



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 1. PROPERTY IDENTIFICATION

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

## 2. CONSTRUCTION HISTORY & CURRENT STATUS

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

## 3. STYLE & MATERIALS

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



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 4. ALTERATION HISTORY

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


## 5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

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

## 6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

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



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 7. WRITTEN STATEMENTS

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

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

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

## 8. CONTACT INFORMATION

### *Applicant*

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

### *Property Owner*

Is the owner in support of the nomination?

Yes

No

Unknown

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

### *Nomination Preparer/Applicant's Representative*

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





## **7: WRITTEN STATEMENTS A&B**

### **7A: PROPOSED MONUMENT DESCRIPTION**

#### ***Building Description***

The Maycrest Bungalow Court (also known as the Maycrest Bungalows) is an eight-unit bungalow court located at 4215-4221 North Maycrest Avenue in Los Angeles' El Sereno neighborhood. The four freestanding buildings face inwards towards a narrow central courtyard and concrete pathway that runs perpendicular to Maycrest Ave. The Tudor Revival-style bungalow court was constructed in 1925 by architect Raphael A. Nicolais and contractors E.C. Kerch and C.S. Edwards.

#### **Site**

The Maycrest Bungalows are located on two adjacent parcels on the west side of Maycrest Avenue just north of the intersection at Huntington Drive North. The buildings at 4215-4217 N. Maycrest Avenue are located on Lot 76, south towards Huntington Drive and the buildings at 4219-4221 N. Maycrest Avenue are located on Lot 71 to the north. The addresses are 4215, 4215 ½, 4217, 4217 ½, 4219, 4219 ½, 4221, 4221 ½ N. Maycrest Ave. The original address range is 1215-1221 N. Maycrest Avenue.

Maycrest Avenue is a residential street composed of majority single-family residences and several small multi-family residences. All residences around the Maycrest Bungalows are one-story in height, and most have relatively small setbacks from the street. Huntington Drive is a commercial thoroughfare with one-to-two story commercial and residential properties.

The Bungalows are bordered to the north by a one-story duplex; to the east by a car repair shop and single-family residence; on the south an alleyway that separates the property from a one-story commercial building fronting Huntington Drive. The Bungalows are set back slightly from Maycrest Avenue. Now vacant, the property is enclosed by a chain link fence.

#### **Site Layout**

The four, single-story U-shaped buildings have bilateral symmetry across the courtyard, which runs on an east/ west axis perpendicular to Maycrest Avenue. Each building consists of two one-bedroom units that are accessed via distinct entrances. The U-shaped buildings form small interior courtyards that distinguish the two units and create cross-shaped walkways across the courtyard.

The entrance to the courtyard is framed by short stucco walls connected to the two buildings that front Maycrest Avenue. A concrete path runs west from the entrance from Maycrest Avenue to

the rear of the lot. Short concrete pathways from each unit bisect the central path. The landscaping is largely overgrown.

### Building Exteriors

The four buildings are wood frame construction and clad in stucco. The two easternmost units facing Maycrest Avenue feature steeply-pitched side facing clipped gable roofs and replacement asphalt shingles. The western (rear) units of the Maycrest Avenue-facing buildings have flat roofs with decorative mission tiles along the parapet. The two rear as do the rear two units.

The two facades facing east towards Maycrest Avenue are four bays long and symmetrical. The corners of the building that frame the courtyard protrude slightly, and are articulated with half-timbering, a long narrow window, and a gabled dormer on the southern unit and a mansard dormer on the northern unit. The rest of the bays feature identical square windows, full length windows, and square windows decorated with gabled dormers, wooden shutters, and terra cotta attic ventilation. As the windows are boarded up, their materials and conditions are unknown.

The front facades of the two Maycrest Avenue-adjacent units face the courtyard but are visible from the street. The facade is decorated with half-timbering and terra cotta ventilation. The entrances are centrally located and accessed by a small set of concrete steps. The single swinging wood doors are set in decorative wood frames and are capped with hipped dormers with asphalt shingles. They are framed by two small windows.

The remaining six units are also accessed by small sets of concrete stairs that lead to a central entrance, composed of single swinging wood doors within decorative wood frames. They are all framed by small windows that have been boarded up. The dormers and ornamentation vary slightly. The easternmost (rear) units of the westernmost (front) two buildings, separated by a shallow courtyard from the front units, are clad in stucco. They have a shallow gabled dormer decorated with half-timbering. The westernmost (front) units of the easternmost (rear) building feature a clipped gable dormer decorated with half timbering that mirrors the clipped dormer on the Maycrest-adjacent units. The easternmost (rear) units of the easternmost (rear) building have shallow gabled dormers with decorative half-timbering.

The interior courtyards created by the U-shaped buildings feature rectangular and full-length windows.

The only original windows that remain are several full-length wood multi-light double-hung casement windows. The majority of the windows are either replacement sliding aluminum windows, or are boarded over.

Secondary entrances to all units are located on the perimeter of the property outside of the courtyard. They are replacement single swinging doors accessed by narrow concrete stairs.

### Building-Interior

The four buildings each contain two one-bedroom units of the same floor plan. Documentation from 2012 shows wooden ceiling beams in at least one of the units. Preparer was unable to enter the units and determine their condition.

### Alterations History

June 6, 1925: Permit for construction of a residence with four rooms and private garage on Lot 76 (southern lot). No architect, contractor is listed as owner C.S. Edwards.

August 28, 1925: Permit for construction of “ double building #3, 5, and 6” on Lot 76 and 71 with eight rooms. Architect is Raphael Nicolais, contractor is E.C. Kersh.

There is room for interpretation in how the construction permits were executed. Given the period of time between the June and August permits and the slight variation in the southern half of the bungalow court versus the north, it is possible that Edwards constructed the garage and bungalow on the southern half of the courtyard and hired Nicolais to design and execute the remainder of the bungalow. It is also possible that, after receiving a permit to construct a smaller residence, Edwards hired Nicolais to design the entire Maycrest Bungalow Court. There is also a discrepancy in the garage permit application: while the garage permit is only for one garage, the 1931 Sanborn map reveals two detached garages on the southwest corner of the lot.

No alterations permits are available. It is apparent, however, that many original wood frame windows have been replaced with aluminum frame windows, several windows and doors have been boarded up, and metal security bars were added to others. Neither garage is extant.

### ***Character-Defining Features:***

- Site configuration and massing, including the orientation and layout of the four bungalows
- Courtyard and pathway running perpendicular to Maycrest Ave
- U-shaped buildings with bilateral symmetry
- Steeply-pitched clipped gable roofs
- Stucco finish
- Decorative half timbering and wood trim
- Decorative terra cotta attic ventilation
- Decorative wooden window shutters
- Gable, clipped gable, hipped, and mansard dormers
- Narrow window openings on street-facing elevations
- Full-length wooden casement windows

## 7B: STATEMENT OF SIGNIFICANCE

### *Summary*

The Maycrest Bungalow Court (also known as the Maycrest Bungalows) at 4215-4221 North Maycrest Avenue are eligible for designation under Criterion 3, *embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age*, as an excellent and intact example of bungalow court in northeast Los Angeles. SurveyLA identified the Bungalows as eligible for designation at the local and state level.

The eight-unit bungalow court retains its original site plan, hardscaping, and architectural features. It is an example of the Double-Bar Parti layout, featuring two rows of two freestanding units that face inwards towards a narrow central courtyard and concrete path. The Maycrest Bungalows were constructed in the Tudor Revival architectural style, as evidenced by its steeply-pitched clipped gabled roofs, irregular form, decorative half timbering, and stucco finish.

While bungalow courts, a quintessential Southern California housing typology, once proliferated in Los Angeles, they are increasingly rare today. The Maycrest Bungalows are one of only three bungalow courts in El Sereno identified by SurveyLA as eligible for designation. The application of Tudor Revival architectural style to a bungalow court is also rare; no other Tudor Revival-style bungalow courts have been identified in Northeast Los Angeles, and only one Tudor Revival-style bungalow court has been designated in Los Angeles.<sup>1</sup>

The period of significance is 1925, the date of construction.<sup>2</sup>

### History of El Sereno

The El Sereno neighborhood is located east of Lincoln Heights, north of the 10 Freeway, south of Montecito Heights/ Rose Hill, and west of Alhambra.

El Sereno is ancestral, unceded, Tongva territory. The Tongva are a Uto-Aztecan speaking people who, before western colonization, prospered in at least thirty one villages throughout the Los Angeles Basin and on the Catalina and San Clemente islands.<sup>3</sup> The village of Otsungna was located near present-day El Sereno, connected by trail to Yangna, the village on which the

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<sup>1</sup> Argus Court, Historic Cultural Monument No. 471, is a Tudor Revival bungalow court in Eagle Rock. Los Angeles Department of Planning, "Historic- Cultural Monument (HCM) List," accessed October 30, 2023, [https://planning.lacity.org/odocument/24f6fce7-f73d-4bca-87bc-c77ed3fc5d4f/Historical\\_Cultural\\_Monuments\\_List.pdf](https://planning.lacity.org/odocument/24f6fce7-f73d-4bca-87bc-c77ed3fc5d4f/Historical_Cultural_Monuments_List.pdf).

<sup>2</sup> Los Angeles Department of Building and Safety (LADBS), "New Construction -1925LA19969," June 5, 1925; LADBS, "New Construction -1925LA19970," June 5, 1925; LADBS, "New Construction -1925LA29579," August 28, 1925.

<sup>3</sup> Kuruvungna Village Springs, "History," accessed September 4, 2023, [http://gabrielinosprings.com/wpsite/?page\\_id=385](http://gabrielinosprings.com/wpsite/?page_id=385).

Pueblo of Los Angeles was founded.<sup>4</sup> Despite over a century of subjugation sponsored by the Spanish and United States governments, members of the Gabrielino-Tongva tribe continue to be stewards of their homelands today.

In the 1760s, Spanish explorers and missionaries including Junipero Serra and Gaspar de Portola arrived in the Los Angeles Basin and began forcing the Tongva off their lands and into work camps at Mission San Gabriel. El Sereno was part of the San Gabriel Mission until 1831, when it and the larger Rancho Rosa de Castilla area was deeded to Juan Ballesterosas. However, after the U.S. gained Spanish-held territory in the 1848 Treaty of Guadalupe Hidalgo, the U.S. government refused to recognize the Rancho Rosa de Castilla land grant and the title was transferred to Jean-Baptiste and Catalina Batz. It is the only neighborhood in the Northeast Los Angeles Community Plan area that was not developed from either the Pueblo de Los Angeles or from the Rancho San Rafael.<sup>5</sup>

The area was sparsely populated with ranching activity until 1895, when the first interurban rail line connected El Sereno to the greater Los Angeles along the Arroyo Seco. The Old Farmdale School, constructed in 1899 and listed on the National Register of Historic Places, is El Sereno's most formative extant civic institution.<sup>6</sup> In 1902, the Pacific Electric Short Line began running between Pasadena and downtown Los Angeles. It ran through El Sereno along Huntington Drive.<sup>7</sup>

Development in the early twentieth century was led by George Baird, who coined the nascent community south of Huntington Drive Bairdstown. Just north of Huntington Drive, encompassing the future development site of the Maycrest Bungalows, was the Arroyo Seco Addition. Both Bairdstown and the Arroyo Seco Addition were composed of distinct subdivisions that clustered around the Pacific Electric Short Line. The City of Los Angeles annexed the Arroyo Seco Addition in 1912, and Bairdstown in 1915. In 1917, the area was renamed El Sereno.<sup>8</sup>

The Maycrest Bungalows were plotted as part of the Maycrest Park tract, also known as Tract No. 3188. Beginning in 1917, Arthur F. Levitt subdivided close to 1400 lots in the area north of Huntington Drive and west of the Sierra Vista Junction. The development of the tract included paving streets, installing necessary gas, electric, and plumbing, as well as sidewalks, shade trees,

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<sup>4</sup> Honles & Zepeda, "Maycrest Bungalows Historic Survey Report and Adaptive Re-Use Proposal," prepared for the National Trust of Historic Places (October 2012), 15.

<sup>5</sup> Ibid., 16; Historic Resources Group, "Historic Resources Survey Report: Northeast Los Angeles Community Plan Area," prepared for the Los Angeles Department of Planning (February 2017), 7-13.

<sup>6</sup> El Sereno Historical Society, "Old Farmdale School," (National Register of Historic Places Registration Form, 2022).

<sup>7</sup> Historic Resources Group, "Historic Resources Survey Report: Northeast Los Angeles Community Plan Area," 14.

<sup>8</sup> Historic Resources Group, "Historic Resources Survey Report: Northeast L.A.," 14.

and ornamental street lights.<sup>9</sup> An article in the *Los Angeles Times* from 1917 described Maycrest Park as “one of the largest residence subdivisions to be placed on the market recently.” Advertisements for the tract describe its accessibility to the streetcar line, namely the La Cresta Station (a local train stop), located at Huntington Drive and Kendall Avenue, and Sierra Vista Station (an express train stop), located at Huntington Drive and Main Street.<sup>10</sup> Sanborn maps of the Maycrest Bungalows lot between 1921 and 1931 show tremendous growth and infill in the Maycrest Park tract. The development was largely single family with some multi-family residences.

The 1920s saw the beginning of a distinct character and sense of community in El Sereno. As the population grew, social clubs including the Masons, Eastern Star, Knights of Columbus, El Sereno Athletic Club, Odd Fellows, and the philanthropic Garfield Study Club emerged.<sup>11</sup> The 1920s also saw a rise in commercial storefronts along Huntington Drive which served the growing residential developments.

El Sereno’s residential communities and civic institutions developed and matured in the 1930s. Tracts that were laid in the 1920s were filled in with new homes occupied by residents employed by the automobile industry, Pacific Electric, local schools, as well as Los Angeles City and County. Major institutions were constructed in this decade, including the All Saints Catholic Church (1931), the El Sereno Area High School (now the El Sereno Middle School, 1936), and the El Sereno High School (now the Woodrow Wilson High School, 1936).<sup>12</sup>

World War II spurred further development in El Sereno. Industrial facilities were constructed along Medford, Murchison, and Worth Streets and many residents found employment in aircraft and munitions factories. The growing demand for housing led to new construction of residential communities including the National Register-eligible Ramona Gardens public housing project in 1941. The El Sereno Theatre, built in 1940, was a community anchor in the mid-century. In 1956, California State University, Los Angeles opened their first permanent campus in El Sereno.<sup>13</sup>

In 1948, the *Shelley v. Kraemer* Supreme Court decision overturned racially restrictive covenants that had previously barred non-white residents in El Sereno. The court case opened the door for the growth of a Mexican-American community that flowed from nearby Boyle Heights and

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<sup>9</sup> *Los Angeles Times*, February 4, 1917.

<sup>10</sup> Los Angeles Department of Planning, “El Sereno-Berkshire Craftsman Historic Preservation Overlay Zone” (September 2016), 7.

<sup>11</sup> *Ibid.*; Honles & Zepeda, “Maycrest Bungalows Historic Survey Report,” 28-9.

<sup>12</sup> El Sereno Historical Society, “Wartime Boom and Growth (1939-1945),” accessed October 30, 2023, <https://elserenohistoricalsociety.org/wartime-boom-and-growth>; Historic Resources Group, “Historic Resources Survey Report: Northeast L.A.,” 14; Los Angeles Department of Planning, “El Sereno-Berkshire Craftsman Historic Preservation Overlay Zone” (September 2016), 7.

<sup>13</sup> *Ibid.*

Lincoln Heights. Over the next few decades, El Sereno transformed from a predominantly white to a predominantly Latino neighborhood.<sup>14</sup> In the 1980s, the El Sereno Theatre was renamed Mazatlan and showcased Spanish-language pictures, reflecting the neighborhood's new population.<sup>15</sup>

### The Maycrest Bungalow Court

At the time the Maycrest Park Tract was plotted, the Maycrest Bungalows were assigned the addresses 1215-1221 N. Maycrest Avenue. Charles S. Edwards purchased the vacant properties in 1924 before initiating development in 1925.<sup>16</sup> Edwards lived across the street from the Maycrest Bungalows at 1226 N. Maycrest Avenue (now 4226 N. Maycrest Avenue). The earliest record of Edwards is in the 1923 City Directory with the home address of 1226 N. Maycrest Avenue. At this point in time, Edwards was retired and living with his wife Emma Edwards, who is listed as a homemaker.<sup>17</sup> The couple lived at 1226 N. Maycrest Avenue until 1938.<sup>18</sup> No other available directory, census, or genealogical data could be reliably connected to Charles and Emma Edwards.

The first tenant, W.M. Graham, appears in 1927 with the address 1215 ½ N. Maycrest Avenue.<sup>19</sup> By the following year at least half of the units were occupied.<sup>20</sup> The 1930 Census lists all units occupied by renters who paid \$32.50 per month for their lodging. Tenants were all white, most from California or the Midwest, and ranged in age from twenties through fifties. Many included married couples with household sizes ranging from two to three. Tenants worked blue and white collar jobs including as a draftsman, plumber, printing press operator, building inspector, and salesperson.<sup>21</sup>

By 1934, the 1200 block of Maycrest became the 4000 block, and the Bungalows were listed under the addresses 4215-4221 N. Maycrest Avenue. The 1934 City Directory lists five of the eight units occupied. Residents included both men and women with mostly white collar jobs including a clerk, teacher, firefighter, and salesman.<sup>22</sup>

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<sup>14</sup> Holnes & Zepeda, "Maycrest Bungalows Historic Survey Report," 32.

<sup>15</sup> El Sereno Historical Society, "Picture of the Month (July 2019)," accessed October 30, 2023, <https://elserenohistoricalsociety.org/featured-articles-2019#:~:text=The%20third%20theater%20was%20built,Mazatlan%20Theater%20in%20the%201980s>.

<sup>16</sup> California Department of Transportation (Caltrans), "Historic Resources Compliance Report for the Proposed Disposal of Structures located at 4415-4421 Maycrest Avenue (Maycrest Bungalows)," prepared by Kelly Ewing-Toledo (August 2007).

<sup>17</sup> California, U.S., Voter Registrations, 1900-1968, "Charles Edwards," 1924, accessed via Ancestry.com.

<sup>18</sup> U.S., City Directories, 1822-1995, "Charles Edwards," 1938, accessed via Ancestry.com.

<sup>19</sup> Los Angeles Public Library, "Los Angeles City Directory," 1927.

<sup>20</sup> Los Angeles Public Library, "Los Angeles City Directory," 1928.

<sup>21</sup> U.S. Census Bureau, "U.S. Census," 1930, accessed via Ancestry.com.

<sup>22</sup> Los Angeles Public Library, "Los Angeles City Directory," 1934.

The 1940 census documented the Maycrest Bungalow units occupied by renters, all white couples in their twenties and thirties. Most hailed from the Midwest, with others from the East Coast or California. They worked as clerks, teachers, and waiters. The proprietor was listed as Charles Clay and his wife Martha Clay.<sup>23</sup> In 1941, Caroline L. Volkert and Mary A.P. Anderson were added as owners on the property, along with Charles and Emma Edwards.<sup>24</sup>

The 1950 census reveals, a new set of residents lived at the Maycrest Bungalow. These renters were also white, although slightly older, largely between the ages of 50 and 70, and a mix of single, partnered, and families. The majority, again, had moved from the Midwest and held jobs as a teacher, trolleyman, carpenter, house worker, and store clerk.<sup>25</sup> In 1953, Anderson became the sole owner of the property.<sup>26</sup> In 1960, five residents were listed as living at the Maycrest Bungalows.<sup>27</sup>

In 1968, the California Department of Transportation (Caltrans) purchased the Maycrest Bungalows from John O. Bluett, trustee of the San Mateo Trust for \$3,500.<sup>28</sup> Caltrans acquired the Maycrest Bungalows and numerous other properties in El Sereno, South Pasadena, and Pasadena with the intention of demolishing them to extend the 710 freeway. Residents in Pasadena, South Pasadena, and El Sereno mounted a successful campaign to prevent the construction of the freeway. This history is described further in the “ I-710 Freeway Extension Project” section.

John O. Bluett was born Oakland in 1921 and moved to Los Angeles in the early 1940s for graduate school.<sup>29</sup> There, he met Meredith Francis Oliver, born in 1928 in Los Angeles.<sup>30</sup> The two married in 1947 and by 1950 were living in San Carlos in San Mateo County where Bluett was a manager at a lumber mill.<sup>31</sup> John and Meredith divorced in 1968, the same year the Bluett’s sold the Maycrest Bungalows.<sup>32</sup>

The Maycrest Bungalows continued to be occupied for a number of years under Caltrans ownership. By 1973, all residents listed had Spanish-language surnames, reflecting the larger shifting demographics of El Sereno.<sup>33</sup> City directories show that the tenure of tenants was

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<sup>23</sup> U.S. Census Bureau, “U.S. Census,” 1940, accessed via Ancestry.com.

<sup>24</sup> Caltrans “Historic Resources Compliance Report.”

<sup>25</sup> U.S. Census Bureau, “U.S. Census,” 1950, accessed via Ancestry.com.

<sup>26</sup> Caltrans, “Historic Resources Compliance Report.”

<sup>27</sup> Los Angeles Public Library, “Los Angeles City Directory,” 1960.

<sup>28</sup> State of California, “Grant Deed Parcel No. 48097,” recorded November 29, 1968.

<sup>29</sup> In 1944 Bluett was listed as a student living at 1416 Crenshaw Boulevard near Arlington Heights. California, U.S., Voter Registrations, 1900-1968, “John O. Bluett,” 1944; U.S. Census Bureau, “U.S. Census,” 1930, accessed via Ancestry.com.

<sup>30</sup> “Bluett-Oliver Troth Told,” *Los Angeles Times*, March 16, 1947; U.S. Census Bureau, “U.S. Census,” 1950, accessed via Ancestry.com.

<sup>31</sup> U.S. Census Bureau, “U.S. Census,” 1950, accessed via Ancestry.com.

<sup>32</sup> California, U.S., Divorce Index, 1966-1984, “John O. Bluett,” 1968, accessed via Ancestry.com.

<sup>33</sup> Los Angeles Public Library, “Los Angeles City Directory,” 1973.



generally short, but that the Maycrest Bungalows were consistently occupied from 1934 through 1973. By 1987, the City Directory only lists one tenant – Jennie Perez at 4215 N. Maycrest Ave – residing at the Bungalows.<sup>34</sup> Perez resided in her unit at the Maycrest Bungalows until 1991.<sup>35</sup> Following 1991, there is no record of occupancy at the Bungalows. According to the Historic Resources Compliance Report conducted by Caltrans in 2007, the Bungalows were damaged in the 1987 Whittier Earthquake and vacated for safety concerns.<sup>36</sup> They were further damaged in Maycrest in the 1994 Northridge Earthquake. They continue to sit vacant today.

While the lives of the residents and owners of the Maycrest Bungalows are meaningful, none rise to the level of historically significant personages.

### Bungalow Courts in Southern California

The bungalow court is a typology that defined early twentieth century Southern California. It has continued to serve as an important housing stock in the last century, however today, bungalow courts are increasingly at risk of demolition.

Southern California's first known bungalow court was constructed in Pasadena in 1908. Many early examples were designed as vacation rentals as a more private alternative to hotel rooms. In the 1920s, Los Angeles' unprecedented population boom demanded the need for more density and led to the proliferation of bungalow courts across the city. Bungalow courts, along with duplexes, fourplexes, and courtyard apartments, became an accessible model to house residents of modest means and add density to low-scale residential neighborhoods. The relative simplicity and affordability of the design made the bungalow court a popular choice for small-scale developers. Bungalow courts were often designed and constructed by a contractor, without the supervision of an architect. The typology was popular through the 1930s.<sup>37</sup>

The bungalow court is the first multifamily housing typology to incorporate a shared interior-facing courtyard or greenspace. This unique feature offered residents both privacy, and access to the temperate outdoors that brought millions to Southern California. The bungalow court made the amenities of a single-family residence accessible for Angelinos with fewer economic resources, as well as fostered community through shared common space.<sup>38</sup>

Bungalow courts are defined by their configuration: a symmetrical grouping of buildings oriented towards a shared courtyard. Volumes are generally freestanding, however, those with multiple units offer individual entrances into each unit. The layout rarely accommodated

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<sup>34</sup> Los Angeles Public Library, "Los Angeles City Directory," 1973.

<sup>35</sup> Pacific Bell, "White Pages," 1990-1991 Edition.

<sup>36</sup> Caltrans, "Historic Resources Compliance Report."

<sup>37</sup> Los Angeles Department of Planning, "Los Angeles Citywide Historic Context Statement, Context: Residential Development and Suburbanization, 1880-1980, Theme: Multi-Family Residential Development, 1895-1970," SurveyLA (December 2018), 40-42.

<sup>38</sup> Ibid. 42.

automobile parking. Bungalow courts typically occupy one-to-two lots and between six and ten units. On smaller lots, courts were arranged in a linear plan where units were positioned in a single row along a shared common wall, known as a single bar court. Larger lots or double lots utilized a U-shaped plan around a shared central courtyard. Less common was the L-shaped plan, or half court, with a single row of units leading to a standalone double unit at the back of the property line.<sup>39</sup>

Bungalow courts were easily adapted to a wide variety of popular architectural styles of the 1910s through 1930s. Craftsman and Spanish Colonial Revival architectural styles were the most commonly applied styles, however, there are also examples of bungalows in the Mission Revival, American Colonial Revival, Tudor Revival, Storybook, and various Period Revival architectural styles. The majority of bungalow courts are modest, vernacular iterations of these architectural styles. Often, the treatment of the street-facing bungalows is more ornate than those at the rear of the lot.<sup>40</sup>

The Maycrest Bungalows exemplify the site configuration, massing, and architectural elements of the bungalow court typology. The Bungalows employ the Double-Bar Parti layout, which features two rows of housing volumes connected by a shared main courtyard, with smaller interior corridors between every two units, creating a cross-shaped walkway. Each unit has a separate entrance accessed via the shared courtyard. In the evolution of courtyard types, this layout represents an intermediate stage between the single bar configuration and U-configuration.<sup>41</sup>

Bungalow courts were typically constructed without, or with very little, parking. The Maycrest Bungalows were originally built with two detached automobile garages located on the south corner of the lot. This reflects the growing popularity through the 1920s of private car ownership. The garages are no longer extant.

According to SurveyLA, the Maycrest Bungalow Court is an excellent and intact example of a bungalow court and "one of few remaining examples in the [Northeast L.A.] area that retains its original site plan, landscape and hardscape elements, and architectural features."<sup>42</sup>

### Tudor Revival Architectural Style

The Tudor Revival architectural style was rooted in the Arts and Crafts movement. The movement began as a rejection of industrialization in late nineteenth century England and emphasized organic designs, high craftsmanship, and looked back to medieval architectural

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<sup>39</sup> Ibid., 43-50.

<sup>40</sup> "Multi-Family Residential Development, 1895-1970," 50.

<sup>41</sup> Holnes & Zepeda, "Maycrest Bungalows Historic Survey Report," 17.

<sup>42</sup> SurveyLA, "Maycrest Bungalows," October 10, 2016, <http://historicplacesla.org/reports/6994c8d4-09fd-49f8-9dd8-112cc7043977>.

styles. The Arts and Crafts movement, including Craftsman and Tudor Revival architectural styles, began to influence Los Angeles design in the early twentieth century. Early Tudor Revival style is characterized by slate roof shingles, projecting chimneys, casement windows, decorative half timbers, irregular building forms, and brick or stucco exteriors.<sup>43</sup>

Early Tudor Revival style was prevalent in up-scale neighborhoods such as West Adams, Hancock Park, and Windsor Square in the early 1900s. It was frequently applied to estates and wealthier single family homes due to the intricacy of the brickwork, and expensive materials and decorative features.<sup>44</sup>

The Early Tudor Revival style reached the height of its popularity in the 1920s. In the late 1920s and 1930s, evolutions in the Tudor Revival style led to a new classification, Late Tudor Revival style, which describes “buildings that form a bridge between the Arts and Crafts movement, rooted in authenticity, and Period Revival styles, rooted in evocative fantasy.”<sup>45</sup> The Late Tudor Revival Style was less costly, relying on brick veneer and simplified designs that focused on ornamental false half-timbering and steeply pitched roof forms. The Late Tudor style proliferated in middle class homes as well as applied to bungalows, apartment buildings and commercial buildings.<sup>46</sup>

The Maycrest Bungalows best resemble the Late Tudor Revival style. The buildings embody character-defining features of Late Tudor Revival such as the steeply pitched clipped gable roofs, irregular facades, decorative half-timbering and stucco cladding. Several long, narrow windows are present, however, many of the original windows have been removed.

#### Architect Raphael A. Nicolais

Raphael Angelo Nicolais (1883-1979) was an Italian-born architect. He immigrated to Canada as a child where he met his wife Flora and had two children. By 1920, Nicolais and his family were living in Fort Worth, Texas. Nicolais is listed as an architect and naturalized U.S. Citizen.<sup>47</sup>

Nicolais first appears in Los Angeles in the 1925 City Directory as an architect with an office at 660 S. Vermont Avenue in the Wilshire Center neighborhood.<sup>48</sup> The Maycrest Bungalows were

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<sup>43</sup> Los Angeles Department of Planning, “Los Angeles Citywide Historic Context Statement, Context: Architecture and Engineering Arts and Crafts Movement, 1895-1930, Sub-Theme: Arts and Crafts Neighborhoods, 1890-1930,” SurveyLA (June 2016), 22.

<sup>44</sup> Ibid., 22-23.

<sup>45</sup> Los Angeles Department of Planning, “Los Angeles Citywide Historic Context Statement, Context: Architecture and Engineering Theme: Period Revival, 1919-1950, Sub-Theme: Period Revival Neighborhoods, 1918-1942,” SurveyLA (January 2016), 20.

<sup>46</sup> Ibid., 22-24.

<sup>47</sup> U.S. Census Bureau, “U.S. Census,” 1920, accessed via Ancestry.com; U.S., World War I Draft Registration Cards, 1917-1918, “Raphael Nicolais,” 1917; Find A Grave “Roma Lucille Helmick,” accessed June 18, 2024, [https://www.findagrave.com/memorial/85422256/roma\\_lucille\\_helmick](https://www.findagrave.com/memorial/85422256/roma_lucille_helmick).

<sup>48</sup> Los Angeles Public Library, “City Directory,” 1925.

likely one of his first commissions in Los Angeles. By 1930, he owned a home worth \$12,000 in Beverly Hills.<sup>49</sup> Coverage of Nicolais' work in mainstream outlets began to appear in the late 1930s and 1940s. Several of his designs were featured in the *Los Angeles Times*, and Nicolais is briefly mentioned as a significant foreign-born architect in the 1947 *L.A. Times* article, "Los Angeles Now the Architectural Capital of the World."<sup>50</sup> He was a member of AIA from at least 1956-1970.<sup>51</sup>

Most of Nicolais' work was single or multifamily residential in various revival styles. HistoricPlacesLA attributes Nicolais as the designer of seven properties that are contributors to the Oxford-Serrano-Hobart Residential Historic District and Sycamore Avenue-Citrus Avenue North Multi-Family Residential Historic District.<sup>52</sup> Nicolais was also responsible for several larger civic and commercial projects: he was the lead designer of the Monterey Park Police-Fire Building in 1951 (condition unknown), conducted an expansion of Monterey Park City Hall (extant) and the Police-Fire Building in 1958, and was one of the designers of Northridge Fashion Center master plan in 1971 (extant).<sup>53</sup> He died in Los Angeles in 1979.<sup>54</sup>

Nicolas appears to have had success as a local architect; however, his work does not rise to the level of master architect.

#### Rarity of the Maycrest Bungalow Court

The Maycrest Bungalow Court is a rare example of a Tudor Revival bungalow court in Northeast L.A. Of the twenty-five bungalow courts identified by SurveyLA for designation in the Northeast Community Plan Area (CPA), only three are located in El Sereno.<sup>55</sup> Of the twenty-five, the Maycrest Bungalows is the only example of the Tudor Revival architectural style applied to a

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<sup>49</sup> U.S. Census Bureau, "U.S. Census," 1930, accessed via Ancestry.com.

<sup>50</sup> Howard Lee, "Los Angeles Now the Architectural Capital of the World," *Los Angeles Times*, December 7, 1947; "The Homebuilder's Department: Variation of H-Plan Shown," *Los Angeles Times*, September 27, 1936; "Real Estate and Industry," *Los Angeles Times*, October 1, 1939.

<sup>51</sup> American Institute of Architects, "American Architects Directory," 1956, 1960, 1972.

<sup>52</sup> They are 2039 N. Hobart Boulevard, 341 N. Orange Drive, 2002 N. Oxford Avenue, 318 N. Sycamore Avenue, 2008 N. Oxford Avenue, 101 N. Orange Drive, 336 N. Sycamore Avenue. "Rafael Nicolais," HistoricPlacesLA, accessed July 18, 2024, <https://hpla.lacity.org/report/80e7f9c9-27e7-4de6-956a-b6befc0c4aea>.

<sup>53</sup> "Monterey Park Plans Work on 2 Buildings," July 17, 1958; Art Seidenbaum, "Los Angeles: The New Neighborhood," *Los Angeles Times*, December 30 1972.

<sup>54</sup> Find A Grave, "Rafael Angelo Nicolais," accessed June 18, 2024, [https://www.findagrave.com/memorial/85478298/raphael-angelo-nicolais?\\_gl=1\\*\\_hrxbh5\\*\\_gcl\\_au\\*MTAyMTk4MDEzNy4xNzE4NzUyMjMz\\*\\_ga\\*NjgxMzI4MTEuMTcxODc1MjIzMw.\\*\\_ga\\_4OT8FMEX30\\*ZjYzODEwNjktNjBkMS00YTBhLWIwNzltZjhlZWZhOGU4ZjQ1LjluMS4xNzE4NzU3NzgzLjU5LjAuMA.\\*\\_ga\\_LMK6K2LSJH\\*ZjYzODEwNjktNjBkMS00YTBhLWIwNzltZjhlZWZhOGU4ZjQ1LjluMS4xNzE4NzU3NzgzLjU5LjAuMC4w](https://www.findagrave.com/memorial/85478298/raphael-angelo-nicolais?_gl=1*_hrxbh5*_gcl_au*MTAyMTk4MDEzNy4xNzE4NzUyMjMz*_ga*NjgxMzI4MTEuMTcxODc1MjIzMw.*_ga_4OT8FMEX30*ZjYzODEwNjktNjBkMS00YTBhLWIwNzltZjhlZWZhOGU4ZjQ1LjluMS4xNzE4NzU3NzgzLjU5LjAuMA.*_ga_LMK6K2LSJH*ZjYzODEwNjktNjBkMS00YTBhLWIwNzltZjhlZWZhOGU4ZjQ1LjluMS4xNzE4NzU3NzgzLjU5LjAuMC4w).

<sup>55</sup> The other two identified bungalow courts in El Sereno are at 3233-3239 Phelps Avenue (in the Craftsman style) and 4405-4411 Van Horne Avenue (in the Spanish Colonial Revival style). Historic Resources Group, "Historic Resources Survey Report: Northeast L.A."

bungalow.<sup>56</sup> Further, the Maycrest Bungalows is the only Tudor Revival-style building in El Sereno identified by SurveyLA as eligible for designation.<sup>57</sup>

Other known examples of bungalow courts and buildings in the Tudor Revival architectural styles in El Sereno are found in the nearby El Sereno-Berkshire Craftsman District HPOZ. The HPOZ contains five Tudor Revival-style single-family residences and two Spanish Colonial Revival-style bungalow courts.<sup>58</sup>

Tudor Revival-style bungalow courts are rare. The only designated example is Argus Court, Historic-Cultural Monument No. 471 in Eagle Rock.

El Sereno has historically been underrepresented in historic preservation. In 2017, the El Sereno Berkshire-Craftsman HPOZ became the neighborhood's first HPOZ. In 2022, the El Sereno Old Farmdale School was the first building in the neighborhood to be listed on the National Register.<sup>59</sup> There are no designated Historic-Cultural Monuments in El Sereno.<sup>60</sup>

#### I-710 Freeway Extension Project

The I-710 Long Beach Freeway was first constructed in the 1940s to transport commerce from the port throughout Los Angeles and beyond. By the 1960s, the I-710 had made its way north and connected to I-5, displacing over 11,000 residents in East Los Angeles.<sup>61</sup>

Beginning in 1963, the California Department of Transportation (Caltrans) envisioned a project that would extend the I-710 freeway to connect Pasadena and Alhambra. Through the 1960s and 1970s, Caltrans acquired the Maycrest Bungalows and 500 other homes along the proposed route and displaced hundreds of residents. Half of those homes were located in El Sereno.<sup>62</sup>

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<sup>56</sup> Ibid.

<sup>57</sup> SurveyLA identified fourteen Tudor Revival-style buildings; the other thirteen are single-family homes, largely in Eagle Rock. Historic Resources Group, "Historic Resources Survey Report: Northeast L.A."

<sup>58</sup> The Tudor Revival-style buildings in the Berkshire HPOZ are: 4401 N Berkshire Avenue; 4511 N Berkshire Avenue; 5615 E Berkshire Drive; 5655 E Berkshire Drive; 5622 E Kendall Avenue. The bungalow courts are: 5643 E Huntington Drive (in the Spanish Colonial Revival style); 5649 E Huntington Drive (in the Spanish Colonial Revival style).

<sup>59</sup> El Sereno Historical Society, "Old Farmdale School," (National Register of Historic Places Registration Form, 2022).

<sup>60</sup> City of Los Angeles Geohub, "L.A. Historic-Cultural Monuments," accessed October 31, 2023, [https://geohub.lacity.org/datasets/0d77d18299a74783b892f7cb3f7291d6\\_0/explore?location=34.079887%2C-118.168937%2C13.83](https://geohub.lacity.org/datasets/0d77d18299a74783b892f7cb3f7291d6_0/explore?location=34.079887%2C-118.168937%2C13.83).

<sup>61</sup> Gilbert Estrada, "The 710 Long Beach Freeway," *PBS SoCal*, February 12, 2024, <https://www.pbssocal.org/shows/departures/the-710-long-beach-freeway-a-history-of-americas-most-important-free-way>.

<sup>62</sup> Laura J. Nelson, "The epic and ugly battle over what to do about the 710 Freeway," *Los Angeles Times*, May 24, 2017, <https://www.latimes.com/local/california/la-me-ln-710-freeway-history-20170524-htmlstory.html>

In the 1980s and 1990s, opposition from community advocates and preservationists in South Pasadena and El Sereno successfully delayed the project, but the Maycrest Bungalows and other homes sat vacant as the legal battles dragged on. Many buildings, including the Bungalows, were damaged in the 1994 Northridge Earthquake. In 1995, the identification of the Short Line Villa Tract historic district in El Sereno became another hurdle for the 710 construction.<sup>63</sup>

In the early 2000s Caltrans offered an alternative plan that would construct an underground tunnel rather than a surface freeway. The proposal came with an increased price tag and continued community opposition. In 2017, L.A. County Metropolitan Transportation Authority (Metro) voted to drop the project. The 710 Freeway extension officially died on Gavin Newsome's desk in 2019.<sup>64</sup>

The I-710 Freeway opposition was “the longest freeway revolt in California history.”<sup>65</sup> While some buildings acquired by Caltrans for the 710 extension are used as rental properties, seventy seven properties in El Sereno, including the Maycrest Bungalows, have been left vacant and deteriorating under Caltrans' fifty plus years of stewardship.<sup>66</sup>

Beginning in 2007, the Eastside Cafe, a cultural center at 5469 Huntington Drive, directly south of the Maycrest Bungalows, saw the vacant Bungalows as an opportunity to meet community needs. They founded the El Sereno Bungalows Collective and conducted widespread outreach to learn what residents envisioned. The response was overwhelming: residents wanted to preserve and rehabilitate the bungalows as a cultural center. In 2012, the Bungalow Collective received a grant from the National Trust for Historic Preservation to conduct a feasibility study to rehabilitate and adaptively reuse the property.<sup>67</sup> The study was completed, however, conversations between the Bungalow Collective and Caltrans stalled.

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<sup>63</sup> Richard Winton, “710 Freeway Hits New Barrier: Preservation,” *Los Angeles Times*, November 25, 1995.

<sup>64</sup> Sara Cardine, “Portantino bill killing plans to complete 710 signed by Newsom,” *Los Angeles Times*, October 16, 2019,

<https://www.latimes.com/socal/la-canada-valley-sun/news/story/2019-10-16/portantino-bill-killing-710-freeway-completion-signed-newsom>.

<sup>65</sup> Brian Taylor, quoted in Steve Scauzillo, “How a South Pasadena-based group successfully fought the 710 Freeway extension — twice,” *DailyNews*, June 14, 2019,

<https://www.dailynews.com/2019/06/14/the-untold-story-how-a-south-pasadena-based-group-successfully-fought-the-710-freeway-extension-twice/amp/>

<sup>66</sup> Damien Newton, “L.A. City and Community Land Trust Offer Competing Visions for El Sereno Properties,” *L.A. Streetsblog*, June 2, 2022,

<https://la.streetsblog.org/2022/06/02/l-a-city-and-community-land-trust-offer-competing-visions-for-caltrans-el-sereno-properties>.

<sup>67</sup> Honles & Zepeda, “Maycrest Bungalows Historic Survey Report and Adaptive Re-Use Proposal,” prepared for the National Trust of Historic Places (October 2012).

In 2023, Caltrans issued RFPs to auction off the homes to government entities and community based organizations. The Maycrest Bungalows were awarded to the Housing Authority of the City of Los Angeles (HACLA). The site is planned for redevelopment.

### Integrity

The Maycrest Bungalow Court retains a sufficient integrity to convey its significance. Its location, design, workmanship, materials, setting, and feeling are largely unchanged. Vacancy and neglect of the bungalows since the mid 1970s has led to deterioration of some materials. The 2012 Historic Survey Report identified significant roof damage and water damage to the exterior stucco, exterior wood beams, interior plaster walls, and floors. The report also identified the need for enhanced structural support. As noted in the architectural description, the building has lost most of its original windows. However, the buildings – in their massing, orientation, detailing, and surrounding context – are unchanged. The Maycrest Bungalows retain the character-defining features that embody a bungalow court in the Tudor Revival architectural style.

### **Conclusion**

The Maycrest Bungalows, at 4215-4221 N. Maycrest Avenue are eligible for designation under Criterion 3, *embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age*, as an excellent and intact example of bungalow court in northeast Los Angeles identified by SurveyLA as eligible for designation at the local and state level.<sup>68</sup>

The Maycrest Bungalows retains its original site plan, hardscaping, and architectural features. It is an example of the Double-Bar Parti layout, featuring two rows of two freestanding units that face inwards towards a narrow central courtyard and concrete path. Constructed in the Tudor Revival architectural style, it retains character-defining features including its steeply-pitched clipped gabled roofs, irregular form, decorative half timbering, and stucco finish.

Bungalow courts are an important typology that is increasingly at risk. The Maycrest Bungalows represent a rare example of an intact bungalow court in El Sereno. The Tudor Revival-style application to a bungalow court is even less common, increasing the significance and rarity of this property.<sup>69</sup>

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<sup>68</sup> SurveyLA, “Maycrest Bungalows,” October 10, 2016, <http://historicplacesla.org/reports/6994c8d4-09fd-49f8-9dd8-112cc7043977>.

<sup>69</sup> Argus Court, Historic Cultural Monument No. 471, is a Tudor Revival bungalow court in Eagle Rock. Los Angeles Department of Planning, “Historic- Cultural Monument (HCM) List,” accessed October 30, 2023, [https://planning.lacity.org/odocument/24f6fce7-f73d-4bca-87bc-c77ed3fc5d4f/Historical\\_Cultural\\_Monuments\\_List.pdf](https://planning.lacity.org/odocument/24f6fce7-f73d-4bca-87bc-c77ed3fc5d4f/Historical_Cultural_Monuments_List.pdf).

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# TRACT No 3188

IN THE CITY OF LOS ANGELES

Being a Subdivision of a portion of the S.W. 1/4 of Sec. 8, T.1S., R.12W., S.B.M.; also Lot 19 of the Short Line Villa Tract, as recorded in Map Book 11, page 78, records of Los Angeles County, California

Dec. 1916

Scale: 1 inch = 100 ft.

I, W.W. Phelps, hereby certify that I am a Civil Engineer, and that this map, consisting of One Sheet, correctly represents a survey made under my supervision, Nov. & Dec. 1916, and that the monuments shown hereon actually exist, and their positions are correctly shown.

State of California }  
County of Los Angeles } ss.

On this 15 day of December in the year one thousand nine hundred and 16 before me, E. H. Greene, a Notary Public in and for said County of Los Angeles, State of California, personally appeared W. W. Phelps, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

E. H. Greene  
Notary Public in and for  
County of Los Angeles  
State of California

We hereby certify that we are the owners of, or interested in, the land shown on the annexed map and subdivision, within the colored border line, and that we are the only persons whose consent is necessary to pass a clear title to said land, and that we caused and consent to the making of said map and subdivision, and hereby dedicate to the public use, Almont Street, Maycrest Avenue, Newton Avenue, and North Huntington Avenue.

Title Insurance and Trust Company  
by William H. Allen Jr. President  
by E. J. Clark Secretary  
E. J. Clark

State of California }  
County of Los Angeles } ss.

On this 15 day of December in the year one thousand nine hundred and 16 before me, E. H. Greene, a Notary Public in and for said County of Los Angeles, State of California, personally appeared William H. Allen Jr., known to me to be the President and E. J. Clark, known to me to be the Secretary of the Title Insurance and Trust Company, the Corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

E. H. Greene  
Notary Public in and for  
County of Los Angeles  
State of California

State of California }  
County of Los Angeles } ss.

On this 9 day of January in the year one thousand nine hundred and 17 before me, E. H. Greene, a Notary Public in and for said County of Los Angeles, State of California, personally appeared Clara Newton Cattern, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

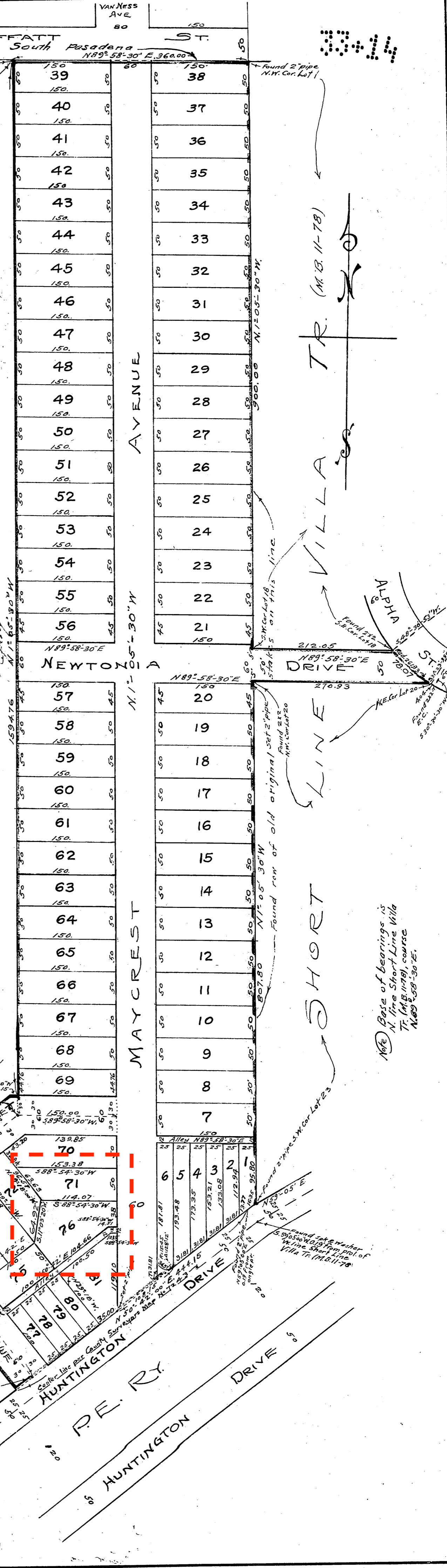
In Witness Whereof, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

E. H. Greene  
Notary Public in and for  
County of Los Angeles  
State of California

Owner  
FEB 19 1917

16 33 1 PM  
- Maps 14

W. Taylor  
500



Note: Base of bearings is N. line Short Line Villa Tr. (M.B. 11-78), course N 89° 58' 30" E.

Jan 17 11  
No. 11-11-16  
Shirley

Sanborn Map, 1921. Source: Los Angeles Public Library.

LOS ANGELES, CALIF.  
**1399K**  
*E LOS ANGELES DISTRICT*  
SCALE 100 FT. TO AN INCH



Site of future Maycrest Bungalow Court



Scale 100 Ft. to One Inch



Sanborn Map, 1931. Source: Los Angeles Public Library.

LOS ANGELES, CALIF. VOL. 38  
**1399K**  
E LOS ANGELES  
DISTRICT  
SCALE 100 FT. TO AN INCH



Maycrest Bungalow Court

150



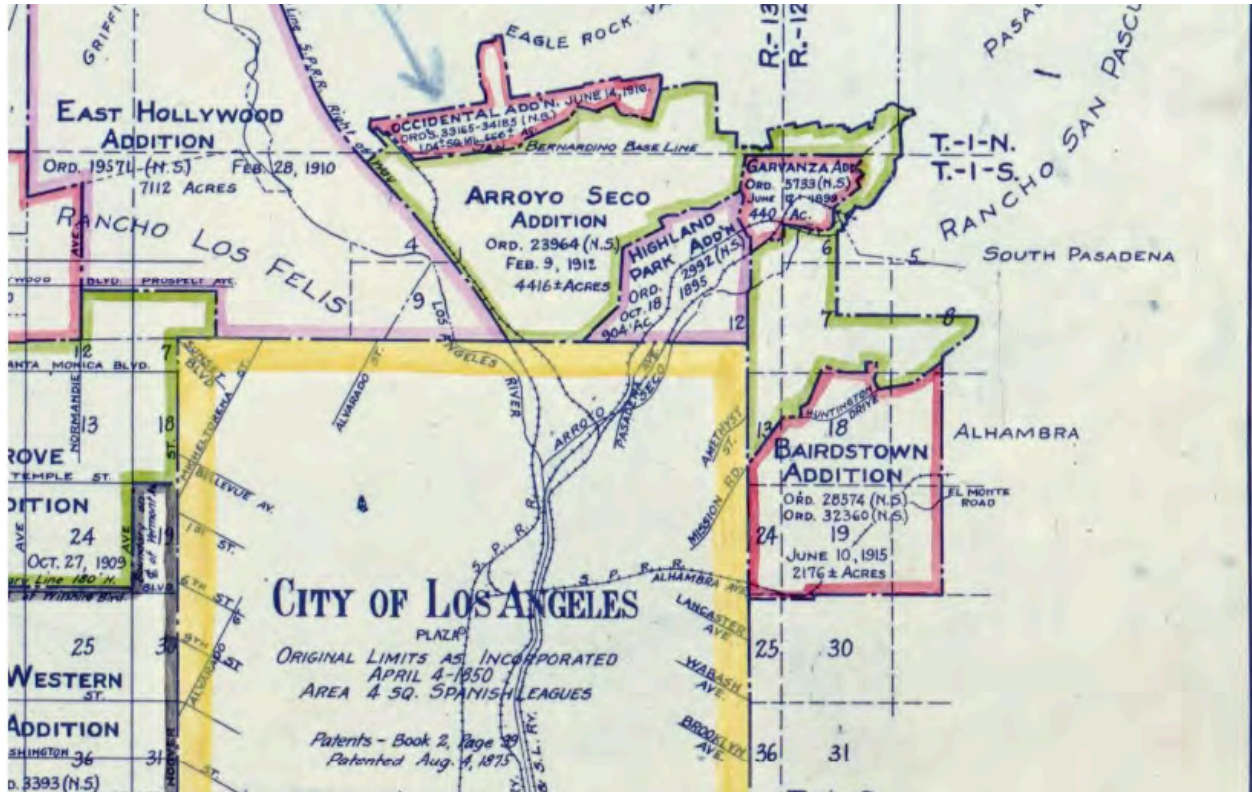


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August 1.

## Notices of Completion

Recorded August 2.

James M. Parren, owner; no contractor; residence on Lot 53, Tract 2183, known as Maycrest Park; commenced May 1; completed August 2; recorded August 2.

Frank A. Grant, owner; Lilly-Fletcher Co. contractor; brick store, theater and office building on Lot 4, Western Place; contracted April 26; completed August 21 (probably intended for July 21); recorded August 2.

Seventh Street Co., present owner of leasehold interest; Seventh Street Development Co., former owner of leasehold interest; Pacific Hauling Contractors, contractor; excavation on Lot A, Tract 422, that part of Lot E, Block 27, Ord's Survey, lying between east boundary of Lot A, Tract 422 and west line of Olive street, and Lot A, Tract 421; contracted Feb. 15; completed Aug. 1; recorded August 2.

Recorded August 1.

*Southwest Builder and Contractor*, Vol. 50, No. 8, August 1917, page 34.

### LARGE SUBDIVISION.

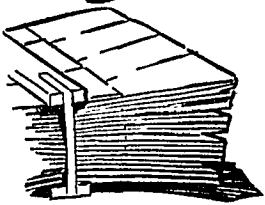
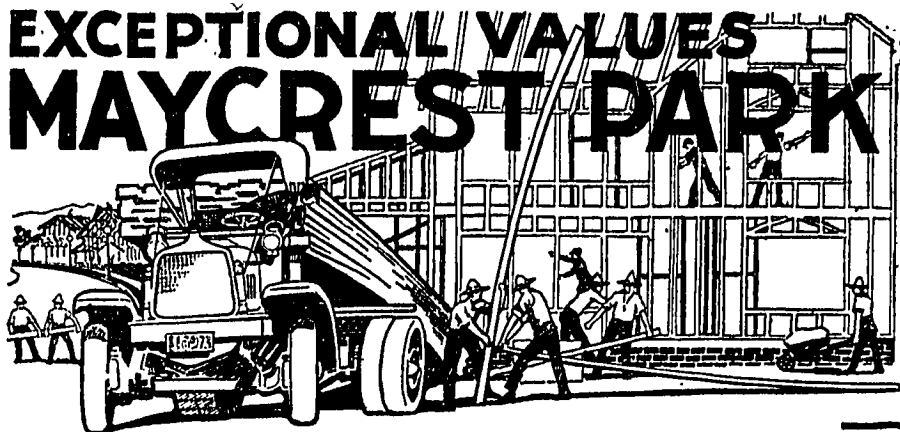
#### Large Tract to be Placed on Market in Northeast Los Angeles.

Evidence of the improved condition of the realty market, is to be seen in the announcement of the immediate development of a large subdivision in the northeastern part of the city to be known as Maycrest Park. The property consists of nearly 1400 lots, and is on the north side of Huntington drive, extending from two blocks west of Sierra Vista to Bairdstown. The tract is on high ground and is adjacent to the main eastern outlet of the Pacific Electric Railway.

Arthur F. Levitt, the owner of the tract, is now putting in extensive improvements, these including the paving of existing streets, five-foot sidewalks, ten-foot parkings, shade trees, gas, electricity, sewers and city water. An ornamental street-lighting system is being installed.

Linton Tedford, with offices at No. 830 Security Building, has been given the managing agency of the property.

*Los Angeles Times*, February 4, 1917.



*One of Most Beautiful  
and Elaborately Improved  
Residence Tracts in the  
City of Los Angeles.*

## Prices:

For opening only, 50x150 lots, \$900 to \$1100, easy terms. 70-foot corners, \$2000.

## Improvements:

60-foot streets, artistic ornamental street lights, 10-ft. parkings, shade trees, sidewalks, curbs, cement streets, gas, electricity, city water, now being installed. City school in one block.

## Location:

On Huntington Drive, just west of Sierra Vista. High ground, meaning health and comfort, splendid view, twenty minutes from business center of Los Angeles, with finest car service in Southern California. On main Eastern 4-track outlet of P. E. Railway.

## To Get There:

Take Pasadena Short Line, Pasadena, Oak Knoll, Sierra Madre, Monrovia, Alhambra, San Gabriel, or Sierra Vista Local cars, get off Sierra Vista, then two blocks west.

Notwithstanding Maycrest Park is just now being formally opened, 13 beautiful residences are in course of construction there. More to follow soon.

***Considering location, price, advantages, we absolutely defy competition anywhere.***

**LINTON TEDFORD, Managing Agent**  
830 Security Bldg. Phone A 3101

**MAYCREST PARK.**

**Fourteen Hundred-lot Subdivision Placed on Market in Northeast.**

One of the largest residence subdivisions to be placed on the market recently in Maycrest Park in the northeast section of the city, on Huntington drive, just west of Sierra Vista Junction Improvement work, consisting of cement streets, ornamental street lights, sidewalks, curbs, parkings and shade trees, are

now being installed as rapidly as possible in the property.  
 The tract consists of 1400 lots, and a number of sales have recently been made. Thirteen bungalows of the colonial type are now being built in the subdivision by the developers and others are to be started soon. Linton Tefford is the managing agent of the subdivision.

**FINE HOMES SOLD.**

**Brooklyn Woman Buys Wiltshire Boulevard Corner.**

H. R. Kells, manager of the house and lot department of the Wright-Callender-Andrews Company, reports the sale of two valuable Los Angeles residence properties, both for cash. One deal was the purchase by Mrs. L. Delphine Henry of Brooklyn, N. Y., from Wendell and Genevieve McLaughlin of the northwest corner of Wiltshire and Oxford boulevards for \$30,000. The property has a frontage of 140 feet on Wiltshire by 150 feet on Oxford and is improved with a ten-room residence fronting on the latter boulevard and known as No. 640 South Oxford.

For Mrs. Charlotte Wing, Mr. Kells sold to a local investor a twelve-room house at No. 2156 West Adams street, occupying a site 80x250 feet in size. The consideration is given at \$25,000.

For Mrs. Charlotte Wing, Mr. Kells sold to a local investor a twelve-room house at No. 2156 West Adams street, occupying a site 80x250 feet in size. The consideration is given at \$25,000.

**CORONA ACTIVITIES.**  
 P. J. Whitten, a really man of Corona, reports sales as follows: Two-story concrete block in Corona to B. W. Wilson of Los Angeles, \$30,000; for Robert Berry of Los Angeles 480-acre alfalfa ranch in Ferris Valley to A. L. Taber of Corona, \$45,000; for H. Strawbridge to J. S. Harrell, eight-acre apricot orchard in Corona Farms tract, \$4500; for W. H. Bailey to John N. Wright of Los Angeles, five-acre grove in Corona Heights, \$5000; for E. C. Eberts, ten-acre grove in Corona section to A. Davis, \$12,000; twenty-five-acre alfalfa ranch on Magnolia avenue, three miles from Corona, to D. V. Gleen, \$6500.

**Investment.**  
**INCOME BUILDINGS.**

**New Flats Under Way and Projected All Over Los Angeles—Large Structures to be Started Soon On the West Side.**

Many new flats are now being built in practically every part of Los Angeles. The increasing cost of building materials, in fact, does not appear to have had any effect upon this kind of construction activity. The flat as a form of investment is constantly growing in popularity.

A flat building of four six-room suites will be started this week by A. Russell on Western avenue near Sixth street, the contract for the structure having just been awarded to the Lilly-Fletcher Company. L. T. Mayo, a local builder and contractor, has planned and will build three twenty-room flats for Hazel D. McCartney. The sites are on West Seventh street near Vermont avenue. Work will be started at once. Charles O. Morgan has had plans

prepared for a sixteen-room flat to be built at the corner of Lexington avenue and St. Andrews place. J. E. Orchard is about to start a sixteen-room flat on Pacific avenue near Washington street. A brick building containing three stories on the ground floor and flats on the second will be started within a few days by the Blackhear Company at the corner of Western and Melrose avenues.

**STUDIO PLANNED.**

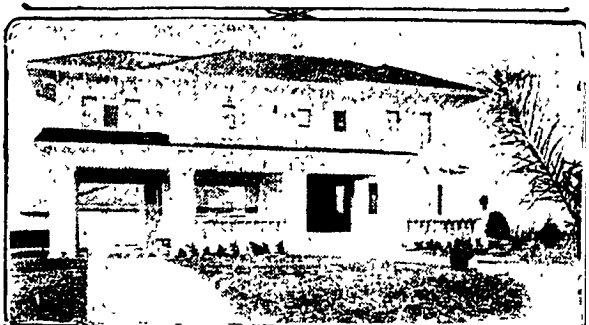
**Film Manufacturing Plant Projected for Vermont and Santa Monica.**

Work will be started in the next few days on another motion-picture plant in the film manufacturing center of Hollywood. The studio will be built by R. Fred Vogel and is to be occupied by the company recently organized by Lois Webber. The contract has been let to Fred C. Coryell. C. F. Skilling is the architect.

The group of buildings will include an open stage 150x80 feet in size, a structure containing dressing-rooms and a number of minor edifices. The site is at the corner of Vermont avenue and Santa Monica boulevard.

**BUYS WILTSHIRE HOME.**

Ysidora Couta Fuller, wife of George Fuller, a former judge of the Superior Court of San Diego county, was the purchaser during the past week of a twelve-room house at No. 715 South Serrano avenue. For the property, Joseph Hilllock, the seller, is reported by James J. Donahue, the broker in the deal, to have received a consideration of \$28,000. The lot is 80x150 feet in size.



*No 715 South Serrano*



*No 640 South Oxford*



*No 2156 West Adams*

**Fine residences transferred during past week.**

The Oxford and West Adams houses were sold through the agency of H. R. Kells, with the Wright-Callender-Andrews Company, the Serrano place, through James J. Donahue



**MAYCREST AVENUE**

4205 Maycrst Av Forsythe Valeria S Mrs  
drsmkr. CA 1-0950

4209 Maycrst Av Maycrest Beauty Shop. CA 1-4416

4215½ Maycrst Av Olson Altamay ..... CA 1-3785

4217½ Maycrst Av Anderson Mary Powell  
CA 5-4596

4219½ Maycrst Av Wood Luella S Mrs.. CA 2-8648

4220 Maycrst Av Chuning Emma Z. .... CA 2-4219

4221 Maycrst Av Fischer L M. .... CA 1-7857

4221½ Maycrst Av Yates Jas O. .... CA 5-1936

4222 Maycrst Av Nishio Albert M. .... CA 1-3049

4225 Maycrst Robinson Maude r. .... CA 2-0329

4226 Maycrst Av Bordner Roy O. .... CA 5-4713

Los Angeles Reverse Directory, 1960.

**MAYCREST AV 90032**

4207 West Coast Engineering &  
Equip Co ..... 221-2186

4209 Maycrest Beauty Shop .... 221-4416

4215½ Cervantes Jennie ..... 221-9789

4217 Ramos Jesse ..... 223-5034

4219 Elorriaga Arthur J Jr ..... 223-0550

4221 Vasquez Antonio ..... 221-0411

4221½ Bojorquez Abel P ..... 223-2856

4222 Thibault E J ..... 222-2410

4225 Eversole D L ..... 222-0329

Los Angeles Reverse Directory, 1973.

**MAYCREST AV 90032**

4207 WEST COAST ENGINEERING  
& EQUIPMENT CO ..... 221-2186

4207 AIR BALANCE  
CONSULTANTS ..... 223-4333

4207 EVANS ENGINEERING & AIR  
BALANCE ..... 223-4444

4215 Perez Jennie ..... 223-1709

4225 Eversole D L ..... 222-0329

4309 Fermin Juan Jose ..... 223-7811

4312 Luna G M ..... 223-8767

4317 McKane Wm G ..... 225-0625

4332 Chavez Josephine ..... 227-6009

Los Angeles Reverse Directory, 1987.



# THE HOMEBUILDER'S DEPARTMENT

## Variation of H-Plan Shown

### Interesting Use of Space in Five-Room Dwelling Described

Area: 1300 square feet.  
Cost: \$4500.

A five-room house, offering a modern-type variation of the H-shaped plan, is shown in the accompanying illustration from the office of Architect Raphael A. Nicolas. The sketch and floor are now on display at the California House and Garden Exhibition, 5900 Wilshire Boulevard, east of Fairfax avenue.

As presented in the drawing, the house is built of frame and stucco with a composition roof. According to the architect, it could be constructed of clay brick at an additional cost of approximately 5 per cent.

*Los Angeles Times*, September 26, 1937.

# Keal Estate

AND INDUSTRY



**MODERN COLONIAL**—That's the architectural style of this residence planned to be constructed on a West Los Angeles site for R. Wiggle at an approximate cost of \$5000. The design for it was prepared by Architect Raphael A. Nicolais.

*Los Angeles Times*, October 1, 1939.



# Dinner to Mark Completion of New Station

MONTEREY PARK, Aug. 23  
Completion of the police and fire station will be marked at a dinner in the building at 7 p.m. Saturday.

Mayor James Bradshaw will receive the keys from Contractor Robert Olin of Arcadia. Guests will include Architect Raphael A. Nicolais of Los Angeles, city officials, Police and Fire Department members, and City Managers and Police Chiefs from other San Gabriel Valley cities.

Dedication of the building will take place at 1 p.m. Sunday. An open house will follow.

*Los Angeles Times*, July 17, 1958.

## Los Angeles Now the Architectural Capital of the World

Lec. Howard

*Los Angeles Times* (1923-1995); Dec 7, 1947; ProQuest Historical Newspapers: Los Angeles Times  
pg. H8

# Los Angeles Now the Architectural



Donald J. Higgins photo

Constructed to entice out-of-door living, the Zoltan Kordas' home was designed in modern style with fenestrated front wall. Plan was drawn by Architect Alexander Ban.

**W**HERE there is freedom of expression the arts flourish. Here in Southern California, because of freedom in architectural design without the restrictions due to demands of climate, limited materials, etc., our architecture has progressed during the past 50 years until it now stands the undisputed leader in the architectural world.

It is here that modern architecture has become the contemporary style, not a sensational fad but a practical treatment that forms the right background for the lives we live today. New materials have been tested and, if successful, have been incorporated into our scheme of things.

Fifty years ago in the first edition of the *Los Angeles Times Magazine*, Dec. 5, 1907, this progress was predicted. The editorial said, "Standing at this sixteenth milestone on the march of destiny, *The Times* looks forward to still greater achievements and greater triumphs. *Los An-*

from various parts of the world include John C. Austin, who was born in Oxfordshire, Eng.; Eugene Kinn Choy from Canton, China; Maurice Fleishman, born in England and educated in Canada; Gordon Kaufmann, born in London, Eng.; Shwen Wei Ma from Shanghai, China; Raphael Nicolais, born in Italy; William F. Ruck, Germany; R. M. Schindler, Vienna, Austria; Eduardo Samaniego from Mexico; Rolf Sklarek, born in Berlin, and Raphael Soriano, born on the island of Rhodes in the Aegean Sea.

HO SCHED 240372  
PARCEL NO. 48097

REC. 11-29-68 BK D4208 PG 986 OR LA CO

OFFICE COPY

Rec'd	DUNN 3 '68
MAP	NO. 3188
Prelim.	11/5/68
	<i>[Signature]</i>

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RWPE: DUNN 8-30-68 (A11)  
Written by: AM Checked by: KB

NW'ly of Huntington Dr.

**GRANT DEED**  
(INDIVIDUAL)

DISTRICT	COUNTY	ROUTE	P.M.	NUMBER
07	LA	7	28.7	48097

OFFICE COPY

I, JOHN O. BLUETT, as trustee of the Mateo Trust

GRANT to the STATE OF CALIFORNIA all that real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

**Lots 71 and 76 of Tract No. 3188, as shown on map recorded in Book 33, page 14 of Maps, in the office of the County Recorder of said County.**

Dated this 4th day of October 19 68

Signed and delivered in the presence of

BRIAN J. SUTTON

JOHN O. BLUETT,

as Trustee of the Mateo Trust

**SUBSCRIBING WITNESS**

STATE OF CALIFORNIA

COUNTY OF Los Angeles } ss.

On October 4, 19 68 before me, the undersigned, a Notary Public in and for the State of California, residing therein, duly commissioned and sworn, personally appeared Brian J. Sutton, known to me to be the person whose name is subscribed to the within instrument as a witness thereto, who, being by me duly sworn, deposed and said: that he resides in the County of Los Angeles, State of California; that he was present and saw John O. Bluett

personally known to him to be the person described in and whose name is subscribed to the within instrument, execute the same; and that affiant subscribed his name thereto as a witness to said execution.

WITNESS my hand and official seal.

(Seal) THOMAS B. DOLDGE (SEAL)

My Commission Expires April 30, 1971

Name (Typed or Printed)

Notary Public in and for said State

**(CERTIFICATE OF ACCEPTANCE, GOVT. CODE, SECTION 27281)**

THIS IS TO CERTIFY, That the State of California, grantee herein, acting by and through the Department of Public Works, Division of Highways, hereby accepts for public purposes the real property, or interest therein, conveyed by the within deed and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this 4th day of October, 19 68

SAMUEL B. NELSON

Director of Public Works

By ROBERT POLLOCK

ROBERT POLLOCK  
Right of Way Agent and Attorney in Fee  
Division of Highways

Execution Approved TBD

**GRANTOR(S)**

STATE OF CALIFORNIA

COUNTY OF \_\_\_\_\_ } ss.

On \_\_\_\_\_, 19\_\_\_\_ before me, the undersigned, a Notary Public in and for the State of California, residing therein, duly commissioned and sworn, personally appeared \_\_\_\_\_

known to me to be the person whose name \_\_\_\_\_ subscribed to the within instrument and acknowledged that \_\_\_\_\_ executed the same.

WITNESS my hand and official seal.

(Seal)

Name (Typed or Printed)

Notary Public in and for said State





TO: [012-FTC (7-48)] California Land Title Association Standard Coverage Policy Form Copyright 1963

(c) This is the Standard Policy Form... (p) Commissioned agents of home owners...

# POLICY OF TITLE INSURANCE

ISSUED BY  
**Title Insurance and Trust Company**

DEC 1 1968

Title Insurance and Trust Company, a California corporation, herein called the Company, for a valuable consideration paid for this policy, the number, the effective date, and amount of which are shown in Schedule A, hereby insures the parties named as Insured in Schedule A, their heirs, devisees, personal representatives of such Insured, or, if a corporation, its successors, by dissolution, merger or consolidation, against loss or damage, not exceeding the amount stated in Schedule A, together with costs, attorneys fees and expenses which the Company may become obligated to pay as provided in the Conditions and

Stipulations hereof, which the Insured shall sustain by reason of:

Any defect in or lien or encumbrance on the title to the estate or interest covered hereby in the land described or referred to in Schedule C existing at the date hereof, not shown or referred to in Schedule B or excluded from coverage in Schedule B or in the Conditions and Stipulations

Unmarketability of such title, or

Any defect in the execution of any mortgage shown in Schedule B securing an indebtedness, the owner of which is named as an Insured in Schedule A, but only insofar as such defect affects the lien or charge of said mortgage upon the estate or interest referred to in this policy, or

Priority over said mortgage, at the date hereof, of any lien or encumbrance not shown or referred to in Schedule B or excluded from coverage in the Conditions and Stipulations said mortgage being shown in Schedule B in the order of its priority

All subject, however, to the provisions of Schedules A, B and C and to the Conditions and Stipulations hereunto annexed

Witness my hand and seal of the Title Insurance and Trust Company, on the date shown in Schedule A, of other

in Witness Whereof, Title Insurance and Trust Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers

on the date shown in Schedule A, of other

Title Insurance and Trust Company

Witness my hand and seal of the Title Insurance and Trust Company, on the date shown in Schedule A, of other

in Witness Whereof, Title Insurance and Trust Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers

on the date shown in Schedule A, of other

Title Insurance and Trust Company

Witness my hand and seal of the Title Insurance and Trust Company, on the date shown in Schedule A, of other

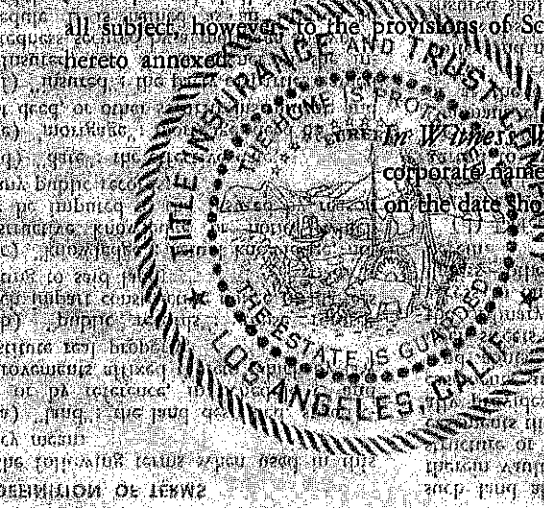
CONDITIONS AND STIPULATIONS

SECRETARY

Attest

Copy of Policy No additional liability assumed

*Robert A. ...* PRESIDENT



## SCHEDULE A

Premium \$

Amount **\$3,500.00**

Effective Date **November 29, 1968 at 8 a.m.**

Policy No. **6823593**

INSURED

**RW-07-LA-7-28.7  
48397 - Bluet  
044819 SAR #24**

**STATE OF CALIFORNIA.**

1. Title to the estate or interest covered by this policy at the date hereof is vested in:

**STATE OF CALIFORNIA.**

2. The estate or interest in the land described or referred to in Schedule C covered by this policy is a fee.

## SCHEDULE B

This policy does not insure against loss or damage by reason of the following:

### PART I

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

SCHEDULE B — (Continued)

PART II

1. General and special county and city taxes  
for the fiscal year 1968-1969.

2. Covenants, conditions and restrictions in the deed

Executed By : Title Insurance and Trust Company  
Recorded : in book 1989 page 333, Official Records  
prior to February 15, 1959

3. An easement affecting the portion of said land and for the  
purposes stated herein, and incidental purposes,

In Favor Of : Charles S. Edwards  
For : community walk  
Recorded : in book 10306 page 249, Official  
Records  
Affects : the southerly 2 feet of the northerly  
44 feet of lot 71

4. An easement affecting the portion of said land and for the  
purposes stated herein, and incidental purposes,

In Favor Of : Emma Z. Edwards  
For : community walk  
Recorded : in book 10306 page 247, Official Records  
Affects : the northerly 2 feet of lot 71,  
except the northerly 44 feet of lot 71



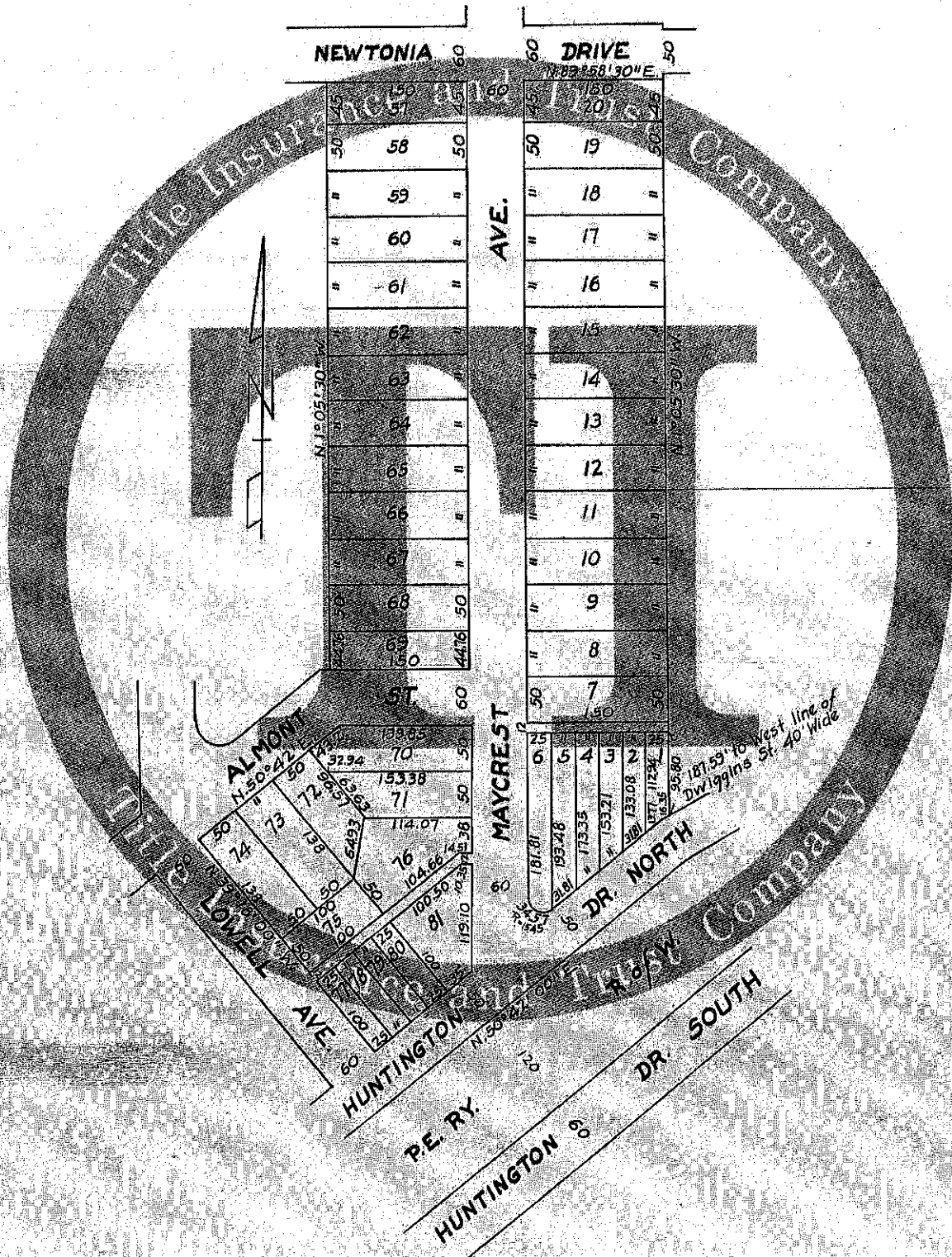
## SCHEDULE C

The land referred to in this policy is situated in the county of Los Angeles, state of California, and is described as follows:

**Lots 71 and 76 of Tract No. 3188, in the City of Los Angeles, county of Los Angeles, state of California, as per map recorded in book 33 page 14 of Maps, in the office of the county recorder of said county.**

**Title acquired by deed from John O. Bluett, as trustee of the Mateo Trust, recorded November 29, 1958.**

TRACT NO. 3188  
 LOTS 1 TO 20 - 57 TO 81  
 BOOK 33 PAGE 14 OF MAPS



This is not a survey of the land but is compiled for information by the Title Insurance and Trust Company from data shown by the official records.



CONDITIONS AND STIPULATIONS (Continued and Concluded From Reverse Side of Policy Face)

the full amount of this policy, together with all costs, attorneys' fees and expenses which the Company is obligated hereunder to pay, shall terminate all liability of the Company hereunder. In the event, after notice of claim has been given to the Company by the Insured, the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness and the mortgage securing the same to the Company upon payment of the purchase price.

**7. PAYMENT OF LOSS**

(a) The liability of the Company under this policy shall in no case exceed, in all, the actual loss of the Insured and costs and attorneys' fees which the Company may be obligated hereunder to pay.

(b) The Company will pay, in addition to any loss insured against by this policy, all costs imposed upon the Insured in litigation carried on by the Company for the Insured, and all costs and attorneys' fees in litigation carried on by the Insured with the written authorization of the Company.

(c) No claim for damages shall arise or be maintainable under this policy (1) if the Company, after having received notice of an alleged defect, lien or encumbrance not excepted or excluded herein removes such defect, lien or encumbrance within a reasonable time after receipt of such notice, or (2) for liability voluntarily assumed by the Insured in settling any claim or suit without written consent of the Company, or (3) in the event the title is rejected as unmarketable because of a defect, lien or encumbrance not excepted or excluded in this policy, until there has been a final determination by a court of competent jurisdiction sustaining such rejection.

(d) All payments under this policy, except payments made for costs, attorneys' fees and expenses, shall reduce the amount of the insurance, pro tanto and no payment shall be made without producing this policy for endorsement of such payment unless the policy be lost or destroyed in which case proof of such loss or destruction shall be furnished to the satisfaction of the Company; provided, however, if the owner of

an indebtedness secured by a mortgage shown in Schedule B is an Insured herein then such payments shall not reduce pro tanto the amount of the insurance afforded hereunder as to such Insured, except to the extent that such payments reduce the amount of the indebtedness secured by such mortgage. Payment in full by any person or voluntary satisfaction or release by the Insured of a mortgage covered by this policy shall terminate all liability of the Company to the insured owner of the indebtedness secured by such mortgage, except as provided in paragraph 2 hereof.

(e) When liability has been definitely fixed in accordance with the conditions of this policy the loss or damage shall be payable within thirty days thereafter.

**8. LIABILITY NONCUMULATIVE**

It is expressly understood that the amount of this policy is reduced by any amount the Company may pay under any policy insuring the validity or priority of any mortgage shown or referred to in Schedule B hereof or any mortgage hereafter executed by the Insured which is a charge or lien on the estate of interest described or referred to in Schedule A, and the amount so paid shall be deemed a payment to the Insured under this policy. The provisions of this paragraph numbered 8 shall not apply to an Insured owner of an indebtedness secured by a mortgage shown in Schedule B unless such Insured acquires title to said estate or interest in satisfaction of said indebtedness or any part thereof.

**9. SUBROGATION UPON PAYMENT OR SETTLEMENT**

Whenever the Company shall have settled a claim under this policy, all right of subrogation shall vest in the Company unaffected by any act of the Insured, and it shall be subrogated to and be entitled to all rights and remedies which the Insured would have had against any person or property in respect to such claim had this policy not been issued. If the payment does not cover the loss of the Insured, the Company shall be subrogated to such rights and remedies in the proportion which said payment bears to the amount of said loss. If

loss should result from any act of the Insured, such act shall not void this policy, but the Company in that event shall be required to pay only that part of any losses insured against hereunder which shall exceed the amount, if any, lost to the Company by reason of the impairment of the right of subrogation. The Insured, if requested by the Company, shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect such right of subrogation, and shall permit the Company to use the name of the Insured in any transaction or litigation involving such rights or remedies.

If the Insured is the owner of the indebtedness secured by a mortgage covered by this policy, such Insured may release or substitute the personal liability of any debtor or guarantor, or extend or otherwise modify the terms of payment, or release a portion of the estate or interest from the lien of the mortgage, or release any collateral security for the indebtedness, provided such act does not result in any loss of priority of the lien of the mortgage.

**10. POLICY ENTIRE CONTRACT**

Any action or actions or rights of action that the Insured may have or may bring against the Company arising out of the status of the lien of the mortgage covered by this policy or the title of the estate or interest insured herein must be based on the provisions of this policy.

No provision or condition of this policy can be waived or changed except by writing endorsed hereon or attached hereto signed by the President, a Vice President, the Secretary, an Assistant Secretary or other validating officer of the Company.

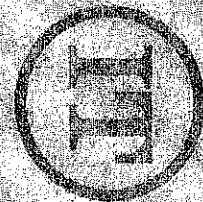
**11. NOTICES, WHERE SENT**

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at the office which issued this policy or to its Home Office, 433 South Spring Street, Los Angeles 54, California.

**12. THE PREMIUM SPECIFIED IN SCHEDULE A IS THE ENTIRE CHARGE FOR TITLE SEARCH, TITLE EXAMINATION AND TITLE INSURANCE.**



Title Insurance and Trust Company



It is the policy of the Company to insure the title to real property in accordance with the provisions of this policy.

# **HISTORIC RESOURCES COMPLIANCE REPORT**

for the

Proposed Disposal of Structures Located at 4415-4421  
Maycrest Avenue (Maycrest Bungalows)

in the

City and County of Los Angeles

Prepared by

Kelly Ewing-Toledo  
Caltrans PQS  
Principal Architectural Historian

August 2007

## **Table of Contents**

Historic Resources Compliance Report Short Form

Appendix A—Maps:

Project Location

Project Vicinity

Area of Potential Effects (APE)

Appendix B—DPR/BSO Forms

4415-4421 Maycrest Avenue

Appendix C—Public Participation Letter (copy)

# HISTORICAL RESOURCES COMPLIANCE REPORT

State of California Business, Transportation and Housing Agency

Department of Transportation

## 1. PROJECT / ACTIVITY DESCRIPTION AND LOCATION

District	County	Route	Kilo Posts	Post Miles	Charge Unit	Expenditure Authorization
07	LA	710	X	28.7	170	0200A2

*(Both kilometer posts and post miles must be completed above.)*

### **Project Description:** *(Insert project description below; refer reader to location and vicinity maps in HRCR)*

Caltrans' Division of Right of Way proposes to dispose of the structures located at 4415-4421-1/2 Maycrest Avenue (Maycrest Bungalows) in the City and County of Los Angeles. The structures have been vacant and boarded since the Whittier earthquake in the mid 1980s. The bungalows have substantial structural damage and the cost to return the units to decent, safe and sanitary condition is exorbitant. The bungalows will be offered for sale to be moved off-site or to be demolished.

## 2. PROJECT AREA LIMITS

The Project Area Limits for the project were established in consultation with Kelly Ewing-Toledo, Principal Architectural Historian, and Linda Wilford, Project Manager, on July 20, 2007. The Project Area Limits maps are Attachment A in this Historical Resources Compliance Report (HRCR). The Project Area Limits were established as the legal property boundary for the parcel.

## 3. CONSULTING PARTIES / PUBLIC PARTICIPATION

*(For the following, check the appropriate line, list names, dates, and locations and results of contacts, as appropriate. List organizations/persons contacted and attach correspondence and summarize verbal comments received as appropriate. Consulting parties that are not applicable may be deleted)*

- Local Government *(Head of local government, Preservation Office / Planning Department)*
  - Frank Aguirre Jr. for Councilmember Jose Huizar, 14<sup>th</sup> Council District
  - Ken Bernstein, Manager, Office of Historic Resources, Department of City Planning, City of Los Angeles
  - B. Eugene Romig, County of Los Angeles Historical Landmarks and Records Commission
  - City of South Pasadena Planning & Building Department
- Native American Tribes, Groups and Individuals
  -
- Native American Heritage Commission
  -
- Local Historical Society / Historic Preservation Group *(also if applicable, city archives, etc.)*
  - Pasadena Historical Society
  - Highland Park Heritage Trust
  - Pasadena Heritage
  - Los Angeles Conservancy
  - Historical Society of Southern California
  - S. Pasadena Preservation Foundation
- Public Information Meetings *(list locations, dates below and attach copies of notices)*
  -
- Other

## 4. SUMMARY OF IDENTIFICATION EFFORTS

# HISTORICAL RESOURCES COMPLIANCE REPORT

- National Register of Historic Places Month & Year: 1979-2007 & supplements
- California Register of Historical Resources Year: 1992 & supplemental information to date
- California Inventory of Historic Resources Year: 1976
- California Historical Landmarks Year: 1995 & supplemental information to date
- California Points of Historical Interest Year: 1992 & supplemental information to date
- State Historic Resources Commission Year: 1980-present, minutes from quarterly meetings
- Caltrans Historic Highway Bridge Inventory Year: 2003 & supplemental information to date
- Archaeological Site Records [*List names of Institutions & date below*]
- Other sources consulted [*e.g., historical societies, city archives, etc. List names and dates below*]
- Results: (*provide a brief summary of records search and research results, as well as inventory findings*)
  - Records searches produced no information. Searches of databases and local written records of the property and area resulted in no information that would indicate the property is or was significant at the local, state or federal level.

## 5. EXEMPT / NO CEQA RESOURCES IDENTIFIED

(Check all that apply. Statements that are not applicable may be deleted)

- No cultural resources** in the Project Area Limits.
- The **only cultural resources** present within the Project Area Limits are **exempt from evaluation** because they meet the criteria set forth in the Section 106 Programmatic Agreement (Section 106 PA) Attachment 4 (Properties Exempt from Evaluation) and do not meet any criteria outlined in CEQA Guidelines §15064.5(a):
  - [Name], [*Indicate whether person is Caltrans or consultant architectural historian or archaeologist*], who meets the Professionally Qualified Staff Standards in Section 106 Programmatic Agreement (Section 106 PA) Attachment 1 as a(n) [*Indicate applicable PQS level*], has determined that the only other resources present within the Project Area Limits meet the criteria for Section 106 PA Attachment 4 (Properties Exempt from Evaluation).
  - Bridges listed as Category 5 in the Caltrans Historic Highway Bridge Inventory and are not locally designated or otherwise identified as significant in a local survey meeting SHPO standards. Appropriate pages from the Caltrans Historic Bridge Inventory are attached.
- The following resources within the Project Area Limits **were previously determined not eligible** for National Register inclusion, previously determined not to meet California Register eligibility criteria, and/or **previously determined not to be historical resources for purposes of CEQA** as outlined in CEQA Guidelines §15064.5(a)(1) - (3) (*include date of determination; identified State-owned cultural resources as such*):
  -

## 6. HISTORICAL RESOURCES IDENTIFIED

(Check the appropriate category, list resources, or refer reader to appropriate technical study attached, according to their National Register or CEQA status. Provide, as appropriate, complete address, period and level of significance, criteria, map reference, and any existing state or local designation, including date; identify State-owned resources as such. Do not include resources that are not within the Project Area Limits. Attach previous SHPO determinations, as applicable. Findings that are not applicable may be deleted)

- Caltrans, pursuant to CEQA Guidelines §15064.5(a)(1) - (4), evaluated the following resources within the Project Area Limits and has determined that they are **not historical resources for purposes of CEQA**:
  - Maycrest Bungalows at 4215-4221 Maycrest Avenue



# HISTORICAL RESOURCES COMPLIANCE REPORT

- Caltrans, pursuant to PRC §5024, has evaluated the following **State-owned buildings and structures** within the Project Area Limits and determined that they **do not meet the National Register and/or State Historical Landmark eligibility criteria**:

- Maycrest Bungalows at 4215-4221 Maycrest Avenue

- Caltrans, pursuant to CEQA Guidelines §15064.5(a), evaluated the following resources within the Project Area Limits and determined that they **do not meet National Register criteria but are historical resources for purposes of CEQA** because they: are listed in the California Register or were determined eligible by the State Historical Resources Commission [§15064.5(a)(1)], are included in a local register or identified as significant in a local survey meeting OHP standards [§15064.5(2)], or Caltrans, as the lead agency, has determined that they meet the criteria for listing in the California Register [§15064.5(a)(3) - (4)]:

- 

- Caltrans has determined that the following **archaeological sites shall be considered eligible for the National Register and/or the California Register** without conducting subsurface testing or surface collection within the Project Area Limits, for which the **establishment of an ESA** will protect the sites from any potential effects. See attached documentation.

- 

- The following resources within the Project Area Limits were **previously listed or determined eligible for inclusion in the National Register**, were automatically listed in the California Register and **are significant resources for the purposes of CEQA**, pursuant to CEQA Guidelines §15064.5(a)(1) *(include date of listing or determination)*:

- 

- Caltrans, pursuant to CEQA Guidelines §15064.5(a)(3) – (4), evaluated the following resources within the Project Area Limits and determined that they **meet National Register and the California Register criteria and are historical resources for purposes of CEQA**:

- 

- Caltrans has evaluated the following **State-owned historical buildings and structures** within the Project Area Limits, meet the National Register and/or State Historical Landmark criteria and **are to be added to the Master List**, per PRC §5024(b) and (d):

- 

## 7. CEQA IMPACT FINDINGS

*(Check all that apply. Do not transmit to SHPO unless there are State-owned resources within the Project Area Limits; file copy to CCSO. Findings that are not applicable may be deleted)*

- Caltrans has determined a **finding of no impact** is appropriate because there are no historical resources within the Project Area Limits, or there are no impacts to historical resource(s), pursuant to CEQA Guidelines §15064.5(b)(3).
- Caltrans has determined a **finding of no substantial adverse change - ESAs**, because the impacts to the following historical resources within the Project Area Limits will be mitigated to below the level of significance by using the *Secretary of the Interior's Standards for the Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings (Standards)* pursuant to CEQA Guidelines §15064.5(b). Establishment of Environmentally Sensitive Areas (ESA), enforcement measures and conditions that utilize the *Standards* are included in the attached documentation. *(Include description of ESAs and enforcement measures below; attach ESA Action Plan as appropriate.)*

-

# HISTORICAL RESOURCES COMPLIANCE REPORT

- Caltrans has determined a **finding of no substantial adverse change – rehabilitation / repair / maintenance / transfer with covenants** because the impacts to the following historical resources within the Project Area Limits will be mitigated below the level of significant impact by using the *Secretary of the Interior's Standards for the Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings (Standards)*, pursuant CEQA Guidelines §15064.5(b). [Name], who meets the Professionally Qualified Staff Standards in Section 106 PA Attachment 1 as Principal Architectural Historian, and has the appropriate education and experience, has reviewed the documentation and determined that the measures meets the *Standards*. (Include description of rehabilitation below or indicate below the title of the HRCR attachment that contains the description.)
  -
- Caltrans has determined that the project is a **Class 31 project and is categorically exempt** because the project is limited to maintenance, repair, stabilization, rehabilitation, restoration, conservation or reconstruction of the following 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 & Reconstructing Historic Buildings*, pursuant to CEQA Guidelines §15331. See attached documentation.
  -
- Caltrans has determined that a **finding of substantial adverse change to historical resources** is appropriate for this project, pursuant to CEQA Guidelines §15064.5(b) because the project will cause adverse change to the following historical resources within the Project Area Limits. See attached documentation.
  -

## 8. MITIGATION PLAN

(List the impacted historical resource and describe its mitigation plan below or indicate below the title of the HRCR attachment that contains the description. Archaeological sites: summarize proposed data recovery. For mitigation plans that are not complete, describe the range of suitable mitigation options.)

- NA

## 9. FINDINGS FOR STATE-OWNED HISTORICAL RESOURCES

(Check all that apply. Copy to CCSO. Transmit to SHPO if State-owned buildings or structures were evaluated or there are State-owned historical resources within the Project Area Limits. Findings that are not applicable may be deleted)

- Caltrans has determined that there are **no State-owned historical resources** within the Project Area Limits.
- Caltrans has determined that **none of the State-owned buildings and structures** within the Project Area Limits **meets National Register and/or State Historical Landmark eligibility criteria**.
  - Maycrest Bungalows at 4215-4221 ½ Maycrest Avenue, City of Los Angeles
- Caltrans has that the following **State-owned buildings and structures** within the Project Area Limits **do not meet National Register and/or State Historical Landmark eligibility criteria**.
  - Maycrest Bungalows at 4215-4221 ½ Maycrest Avenue, City of Los Angeles
- Caltrans has determined that the following **State-owned buildings and structures previously**

# HISTORICAL RESOURCES COMPLIANCE REPORT

included in the Master List of Historical Resources are within the Project Area Limits.

- 
- Caltrans has determined that the following **State-owned buildings and structures** that meet **National Register and/or the State Historical Landmarks eligibility criteria** are within the Project Area Limits and requests that SHPO add these resources to the Master List of Historical Resources pursuant to PRC §5024(d).
- 
- Caltrans has determined that this project will have **no effect/no adverse effect** on the following **State-owned archaeological sites, objects, districts, landscapes** within the Project Area Limits that meet National Register and/or State Historical Landmarks eligibility criteria. Caltrans is providing notice and summary of this determination to SHPO pursuant to PRC §5024(f). *(Indicate reference to CEQA Impact – ESA above, or include description of proposed treatments, ESAs, protective covenants, etc., below or indicate below which HRCR attachment contains the description.)*
- 
- Caltrans has determined that this project will have **no effect** on **State-owned buildings and structures** within the project limits that meet National Register and/or State Historical Landmarks eligibility criteria and is providing notice and summary of this determination to SHPO pursuant to PRC §5024(f).
- Caltrans has determined that this project will have **no adverse effect** on **State-owned buildings and structures** within the project limits that meet National Register and/or State Historical Landmarks eligibility criteria. *[Name of Caltrans PQS], [applicable PQS discipline/level] has reviewed the documentation and determined that it meets the Secretary of the Interior's Standards for the Treatment of Historic Properties. Caltrans is providing notice and summary of this determination to SHPO pursuant to PRC §5024.5. (Indicate reference to CEQA Impact – rehabilitation above, or include description of proposed repairs, rehabilitation, ESAs, protective covenants, etc., below or indicate below, which HRCR attachment contains the description.)*
- 
- Caltrans has determined that this project will have an **adverse effect** to **State-owned archaeological sites, objects, districts, landscapes** within the Project Area Limits that meet National Register and/or State Historical Landmarks eligibility criteria and is providing notice and summary of this determination to SHPO pursuant to PRC §5024(f). *(Include below a description of alternatives considered and proposed mitigation measures, or indicate below which HRCR attachment contains the description.)*
- 
- Caltrans has determined that this project will have an **adverse effect** on the following **State-owned buildings and structures** within the Project Area Limits that meet National Register and/or State Historical Landmarks eligibility criteria. Caltrans is providing notice and summary of this determination to SHPO pursuant to PRC §5024.5. *(Include below a description of alternatives considered and proposed mitigation measures, or indicate below which HRCR attachment contains the description.)*
- 
- For **State-owned qualified historical buildings and properties** within the Project Area Limits, Caltrans has **applied the California Historical Building Code (CHBC)** to relevant sections of the current code(s) and/or standards and, if applicable, has consulted with the State Historical Building Safety Board (SHBSB) through its Executive Director pursuant to Health and Safety Code Section 18961 and its implementing regulations at California Code of Regulations Title 24 Part 8 Section 8-103.2. *[Indicate below whether use of current code(s) and standards adversely affected character-defining features of the property and describe the alternative solutions under the CHBC, or indicate below which HRCR attachment contains the description. If applicable, attach copies of correspondence with the SHBSB or its Executive Director.]*



# HISTORICAL RESOURCES COMPLIANCE REPORT

## 10. LIST OF ATTACHED DOCUMENTATION

(Provide the author/date and peer reviewer/date of the technical report. Documentation that is not applicable may be deleted)

- Project Vicinity, Location, and Project Area Limits Maps
  - California Historic Bridge Inventory sheet
  - Historical Resources Evaluation Report (HRER)
  - 
  - Archaeological Survey Report (ASR)
  - 
  - Archaeological Evaluation Report (CARIDAP, XPI, PII, PIII)
  -
- Other (Specify below)
  - DPR 523 forms (Primary Record, BSO, Continuation sheet)

## 11. HRCR PREPARATION AND DEPARTMENT APPROVAL

Prepared by: (sign on line):	<u>Kelly Ewing-Toledo</u>	<u>9-5-07</u>
District_07 Caltrans PQS/Generalist:	Kelly Ewing-Toledo Principal Architectural Historian	Date
<hr/>		
Prepared by: (sign on line)	_____	_____
Consultant / discipline:	[Name] [PQS level and discipline]	Date
Affiliation	[Firm/company and location]	
<hr/>		
Reviewed for approval by: (sign on line)	<u>Claudia Harbert</u>	<u>9-5-07</u>
District 07 Caltrans PQS discipline/level:	Claudia Harbert Principal Architectural Historian	Date
Approved by: (sign on line)	<u>Gary Iverson</u>	<u>9/5/07</u>
District_07 EBC:	Gary Iverson Division of Environmental Planning	Date

## Appendix A—Maps





EA 0200A2

Project Vicinity Map



## Appendix B—Evaluation Forms



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Caltrans ID, County/Route/Postmile/EA: LA-710-0 EA 0200A2

Map Ref. # 1

**P1. Resource name(s) or number:** 4215-4221 ½ Maycrest Avenue

**\*P2. Location:** \*a. County Los Angeles

\*c. Address 4215-4221 ½ Maycrest Ave.

City Los Angeles

Zip 90032

\*e. Assessor's Parcel Number NA

**\*P3a. Description:**

4215-4221 ½ Maycrest Avenue is a "bungalow court" made up of four duplexes. The duplexes are sited on a double lot with two on each side facing each other across a narrow concrete walkway. Records indicate a build date of 1925. The bungalows are built in a transitional Tudor style with Spanish elements such as a tiled parapet on some portions of the roofs. Other portions of the roofs are steeply pitched truncated gables. These roofs are sheathed in composition shingles and there are tubular clay vent holes in the gable peaks. The exterior walls are smooth stucco with wood half-timbering and some brick detailing on the primary elevations that has been painted over. The majority of the windows have been replaced, are missing and/or boarded up, and covered with wrought iron bars not original to the construction. The few original windows that are evident consist of wood multi-light double-hung and casement windows. There are wood multi-light French doors extant on some of the primary elevations and some have decorative scrollwork below the threshold. Scored concrete steps lead to the main entry of the units. One unit has a small porch roof and decorative wood scrollwork above the entry. All entry doors are missing and are currently boarded up.

The entire lot is enclosed by a chainlink fence and two locked gates. There are few mature trees on the weeded lot and there is an in-ground incinerator in the rear yard.

**\*P3b. Resource Attributes:** HP3

**\*P4. Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other

**P5a. Photo**



**P5b. Photo date:**  
06/13/2007

**\*P6. Date Constructed/Sources:**  
1925  
Caltrans ROW/MARS system  
County Tax Assessor

**\*P7. Owner and Address:**  
State of California  
100 S. Main St.  
Los Angeles, CA 90012

**\*P8. Recorded by:**  
Kelly Ewing-Toledo  
100 S. Main St.  
Los Angeles, CA 90012

**\*P9. Date Recorded:**  
06/27/2007

**\*P10. Survey Type:**  
PRC 5024. Transfer of State  
Property

**\*P11. Report Citation:**  
Historic Resources Compliance  
Report for the Disposal of one

property, The Maycrest Bungalows, within the 710 Gap Closure Right of Way, June 2007.

**\*Attachments:** NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # 4215-4221 ½ Maycrest Avenue

B1. Historic name: NA

B2. Common name: Maycrest Bungalows

B3. Original Use: Multi-family residence

B4. Present use: Vacant/Boarded

B5. Architectural Style: Tudor with Spanish elements

\*B6. Construction History: Unable to locate any official building records or permits for this property. Assessor records indicate original improvements to the property in 1925. The bungalows have been vacant and boarded since the mid-1980's following the Whittier earthquake.

\*B7. Moved? No Yes Unknown Date: \_\_\_\_\_

Original Location: \_\_\_\_\_

\*B8. Related Features: NA

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme NA

Area NA

Period of Significance NA

Property Type NA

Applicable Criteria NA

The Title Insurance and Trust Co. of Los Angeles, owners of lots 71 and 76 of tract number 3188 in the City and County of Los Angeles, sold the property to Charles S. Edwards in 1924. Assessor records indicate improvements made to the property valuing \$7230 on both lots in 1925 (the bungalows). Charles and wife Emma Edwards were sole owners of the property until 1941 when Caroline L. Volkert and Mary A. P. Anderson (1942) were included as owners. In 1953 Mary A. P. Anderson is listed as sole owner until December 1967 when John O. Bluett, trustee for the Mateo Trust, acquired the property. The State of California acquired the property in October 1968 for public use as State right of way required to complete the Route 710 Gap Closure Project. The property has remained vacant and boarded since the mid-1980's Whittier earthquake that caused extensive structural damage.

This property has no known association with important events, personages or movements. Therefore, it does not appear eligible for listing in the National Register of Historic Places under Criterion A or B. In addition, this property is a common example of its type and does not possess any particularly outstanding or distinctive features. Therefore, it does not meet National Register Criteria C.

Caltrans has evaluated this property in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and determined that this property is not eligible for the California Register of Historic Resources and therefore not a historic resource for the purposes of CEQA. The property is not locally listed in any city or county historic resources inventory.

B11. Additional Resource Attributes:

\*B12. References:

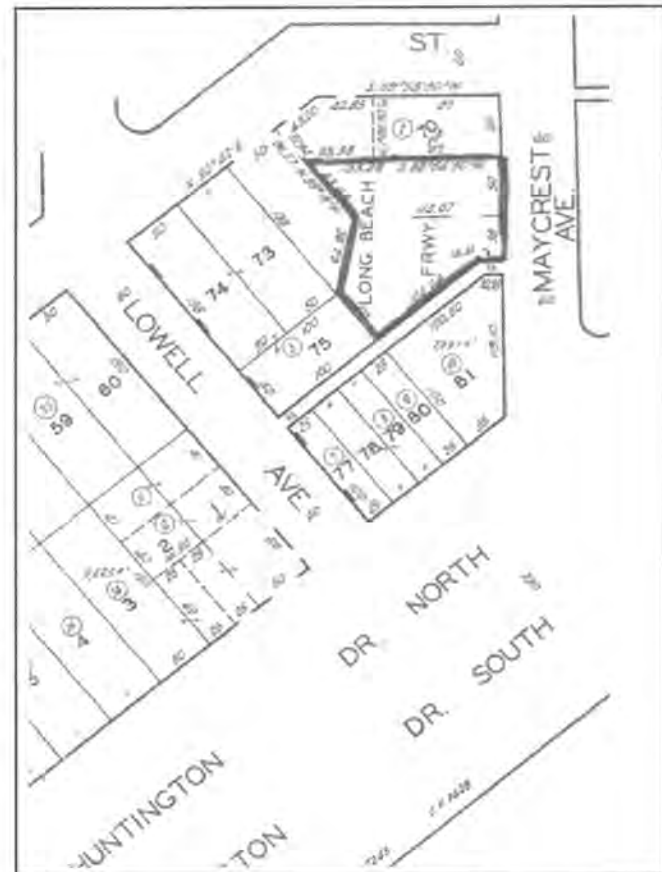
- California Department of Transportation, Right of Way Division
- City of Los Angeles Building Permits and Records
- Los Angeles County Tax Assessor Records and Archives
- Los Angeles City Directories: 1918-1941

B13. Remarks:

\*B14. Evaluator: Kelly Ewing-Toledo, Associate Architectural Historian, Caltrans District 7

\*Date of Evaluation: 06/27/2007

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Resource Identifier: Map #1 Maycrest Bungalows  
Photographs:

Primary #  
HRI #/Trinomial  
 Continuation  Update



This bungalow court has been unoccupied since the mid-1980's Whittier earthquake after which extensive structural damage was discovered.



This bungalow court has a mix of Tudor and Spanish architectural styles. Many original architectural elements are deteriorated or missing.



This rear view of one unit illustrates the tiled parapet roof and clay pipe vent holes, as well as the steeply pitched Tudor style roof.



Some units have French doors that open into the "court." The decorative wood scrollwork below the threshold is severely deteriorated and non-existent on some units.

## Appendix C—Public Participation

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 7

DIVISION OF ENVIRONMENTAL PLANNING

100 MAIN STREET, SUITE 100

LOS ANGELES, CA 90012-3606

PHONE (213) 897-0703

FAX (213) 897-2593

TTY (213) 897-4937

*Flex your power!  
Be energy efficient!*

August 20, 2007

Los Angeles Conservancy  
Michael Buhler, Director of Advocacy  
523 West 6<sup>th</sup> St., Suite 826  
Los Angeles, CA 90014

Re: Disposal of Structures at 4215-4221 ½ Maycrest Avenue in the City and County of Los Angeles.

Dear Mr. Buhler:

Caltrans District 7 proposes to offer for sale and removal off site, or to demolish the property known as the Maycrest Bungalows in the Community of Monterey Hills in the City of Los Angeles. Caltrans has owned the property since 1968 when it was acquired for public use as State right of way required for completion of the State Route 710 Gap Closure Project.

These eight bungalows have been vacant and boarded since the mid 1980s following the Whittier earthquake which caused extensive structural damage.

Caltrans' Division of Environmental Planning is currently conducting an evaluation of the environmental impacts, including effects on historic properties located within the project's area of potential effects (APE). In the course of conducting this study, we must coordinate with local historical organizations to ascertain whether there is a record of any building, district, site or landscape of national or local significance within the project area. Are you, or is your organization, aware of any such designation within the general area highlighted on the enclosed APE map or within a 0.5 mil radius of the APE?

If any such properties exist within the project area, please indicate in writing the locations and whatever information you are able to transmit to us on the subject to the above address. As part of our study, we will be conducting research on the dates of construction, and architectural and historic significance within the immediate area of the proposed project.

Thank you in advance for taking the time to review our request. If you have any questions regarding the project area or this request, please feel free to contact me at 213.897.4095, or email at [kelly.ewing-toledo@dot.ca.gov](mailto:kelly.ewing-toledo@dot.ca.gov)

Sincerely,

A handwritten signature in black ink that reads "Kelly Ewing-Toledo".

Kelly Ewing-Toledo  
Principal Architectural Historian  
Division of Environmental Planning  
District 7, Los Angeles  
California Department of Transportation



Enclosure

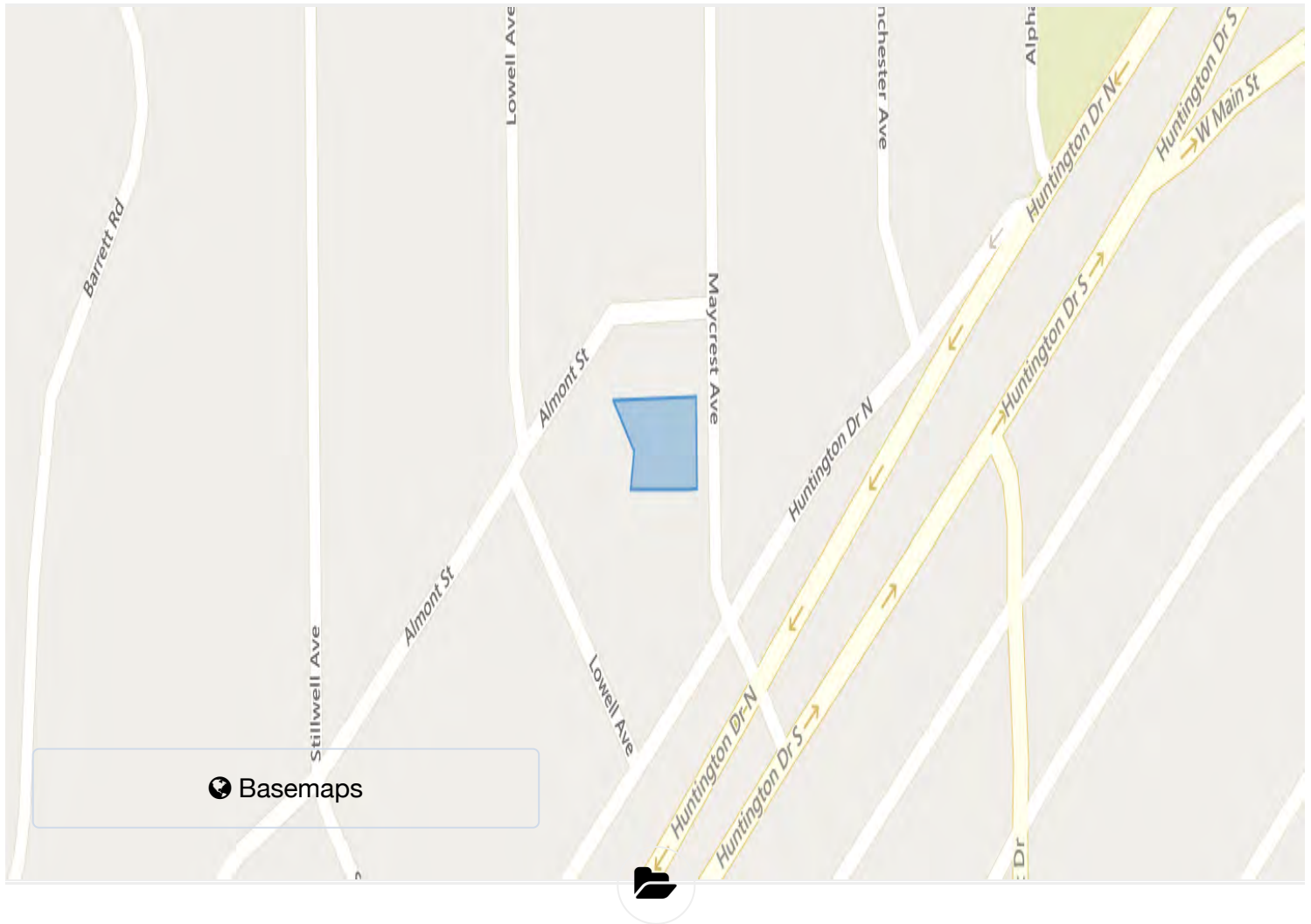






# 4215-4223 N. Maycrest Avenue Bungalow Court Historic District

 Resource Report  Map



## Resource Description

(overview)

# 4215-4223 N. Maycrest Avenue Bungalow Court Historic District

 Resource Report  Map

## Resource Summary

### Names

4215-4223 N. Maycrest Avenue Bungalow Court (Primary)

### Resource Types

District

### Important Dates

No dates recorded

### Keywords (Subjects)

No keywords recorded

## Location Information

### Addresses

See below under Related Resources

### Location Description

No descriptions recorded

### Administrative Areas

Los Angeles City Council District 14 (Council District)

LA-32 NEIGHBORHOOD COUNCIL (Neighborhood Council)

## Classification

### Classification

Use: Historic



## 4215-4223 N. Maycrest Avenue Bungalow Court Historic District

 Resource Report  Map

### Related Features

No features recorded

## Resource Descriptions

### General Description

"The 4215-4223 N. Maycrest Avenue Bungalow Court occupies two adjacent residential parcels in the El Sereno neighborhood of northeast Los Angeles. The property consists of four single-story Tudor Revival style bungalows that are oriented inward, opening into a narrow central court that provides access to individual units. The court has a central concrete path and a lawn. Alterations include some window replacements, the addition of window security bars, and boarding up of some doors and windows."



### Summary of Significance

"The 4215-4223 N. Maycrest Avenue Bungalow Court is an excellent example of an intact 1920s bungalow court in northeast Los Angeles. Once a common residential property type in Los Angeles, bungalow courts that remain intact are increasingly rare. Constructed in 1925, this bungalow court is one of few remaining examples in the area that retains its original site plan, landscape and hardscape elements, and architectural features. Due to alterations including some window replacements, the addition of window security bars, and boarding up of some doors and windows, the bungalow court may not retain sufficient integrity for National Register eligibility."

## External System References

SurveyLA ID: 6994c8d4-09fd-49f8-9dd8-112cc7043977

 4215-4223 N. Maycrest Avenue Bungalow Court Historic District

 Resource Report  Map



## Resource Significance

(evaluation)

### Evaluation Details

Date Evaluated

2016-10-05

Context/Theme

Residential Development and Suburbanization, 1850-1980

Multi-Family Residential Development, 1910-1980

Multi-Family Residential, 1910-1980

The Bungalow Court, 1910-1939

Residential



Bungalow Court

### Eligibility Standards

- Associated architectural styles: Craftsman, Mission Revival, Spanish Colonial Revival, American Colonial Revival, Tudor Revival
- Typically occupies a single or double residential lot
- Individual unit entries open directly onto the courtyard; front units may open onto the street
- 



## 4215-4223 N. Maycrest Avenue Bungalow Court Historic District

 Resource Report  Map

- Individual unit entries open directly onto the courtyard; front units may open onto the street
- One story, occasionally with a two-story building at the rear; two-story bungalow courts are rare
- Early examples have little or no accommodation for the automobile
- Retains most of the essential physical features from the period of significance
- Composed of multiple detached or semi-detached buildings
- Units are oriented around a central common area, a primary feature of the design (typically a landscaped courtyard; a paved central motor court is less common)

### Integrity Aspects

Feeling

Design

Setting

Materials

Workmanship

Location

Association

Retains sufficient integrity to convey significance

### California Historic Resources Status Codes (explanation of codes)

5S3

3CS

### Significance Statement

"Excellent example of a bungalow court in El Sereno, featuring the distinctive characteristics of the



 4215-4223 N. Maycrest Avenue Bungalow Court Historic District

 Resource Report  Map

FROM: 1925-01-01



## Related Resources

(evaluation)

### Related Historic Resources

None

### Related Historic Districts

None

### Related Activities

SurveyLA - Northeast Los Angeles Survey (/reports/9d9303ad-1aaf-4a6f-92a3-7f78338ba962)  
(was assessed in / assessed)

### Related Historic Events





# 4215-4223 N. Maycrest Avenue Bungalow Court Historic District

 Resource Report  Map

SurveyLA: Northeast Los Angeles Survey Report (/reports/c1d6944f-b56d-4996-aa9a-20848aee72c1) (was assessed in / assessed)

## Related Historic Events

None

## Related People/Organizations

Architectural Resources Group (/reports/74010e4e-9b39-412b-a878-08491e39c107) (Surveying Firm, was surveyed by / surveyed)

## Related Information Resources

### Images



(/reports/c1d6944f-b56d-4996-aa9a-20848aee72c1)

### Documents

SurveyLA: Northeast Los Angeles Historic Resources Survey Report (/reports/e57afe31-94e4-4ac1-9133-a67fea802018) (Document/Text, is referred to in / refers to)



# All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 2

# 2

## BOARD OF PUBLIC WORKS DEPARTMENT OF BUILDINGS

### Application for the Erection of Frame Buildings CLASS "D"

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

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

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

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

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

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

CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 465 SOUTH ANNEX ENGINEER PLEASE VERIFY

Lot No. 76- Block           
(Description of Property)

Tr. 318

District No. 33 M. B. Page 6 F. B. Page 238

No. 1215 Maycrest Ave Street  
(Location of Job)

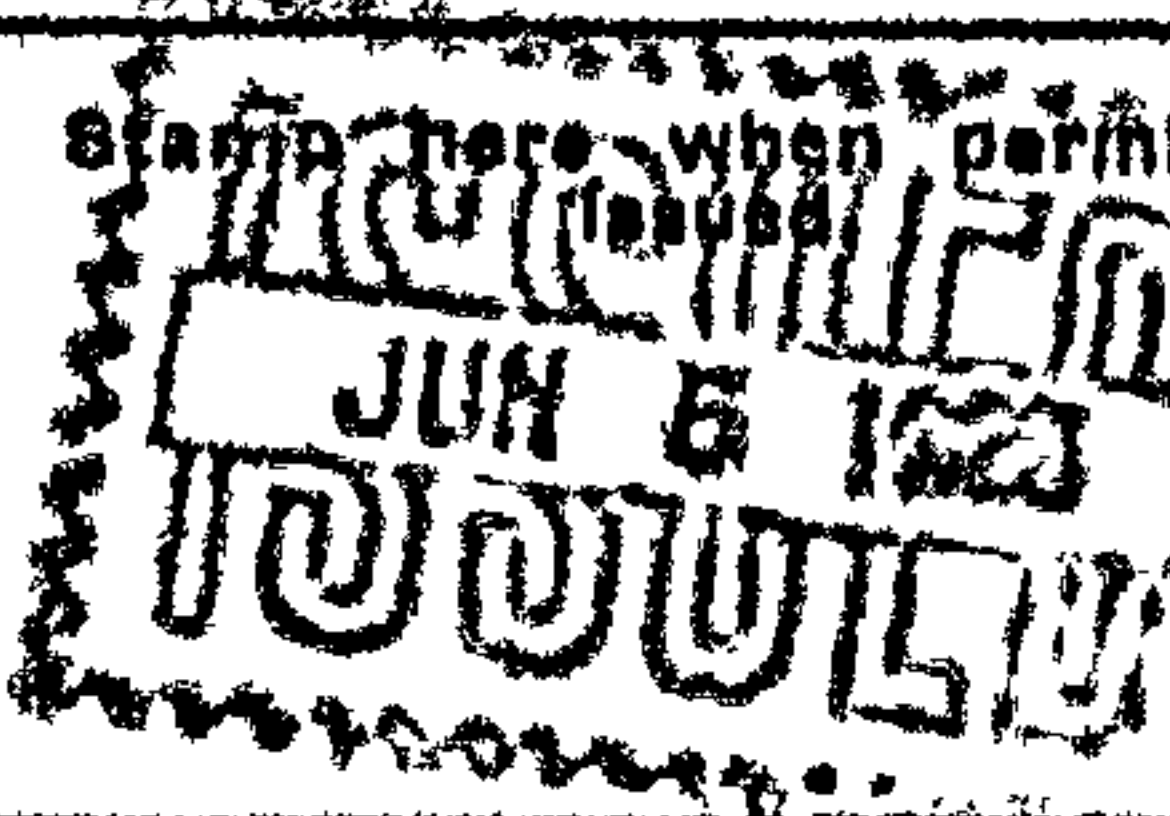
Bet Alhambra & Huntington Dr. N  
(USE INK OR INDELIBLE PENCIL)

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

1. Purpose of Building Residence No. of Rooms 4 No. of Families one
2. Owner's name C S Edwards Phone GHR. 2345
3. Owner's address 1274 Maycrest Ave
4. Architect's name          Phone
5. Contractor's name C S Edwards Phone
6. Contractor's address Same
7. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$ 1800.00
8. Is there any existing building on lot? No How used?
9. Size of proposed building 24 x 24 Height to highest point 14' 0" feet
10. Number of Stories in height one Character of ground Adobe
11. Material of exterior walls Frame & Stucco
12. Will all provisions of State Housing Act be complied with? Yes

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

**OVER** (Sign here) C S Edwards  
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY		
PERMIT NO. <u>19069</u> <u>19969</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.  Application checked and found O.K. <u>6/4/23</u> <u>ZB</u> <u>P. J. [unclear]</u> <u>W. S. [unclear]</u> Plan Examiner Clerk	Stamp here when permit is issued 

Approved for H.C. Zettl 1900 460



FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761- (N. S.)	O. K.
FIRE DISTRICT	O. K.

REMARKS

[REMARKS SECTION - Lined area for handwritten notes, currently blank]



# All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed

Form 2

BOARD OF PUBLIC WORKS

## DEPARTMENT OF BUILDINGS

# 2

### Application for the Erection of Frame Buildings CLASS "D"

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

TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st Floor CITY CLERK PLEASE VERIFY  
 TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

Lot No. 76 Block \_\_\_\_\_  
 (Description of Property) Pr 3188

District No. 35 M. B. Page 16 F. B. Page 238

No. 1215 Maycrest Ave Street  
 (Location of Job) bet. Almont St & Huntington St North

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

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Private Garage No. of Rooms \_\_\_\_\_ No. of Families \_\_\_\_\_
- Owner's name L. S. Edwards Phone Area 23415
- Owner's address 1226 Maycrest Ave
- Architect's name \_\_\_\_\_ Phone \_\_\_\_\_
- Contractor's name L. S. Edwards Phone \_\_\_\_\_
- Contractor's address 1226 Maycrest Ave
- VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) \$400.00
- Is there any existing building on lot? no How used? \_\_\_\_\_
- Size of proposed building 18 x 38 Height to highest point 19 ft feet
- Number of Stories in height one Character of ground loopy
- Material of foundation concrete Size of footings 12 in Size of wall 4 in Depth below ground 12 in
- Material of chimneys \_\_\_\_\_ Number of inlets to flue \_\_\_\_\_ Interior size of flues \_\_\_\_\_
- Material of exterior walls wood
- Give sizes of following materials: REDWOOD MUDSILLS 3 x 4 R.N. Girders flat x \_\_\_\_\_  
 EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 3 Interior Non-Bearing studs \_\_\_\_\_  
 Ceiling joists \_\_\_\_\_ Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 4  
 Second floor joists \_\_\_\_\_ Specify material of roof composition
- Will all provisions of State Housing Act be complied with? yes

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

OVER (Sign here) L. S. Edwards  
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY			
PERMIT NO. <u>19970</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.  Plan Examiner	Application checked and found O.K. <u>6/4/75</u> <u>ZO</u> <u>110 Sp</u> Clerk	Stamp here when permit is issued. <u>JUN 5 1975</u>

Permit granted for the above



FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761-(N. S.)	O. K.
FIRE DISTRICT	O. K.

REMARKS

[The remarks section contains multiple lines of horizontal lines, but no text is present.]



# All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 2

BOARD OF PUBLIC WORKS

## DEPARTMENT OF BUILDINGS

# 2

### Application for the Erection of Frame Buildings CLASS "D"

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

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

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

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

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

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

Lot No. 71-76 Block Tract 3188  
(Description of Property)

TAKE TO ROOM No. 6 SOUTH ANNEX 1st Floor ENGINEER PLEASE VERIFY

District No. 35 M. B. Page 16 F. B. Page 238

No. 1215-15 1/2 Waverest Ave Street  
(Location of Job)

Bl. Almont & Huntington Sts  
(USE INK OR INDELIBLE PENCIL)

O. K. City Engineer  
By [Signature] Deputy

- Purpose of Building Double building #3546 No. of Rooms 8 No. of Families 2
- Owner's name Charles S. Edwards Phone
- Owner's address Waverest Ave
- Architect's name Raphael A. Nicolais Phone W. 0171
- Contractor's name E. C. Karch Phone
- Contractor's address 5141 10th Ave
- VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$ 4400  
3500
- Is there any existing building on lot? no How used?
- Size of proposed building 34 x 44' Height to highest point 10'6" feet
- Number of Stories in height one Character of ground Sandy
- Material of foundation Concrete Size of footings 12" Size of wall 6" Depth below ground 8"
- Material of chimneys  Number of inlets to flue  Interior size of flues
- Material of exterior walls 2' x 4" x 16" c. m. blk. & Plaster
- Give sizes of following materials: REDWOOD MUDSILLS 2" x 6" Girders 4" x 4"  
EXTERIOR studs 2" x 4" INTERIOR BEARING studs 2" x 4" Interior Non-Bearing studs 2" x 3"  
Ceiling joists 2" x 4" Roof rafters 2" x 4" FIRST FLOOR JOISTS 2" x 6"  
Second floor joists  Specify material of roof Comp. Roof
- Will all provisions of State Housing Act be complied with? yes

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

(Sign here) Charles S. Edwards  
Owner or Authorized Agent.

TO OVER

FOR DEPARTMENT USE ONLY

PERMIT NO. <b>29579</b>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>[Signature]</u> Plan Examiner	Application checked and found O. K. <u>[Signature]</u> Clerk	Stamp here when permit is issued. <b>RECEIVED</b> AUG 28 1935
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PLANS

19th Street



**FOR DEPARTMENT USE ONLY**

<b>APPLICATION</b>	O. K. <i>[Signature]</i>
<b>CONSTRUCTION</b>	O. K. <i>[Signature]</i>
<b>ZONING</b>	O. K. <i>[Signature]</i>
<b>SET-BACK LINE</b>	O. K. <i>[Signature]</i>
<b>ORD. 33761 (N. S.)</b>	O. K. <i>[Signature]</i>
<b>FIRE DISTRICT</b>	O. K. <i>[Signature]</i>

**REMARKS**

There will be an unobstructed passageway, at least 10 feet wide, leading from any dwelling on lot to a public street or to a public alley at least 10 feet in width.

*[Signature]*  
Owner or Authorized Agent





Front facade, facing west. Source: Lindsay Mulcahy/ L.A. Conservancy, 2023.



Front facade, facing southwest. Source: Lindsay Mulcahy/ L.A. Conservancy, 2023.





Front facade of northeastern unit, facing northwest. Source: Raymond Gutierrez, 2023.



Northeastern corner, facing west. Source: Raymond Gutierrez, 2023.





Detail, front facade of northeastern unit, facing west. Source: Lindsay Mulcahy/ L.A. Conservancy, 2023.



Detail, front facade of southeastern unit, facing west. Source: Lindsay Mulcahy/ L.A. Conservancy, 2023.





South side of central courtyard, facing southwest. Source: Lindsay Mulcahy/ L.A. Conservancy, 2023.





Central courtyard, facing west. Source: Lindsay Mulcahy/ L.A. Conservancy, 2023.

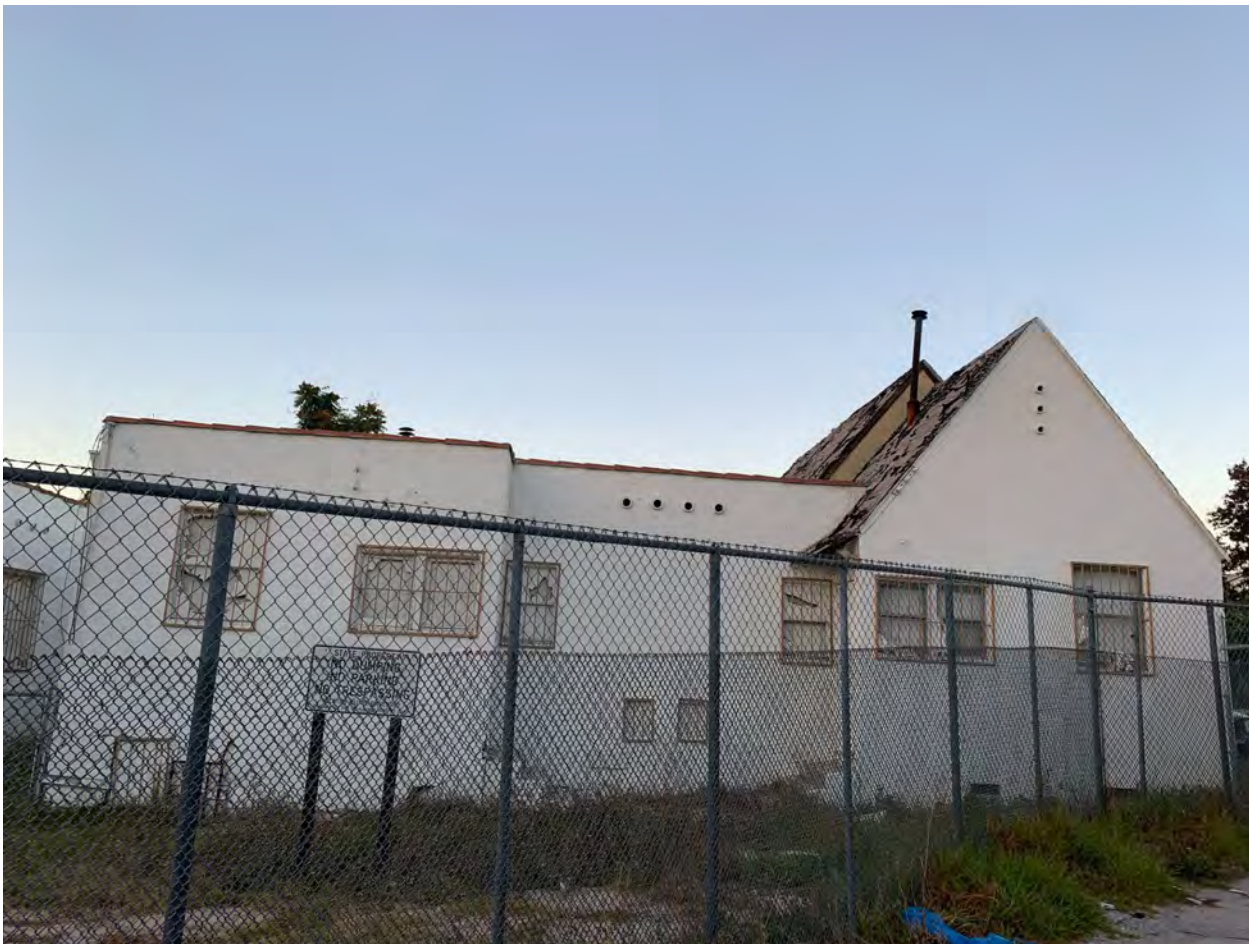


Central courtyard, facing west. Source: Lindsay Mulcahy/ L.A. Conservancy, 2023.





South facade of southeastern unit, facing west. Lindsay Mulcahy/ L.A. Conservancy, 2023.



South facade of southeastern unit, facing north. Lindsay Mulcahy/ L.A. Conservancy, 2023.





South facade of southwestern unit, facing north. Source: Lindsay Mulcahy/ L.A. Conservancy, 2023.





South facade of southwestern unit, facing north. Source: Lindsay Mulcahy/ L.A. Conservancy, 2023.



Streetview, facing northwest. Source: Lindsay Mulcahy/ L.A. Conservancy, 2023.



Streetview, facing southwest. Source: Lindsay Mulcahy/ L.A. Conservancy, 2023.





Central courtyard, facing east. Source: Holmes + Zepeda, 2012.



Central courtyard, facing east. Source: Holmes + Zepeda, 2012.



Central courtyard, facing west. Source: Holmes + Zepeda, 2012.



Detail, front steps. Source: Holmes + Zepeda, 2012.





Interior courtyard. Source: Holmes + Zepeda, 2012.



Detail, entrance of 4221 N. Maycrest Avenue. Source: Holmes + Zepeda, 2012.



Interior ceiling. Source: Holmes + Zepeda, 2012.



# City of Los Angeles Department of City Planning

## 6/20/2024 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

4221 N MAYCREST AVE  
4221 1/2 N MAYCREST AVE  
4219 N MAYCREST AVE  
4219 1/2 N MAYCREST AVE

### ZIP CODES

90032

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-1989-22490  
CPC-1989-177  
ORD-172316  
ORD-129279  
ENV-2013-3392-CE

### Address/Legal Information

PIN Number	145-5A237 71
Lot/Parcel Area (Calculated)	6,713.6 (sq ft)
Thomas Brothers Grid	PAGE 595 - GRID G5
Assessor Parcel No. (APN)	5309018902
Tract	TR 3188
Map Reference	M B 33-14
Block	None
Lot	71
Arb (Lot Cut Reference)	None
Map Sheet	145-5A237 145-5A239

### Jurisdictional Information

Community Plan Area	Northeast Los Angeles
Area Planning Commission	East Los Angeles
Neighborhood Council	LA32
Council District	CD 14 - Kevin de León
Census Tract #	2011.20
LADBS District Office	Los Angeles Metro

### Permitting and Zoning Compliance Information

Administrative Review	None
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### Planning and Zoning Information

Special Notes	None
Zoning	PF-1
Zoning Information (ZI)	ZI-2129 State Enterprise Zone: East Los Angeles ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Public Facilities
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	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
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No

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](http://zimas.lacity.org)  
(\* ) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.



AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 2
ED 1 Eligibility	Review Eligibility
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
<b>Assessor Information</b>	
Assessor Parcel No. (APN)	5309018902
Ownership (Assessor)	
Owner1	CALIF DEPT OF TRANSPORTATION
Address	100 S MAIN ST MS-13 LOS ANGELES CA 90012
Ownership (Bureau of Engineering, Land Records)	
Owner	Not Available
Address	Not Available
APN Area (Co. Public Works)*	0.000 (ac)
Use Code	0400 - Residential - Four Units (Any Combination) - 4 Stories or Less
Assessed Land Val.	\$0
Assessed Improvement Val.	\$0
Last Owner Change	01/02/2014
Last Sale Amount	\$0
Tax Rate Area	4
Deed Ref No. (City Clerk)	None
Building 1	No data for building 1
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: 5309018902]
<b>Additional Information</b>	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
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
<b>Environmental</b>	
Santa Monica Mountains Zone	No

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

Biological Resource Potential	Low
Mountain Lion Potential	Low
<b>Seismic Hazards</b>	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.7316176
Nearest Fault (Name)	Raymond Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.50000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	-75.00000000
Maximum Magnitude	6.50000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Hazard Area	No
<b>Economic Development Areas</b>	
Business Improvement District	None
Hubzone	Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE
<b>Housing</b>	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 5309018902]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No
<b>Public Safety</b>	
Police Information	
Bureau	Central
Division / Station	Hollenbeck
Reporting District	409
Fire Information	
Bureau	Central
Battalion	2
District / Fire Station	47
Red Flag Restricted Parking	No

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

## CASE SUMMARIES

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

Case Number: CPC-1989-22490

Required Action(s): Data Not Available

Project Descriptions(s):

Case Number: CPC-1989-177

Required Action(s): Data Not Available

Project Descriptions(s): CONTINUATION OF CPC-89-0177. SEE GENERAL COMMENTS FOR CONTINUATION.

Case Number: ENV-2013-3392-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

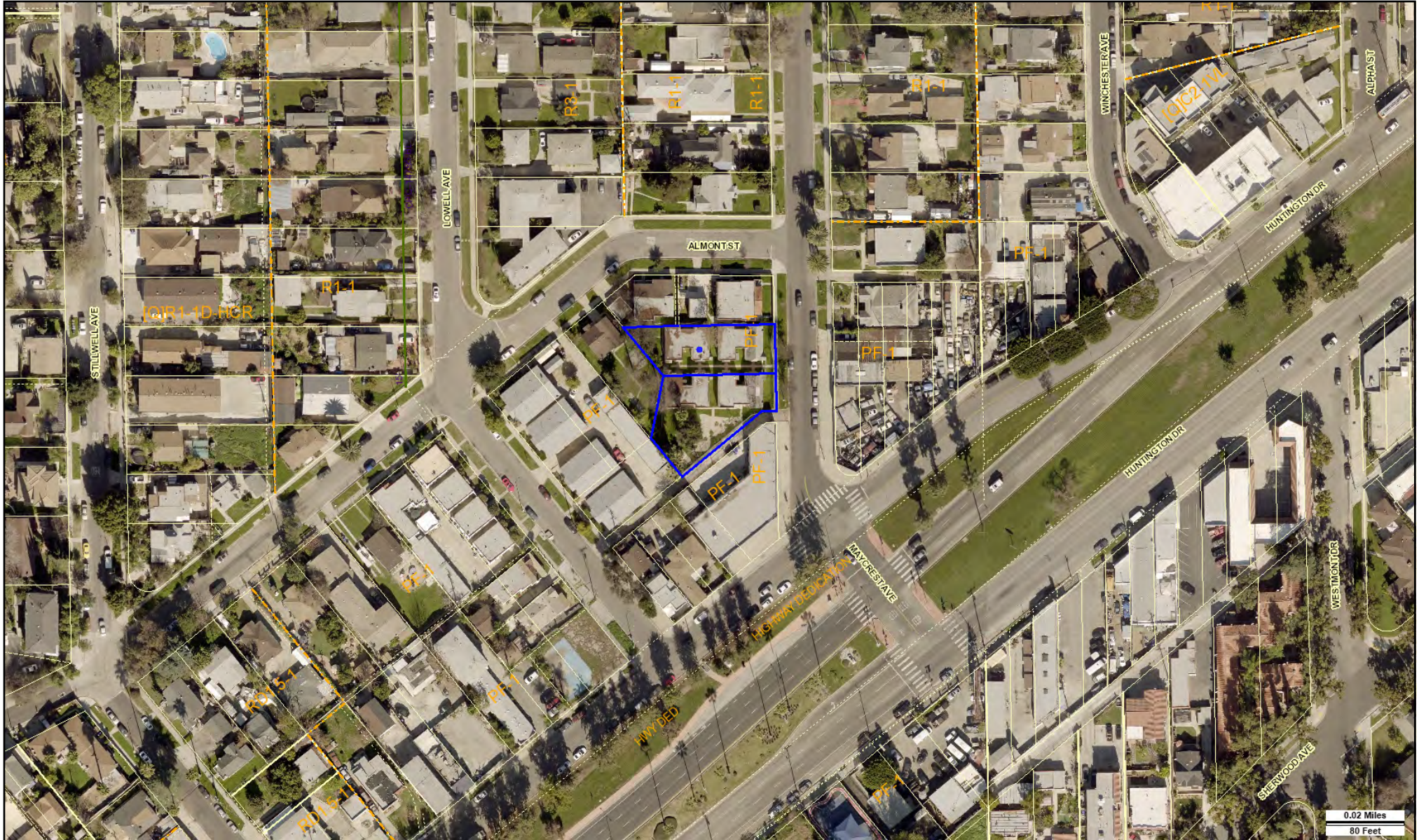
Project Descriptions(s): THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.

## DATA NOT AVAILABLE

ORD-172316

ORD-129279





Address: 4221 N MAYCREST AVE  
 APN: 5309018902  
 PIN #: 145-5A237 71

Tract: TR 3188  
 Block: None  
 Lot: 71  
 Arb: None

Zoning: PF-1  
 General Plan: Public Facilities

