵ Research did not produce the exact location of the George Buzza, Jr. residence, nor whether the residence is still extant. “John Elgin Woolf Selected Projects List,” John Elgin Woolf Papers, Architecture and Design Collection, University of California, Santa Barbara.

⁵⁶ “It’s Entirely Up to You!,” *The American Home* (November 1943): 44-45.

prominent oval niches. Over the next two decades, Woolf acquired a roster of prominent clients, including film stars Judy Garland, Greta Garbo, Cary Grant, Loretta Young, and John Wayne.⁵⁷

Woolf residences typically greeted visitors with imperious Pullman car doors: double-height doors framed in bold surrounds that broadcast the status of the dweller within. Fairytale chateau proportions continued inside, on an axial plane that passed a swimming pool, generally terminating in a dramatic poolside pavilion. Works such as his dramatic remodel of Craig Ellwood's Case Study House no. 17 were widely published in magazines like *House Beautiful* and *Vogue*.⁵⁸ In contrast to Ellwood's austere mid-century design, Woolf's remodel of Case Study House no. 17 embodied the highly ornamented, exuberant aesthetic for which he became popular. In the late 1940s, Woolf started a long-term collaboration with a young interior designer, Robert Koch, who became partner in both life and work. It was through Koch and a number of other young designers who moved into the Woolf residence—some legally adopted by Woolf, taking on his surname—that Woolf's Late Hollywood Regency style became a veritable school.⁵⁹

By 1970, when Woolf stopped designing due to declining health, Mansard-roofed, Pullman car door-bearing structures inspired by his Hollywood Regency residences were ubiquitous in Los Angeles. However, by the time of his death in 1980, the style with which he was inextricably linked had fallen out of fashion, its relatively short-lived popularity making surviving examples of Woolf's work increasingly rare.⁶⁰

Period of Significance

As an excellent example of the Hollywood Regency style, 2924 Montcalm Avenue's period of significance is 1939-1966, encompassing both phases of construction designed by noted Los Angeles architect John Woolf.

⁵⁷ Chase, *Glitter Stucco and Dumpster Diving*, 87-89; Marika Gerrard, "Film Stars Found a Classic Architect for their Homes," *Los Angeles Times*, September 29, 1980.

⁵⁸ Chase, *Glitter Stucco and Dumpster Diving*, 91.

⁵⁹ MacPherson, "Out of the Box;" "Robert Koch-Woolf 1923-2004," *Los Angeles Times*, November 10, 2004.

⁶⁰ Gerrard, "Film Stars Found a Classic Architect for their Homes," 14.

Integrity

In addition to meeting Los Angeles HCM Criterion 3, the subject property retains a high level of integrity from its period of significance (1939-1966). The following discussion evaluates the property under the National Register's seven elements of integrity, and the local integrity element of character defining features.

Location: the place where the historic property was constructed or the place where the historic event occurred.

The subject property remains at its original location and thus retains this element of integrity.

Design: the combination of elements that create the form, plan, space, structure, and style of a property.

The Seiter Residence has experienced minimal alterations affecting its form, plan, space, structure, and style since its second phase of construction ending in 1966. Minor alterations including a small rear addition at the southwest corner of the house and replacement of secondary doors have had minimal impact on its ability to convey its Hollywood Regency design. It retains this element of integrity.

Setting: the physical environment of a historic property.

The subject property's residential hillside neighborhood with curvilinear streets and single-family residences remains intact. The house retains integrity of setting.

Materials: 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 house has experienced few material alterations, including the replacement of secondary doors at the north façade of the kitchen. However, its paired, paneled wood front doors and east façade doors, grouped fixed and casement wood windows, stucco wall cladding, and interior finishes are all intact. As a result, the property retains integrity of materials.

Workmanship: the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Due to retention of original materials and features as described above, the residence retains integrity of workmanship. Its craftsmanship continues to be conveyed through elements like its Pullman doors, grouped windows with thick wood mullions, simplified Neoclassical ornamentation (cartouche emblems, fluted columns), and decorative interior finishes (moldings, built-in shelving, marble fireplaces). The property retains integrity of workmanship.

Feeling: a property's expression of the aesthetic or historic sense of a particular period of time.

The Seiter Residence is readily recognizable as a Hollywood Regency style, single-family residence. It has experienced few alterations and continues to express the aesthetic and historic sense of both pre- and postwar iterations of the style. The property retains this element of integrity.

Association: the direct link between an important historic event or person and a property.

While no singular historic events are known to be associated with 2924 Montcalm Avenue, the property is closely associated with the residential development of the Hollywood Hills during the 1930s and into the postwar period. It retains its location and overall setting, and is recognizable as a single-family residence in a historically single-family residential neighborhood. The property provides a direct link to the historic pattern of development and retains integrity of association.

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Architectural
Resources Group

Exhibit 1. Tract Map



Architectural
Resources Group

Exhibit 2. Building Permits

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building
OF
CLASS "D"

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

Lot No. Port. of Lot 1138

Tract 1450

Location of Building 2924 Montcalm Ave.
(House Number and Street)

Approved by
City Engineer
[Signature]
Deputy

Between what cross streets Woodrow Wilson & Leimert

USE INK OR INDELIBLE PENCIL

1. Purpose of building Res + Garage Families 1 Rooms 3
(Store, Residence, Apartment House, Hotel, or any other purpose)

2. OWNER (Print Name) ROBERT SEITEIR Phone H.I. 4089

3. Owner's address Beachwood Manor Apts
2024 N. 10th

4. Certificated Architect _____ State License No. _____ Phone _____

5. Licensed Engineer none State License No. _____ Phone _____

6. Contractor J. Elgin none State License No. _____ Phone _____

7. Contractor's address _____

8. VALUATION OF PROPOSED WORK including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon. \$ 1850.00

9. State how many buildings NOW on lot and give use of each. none on any part of Lot 1138.
(Store, Residence, Apartment House, Hotel, or any other purpose)

10. Size of new building 22 x 32 No. Stories 1 Height to highest point 15 Size lot 46 x 200

11. Type of soil Dec Granite Foundation (Material) Concrete Depth in ground 18 in.

12. Width of footing 14 Width of foundation wall 6 Size of redwood sill 2 x 6

13. Material exterior wall Stucco + Plaster Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4

14. Joist: First floor 2 x 6 Second floor 2 x 4 Rafters 2 x 4 Material of roof Shingle

15. Chimney (Material) Brick Size Flue 13 x 17 No. inlets each flue 1 Depth footing in ground 12

I have carefully examined and read the above completed Application and know the same is true and correct, and hereby certify and agree that if a permit is issued all the provisions of the Building Ordinance and State Laws will be complied with whether herein specified or not; I also certify that plans and specifications filed will conform to all the Building Ordinances and State Laws.

Plans, Specifications and other data must be filed if required.
4/13/39

Sign here Robert Seiteir
(Owner or Authorized Agent)
By J. Elgin

PERMIT NO. 16240	FOR DEPARTMENT USE ONLY 7015		Fee <u>\$ 7.00</u> Stamp here when Permit is issued APR 25 1939	
	Plans and Specifications checked <u>[Signature]</u>	Zone <u>R1</u>		Fire District No. <u>109</u>
	Corrections verified <u>[Signature]</u>	Bldg. Line <u>No</u> Ft.		Street Widening <u>No</u> Ft.
	Plans, Specifications and Application rechecked and approved <u>[Signature]</u>	Application checked and approved <u>[Signature]</u>		
PLANS <u>[Signature]</u>	For Plans Sec _____	Filed with _____	Inspector _____	
Rec'd <u>4/13/39</u>	Required Valuation Included _____		Specified Yes/No _____	

FOR DEPARTMENT USE ONLY

Application <u>P</u>	Fire District <u>1</u>	Bldg. Line <u>---</u>	Forced Draft Ventil. <u>---</u>
Construction <u>---</u>	Zoning <u>---</u>	Street Widening <u>---</u>	<u>---</u>

(1) **REINFORCED CONCRETE**

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2) The building referred to in this Application will be more than 100 feet from

.....Street

Sign Here.....

(Owner or Authorized Agent)

(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.

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: 4/4/39/11/20/1/5

4/25/39

PLAN CHECKING

RECEIPT NO. 27457

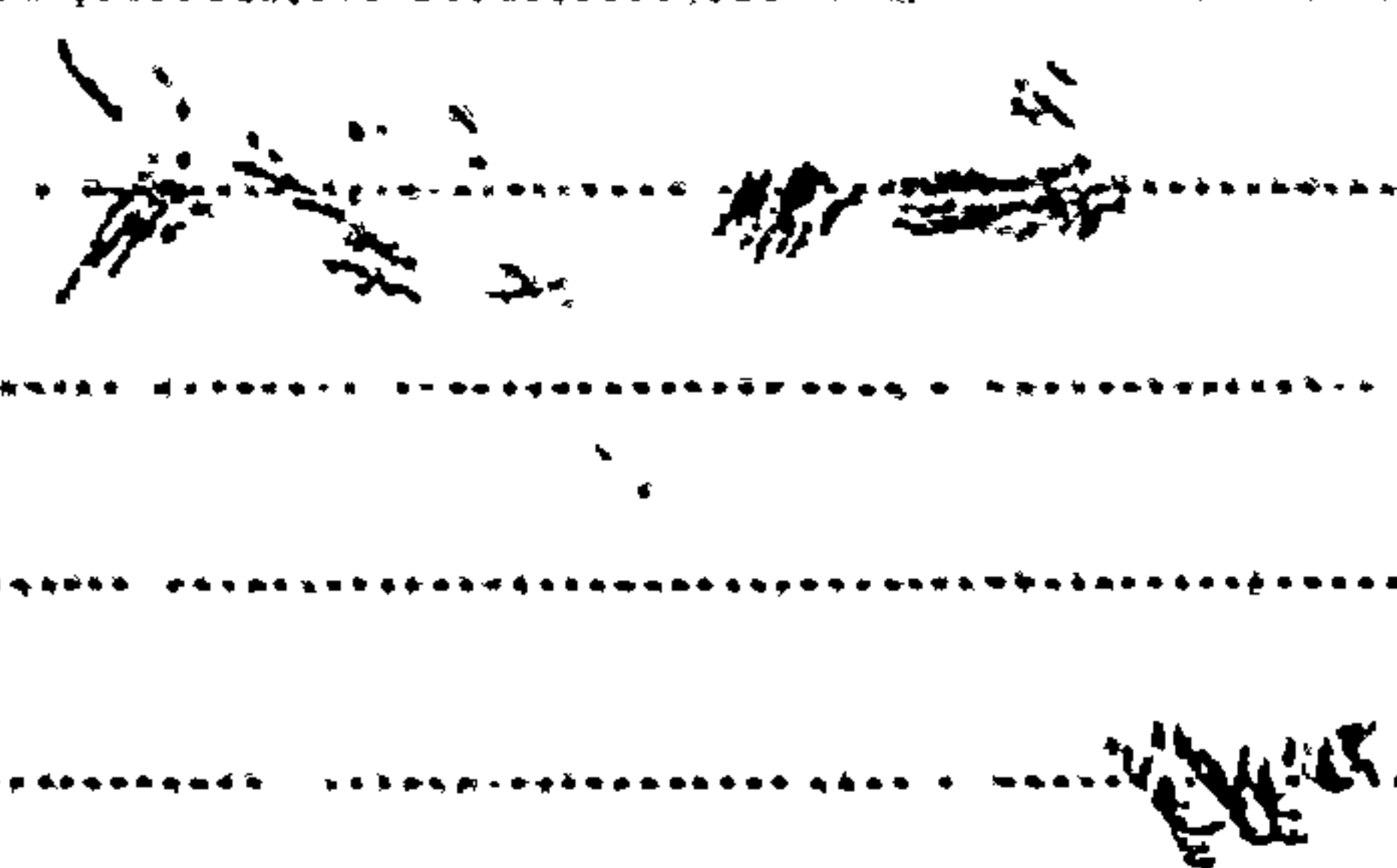
VALUATION \$ 1850

FEE PAID \$ 300

This lot is in a hillside subdivision.
 No yards required along street frontages.
 3-foot setback from all inside lot lines.

Board of City Planning Commissioners

By [Signature]



1

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building
OF
CLASS "A, B OR C" D Concrete

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.

Lot No.

Tract

Location of building..... 2924 Montcalm Avenue
(House Number, and Street)

Approved by
City Engineer

Between what cross streets.....

Deputy

USE INK OR INDELIBLE PENCIL

- 1. Purpose of building..... Retaining Wall
2. Owner (Print Name)..... L.W. Stanton
3. Owner's address..... 8561 Lookout Mountain
4. Certificated Architect..... none
5. Licensed Engineer..... Geo. J. Fosdyke
6. Contractor..... none
7. Contractor's address.....
8. VALUATION OF PROPOSED WORK \$ 300.00
9. State how many buildings NOW on lot and give use of each. 1 - Residence
10. Size of new building..... X No. Stories..... Height to highest point.....
11. Size of lot..... X Type of soil.....
12. Foundation (Material)..... Depth in ground.....
13. Material Exterior Walls..... Skeleton framework.....
14. Material of floors..... Roofing material.....

I have carefully examined and read the above completed Application and know the same is true and correct and hereby certify and agree that if a permit is issued all the provisions of the Building Ordinances and State Laws will be complied with, whether herein specified or not; I also certify that plans and specifications filed will conform to all the Building Ordinances and State Laws.

Sign here..... L.W. Stanton
(Owner or Authorized Agent)

Plans, Specifications and other data must be filed.

By..... A. Mackintosh

FOR DEPARTMENT USE ONLY
PERMIT NO. 42973
Plans and Specifications checked
Zone R1
Fire District No. 10
Application checked and approved
M.P. Fisher
Inspector

NOV - 1 1939

16240

ELECT. DIV.
 Pres. No. 1138
 ELVIN E. YOKUM
 ELECTRICAL INSPECTOR

APPLICATION TO ERECT A NEW BUILDING AND FOR A CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES
 DEPARTMENT
 OF
 BUILDING AND SAFETY
 BUILDING DIVISION

Lot No. 1138
 Tract 1450
 Location of Building 2924 Montcalm Ave. Hollywood
(House Number and Street)
 Between what cross streets off Woodrow Wilson Dr.
 Approved by City Engineer [Signature]
 Deputy [Signature]

USE INK OR INDELIBLE PENCIL

1. Purpose of building Swimming Pool Families 1 Rooms 8
(Store, Dwelling, Apartment House, Hotel or other purpose)
 2. Owner ROBERT S. SETTER Phone _____
(Print Name)
 3. Owner's address same P. O. _____
 4. Certificated Architect _____ State License No. _____ Phone _____
 5. Licensed Engineer Frank Paulino State License No. 6533 Phone _____
 6. Contractor California Pool State License No. 52448 Phone 2244
 7. Contractor's address 9020 Willis Ave. U.N.

8. VALUATION OF PROPOSED WORK 2000.00
Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment thereto or thereon.

9. State how many buildings NOW on lot and give use of each 1 Dwelling
(Store, Dwelling, Apartment House, Hotel or other purpose)

10. Size of new building 15 x 28 No. Stories _____ Height to highest point _____ Size lot _____ x _____

11. Material Exterior Walls Concrete Type of Roofing _____

12. For Accessory Buildings and similar structures }
 (a) Footing: Width _____ Depth in Ground _____ Width of Wall _____
 (b) Size of Studs _____ Material of Floor _____
 (c) Size of Floor Joists _____ Size of Rafters _____

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

Signature California Pool
 Owner or Authorized Agent
 By [Signature]

DISTRICT OFFICE

FOR DEPARTMENT USE ONLY

PLAN CHECKING		REINFORCED CONCRETE		F E E S	
Date <u>AUG 11 1950</u>	Receipt No. <u>7345</u>	Bldg. Per <u>500</u>	Cert. of Occupancy	Total	
Valuation <u>2000</u>	Fee Paid \$ <u>3</u>	Tons of Reinforcing Steel			
TYPE <u>Pool</u>	GROUP <u>Pool</u>	Maximum No. Occupants	Insider Lot	Key Lot	Lot Size
PERMIT No. <u>1420204</u>	Plans and Specifications checked	Zone <u>R-1</u>	Fire District	Dist. Map No. <u>7015</u>	
PLANS	Corrections Verified <u>[Signature]</u>	Side Line <u>Allen</u>	Street Widening		
	Plans, Specifications and Application rechecked and approved	Application checked and approved			
	For Plans See _____	Filed with _____	Continuation of Inspection	Specified - Required Valuation Included Yes - No	Inspector

9
5
2
3

151.54'

172.21'

15' x 25' Dwelling

17' x 18'

20.40'

100'

MONTICELM AVE.

3

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

B&S 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.

Form with 15 numbered sections containing details: 1. LEGAL DESCR., LOT 1138, BLK., TRACT 1450, ADDRESS APPROVED; 2. BUILDING ADDRESS 2924 Montcalm Ave, DIST. MAP 7015; 3. BETWEEN CROSS STREETS Woodrow Wilson Drive AND Dead End, ZONE R-1-1-H; 4. PRESENT USE OF BUILDING Single fam. dwell, NEW USE OF BUILDING Same, FIRE DIST. MFD; 5. OWNER'S NAME Henry W. Dodge, PHONE; 6. OWNER'S ADDRESS Same, P.O., ZONE; 7. CERT. ARCH., STATE LICENSE, PHONE, LOT SIZE 100x201.40; 8. LIC. ENGR., STATE LICENSE, PHONE, LOT SIZE 151.54x172.11; 9. CONTRACTOR Robert F. Hollingsworth, STATE LICENSE EX 61054, PHONE, REAR ALLEY, SIDE ALLEY; 10. CONTRACTOR'S ADDRESS 3026 Paula Drive, Santa Monica, BLDG. LINE Halls; 11. SIZE OF EXISTING BLDG. 32x32, STORIES 1, HEIGHT 17, NO. OF EXISTING BUILDINGS ON LOT AND USE 1dwell & carport, BLDG. AREA 1530 Adn; 12. MATERIAL, ROOF, SPRINKLERS REQ'D. SPECIFIED; 13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 25,000, VALUATION APPROVED Valenz; 14. SIZE OF ADDITION 50x40, STORIES 1, HEIGHT 17, APPLICATION CHECKED Miller; 15. NEW WORK: (Describe) Addtn, living room, bath, colonnade, PLANS CHECKED Valenz, CORRECTIONS VERIFIED, PLANS APPROVED, APPLICATION APPROVED, DWELL. UNITS 1, SPACES PARKING 1, GUEST ROOMS, FILE WITH, CONT. INSP.

SEWER (Availability Not Available)

CRITICAL SOIL

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, and I have read reverse side of Application. Signed [Signature] This Form When Properly Validated is a Permit to Do the Work Described.

Table with columns: TAX, GROUP, MAX. OCC., P.C., S.P.C., G.P.I., B.B., I.F., O.S., C/O. Values: TAX 1, GROUP 2, MAX. OCC. —, P.C. 47.25, S.P.C., G.P.I. 500, B.B. 94.50, I.F. —, O.S., C/O.

CASHIER'S USE ONLY table with columns: DATE, AMOUNT, CHECK NO., CHECK TYPE, BALANCE. Rows: MAY-3-63 22556 E 2 — 2 CK 47.25; MAY-27-63 26964 E 39018 2 — 7 CK 5.00; MAY-27-63 26965 E 39018 2 — 1 CK 94.50. Summary: P.C. No. S-2232 GRADING yes CRIT. SOIL yes CONS. X

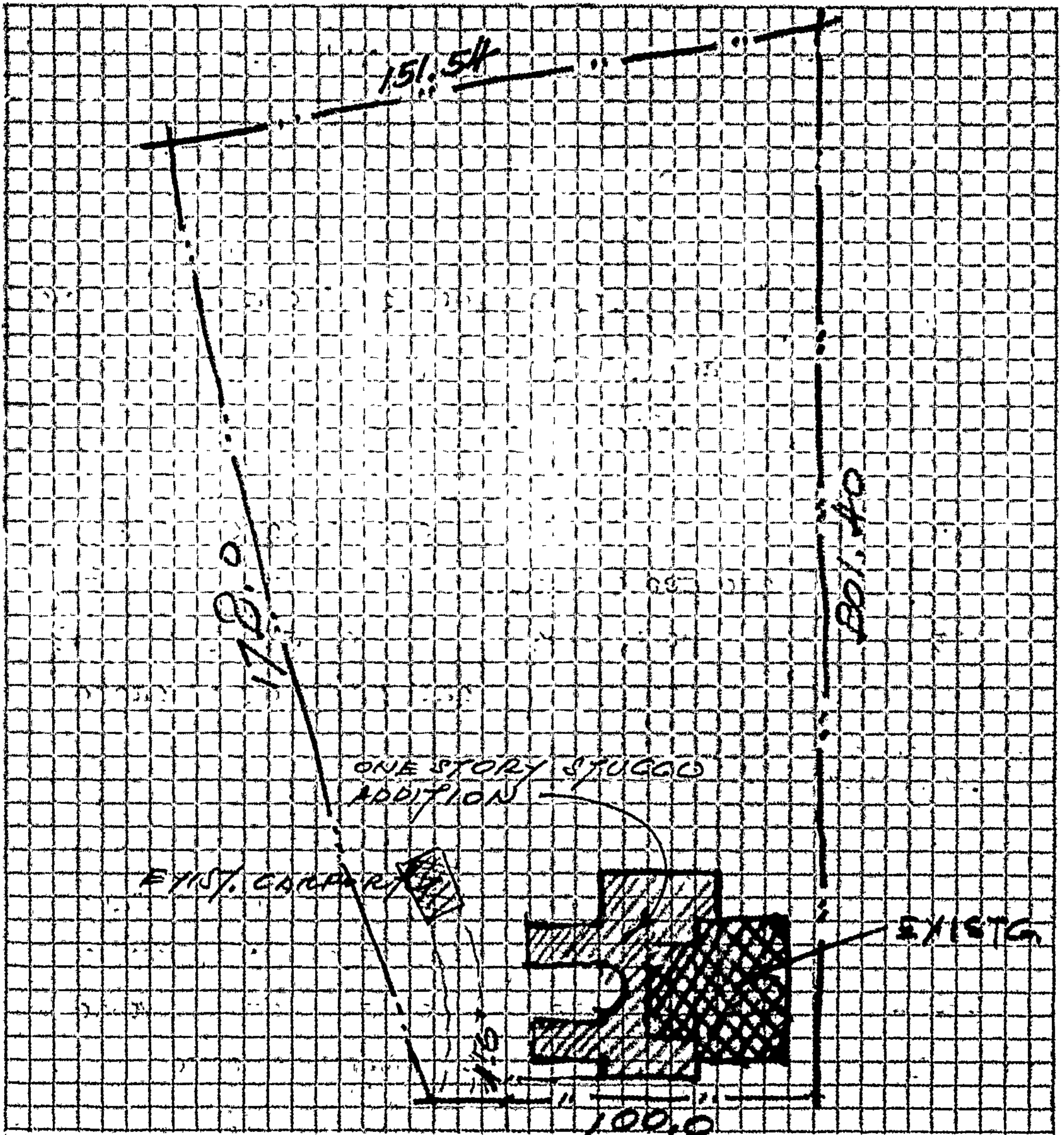
LOT 1138

TR. 1450 HILLSIDE

LOS ANGELES

MAN PLOT PLAN SHOWING BUILDINGS ON LOT AND USE OF EACH

1138



SCOPE OF PERMIT

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. 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 L.A.M.C.)

3

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

B&S 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.

Form with 11 numbered sections: 1. LEGAL DESCR., LOT, BLK., TRACT, ADDRESS APPROVED; 2. BUILDING ADDRESS; 3. BETWEEN CROSS STREETS; 4. PRESENT USE OF BUILDING, NEW USE OF BUILDING, FIRE DIST.; 5. OWNER'S NAME, PHONE, INSIDE KEY; 6. OWNER'S ADDRESS, P.O., ZONE, COR. LOT, REV. COR.; 7. CERT. ARCH., STATE LICENSE, PHONE, LOT SIZE; 8. LIC. ENGR., STATE LICENSE, PHONE; 9. CONTRACTOR, STATE LICENSE, PHONE, REAR ALLEY, SIDE ALLEY; 10. CONTRACTOR'S ADDRESS, P.O., ZONE, BLDG. LINE; 11. SIZE OF EXISTING BLDG., STORIES, HEIGHT, NO. OF EXISTING BUILDINGS ON LOT AND USE, BLDG. AREA.

SEWER (Available) (Not Available)

3 2924 Montcalm Avenue

DISTRICT OFFICE L.A.

Form with 15 numbered sections: 12. MATERIAL, ROOF, SPRINKLERS REQ'D, SPECIFIED; 13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING, VALUATION APPROVED; 14. SIZE OF ADDITION, APPLICATION CHECKED; 15. NEW WORK: (Describe), EXT. WALLS, ROOFING, PLANS CHECKED, CORRECTIONS VERIFIED, DWELL. UNITS, SPACES PARKING, PLANS APPROVED, GUEST ROOMS, APPLICATION APPROVED, FILE WITH, INSPECTOR, CONT. INSP.

CRITICAL SOIL

Form with fields: TYPE, GROUP, MAX. OCC., P.C., S.P.C., G.P.I., B.P., I.F., O.S., C/O

Table with 4 columns: Date, P.C. No., GRADING, CRIT. SOIL, CONS. Values include JUN-3 -63, 28195, 1.75, JUN-3 -63, 28196, 3.50

Form with fields: P.C. No., GRADING, CRIT. SOIL, CONS.

CASHIER'S USE ONLY

3

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

B&S 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.

Form sections 1-11: LEGAL DESCR., BUILDING ADDRESS, BETWEEN CROSS STREETS, PRESENT USE OF BUILDING, OWNER'S NAME, OWNER'S ADDRESS, CERT. ARCH., LIC. ENGR., CONTRACTOR, CONTRACTOR'S ADDRESS, SIZE OF EXISTING BLDG.

SEWER (Available) (Not Available)

Section 12: MATERIAL, EXT. WALLS, ROOF, CONST., VALUATION APPROVED

CRITICAL SOIL

Section 13: VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 200.00

Section 14: SIZE OF ADDITION, STORIES, HEIGHT, APPLICATION CHECKED

Section 15: NEW WORK: (Describe) EXT. WALLS, ROOFING, PLANS CHECKED

Re-line pool (Plaster), patch cracks (no sunite)

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, and I have read reverse side of Application.

Signed John A. Stone, This Form When Properly Validated is a Permit to Do the Work Described.

Section 16: TYPE, GROUP, MAX. OCC., P.C., S.P.C., G.P.I., B.P., I.F., O.S., C/O

CASHIER'S USE ONLY: JUL-15-63 35807 5 42909 W-1 CK 2.00 P.C. No. GRADING Yes CRIT. SOIL CONS.

Address of
Building

2924 Montcalm Ave



CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act—for following occupancies:

Issued: 8-10-66 Permit No. and Year LA 39018/63

1 story, type V, 50' x 40' addition to
an existing 1 story, type V, 32' x 32'
1 family dwelling. R-1 occupancy.

Owner

Henry W. Dodge

Owner's
Address

2924 Montcalm Ave
Los Angeles, California

THIS PERMIT IS FOR (Mark one)
 NEW BLDG/ STRUCTURE
 ADD, ALTER, REPAIR EXISTING BUILDING
 RELOCATE EXIST. BLDG.
 DEMOLITION OF ENTIRE BUILDING

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY
 APPLICATION FOR BUILDING PERMIT AND
 CERTIFICATE OF OCCUPANCY

INCIDENT CODE



REF. NO.

A PROJECT ADDRESS
 2924 MONTCALM AV N WOODROW WILSON
 TRACT(S) and COUNTY REF. NO. (For alpha tracts) e.g. J.G. McDonald Tract (MR 70-20)
 TR 1450 (M R 21-142/143) BLOCK 1138
 DIST. MAP 156B177
 ASSESSOR'S ID 2427011028
 LOT TYPE INT LOT SIZE IRR ZONE RE15-1-H BUILDING LINE HILLSIDE ALLEY -
 CENSUS TRACT 1437 ADDR. APP'D DATE DC 3/4/96
 AFFIDAVITS, EASEMENTS AND RESTRICTIONS Z1-1224, 21-1509
 COUNCIL DIST. 4 FIRE DISTRICT MFD FLOOD ZONE -
 GRADING YES HIGHWAY DED. - SEISMIC STUDY -

B PROPERTY OWNER
 SEAN MC PHEARSON PHONE 2138396560
 ADDRESS 2924 MONTCALM AV SUITE/UNIT NO.
 CITY/STATE/ZIP LA CA
APPLICANT
 KANDACE KUEHL PHONE 2139122033
 ADDRESS 2591 GLEN GREEN SUITE/UNIT NO.
 CITY/STATE/ZIP LA CA 90068
 ARCHITECT NAME ADDRESS LIC CLASS ACTIVE STATE LIC NO CITY BUS. LIC NO. PHONE NO.
 ENGINEER FRANKIE CHIA C043852 2139111033
 CONTRACTOR OWNER-BUILDER
 PROPOSED USE OF BUILDING () EXISTING USE OF BUILDING (Leave blank for new buildings)
 () (1) Dwelling, Single
 DESCRIPTION OF WORK
 DAMAGE REPAIR <10% PATCH PLASTER/ DRYWALL INT. NON-STRUCTURAL REMODEL DOOR/WINDOW CHANGEOUT RE-STUCCO/SIDING RE-ROOF
 OTHER: (Describe) moment NEW FRAME - STRUCTURAL ONLY.

C COMPLETE THIS SECTION ONLY FOR ONE AND TWO FAMILY DWELLINGS INVOLVING MECHANICAL WORK IN CONJUNCTION WITH THE WORK DESCRIBED IN SEC. "B" ABOVE.
 A SEPARATE PERMIT SHALL BE OBTAINED FROM MECHANICAL BUREAU FOR ANY WORK WHICH DOES NOT MEET ANY OF THE FOLLOWING CONDITIONS
 ELECTRICAL WORK FOR PANEL SIZE <400 AMPS AND TOTAL FLOOR AREA <15,000 S.F. PLUMBING (NOT INCLUDING FIRE SPRINKLERS) HVAC WORK FOR HEAT/VENT SIZE < 350,000 BTU AND A.C. SIZE < 25 TONS
 DESCRIPTION OF MECHANICAL WORK (Check applicable boxes above)
 ELECT. CONTR. NAME ADDRESS LIC CLASS ACTIVE STATE LIC. NO. CITY BUS. LIC NO. PHONE NO.
 PLUMB. CONTR.
 HVAC CONTR.

D NO. OF EXISTING BLDGS. ON LOT AND USE

LENGTH	WIDTH	HEIGHT (BUILDING)	FLOOR AREA (BUILDING)
STORIES	GROUP OCCUPANCY	OCCUPANTS PER GROUP	MAX OCCUPANCY
DWELLING UNITS	GUEST ROOMS	CONSTR. TYPE	LIC. FABRICATOR REQ'D FOR: STR. STEEL.
REQ'D PARKING	PARKING PROVIDED	HEIGHT (ZONING)	FLOOR AREA (ZONING)
LOCATION OF REQ'D FIRE SPRINKLERS		TYPE OF INSPECTION	DISTRICT INSP. OFFICE
		CS EQ FS MS GEN (LA) VN WLA SP	
LATERAL/FDN. SYSTEMS	SHEARWALL	EBF/CBF	SMRSF/OMRSF
	CONTINUOUS/SPREAD	PILE/CAISSON	MAT/BASE ISOLATION
SPECIAL INSPECTIONS	CONC > 2000 PSI	FIELD WELDING	GUNITE/SHOTCRETE
	MASONRY	REBAR WELDS	GRADING
			GRADE BEAMS/CAISSONS
			OTHER

FOR CASHIER'S USE ONLY

96LA 48517

E P.C. NO. CC

PLAN CHECK	SUPP. PLAN CHECK	E.Q. INSTR.	VALUATION (including all fixed operating equipment) \$ 4000 -
49.30	-	0.50	SUPPLEMENT TO PERMIT NO. -
HILLSIDE POSTING	BLDG. PERMIT	PLAN MAINT.	PLAN CHECKED BY N. PEREIRA
-	58.00	-	D.A. PLAN CHECKED BY -
PRE-INSPECTION	ELEC. PRMT. (26%)	FIRE HYDRANT	ZONING VERIFIED BY NP DATE 3-4-96
-	-	-	APPLICATION APPROVED BY N. PEREIRA BSID 20132
INVESTIGATION FEE	PLUMB. PRMT. (26%)	ARTS DEV. FEE	SIGN Pereira DATE 3-4-96
-	-	-	PLOT PLAN ATTACHED YES NO YES
RELOCATION FEE	HVAC PRMT. (13%)	SCHOOL DIST. FEE	OTHER ATTACHMENTS (Descr.)
-	-	-	

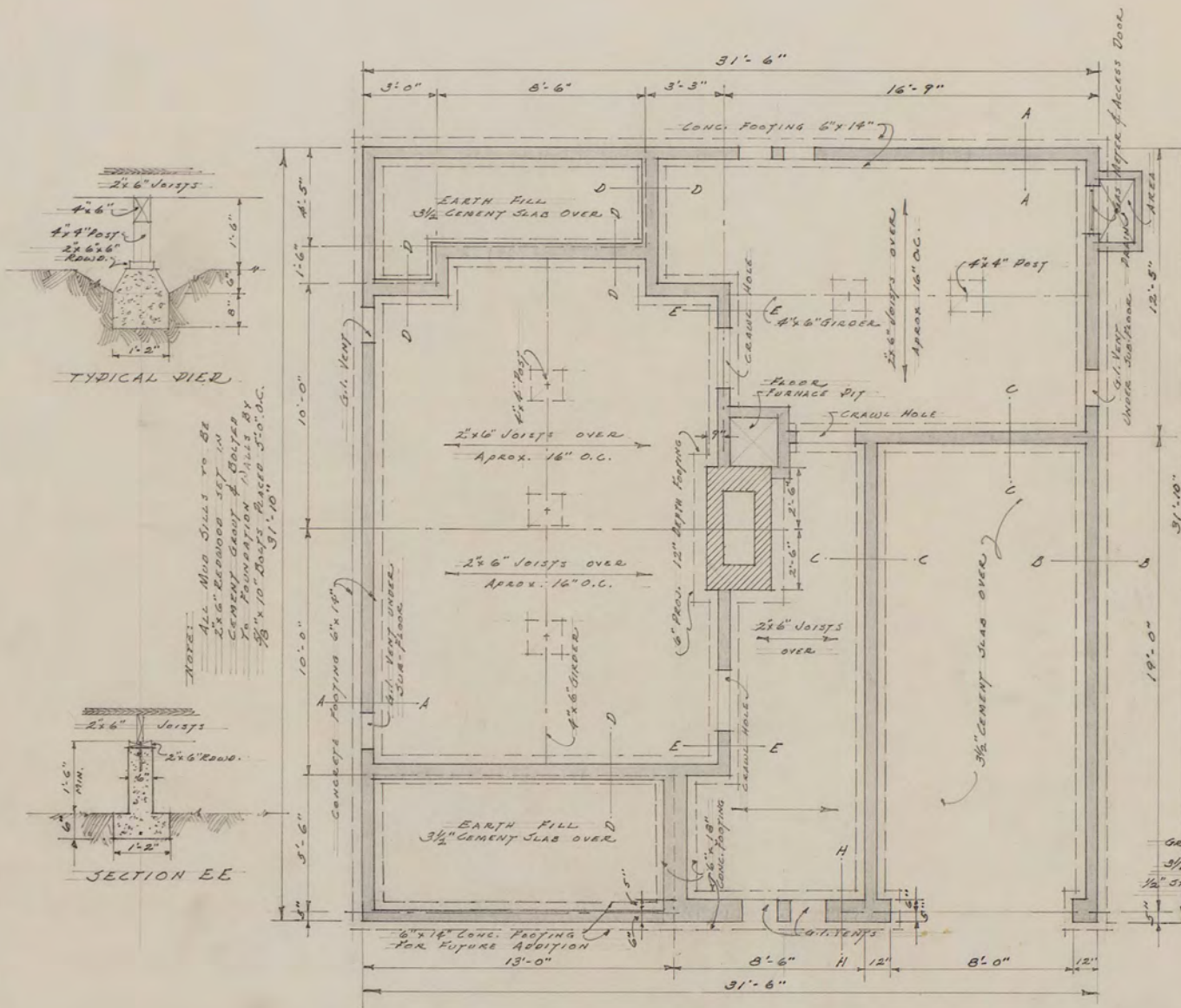
03/04/96 09:09:55AM LAD6 T-9486 C 10
 BLDG PLAN CHEC 49.30
 BLDG PERMITS R 58.00
 INVOICE # 0020132 BB
 EX RESIDENTIAL 0.50
 SYS DEV 6.47
 ONE STOP 2.16
 MISCELLANEOUS 5.00
 CITY PLAN SURC 3.22
 TOTAL 124.65
 DOC# 06050001
 CRCARD 124.65

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 building permits granted by the Department of Building and Safety (Sec. 22.12 & 22.13 L.A.M.C.).
 S & S 06-B-B Rev. 2/95

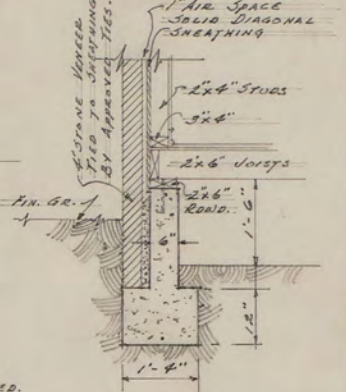
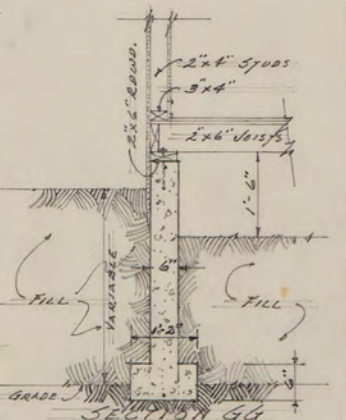
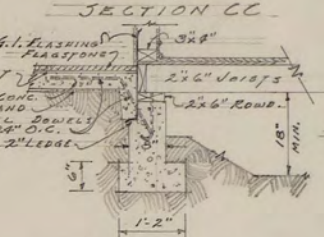
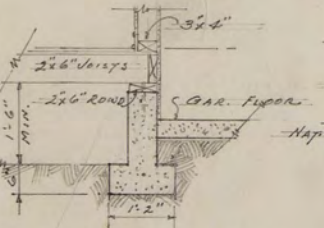
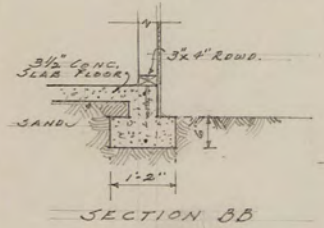
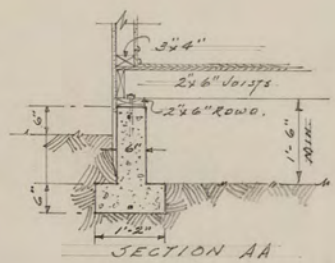


Architectural
Resources Group

Exhibit 3. Historic Drawings



FOUNDATION PLAN
SCALE 1/4" = 1'-0"

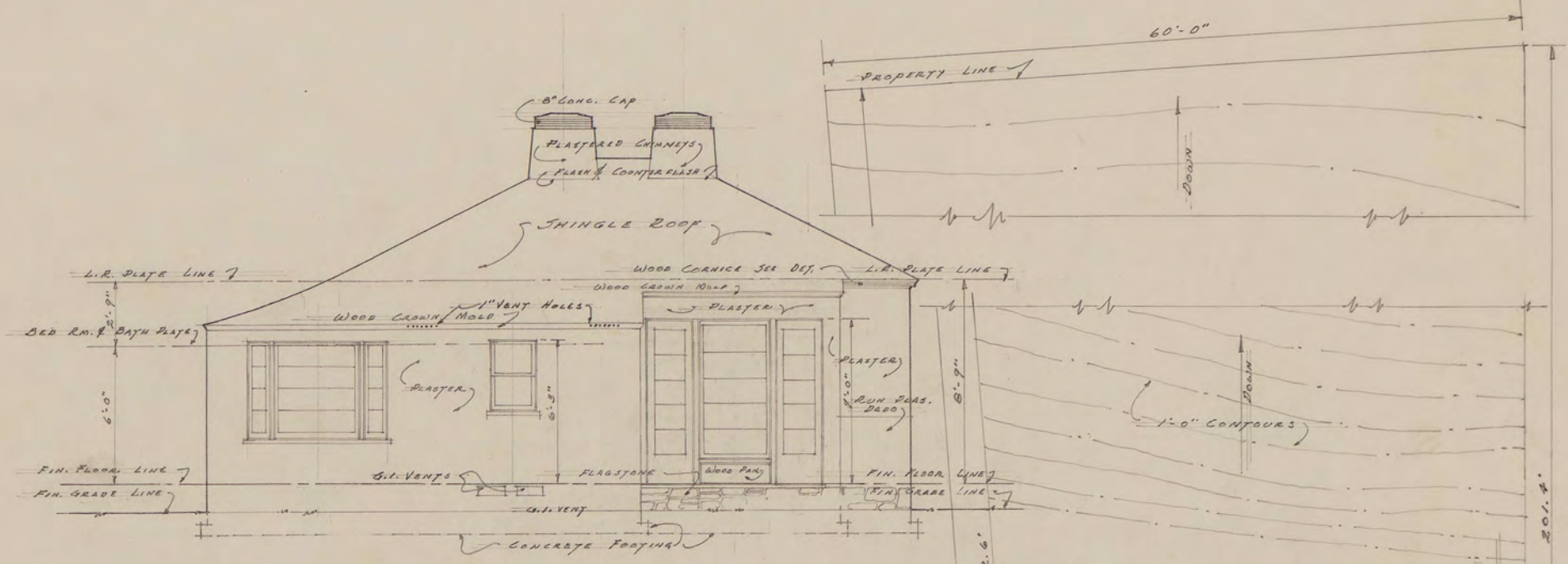


NOTE: ALL FOUNDATIONS TO BE REIN. WITH 2-1/2" BARS PLACED AS DIRECTED.

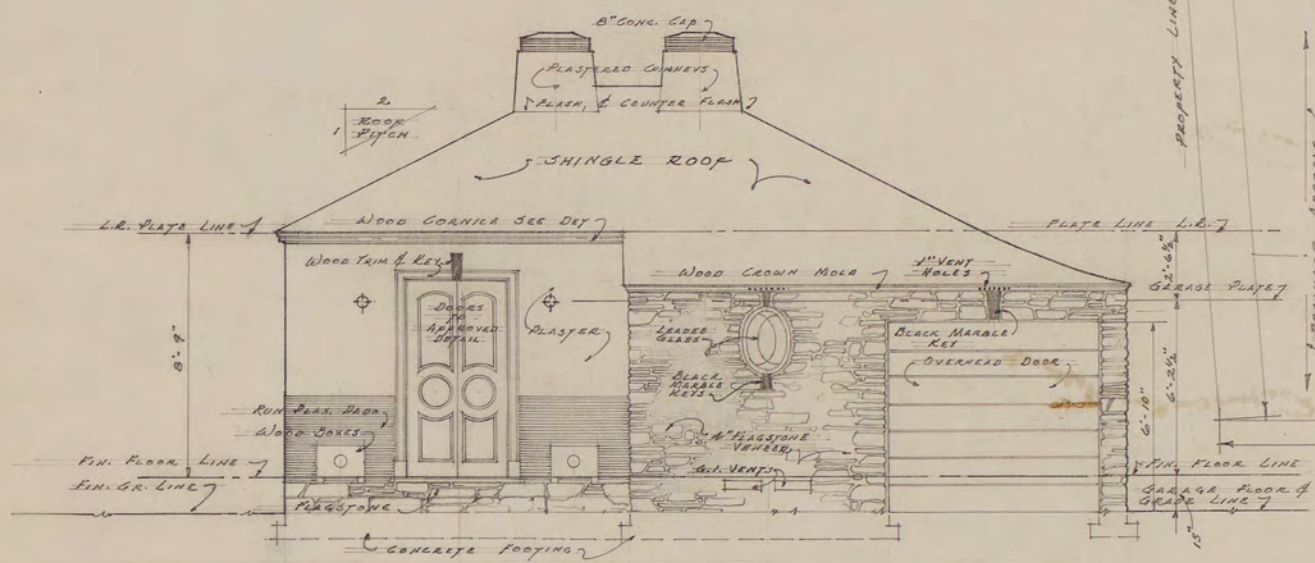
ALL ABOVE SCALE 1/2" = 1'-0"
SECTION GG TO BE USED WHERE FILL EARTH OCCURS.

NOTE: ALL MUD SILLS TO BE 2x6 REDWOOD SET IN CEMENT GROUT & BOLTED TO FOUNDATION SLABS BY 2 1/2" x 10" BOLTS SPACE 5'-0" O.C. 31'-10"

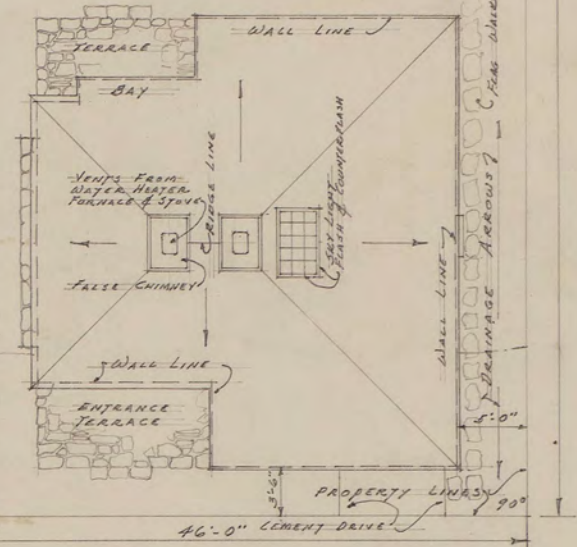
SHEET #	1	RESIDENCE FOR ROBERT SEITER TR. 1450 PORTION of LOT 1138 HOLLYWOOD, CALIF.
DATE	3-15-38	
REVISED	4-27-38	



REAR ELEV.
SCALE 1/4" = 1'-0"

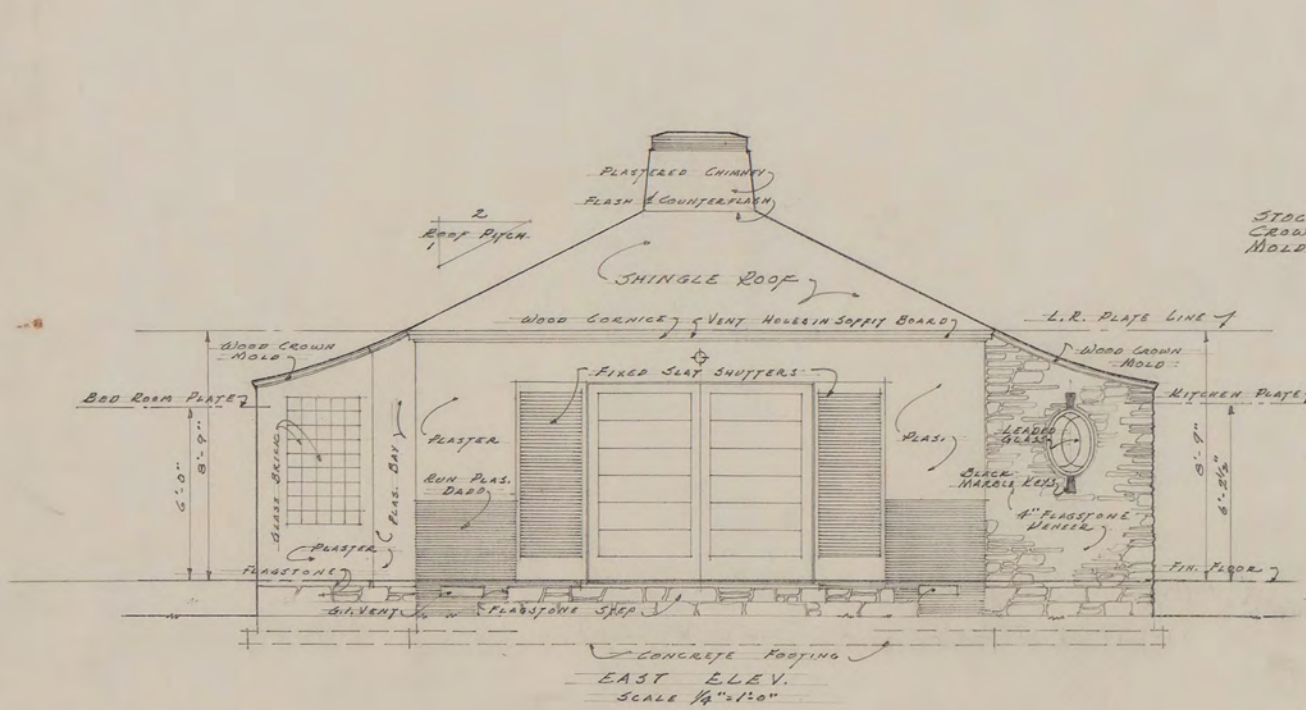


FRONT ELEV.
SCALE 1/4" = 1'-0"

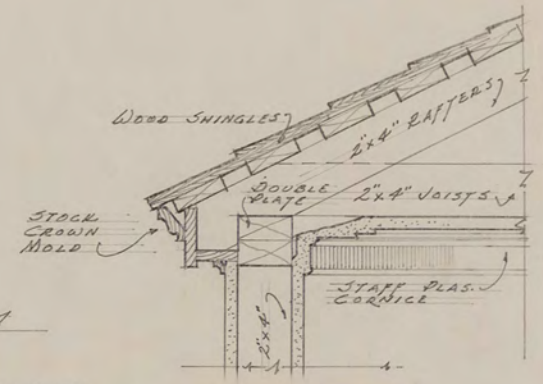


MONTGALM AVE
PLOT PLAN
SCALE 1/8" = 1'-0"
HILLSIDE ZONING
TR. 1450 LOT 1138

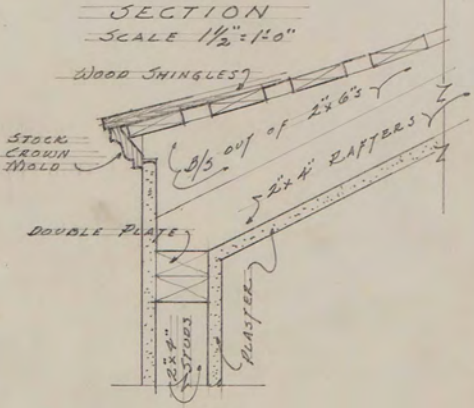
SHEET #	3	RESIDENCE
DATE	3-15-38	FOR
		ROBERT SEITER
		TR. 1450
		PORTION OF LOT 1138
		HOLLYWOOD, CALIF.



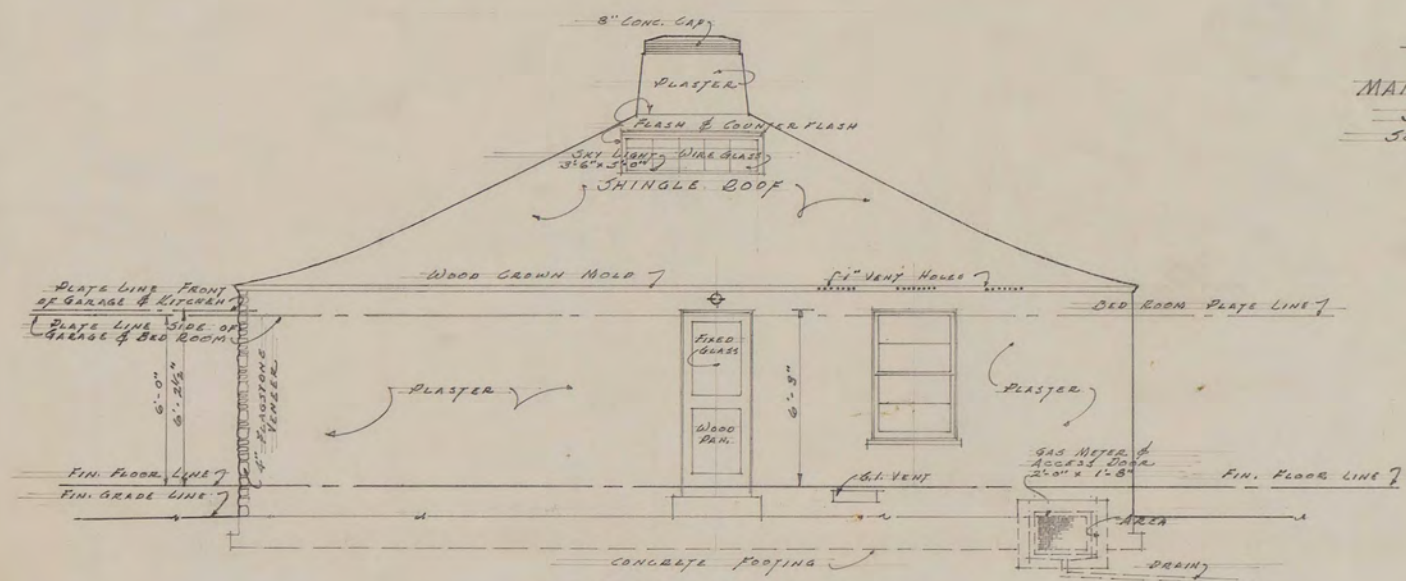
EAST ELEV.
SCALE 1/4" = 1'-0"



LIVING ROOM
CORNIC
SECTION
SCALE 1/2" = 1'-0"



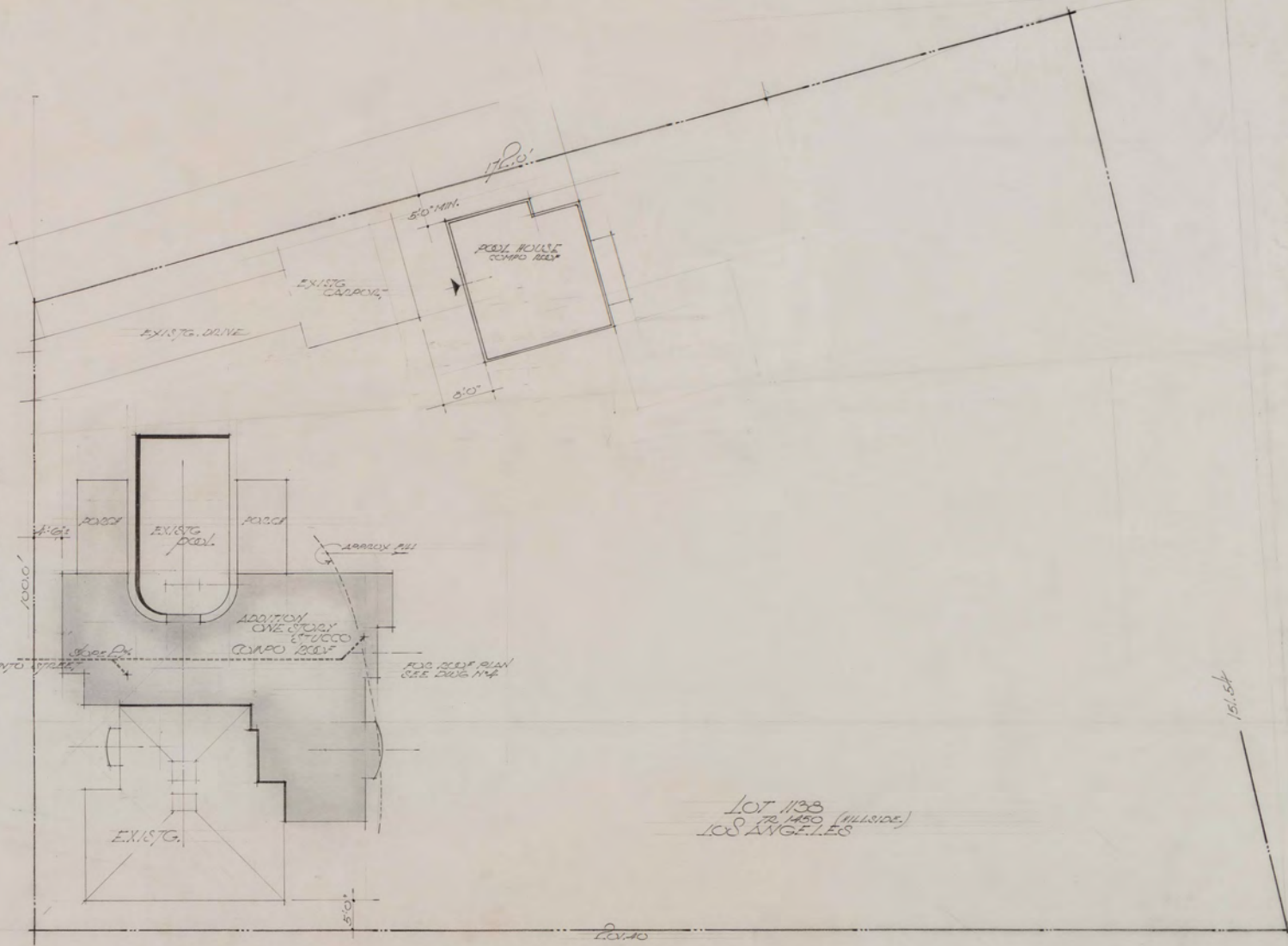
MAIN CORNIC
SECTION
SCALE 1/2" = 1'-0"



WEST ELEV.
SCALE 1/4" = 1'-0"

SHEET # 4	RESIDENCE FOR
	ROBERT SEITER
DATE 3-15-38	TR. 1450 PORTION OF LOT 1138 HOLLYWOOD, CALIF.

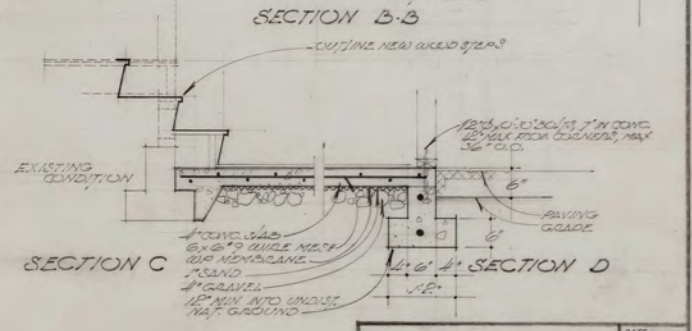
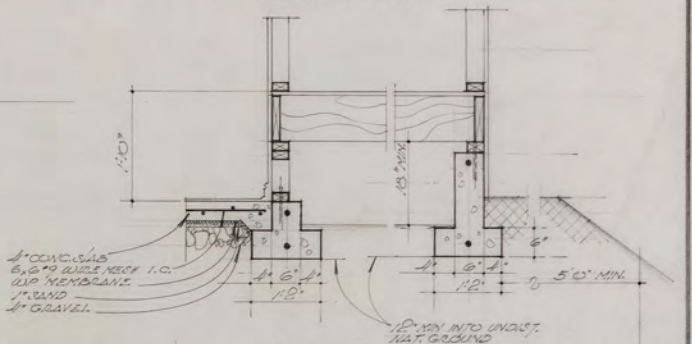
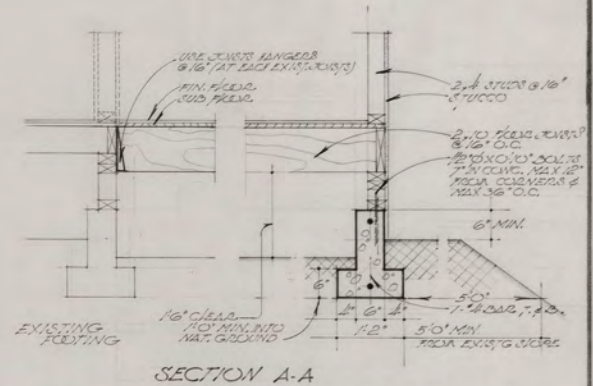
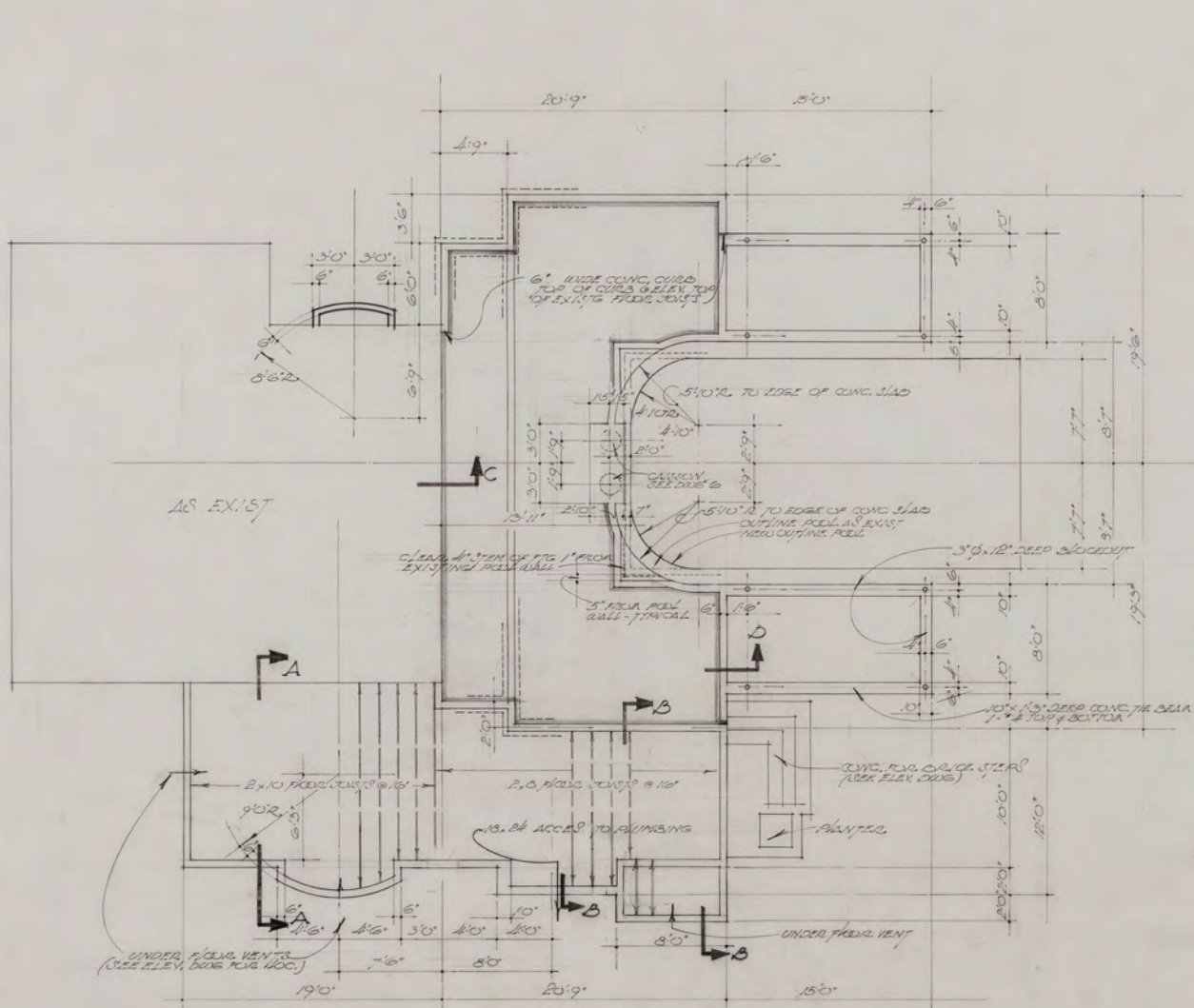
MONTICALLY AVE



LOT 1138
TO 1450 (HILLSIDE)
100 ANGLES

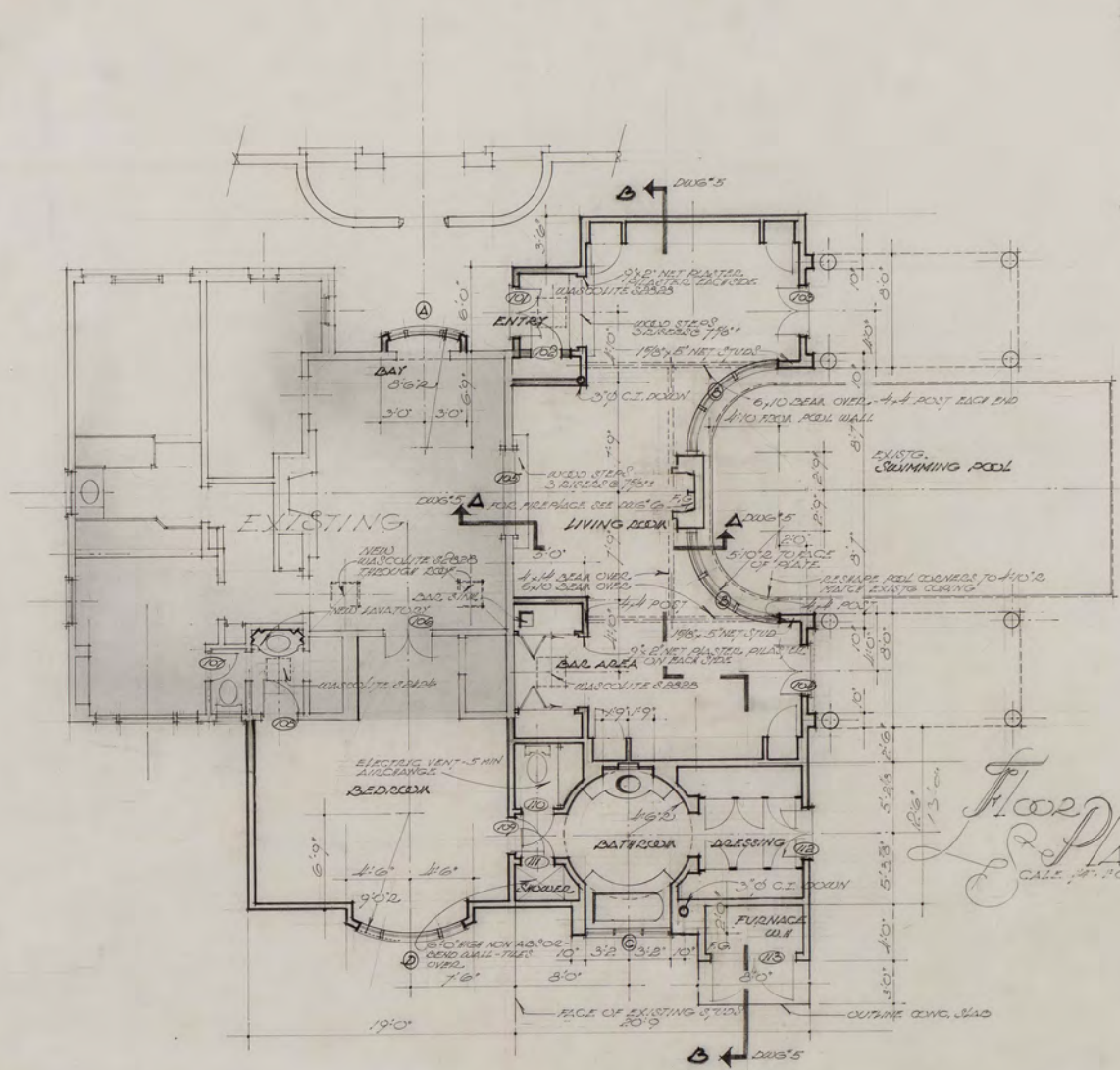
2010
SITE PLAN
SCALE 1/8"=1'-0"

ALTERATION AND ADDITION TO THE RESIDENCE DR. HENRY D. DODGE 2824 MONTICALLY MOUNTAIN RD THE OFFICE OF JOHN WOODLIF 8448 BELLSORE RD., D. D. 69	DATE 2 Jan 1963 SHEET NO. 1 REV.
---	--



ALTERATION AND ADDITION
TO THE RESIDENCE
DR. HENRY W. DODGE
2334 MONTGOMERY ROAD, WASHINGTON
THE OFFICE OF JOHN W. DODGE
2334 MONTGOMERY ROAD, L.A. 89

DATE: 10/10/48
PAGE: 2



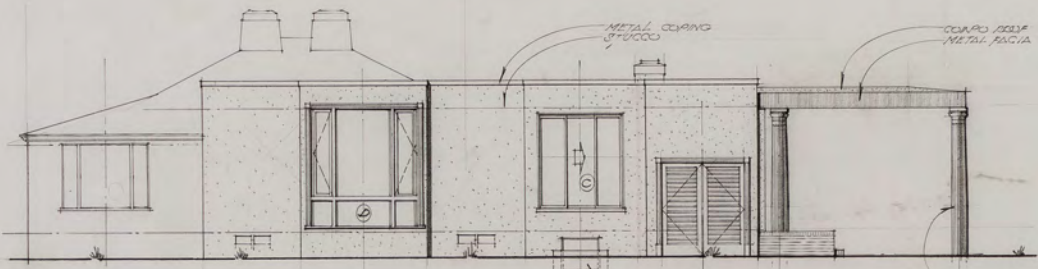
- DECELS:
- 101 AS EXIST PAIR, RELOCATE AND TRANSFER FRAME OVER
 - 102 3'0" x 6'0" W.C. 198 1/2" BOARD & BATT
 - 103 3'6" x 10'5" PAIR - 198 1/2" - 19 1/2" GLASS
 - 104 3'6" x 10'5" PAIR - 198 1/2" - 19 1/2" GLASS
 - 105 CARVED OPENING TO DETAIL
 - 106 3'6" x 5'6" PAIR H.C. SLAB
 - 107 2'4" x 6'8" 198 1/2" H.C. SLAB
 - 108 2'4" x 8'0" 198 1/2" H.C. SLAB
 - 109 2'6" x 5'6" 198 1/2" H.C. SLAB
 - 110 SHOWER DOOR 2'6" WIDE, ANODIZED AL. SHUTTER PRVD.
 - 111 SAME AS 110
 - 112 3'6" x 5'6" PAIR 198 1/2" 19 1/2" GLASS
 - 113 6'0" x 6'8" PAIR 198 1/2" BOUNDERS

WINDOWS:

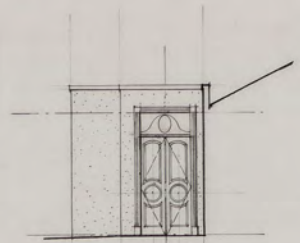
AREA	OPEN TO VENT.	
A	10 1/2"	15 1/2"
B	10 1/2"	15 1/2"
C	10 1/2"	15 1/2"
D	6 1/2"	15 1/2"

{ WINDOW ARE. A MIN 1/6 OF FLOOR AREA FOR LIGHT - 1/16 TO OPEN FOR VENTILATION }
 * SHUTTERBOARD GLASS

T. O'P
L. P. L.
 ARCHT. PLAN
 CASE # 17. 10.



REAR ELEVATION



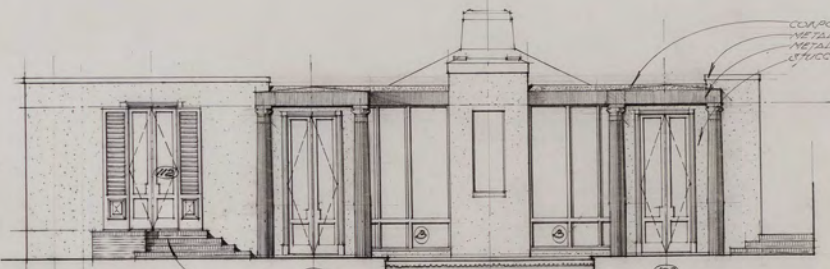
ENTRY ELEVATION
1/16" = 1'-0"



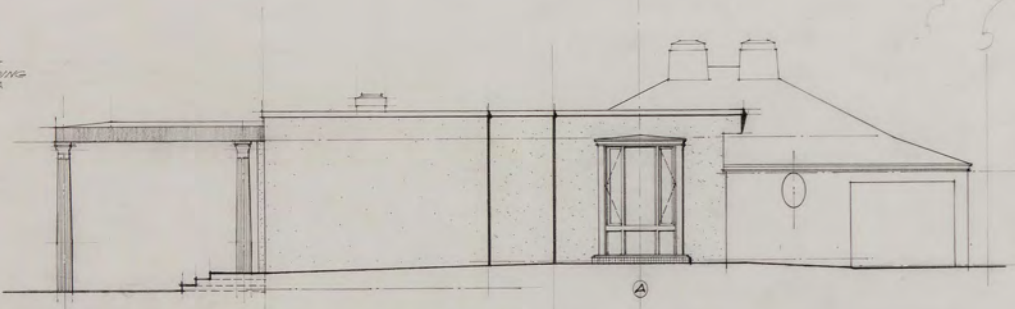
SIDE ELEVATION

MARTHAN SANDEG'S WOOD CELL'S DESIGN / 15 GREEN DODGE FINISHED SHIRT 1/2" METAL SHIRT IN CELL, 1/2" CAR 10" 6" 2" SHIRT 10" NEED 7/8"

2. 6x12 CORRUGATED VENT, 8" DIA.



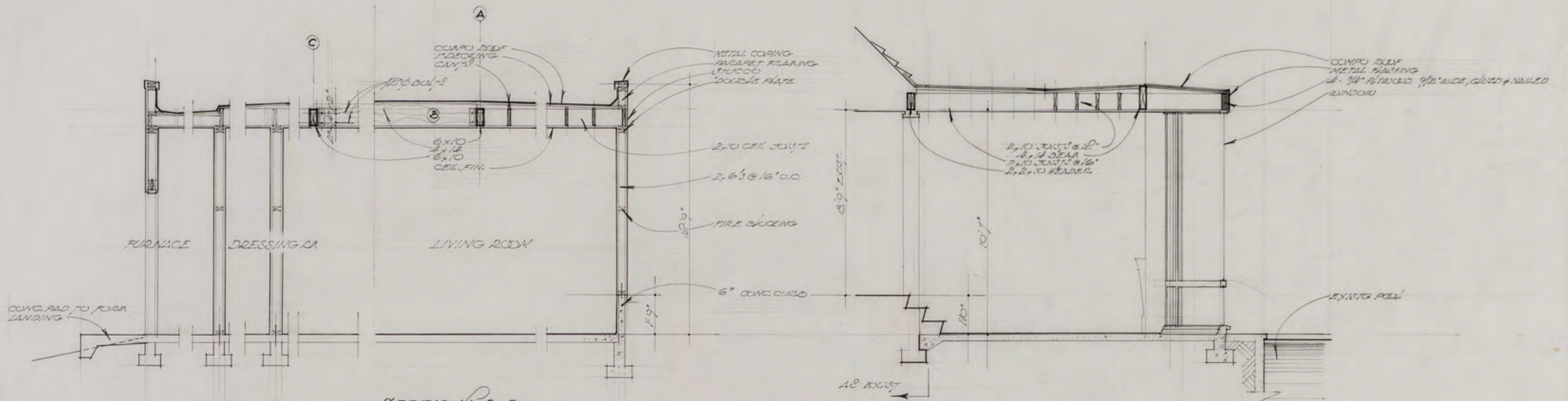
POOL ELEVATION



STREET ELEVATION
Scale 1/4" = 1'-0"

ALTERATION & ADDITION
TO THE RESIDENCE
DR. HENRY W. DODGE,
2824 MONTGOMERY HOLLOWAY ROAD
THE OFFICE OF JOHN WOODRUFF
644 HEDGE COTE PL., N. W.

237
Apr. 1965
2006
4
237



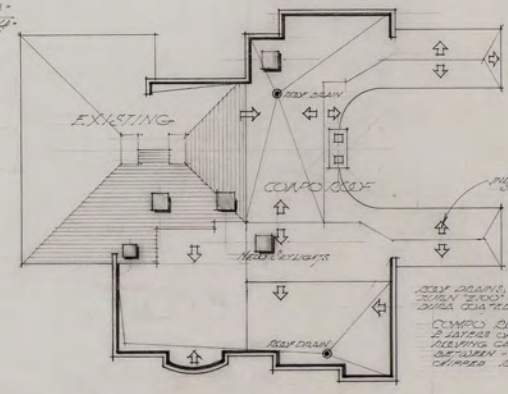
SECTION B-B
SCALE 1/2" = 1'-0"

SECTION A-A
SCALE 1/2" = 1'-0"

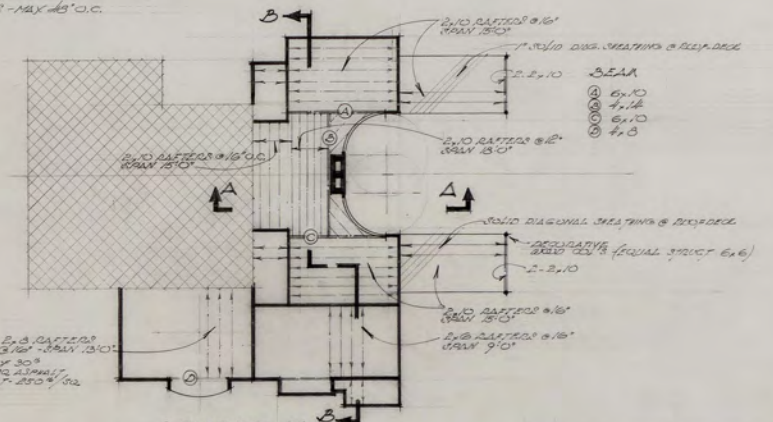
APPROVED JOIST HANGERS TYPICAL ALL TRAIL JOISTS TO BEAM OR HEADER.

CONNECTION DETAIL
BEAM 2" x 10" C. I. A
SCALE 1/8" = 1'-0"

ROOFING DESIGN BASED ON 1000 PSI CONG., 2000 PSI - MIX 1 1/2" @ 1/2" MAX 1 1/2" GAL WATER / INCH CONG. UNDESLD. CONGR. GRADE OR BETTER - EXPOSED STUDS & JOISTS - ALL JOIST NARROW BEAMS, SELECT STRUCT. ALL ROOFING HANGERS SOLTS & 1/2" x 1/2" x 7" IN CONG. - 12" FLOOR CORNERS - MAX 12" O.C.



DRAINAGE & ROOF PLAN
SCALE 1/8" = 1'-0"



FRAMING PLAN
SCALE 1/8" = 1'-0"

ALTERATION & ADDITION TO THE RESIDENCE	DATE 5/24/1962
DR. HENRY D. DODGE	DRS.
2324 MONTCALM, HOLLYWOOD	5
THE OFFICE OF JOHN W. KELLY	REV.
544 HARRIS BLVD. N.W. 69	

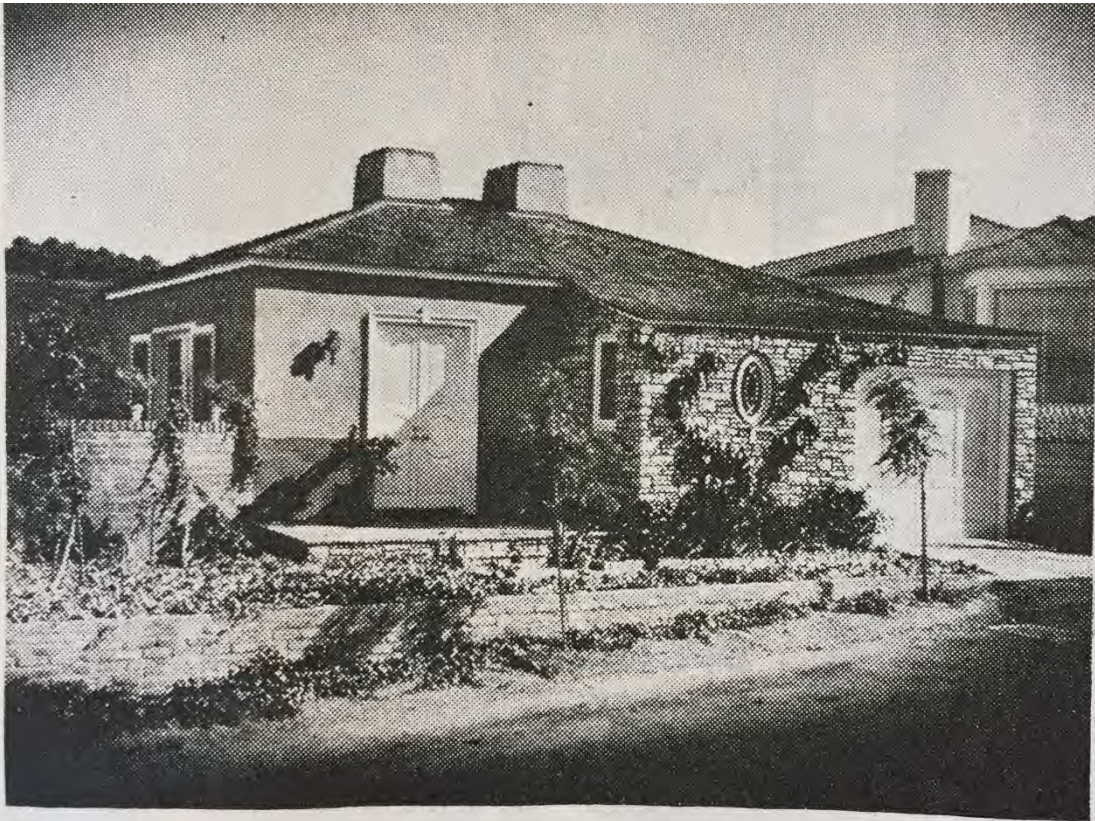


Architectural
Resources Group

Exhibit 4. Magazine Article – *The American Home* (1943)



Architectural
Resources Group



**Robert Seiter Home, Hollywood, Calif.
John Woolf, Designer**

"It's Entirely Up to You!" *The American Home* (November 1943): 44-45.



Architectural
Resources Group

Exhibit 5. Existing Conditions Photos (2020)



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Aerial view of subject property, outlined in red (courtesy Google Earth, 2019).



Seiter Residence, view south from the street. Note the historic brick perimeter wall (ARG, 2020).



Architectural
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Seiter Residence, view southeast of the primary (north) façade and front door (ARG, 2019).



Seiter Residence, view west of the north façade, 1939-42 volume (ARG, 2020).



Architectural
Resources Group



Seiter Residence, view northwest of the east façade (ARG, 2019).



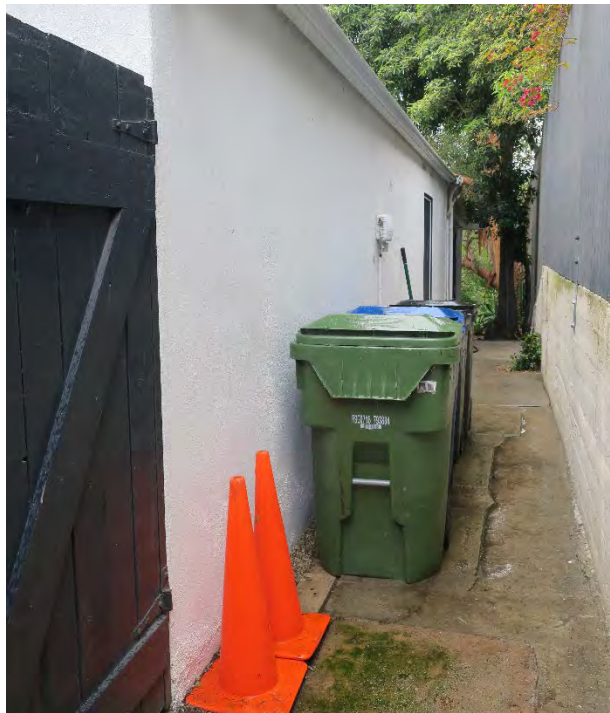
Seiter Residence, view west of the center of the east façade and pool (courtesy of the owner, 2020).



Architectural
Resources Group



Seiter Residence, view northeast of the south façade (ARG, 2020).



Seiter Residence, view south of the west façade (ARG, 2020).



Architectural
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Seiter Residence, view southeast of the pool house (ARG, 2020).



Seiter Residence, interior view south of the living room and fireplace (ARG, 2020).



Architectural
Resources Group



Seiter Residence, interior view west of the dining room (ARG, 2020).



Seiter Residence, interior view west of the kitchen (ARG, 2020).



Architectural
Resources Group

Exhibit 6. Parcel Profile Report



City of Los Angeles Department of City Planning

9/21/2020 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

2924 N MONTCALM AVE

ZIP CODES

90046

RECENT ACTIVITY

CHC-2020-5538-HCM

ENV-2020-5539-CE

CASE NUMBERS

CPC-2002-6583-SP

CPC-1986-782-GPC

CPC-1965-18760

ORD-167943

ORD-132416

ORD-129279

ORD-128730

ENV-2009-832-CE

Address/Legal Information

PIN Number	156B177 275
Lot/Parcel Area (Calculated)	23,128.3 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID C1
Assessor Parcel No. (APN)	2427011028
Tract	TR 1450
Map Reference	M B 21-142/143 (SHT 5)
Block	None
Lot	1138
Arb (Lot Cut Reference)	None
Map Sheet	156B177

Jurisdictional Information

Community Plan Area	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass
Area Planning Commission	South Valley
Neighborhood Council	Hollywood Hills West
Council District	CD 4 - David E. Ryu
Census Tract #	1437.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	RE15-1-H
Zoning Information (ZI)	ZI-1224 Specific Plan: Mulholland Scenic Parkway (Outer Corridor) ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations
General Plan Land Use	Very Low Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	Yes
Specific Plan Area	MULHOLLAND SCENIC PARKWAY (OUTER CORRIDOR)
Subarea	None
Special Land Use / Zoning	None
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
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	

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

Residential Market Area	Medium
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	2427011028
Ownership (Assessor)	
Owner1	CARROZZINI,PIER F
Address	2924 MONTCALM AVE LOS ANGELES CA 90046
Ownership (Bureau of Engineering, Land Records)	
Owner	MACPHERSON, JANET L. (ET AL)
Address	2924 MONTCALM AVE LOS ANGELES CA 90046
APN Area (Co. Public Works)*	0.530 (ac)
Use Code	0101 - Residential - Single Family Residence - Pool
Assessed Land Val.	\$1,957,720
Assessed Improvement Val.	\$894,916
Last Owner Change	10/20/2017
Last Sale Amount	\$2,725,027
Tax Rate Area	67
Deed Ref No. (City Clerk)	9-663 2033862
Building 1	
Year Built	1939
Building Class	D8D
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	2
Building Square Footage	2,148.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2427011028]

Additional Information

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

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Seismic Hazards

Active Fault Near-Source Zone

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

Economic Development Areas

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

Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 2427011028]
Ellis Act Property	No

Public Safety

Police Information

Bureau	Valley
Division / Station	North Hollywood
Reporting District	1599

Fire Information

Bureau	West
Batallion	5
District / Fire Station	76
Bureau	Valley
Batallion	14
District / Fire Station	97
Red Flag Restricted Parking	No

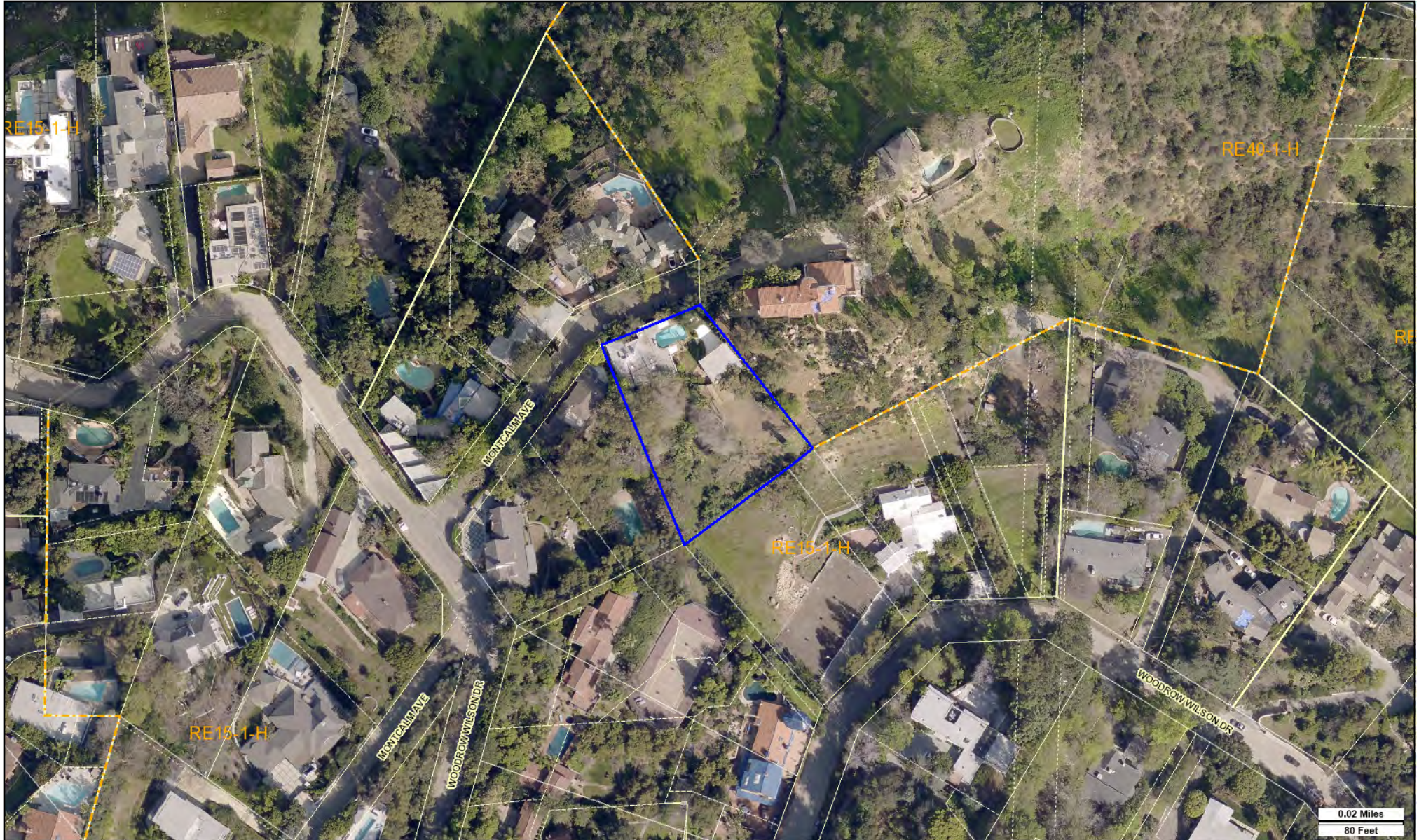
CASE SUMMARIES

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

Case Number:	CPC-2002-6583-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	PROPOSED DESIGN AND PRESERVATION GUIDELINES PURSUANT TO THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN.
Case Number:	CPC-1986-782-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - SHERMAN OAKS-STUDIO CITY-TOLUCA LAKE AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT (MIKE YOUNG)
Case Number:	CPC-1965-18760
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2009-832-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ENVIRONMENT CLEARANCE TO ADD SUSTAINABILITY GUIDELINES TO THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN DESIGN AND PRESERVATION GUIDELINES

DATA NOT AVAILABLE

ORD-167943
ORD-132416
ORD-129279
ORD-128730



Address: 2924 N MONTCALM AVE
APN: 2427011028
PIN #: 156B177 275

Tract: TR 1450
Block: None
Lot: 1138
Arb: None

Zoning: RE15-1-H
General Plan: Very Low Residential

