

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

### CULTURAL HERITAGE COMMISSION

**CASE NO.:** CHC-2025-2721-HCM  
ENV-2025-2722-CE

**HEARING DATE:** June 5, 2025  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA 90012  
and teleconference (see  
agenda for login  
information)

Location: 2635-2645 N. Nottingham Avenue;  
2651 N. Nottingham Place  
Council District: 4 – Raman  
Community Plan Area: Hollywood  
Land Use Designation: Very Low II Residential  
Zoning: RE11-1  
Area Planning Commission: Central  
Neighborhood Council: Los Feliz  
Legal Description: Tract 5337, Lot 122

**EXPIRATION DATE:** June 12, 2025

**PROJECT:** Historic-Cultural Monument Application for the  
WONG RESIDENCE

**REQUEST:** Declare the property an Historic-Cultural Monument

**OWNER:** Michelle N. Jubelirer, Trustee  
Jubelirer Living Trust  
2651 Nottingham Place  
Los Angeles, CA 90027

Michelle N. Jubelirer, Trustee  
Jubelirer Trust  
1025 N. Brand Boulevard, Suite 230  
Glendale, CA 91202

**APPLICANT:** Michael Markarian  
MB3 Consulting  
1025 N. Brand Boulevard, Suite 230  
Glendale, CA 91202

**PREPARER:** Charles J. Fisher  
140 S. Avenue 57  
Highland Park, CA 90042

### RECOMMENDATION

#### That the Cultural Heritage Commission:

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

VINCENT P. BERTONI, AICP  
Director of Planning

**[SIGNED ORIGINAL IN FILE]**

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

**[SIGNED ORIGINAL IN FILE]**

\_\_\_\_\_  
Melissa Jones, City Planner  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

\_\_\_\_\_  
Lambert M. Giessinger, Senior Architect  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

\_\_\_\_\_  
Andrez Parra, Planning Assistant  
Office of Historic Resources

Attachment:                   Historic-Cultural Monument Application

## **SUMMARY**

The Wong Residence is a one story, single-family residence with an attached garage located on the southwest corner of Nottingham Place and Nottingham Avenue in Los Feliz. Constructed in 1969, the subject property was designed in the Mid-Century Modern architectural style by master architects Conrad Buff (1926-1989) and Donald Hensman (1924-2002) for Ronald T. Wong and his wife, Ruth Jee.

Roughly L-shaped in plan, the subject property is of post-and-beam construction with stucco cladding and has a flat roof with wide overhanging eaves and exposed rafter tails clad in rolled asphalt roofing. There are solar panels on a portion of the roof. The primary, north-facing elevation is composed of three sections: an eastern wing, a recessed portion in the center, and a west wing containing the garage. The eastern wing has paneling separated by wood supports and outriggers that extend beyond the roof line and span the east-facing facade. The recessed center portion features the primary entrance composed of double wood slab doors. Fronting the doors is the outrigger covered with a trellis that frames the tiled walkway. The western wing features an exposed wood string course and a slightly recessed wood double-bay garage door. On the rear, south-facing elevation there are floor-to-ceiling fixed windows and sliding doors flanked by plaster wall panels. The sliding doors lead out onto a raised wood deck that overlooks a large pool and landscaped yard. A chimney on the eastern facade is also visible from the rear.

Interior features of the subject property include wood floors; tiled entry that continues from the exterior tiled walkway; exposed wood ceiling beams; exposed wood ceiling planks; a fireplace with an elevated hearth; wood plank wall cladding; and wood built-ins.

The subject property has experienced a number of alterations over the years such as the addition of a retaining wall in 1970; the installation of a swimming pool in 1976; and the addition of a detached accessory dwelling unit and recreation room with an attached deck on piles in 2021.

Conrad Buff III was born in Glendale and grew up in Eagle Rock in Los Angeles in 1926. Buff III attended local Eagle Rock schools and served in the Navy during World War II in Maryland between 1942-1945. After the war, he enrolled in the University of Southern California (USC) School of Architecture, where he met Donald Hensman. Prior to graduation from USC in 1952, Buff and Hensman formed their architectural practice through which they designed tract and model homes for various developers. Later, both men returned to teach at USC while they were working professionals. Along with Hensman, Buff designed several notable properties such as the Case Study House No. 20B (Saul Bass House, 1958) in Altadena and the Case Study House No. 28 (1966) in Thousand Oaks, along with the Richard and Carol Soucek King House, aka Arroyo del Rey, in Pasadena (1979). Buff died in 1988 at the age of 62.

Donald Charles Hensman was born in Omaha, Nebraska, in 1924 but grew up in Hollywood, California. He served in the Navy during World War II, and following the war, he attended the USC School of Architecture on the GI Bill, where he met Buff and formed their architectural partnership. Hensman taught design at USC from 1952 until 1963 and was chairman of the USC/American Institute of Architects's education committee. Hensman passed away in Pasadena in 2002 at the age of 78.

The subject property was identified in the citywide historic resources survey, SurveyLA, as individually eligible for listing under the state and local designation programs as an excellent example of Mid-Century Modern residential architecture in Los Feliz, and as the work of master architects Buff, Straub, and Hensman.

## **CRITERIA**

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

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

## **FINDINGS**

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

## **BACKGROUND**

On May 13, 2025, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete.

# HISTORIC-CULTURAL MONUMENT NOMINATION FORM



## 1. PROPERTY IDENTIFICATION

Proposed Monument Name: <b>Wong Residence</b>		First Owner/Tenant	
Other Associated Names:			
Street Address: <b>2651 Nottingham Place</b>		Zip: <b>90027</b>	Council District: <b>4</b>
Range of Addresses on Property: <b>2651-53 Nottingham Pl &amp; 2635-49 Nottingham Ave.</b>		Community Name: <b>Los Feliz</b>	
Assessor Parcel Number: <b>5588-005-019</b>	Tract: <b>Tract No. 5337</b>	Block: <b>N/A</b>	Lot: <b>122</b>
Identification cont'd: <b>92 MB 10-11</b>			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
		<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here: <b>Swimming pool (1976)</b>			

## 2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: <b>1969</b>	<input checked="" type="radio"/> Factual <input type="radio"/> Estimated	Threatened? <b>None</b>
Architect/Designer: <b>Buff and Hensman</b>	Contractor: <b>Ronald T. Wong (Owner)</b>	
Original Use: <b>Single Family Residence</b>	Present Use: <b>Single Family Residence</b>	
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes <input type="radio"/> No (explain in section 7)	<input type="radio"/> Unknown (explain in section 7)

## 3. STYLE & MATERIALS

Architectural Style: <b>International Style</b>		Stories: <b>1</b>	Plan Shape: <b>L-shaped</b>
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: <b>Wood</b>	Type: <b>Select</b>	
CLADDING	Material: <b>Stucco, smooth</b>	Material: <b>Select</b>	
ROOF	Type: <b>Flat</b>	Type: <b>Flat</b>	
	Material: <b>Rolled asphalt</b>	Material: <b>Rolled asphalt</b>	
WINDOWS	Type: <b>Floor-to-Ceiling</b>	Type: <b>Fixed</b>	
	Material: <b>Wood</b>	Material: <b>Wood</b>	
ENTRY	Style: <b>Recessed</b>	Style: <b>Select</b>	
DOOR	Type: <b>Double</b>	Type: <b>Select</b>	



# 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.

1970	Retaining wall added to property.
1976	Swimming pool added.
1994	Roof re-engineered and modified.
2011	Electric Vehicle charging sock installed.
2021	Accessory Dwelling Unit and Recreation room added.

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

<input type="checkbox"/>	Listed in the National Register of Historic Places	
<input type="checkbox"/>	Listed in the California Register of Historical Resources	
<input type="checkbox"/>	Formally determined eligible for the National and/or California Registers	
<input type="checkbox"/>	Located in an Historic Preservation Overlay Zone (HPOZ)	<input type="radio"/> Contributing feature <input type="radio"/> Non-contributing feature
<input checked="" type="checkbox"/>	Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s): <b>Los Feliz Improvement Association Historic Resources Survey 2019</b>
Other historical or cultural resource designations: <b>SurveyLA 3S; 3CS; 5S3</b>		

## 6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

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



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 7. WRITTEN STATEMENTS

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

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

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

## 8. CONTACT INFORMATION

### *Applicant*

Name: Michael V Markarian for Michelle Jubelirer		Company: MB3 Consulting	
Street Address: 1025 N Brand Boulevard Ste 230		City: Glendale	State: CA
Zip: 91202	Phone Number: 818-547-2445	Email: michael@MB3consult.com	

### *Property Owner*

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

Name: Michelle N. Jubelirer, Trustee		Company: Jubelirer Living Trust	
Street Address: 2651 Nottingham Place		City: Los Angeles	State: CA
Zip: 90027	Phone Number: 917-674-4576	Email: michellejubelirer@gmail.com	

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

Name: Charles J. Fisher		Company:	
Street Address: 140 S. Avenue 57		City: Highland Park	State: CA
Zip: 90042	Phone Number: 323-256-3593	Email: arroyoseco@hotmail.com	



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 9. SUBMITTAL

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

### APPLICATION CHECKLIST

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

## 10. RELEASE

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

Charles J. Fisher

February 6, 2025

Name:

Date:

Signature:

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

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

Phone: 213-874-3679  
Website: [preservation.lacity.org](http://preservation.lacity.org)

***Wong Residence***  
***2651 Nottingham Place***  
***Architectural Description***

This single-story International style single family residence, which utilizes post and beam construction, is designed in a L-shaped plan with swimming pool at the rear. The exterior is clad in a smooth stucco. The house has a flat composition roof, an attached garage in the right front wing and a deep porch entry flowing in where the two wings come together with no windows in the front facade. The rear facade has seven large floor to ceiling fixed pane and sliding windows opening out to a wooden deck overlooking the swimming pool. An open wood and wire railing was recently added to the deck. The main entrance is inset at the rear of the front porch and has a double wooden doors.

Architectural details very wide eaves at the rear supported by 2”X 6” rafters which cross the width of the house with the exposed ceiling being the same plank pattern as the underside of the eaves. The rafters extend to the front of the house and reach out to an open bargeboard across the front of the main house going into the garage wing. Exposed wooden posts support each of the rafters in the exterior walls. A white brick exterior chimney is on the outer wall of the West façade. In addition to the afore mentioned rear porch railing, other alterations include the addition of the swimming pool in 1976, two rows of solar panels to the roof and a replacement garage door.

Interior features include hardwood floors, open beam plank ceilings (as noted before), an open floorplan, including an open kitchen within the living-dining room area, a brick fireplace with an elevated hearth covered in large tiles, and a built-in elevated buffet in the dining area.

Additional structures include a detached ADU & recreation room at the rear of the property built in 2021.

**Summary**

2651 Nottingham Place embodies the distinctive characteristics of the International architectural style, making it a valuable resource for the study of mid-20th century architecture in Los Angeles, and more specifically, as a noteworthy example of the architectural style of the firm of Buff and Hensman.

The citywide historic resources survey, SurveyLA, identified the subject property as individually eligible for listing under the national, state, and local designation programs, citing it as an excellent example of Mid-Century Modern residential architecture in Los Feliz; work of master architects Buff, Straub & Hensman.

# Wong Residence

## 2651 Nottingham Place

### Significance Statement

Erected in 1969, this International Style house was designed by the architectural partnership of Conrad Buff III and Donald C. Hensman and built under the auspices of its owner, Dr. Ronald T. Wong, a Long Beach dentist, who served as contractor for his new home.

The land that was inhabited for centuries by the Tongva people, who were renamed the Gabrieleños by the Spanish, due to their proximity to the San Gabriel Mission. The area was a part of the 6,647 acre Rancho Los Feliz, which was granted to Jose Vicente Feliz by Spanish California governor Pedro Fages in 1795 as one of the earliest land grants in California. Mexican Governor Manuel Micheltoarena granted the rancho to Maria Ygnacia Verdugo. María Ygnacia Verdugo was the wife of one of the sons of Anastacio Maria Feliz. Anastacio was probably a cousin of José Vicente Feliz. When Maria's husband died, she petitioned for a grant in her name and in the name of her son José Antonio Feliz. Governor Micheltoarena granted it to her in 1843.

As required by the United States Land Act of 1851, a claim for Rancho Los Feliz was filed with the Public Land Commission in 1852 by Juan Diego, and the grant was patented to María Ygnacia Feliz nee Verdugo in 1871. She deeded some of the rancho to her daughters in 1853. The remainder went to her son, Antonio Feliz.

In 1863, the executor of Antonio Félix's estate, Antonio F. Coronel, acquired ownership of what remained of Rancho de Los Feliz from the heirs of María Ygnacia Verdugo. The portion within the original city boundaries of Los Angeles had been deeded to Cyrus Lyon in the 1850s as 'donation lots'. Lyon sold his land on the former rancho to San Francisco real estate developer James Lick. The city's claim to this area had been based on its grant of "four-leagues square."

In 1882, Colonel Griffith Jenkins Griffith acquired 4,071 acres of Rancho Los Feliz. Colonel Griffith donated to the city of Los Angeles 3,015 acres (nearly half of the original rancho), which became Griffith Park (HCM 942), one of the largest city-owned parks in the country. At the time, the Lick estate still owned the southwest portion of the rancho, and there developed the Lick Tract, which later became a part of Hollywood.

In 1888, a portion the Rancho Los Feliz, along with of Lots 15 and 17 of the Lick Tract was subdivided by Griffith. In 1912, a portion of the Griffith Tract was subdivided as Hillhurst Park. A portion of acreage Lots 136 and 137 were subdivided into Tract No. 5337 on April 10, 1924.

Records indicate that the Wong's may have owned hillside Lot 122 of Tract No. 5337 as early as 1960, but may not have been able to build their personal home there as the racial covenants that encumbered much of the subdivided land in California were not completely eliminated until 1968. The Wongs took out the permit to build the house in December of that year.

The architects they hired were two of the best in the business. Their partnership began unofficially in 1948, while both were attending the University of Southern California (USC) School of Architecture and working together designing tract and model homes (but prior to beginning their practice), Buff and Hensman were asked by the Dean of the School of Architecture to take over the teaching duties left by the death of a senior professor. This meant that both Buff and Hensman were at the same time working professionals, students and teachers, all before being licensed or graduating. Both continued to teach and be associated with USC for many years.

Conrad Buff III (August 5, 1926 - October 10, 1988) was born in Eagle Rock, Los Angeles, California on August 5, 1926, to the creators of children's books Mary and Conrad Buff. His father Conrad Buff II was also a painter of the American southwest. Family acquaintances included architects Richard J. Neutra and Rudolph M. Schindler as well as opera singer Lawrence Tibbett. Redesigning the Buff II garage was one of Neutra's first architectural commissions in Los Angeles. Buff III attended local Eagle Rock schools. He graduated from U.S.C. School of Architecture in 1952. For ten years Buff was a faculty member of USC contributing design curriculum. Conrad served in the Navy in World War II at a base in Maryland, which was where he met his wife Elizabeth (Libby), a skipper's yeoman in the WAVES; film editor Conrad Buff IV is their son. After the War, Conrad decided to enroll at USC School of Architecture, where he met Donald Hensman, who had also just returned from the War.

Donald Charles Hensman was born in Omaha, Nebraska on October 19, 1924 and grew up in Hollywood, California. He served in the navy during World War II, as a parachute rigger in the South Pacific, and entered the USC architecture program by way of the GI Bill. It was at USC that Hensman met Conrad Buff III. Buff and Hensman were designers of tract homes for a number of regional developers. He returned to teach

architecture at his alma mater, USC from 1952 to 1963. He was eventually made assistant professor within USC's design curriculum and was chairman of the joint USC/American Institute of Architects education committee. Hensman remained active in the Pasadena architectural community until his death there on December 9, 2002.

The partnership originally included fellow USC alum and professor, Calvin C. Straub. Few architects and educators have had such a pervasive influence on architecture as Calvin C. Straub. He created an important body of work as the senior partner of Buff, Straub and Hensman. His work was widely published in *Sunset Magazine* and considered highly influential in shaping the vision and iconography of the post-World War II contemporary southern Californian style. His and the firm's work bridged the gap between the influences of early arts and crafts architects and the early California modernists, creating a uniquely regional architectural form. For this work and his educational contributions he was described in "Toward a simpler way of Life" as "the father of California post and beam architecture". After serving in the Navy, Straub lectured at USC from 1946 to 1961. Moving to Scottsdale, AZ in 1961 and joining the faculty at the College of Architecture at Arizona State University.

The Buff, Straub, and Hensman firm's masterwork was Case Study House No. 20, the Saul Bass House (Altadena, 1958). It was built of factory-produced stressed skin panels and plywood vaults. Despite thorough engineering calculations, the architects were not awarded a building permit until a sample plywood vault had been temporarily erected and loaded with weights. Its open plan introduced the concept of zoning: the owner's zone with studio office, garden, master bedroom & bath; a formal zone with living and dining rooms and entry atrium, a family zone with kitchen, family room, dining terrace, two additional bedrooms and swimming pool.

Case Study House No. 28 (Thousand Oaks, 1966) was the last single family home built in the series. At 4,500 square feet, it was one of the largest in the series. The architects designed the house with a classic concept in modern architecture of merging interior and exterior spaces through glass expanses and seamless materials. Face brick was incorporated into the house since it is located on a knoll overlooking a development where this was the unifying material. Previous houses in the program consisted primarily of glass and exposed steel, but the Janss Development Corporation and Pacific Clay Products wanted to demonstrate the advantages of the alternative materials.

For the Wong Residence, the design utilizes post and beam construction to allow for an open floorplan and a glass rear wall, opening up to the view of the city, taking full

advantage of the hillside location. The clean lines of the home are pure International style, leaving the house to blend in with its surroundings. The swimming pool, which was built three years after the house, takes full advantage of the open design and rear deck.

The International Style is a major architectural style and movement that began in Western Europe in the 1920s and dominated modern architecture until the 1970s. It is defined by strict adherence to functional and utilitarian designs and construction methods, typically expressed through minimalism. The style is characterized by modular and rectilinear forms, flat surfaces devoid of ornamentation and decoration, open and airy interiors that blend with the exterior, and the use of glass, steel, and concrete.

The use of wood and stucco, in lieu of steel and concrete in this house, while following the International Style design helps to give the structure a more organic look and feel. The post and beam construction is done in a manner to give the structure a much lighter look, giving it the clean lines and lack of ornamentation of the International Style. In fact most of the International Style houses that are Los Angeles HCMs are built of wood and stucco.

Donald Tong Wong was born in Guangzhou, Shunde, Guangdong, China on February 1, 1919, as Yen Tong Wong, and was brought to the United States at the age of 5 in 1924. He was naturalized sometime prior to 1940. He graduated from University of California at Berkeley in 1942 with a BS in Public Health and then entered the Army the following year. After the war, he earned a doctorate in dentistry from the University of California at San Francisco. He then moved to Long Beach and married Ruth Jee on September 30, 1947. He practiced dentistry in Long Beach for 44 years. With three daughters, the new house gave them more space for their family.

The Wongs sold the subject house to Dr. Nicholas M. and Dr. Katherine Barky on June 9, 1976 and ultimately settled in Westminster California, where Donald Wong passed away on October 8, 2010, at the age of 91. No record as been found on Ruth's passing. She would be 100 this year.

Mikulas Barky was a native of Dunajská Streda, in what is now Slovakia, on March 4, 1939. He and his wife, originally Katarina Brezina, immigrated on July 15, 1969 and he changed his name to Nicholas Barky at that time. She was born in the same place on November 10, 1943. They were naturalized in 1975. Dr. Nicholas Barky was an anesthesiologist.

The Barkys appear to have divorced around 1987 and Katherine deeded her interest in the house to her ex-husband and remarried to a man named Lowe and moved to Corona, California and eventually to Jackson, Wyoming.

Nicholas Barky married again in 1991, to a woman named Alice May, adding her to the title on August 13, 1991. On April 5, 2006, the Barkys sold the house to independent film producer and director David Moreton and retired to Santa Maria, California, where Dr. Barky passed away on April 27, 2011, at the age of 72.

Born on June 2, 1965, Moreton grew up in Salt Lake City, Utah. Much of his work involves LGBTQ themed films. An electric vehicle charging station was installed during Moreton's ownership. He sold it on August 9, 2010 to the Baxter's Playhouse Trust, which belonged to actors Scarlett Johansson and Ryan Reynolds, who lived in the house for the next two years.

On May 16, 2012, the property was acquired by artist and climate activist Marcus Oliver Reymann. Reymann is originally from Texas and according to Culturunners.com:

“Markus Reymann is director of TBA21-Academy, which he co-founded in 2011, a contemporary art organization fostering interdisciplinary dialogue and exchange surrounding the most urgent ecological, social and economic issues facing the oceans today. In March 2019, TBA21-Academy launched Open Space, a new global port for ocean literacy, research and advocacy. In September 2020, TBA21-Academy started the first fall semester of Ocean Uni, a tuition-free and collaborative pedagogical initiative. Latched to the launch of the UN Decade of Ocean Science for Sustainable Development (2021-2030). Ocean / Uni invites exchange and debate to garner knowledges and stake out new perspectives on the oceans and their intractable destabilizations.”

Reymann sold the property to the current owner on April 25, 2017. Considerable work has been done since then to restore the house and upgrade the electric system. A sensitively designed ADU and recreation room was added to the property in 2020.

The Wong Residence qualifies for Los Angeles Historic Cultural Monument status under category 3, as it “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 it embodies the distinctive characteristics of the International style, with post and beam construction, making it a valuable resource for the study of mid-20th century Modern architecture in Los Angeles,

and more specifically, as an exceptional example of the International architectural style. It is also a significant example of the work of master architects Conrad Buff III and Donald C. Hensman.

The Wong Residence is listed in several sources as one of Buff and Hensman's more significant projects:

- 1956 Mello Residence, Pasadena, CA
- 1958 Saul Bass Residence (Case Study House #20B), Altadena, CA
- 1959 Frank Residence, Pasadena, CA
- 1961 John Thomson Residence, Pasadena, CA
- 1962 Sidney Fine Residence, Pasadena, CA
- 1962 Residence for Mr. Steve McQueen, Los Angeles, CA
- 1963 Residence for Mr. & Mrs. Marcus Whiffen, Phoenix AZ
- 1963 Harry Roth Residence, Beverly Hills, CA
- 1965 Case Study House #28, Thousand Oaks, CA
- 1967 M. C. Gill Residence, Pasadena, CA
- 1968 Renovation for Judge Sandra Day O'Connor, Paradise Valley, AZ
- 1969 Laurence Harvey Residence, Palm Springs CA
- 1969 Wong Residence, Los Angeles, CA
- 1983 Harry Dorsey Residence, Playa del Rey, CA

The Wong House was fairly late in the firm's initial period. Utilizing the International Style, similar to many other of the firm's designs, the Wong House has its own unique feel, with the rear orientation over the swimming pool being its most iconic façade,

The citywide historic resources survey, SurveyLA, singles the subject property out as an excellent example of modern architecture and identified the subject property as individually eligible for listing under the national, state, and local registers even though it was less than 50 years old at the time of the survey.





# Wong Residence

## Bibliography

### **Books:**

Gleye, Paul.....The Architecture of Los Angeles.....©1981, Rosebud Books  
Johnston, Bernice Eastman.....California's Gabrielino Indians.....©1962, Southwest Museum  
McAlester, Virginia and Lee.....A Field Guide to American Houses.....©1990, Alfred A. Knopf

### **Los Angeles Times Articles (attached):**

PASSINGS; Conrad Buff III: Award Winning Architect.....October 14, 1988, Page B28  
USC Honors Architects.....April 3, 1994, Page K6  
Ronald T. Wong Obituary.....October 10, 2010, Page A40

### **Wikipedia Articles (attached):**

Buff, Smith and Hensman  
International Style

### **Other Internet articles:**

INTERVIEW: David Moreton, From Producer to Director in 10 Minutes Flat.....Indiewire May 11, 1999  
Buff and Hensman's Glorious 1959 Wong House Seeks \$5M.....Curbed LA, Feb 24, 2017  
Gorgeous Modernist Architecture and a Celebrity Retreat by Jaqueline Tager.....Hollywood Home, Feb 27, 2017  
Hollywood Individual Resources.....SurveyLA  
Architecture You Love on Buff, Straub and Hensman..... US Modernist

### **Additional Data Sources:**

California Marriage Index  
California Death Index  
Long Beach City Directories  
Los Angeles City Building Permits  
Los Angeles County Assessors Records

Los Angeles County Subdivision Maps

Immigration and Naturalization Documents

Social Security Death Index

United States Census Records

World War II Draft Cards



# City of Los Angeles Department of City Planning

## 1/26/2023 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

2651 N NOTTINGHAM PL  
2645 N NOTTINGHAM AVE  
2635 N NOTTINGHAM AVE

### ZIP CODES

90027

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-2016-1450-CPU  
CPC-1957-8211  
ORD-129279  
ORD-128730  
ORD-111976  
ENV-2016-1451-EIR

### Address/Legal Information

PIN Number	153B193 150
Lot/Parcel Area (Calculated)	19,716.2 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID J2
Assessor Parcel No. (APN)	5588005019
Tract	TR 5337
Map Reference	M B 92-10/11 (SHTS 2-3)
Block	None
Lot	122
Arb (Lot Cut Reference)	None
Map Sheet	153B193 153B197

### Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Los Feliz
Council District	CD 4 - Nithya Raman
Census Tract #	1893.00
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	RE11-1
Zoning Information (ZI)	ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations
General Plan Land Use	Very Low II Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	Yes
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No

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

SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	Active: Griffith Park

#### Assessor Information

Assessor Parcel No. (APN)	5588005019
APN Area (Co. Public Works)*	0.441 (ac)
Use Code	0101 - Residential - Single Family Residence - Pool
Assessed Land Val.	\$3,979,530
Assessed Improvement Val.	\$1,282,845
Last Owner Change	04/25/2017
Last Sale Amount	\$4,900,049
Tax Rate Area	13
Deed Ref No. (City Clerk)	746699
	5-640
	454611
	1339639
	1270735
	1098284
	1-969
Building 1	
Year Built	1969
Building Class	D10C
Number of Units	1
Number of Bedrooms	4
Number of Bathrooms	3
Building Square Footage	2,835.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5588005019]

#### Additional Information

Airport Hazard	None
Coastal Zone	None
Santa Monica Mountains Zone	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None

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High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None

### Seismic Hazards

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

### Economic Development Areas

Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

### Housing

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: 5588005019]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Assessor Parcel No. (APN)	5588005019
Address	2651 NOTTINGHAM PL
Year Built	1969
Use Code	0101 - Residential - Single Family Residence - Pool
Notes	The property is subject to AB 1482 if the owner is a corporation, limited liability company with a corporate member, or real estate trust. Does not apply to owner-occupied duplexes & government-subsidized housing.
Housing Crisis Act Replacement Review	No
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A

### Public Safety

Police Information	
Bureau	Central
Division / Station	Northeast
Reporting District	1153
Fire Information	
Bureau	West

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Battalion	5
District / Fire Station	82
Red Flag Restricted Parking	No

## CASE SUMMARIES

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

Case Number: CPC-2016-1450-CPU  
Required Action(s): CPU-COMMUNITY PLAN UPDATE  
Project Descriptions(s): UPDATE TO THE HOLLYWOOD COMMUNITY PLAN

Case Number: CPC-1957-8211  
Required Action(s): Data Not Available

Project Descriptions(s):  
Case Number: ENV-2016-1451-EIR  
Required Action(s): EIR-ENVIRONMENTAL IMPACT REPORT  
Project Descriptions(s): UPDATE TO THE HOLLYWOOD COMMUNITY PLAN

## DATA NOT AVAILABLE

ORD-129279  
ORD-128730  
ORD-111976



Primary Address: 2651 N NOTTINGHAM PL  
 Other Address: 2635 N NOTTINGHAM AVE  
 2645 N NOTTINGHAM AVE  
 Name: Wong House  
 Year built: 1968  
 Architectural style: Modern, Mid-Century

**Context 1:**

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Post-War Modernism, 1946-1976
Sub theme:	Mid-Century Modernism, 1945-1970
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of Mid-Century Modern residential architecture in Los Feliz; work of master architects Buff, Straub & Hensman. Less than 50 years old, but not of exceptional importance.



Primary Address: 7830 W OCEANUS DR  
 Other Address: 7836 W OCEANUS DR  
 Name:  
 Year built: 1967  
 Architectural style: Modern, Mid-Century; Greek Revival

**Context 1:**

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3CS;5S3
Reason:	Excellent and rare example of a single-family residence representing the original vision of the 1960s Mt. Olympus residential development. Less than 50 years old and not of exceptional importance; therefore, not eligible for listing in the National Register.



# Buff, Smith and Hensman

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**Buff, Straub and Hensman** is an architectural firm. The office has won more than 30 awards for house designs from the American Institute of Architects. The firm was known as Buff and Hensman when Cal Straub moved to Arizona and later Buff, Smith and Hensman when Dennis Smith bought the practice after Don Hensman's retirement.<sup>[1]</sup>

## Partners

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The partnership, originally Buff, Straub, and Hensman, consisted of Conrad Buff III, Calvin Straub, and Donald (Don) Hensman, all of whom were American Institute of Architects (AIA)-affiliated, licensed architects.

**Conrad Buff III** FAIA (August 5, 1926 - 1989) was born in Eagle Rock, Los Angeles, California, to the creators of children's books Mary and Conrad Buff. His father Conrad Buff II was also a painter of the American southwest. Family acquaintances included Richard Neutra, Rudolph Schindler and opera singer Lawrence Tibbett; redesigning the Buff II garage was one of Neutra's first architectural commissions. Buff III attended local Eagle Rock schools. He graduated from U.S.C. School of Architecture in 1952. For ten years Buff was a faculty member of USC contributing design curriculum. Conrad served in the Navy in World War II at a base in Maryland, which was where he met his wife Elizabeth (Libby), a skipper's yeoman in the WAVES; film editor Conrad Buff IV is their son. After the War, Conrad decided to enroll at USC School of Architecture, where he met Donald Hensman, who had also returned from the War.

**Donald C. Hensman** FAIA (1924, Omaha, Nebraska - 2002) grew up in Hollywood, California. He served in the navy during World War II, as a parachute rigger in the South Pacific, and entered the USC architecture program by way of the GI Bill. It was at USC that Hensman met Conrad Buff. But prior to their collaboration with Straub, Buff and Hensman were designers of tract homes for a number of regional developers. He returned to teach architecture at his alma mater, USC from 1952 to 1963. He was eventually made assistant professor within USC's design curriculum and was chairman of the joint USC/American Institute of Architects education committee. Hensman remained active in the Pasadena architectural community until his death in 2002.

**Calvin C. Straub** FAIA (1920–1998) was born in Macon, Georgia. He studied at Texas A&M University and Pasadena City College before receiving his degree in architecture at the University of Southern California in 1945. After serving in the Navy, Straub lectured at USC from 1946 to 1961. Moving to Scottsdale, AZ in 1961 and joining the faculty at the College of Architecture at Arizona State University. Few architects and educators have had such a pervasive influence on architecture as Calvin C Straub.. He created an important body of work as the senior partner of Buff Straub and Hensmen, both previous students at USC. His work was widely published in *Sunset Magazine* and considered highly influential in shaping the vision iconography of the post-World War II contemporary southern Californian style. His and the firms work bridged the gap between the influences of early arts and crafts architects and the early California modernists, creating a uniquely regional architectural form. For this work and his educational contributions he was described in "Toward a simpler way of Life" as "the father of California post and beam architecture". His desert residence continued and extended the legacy of "design with climate" that he had begun decades again in southern California and preceded the now popular "green movement" in architecture by some 30 years. Until 1988 he held a professorship of design at Arizona State University in Tempe where his "world architecture" class attended by more than 15,000 general university students who were influenced by his contagious, jovial and animated love affair with the art of environmental design. He worked for the firm of A.B. Gallion before entering into a partnership with Conrad Buff and Donald Hensman (1956–61), and was a member of Schoneburger, Straub, Florence & Associates (1972–75). Straub also ran his own private practice in Arizona. He Received over 30 Honors and AIA awards. Apart from his work as an architect and lecturer, he also published *Design Process and Communications* (1978) and *The Man-Made Environment: An Introduction to World Architecture and Design* (1983). He retired in 1988 and died in 1998. His archives, drawings, project records, awards and project photographs many by famed Architectural photographer Julius Shulman are archived at the Arizona State University School of architecture library and archive.

## **Partnership**

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In 1948, while both attending the University of Southern California (USC) School of Architecture and working together designing tract and model homes (but prior to beginning their practice), Buff and Hensman were asked by the Dean of the School of Architecture to take over the teaching duties left by the death of a senior professor. This meant that both Buff and Hensman were at the same time working professionals, students and teachers, all before being licensed or graduating. Both continued to teach and be associated with USC for many years.

In 1961 Calvin Straub left the practice to teach architecture at Arizona State University. Buff and Hensman continued their partnership as Buff, Hensman and Associates. Conrad Buff died in 1989 and Dennis Smith joined the partnership the same year to form Buff, Smith and Hensman, from which Hensman retired in 1998. Smith carries on in the practice, located in Pasadena.

The Buff, Straub, and Hensman firm's masterwork was Case Study House #20, the Saul Bass House (Altadena, 1958). It was built of factory-produced stressed skin panels and plywood vaults. Despite thorough engineering calculations, the architects were not awarded a building permit until a sample plywood vault had been temporarily erected and loaded with weights. Its open plan introduced the concept of zoning: the owner's zone with studio office, garden, master bedroom & bath; a formal zone with living and dining rooms and entry atrium; a family zone with kitchen, family room, dining terrace, two additional bedrooms and swimming pool.

Architect Calvin Straub's own post-and-beam home in Pasadena was another project that brought the practice commissions.

## Significant projects

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- 1956 Mello Residence, Pasadena
- 1958 Saul Bass Residence (Case Study House #20B), Altadena
- 1959 Frank Residence, Pasadena<sup>[2]</sup>
- 1961 John Thomson Residence
- 1962 Sidney Fine Residence
- 1962 Residence for Mr. Steve McQueen, Los Angeles
- 1963 Residence for Mr & Mrs Marcus Whiffen, Phoenix Az.<sup>[3]</sup>
- 1963 Harry Roth Residence, Beverly Hills
- Penn/Walter Van der Kamp Residence, Los Angeles
- 1965 Case Study House #28
- 1967 M.C. Gill Residence, Pasadena<sup>[4]</sup>
- 1968 Renovation for Judge Sandra Day O'Connor
- 1969 Laurence Harvey Residence, Palm Springs California <sup>[5]</sup>
- 1969 Wong Residence, Los Angeles<sup>[6]</sup>



Case Study House #20B in 2014

- 1983 Harry Dorsey Residence, Playa del Rey, (AIA Pasadena and Foothill Chapter, Award of Merit 1984)



Case Study House #28 in 2015

## Sources

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- *Case Study Houses* by: Elizabeth Smith, Peter Goessel (ed). Taschen, February, 2002 ISBN 3-8228-6412-9,<sup>[7]</sup> edited by Robert Winter, University of California Press, 1997 ISBN 0-520-20916-8

## References

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1. "Dennis Smith" (<https://web.archive.org/web/20150702002450/http://www.buffsmithandhensman.com/The%20Firm/dennismith.html>). Archived from the original (<http://www.buffsmithandhensman.com/The%20Firm/dennismith.html>) on 2015-07-02. Retrieved 2015-05-12.
2. "Beck's Former Post-and-Beam Midcentury Home Asks \$4.25M" (<https://www.dwell.com/article/beck-midcentury-frank-residence-buff-straub-and-hensman-86177bcd>). *Dwell Magazine*. August 6, 2019.
3. Whiffen house (<https://web.archive.org/web/20090715164223/http://lib.asu.edu/architecture/collections/whiffen>)
4. Bowman, Wendy (August 31, 2021). "Buff, Straub & Hensman Midcentury in Spectacular Pasadena Setting Asks \$4.7 Million" ([https://www.dirt.com/gallery/more-dirt/real-estate-listings/buff-straub-hensman-midcentury-modern-house-pasadena-1203418817/merwyngillhouse\\_pd5/](https://www.dirt.com/gallery/more-dirt/real-estate-listings/buff-straub-hensman-midcentury-modern-house-pasadena-1203418817/merwyngillhouse_pd5/)). *Dirt*.
5. "Harvey House" ([https://www.architectmagazine.com/project-gallery/harvey-house\\_o](https://www.architectmagazine.com/project-gallery/harvey-house_o)). *Architecture Magazine*. 24 July 2018. Retrieved 3 December 2020.
6. Mandell, Lisa Johnson (March 9, 2017). "After A-List Restoration, Wong Residence Hits the Market for \$5M" (<https://www.realtor.com/news/unique-homes/wong-residence-for-sale-again/>). *Realtor.com*.
7. "Towards a Simpler Way of Life"

## External links

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- Official website (<http://www.buffsmithandhensman.com>)
- A Case Study in the Mechanics of Fame: Buff, Straub & Hensman, Julius Shulman, Esther McCoy and Case Study House No. 20 (<http://socalarchhistory.blogspot.com/2010/01/three-amigos-conrad-buff-iii-calvin.html>) (January 7, 2010) at Southern California Architectural History
- Buff & Hensman: An Annotated and Illustrated Bibliography (<https://web.archive.org/web/20130402142316/http://so-cal-arch-history.com/wp-content/uploads/2010/08/Buff-Hensm>)

an1.pdf) (2010), uncorrected proof to page 51 at Southern California Architectural History

- [Buff's House, Still Shining](https://www.latimes.com/archives/la-xpm-2007-dec-13-hm-buff13-story.html)" (<https://www.latimes.com/archives/la-xpm-2007-dec-13-hm-buff13-story.html>). Chris Iovenko. *Los Angeles Times*. December 13, 2007. Retrieved 2013-07-01.
  - [Conrad Buff III](http://lccn.loc.gov/no2004110074) (<http://lccn.loc.gov/no2004110074>) at Library of Congress Authorities (with no works in the LC catalog)
- 

Retrieved from "[https://en.wikipedia.org/w/index.php?title=Buff,\\_Smith\\_and\\_Hensman&oldid=1240354095](https://en.wikipedia.org/w/index.php?title=Buff,_Smith_and_Hensman&oldid=1240354095)"



# International Style

The **International Style** is a major architectural style and movement that began in western Europe in the 1920s and dominated modern architecture until the 1970s.<sup>[1][2]</sup> It is defined by strict adherence to functional and utilitarian designs and construction methods, typically expressed through minimalism.<sup>[2][3]</sup> The style is characterized by modular and rectilinear forms, flat surfaces devoid of ornamentation and decoration, open and airy interiors that blend with the exterior, and the use of glass, steel, and concrete.<sup>[4][5]</sup>

The International Style is sometimes called **rationalist architecture** and the **modern movement**,<sup>[1][6][7][8]</sup> although the former is mostly used in English to refer specifically to either Italian rationalism or the style that developed in 1920s Europe more broadly.<sup>[9][10]</sup> In continental Europe, this and related styles are variably called Functionalism, *Neue Sachlichkeit* ("New Objectivity"), *De Stijl* ("The Style"), and Rationalism, all of which are contemporaneous movements and styles that share similar principles, origins, and proponents.<sup>[11]</sup>

Rooted in the modernism movement,<sup>[5]</sup> the International Style is closely related to "Modern architecture" and likewise reflects several intersecting developments in culture, politics, and technology in the early 20th century.<sup>[5]</sup> After being brought to the United States by European architects in the 1930s, it quickly became an "unofficial" North American style, particularly after World War II.<sup>[5]</sup> The International Style reached its height in the 1950s and 1960s, when it was widely adopted worldwide for its practicality and as a symbol of industry, progress, and modernity. The style remained the prevailing design philosophy for urban development and reconstruction into the 1970s, especially in the Western world.<sup>[4]</sup>

The International Style was one of the first architectural movements to receive critical renown and global popularity.<sup>[5]</sup> Regarded as the high point of modernist architecture, it is sometimes described as the "architecture of the modern movement" and credited with "single-handedly transforming the skylines of every major city in the world with its simple cubic forms".<sup>[5][12]</sup> The International Style's emphasis on transcending

## International Style architecture



Lovell House in Los Angeles (1927–29), by Richard Neutra



Villa Savoye in Paris (1928–31), by Le Corbusier



Equitable Building in Atlanta (1966–68), by Skidmore, Owings & Merrill



Loews Hotel in Philadelphia (completed 1932), by George Howe and William Lescaze



Seagram Building in New York City (1955–58), by Mies van der Rohe



Paimio Sanatorium in Finland, (1929–1930) by Alvar Aalto



Istiqlal Mosque in Jakarta (completed 1978), by Friedrich Silaban

**Years active** 1920s–1970s  
**Location** Worldwide

historical and cultural influences, while

favoring utility and mass-production methods, made it uniquely versatile in its application; the style was ubiquitous in a wide range of purposes, ranging from social housing and governmental buildings to corporate parks and skyscrapers.

Nevertheless, these same qualities provoked negative reactions against the style as monotonous, austere, and incongruent with existing landscapes; these critiques are conveyed through various movements such as postmodernism, new classical architecture, and deconstructivism.<sup>[13]</sup>

Postmodern architecture was developed in the 1960s in reaction to the International Style, becoming dominant in the 1980s and 1990s.

## Concept and definition

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The term "International Style" was first used in 1932 by the historian Henry-Russell Hitchcock and architect Philip Johnson to describe a movement among European architects in the 1920s that was distinguished by three key design principles: (1) "Architecture as volume – thin planes or surfaces create the building's form, as opposed to a solid mass"; (2) "Regularity in the facade, as opposed to building symmetry"; and (3) "No applied ornament".<sup>[14]</sup>

International style is an ambiguous term; the unity and integrity of this direction is deceptive. Its formal features were revealed differently in different countries. Despite the unconditional commonality, the international style has never been a single phenomenon.<sup>[15]</sup> However, International Style architecture demonstrates a unity of approach and general principles: lightweight structures, skeletal frames, new materials, a modular system, an open plan, and the use of simple geometric shapes.

The problem of the International Style is that it is not obvious what type of material the term should be applied to: at the same time, there are key monuments of the 20th century (Le Corbusier's Villa Savoye; Wright's Fallingwater House) and mass-produced architectural products of their time.<sup>[16]</sup> Here it is appropriate to talk about the use of recognizable formal techniques and the creation of a standard architectural product, rather than iconic objects.

Hitchcock and Johnson's 1932 MoMA exhibition catalog identified three principles of the style: volume of internal space (as opposed to mass and solidity), flexibility and regularity (liberation from classical symmetry), and the expulsion of applied ornamentation ('artificial accents').<sup>[17]</sup>

Common characteristics of the International Style include: a radical simplification of form, a rejection of superfluous ornamentation, bold repetition and embracement of sleek glass, steel and efficient concrete as preferred materials. Accents were found to be suitably derived from natural design irregularities, such as the position of doors and fire escapes, stair towers, ventilators and even electric signs.<sup>[17]</sup>

Further, the transparency of buildings, construction (called the honest expression of structure), and acceptance of industrialized mass-production techniques contributed to the international style's design philosophy. Finally, the machine aesthetic, and logical design decisions leading to support building function were used by the



Kiefhoek Worker's Housing project, now a Museum, Rotterdam, by Jacobus Oud (1930)

International architect to create buildings reaching beyond historicism. The ideals of the style are commonly summed up in three slogans: ornament is a crime, truth to materials, form follows function; and Le Corbusier's description: "A house is a machine to live in".<sup>[18][19]</sup>

International style is sometimes understood as a general term associated with such architectural phenomena as Brutalist architecture, constructivism, functionalism, and rationalism.

Phenomena similar in nature also existed in other artistic fields, for example in graphics, such as the International Typographic Style and Swiss Style.<sup>[20][21]</sup>

The Getty Research Institute defines it as "the style of architecture that emerged in The Netherlands, France, and Germany after World War I and spread throughout the world, becoming the dominant architectural style until the 1970s. The style is characterized by an emphasis on volume over mass, the use of lightweight, mass-produced, industrial materials, rejection of all ornament and colour, repetitive modular forms, and the use of flat surfaces, typically alternating with areas of glass."<sup>[22]</sup> Some researchers consider the International Style as one of the attempts to create an ideal and utilitarian form.<sup>[16]</sup>

## Background

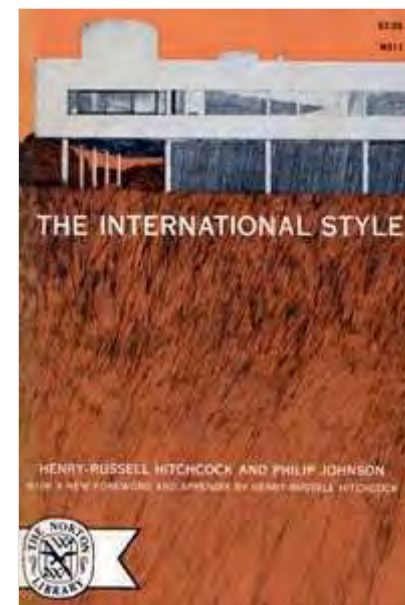
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Around the start of the 20th century, a number of architects around the world began developing new architectural solutions to integrate traditional precedents with new social demands and technological possibilities. The work of Victor Horta and Henry van de Velde in Brussels, Antoni Gaudí in Barcelona, Otto Wagner in Vienna and Charles Rennie Mackintosh in Glasgow, among many others, can be seen as a common struggle between old and new. These architects were not considered part of the International Style because they practiced in an "individualistic manner" and seen as the last representatives of Romanticism.

The International Style can be traced to buildings designed by a small group of modernists, the major figures of which include Ludwig Mies van der Rohe, Jacobus Oud, Le Corbusier, Richard Neutra and Philip Johnson.<sup>[23]</sup>

The founder of the Bauhaus school, Walter Gropius, along with prominent Bauhaus instructor, Ludwig Mies van der Rohe, became known for steel frame structures employing glass curtain walls. One of the world's earliest modern buildings where this can be seen is a shoe factory designed by Gropius in 1911 in Alfeld, Germany, called the Fagus Works building. The first building built entirely on Bauhaus design principles was the concrete and steel Haus am Horn, built in 1923 in Weimar, Germany, designed by Georg Muche.<sup>[24]</sup> The Gropius-designed Bauhaus school building in Dessau, built 1925–26 and the Harvard Graduate Center (Cambridge, Massachusetts; 1949–50) also known as the Gropius Complex, exhibit clean lines<sup>[25]</sup> and a "concern for uncluttered interior spaces".<sup>[23]</sup>

Marcel Breuer, a recognized leader in Béton Brut (Brutalist) architecture and notable alumnus of the Bauhaus,<sup>[26]</sup> who also pioneered the use of plywood and tubular steel in furniture design,<sup>[27]</sup> and who after leaving the Bauhaus would later teach alongside Gropius at Harvard, is as well an important contributor to Modernism and the International Style.<sup>[28]</sup>



Cover of *The International Style* (1932, reprinted 1996) by Henry-Russell Hitchcock and Philip Johnson

Prior to use of the term 'International Style', some American architects—such as Louis Sullivan, Frank Lloyd Wright, and Irving Gill—exemplified qualities of simplification, honesty and clarity.<sup>[29]</sup> Frank Lloyd Wright's Wasmuth Portfolio had been exhibited in Europe and influenced the work of European modernists, and his travels there probably influenced his own work, although he refused to be categorized with them. His buildings of the 1920s and 1930s clearly showed a change in the style of the architect, but in a different direction than the International Style.<sup>[29]</sup>

In Europe the modern movement in architecture had been called Functionalism or Neue Sachlichkeit (New Objectivity), L'Esprit Nouveau, or simply Modernism and was very much concerned with the coming together of a new architectural form and social reform, creating a more open and transparent society.<sup>[30]</sup>

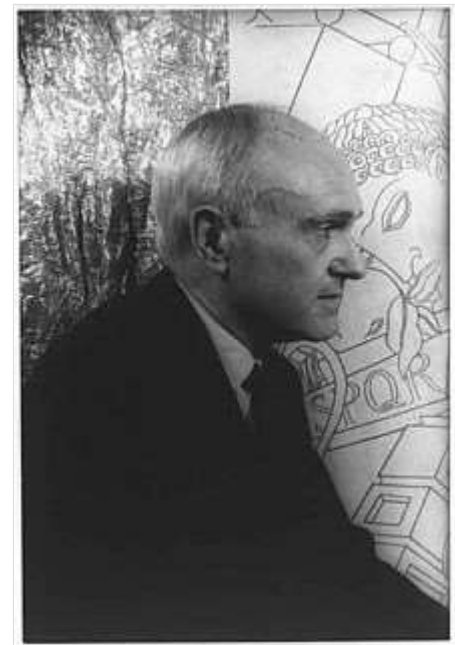
The "International Style", as defined by Hitchcock and Johnson, had developed in 1920s Western Europe, shaped by the activities of the Dutch De Stijl movement, Le Corbusier, and the Deutscher Werkbund and the Bauhaus. Le Corbusier had embraced Taylorist and Fordist strategies adopted from American industrial models in order to reorganize society. He contributed to a new journal called L'Esprit Nouveau that advocated the use of modern industrial techniques and strategies to create a higher standard of living on all socio-economic levels. In 1927, one of the first and most defining manifestations of the International Style was the Weissenhof Estate in Stuttgart, overseen by Ludwig Mies van der Rohe. It was enormously popular, with thousands of daily visitors.<sup>[31][32]</sup>



The Weissenhof Estate, Stuttgart, Germany (1927)

## 1932 MoMA exhibition

The exhibition *Modern Architecture: International Exhibition* ran from February 9 to March 23, 1932, at the Museum of Modern Art (MoMA), in the Heckscher Building at Fifth Avenue and 56th Street in New York.<sup>[33]</sup> Beyond a foyer and office, the exhibition was divided into six rooms: the "Modern Architects" section began in the entrance room, featuring a model of William Lescaze's Chrystie-Forsyth Street Housing Development in New York. From there visitors moved to the centrally placed Room A, featuring a model of a mid-rise housing development for Evanston, Illinois, by Chicago architect brothers Monroe Bengt Bowman and Irving Bowman,<sup>[34]</sup> as well as a model and photos of Walter Gropius's Bauhaus building in Dessau. In the largest exhibition space, Room C, were works by Le Corbusier, Ludwig Mies van der Rohe, J. J. P. Oud and Frank Lloyd Wright (including a project for a house on the Mesa in Denver, 1932). Room B was a section titled "Housing", presenting "the need for a new domestic environment" as it had been identified by historian and critic Lewis Mumford. In Room D were works by Raymond Hood (including "Apartment Tower in the Country" and the McGraw-Hill Building) and Richard Neutra. In Room E was a section titled "The extent of modern architecture", added at the last minute,<sup>[35]</sup> which included the works of thirty-seven modern architects from fifteen countries who were said to be influenced by the works of Europeans of the 1920s. Among these works was shown Alvar Aalto's Turun Sanomat newspaper offices building in Turku, Finland.



Philip Johnson co-defined the International Style with Henry-Russell Hitchcock as a young college graduate, and later became one of its practitioners.

After a six-week run in New York City, the exhibition then toured the US – the first such "traveling-exhibition" of architecture in the US – for six years.<sup>[36]</sup>

## Curators

MoMA director Alfred H. Barr hired architectural historian and critic Henry-Russell Hitchcock and Philip Johnson<sup>[35]</sup> to curate the museum's first architectural exhibition. The three of them toured Europe together in 1929 and had also discussed Hitchcock's book about modern art. By December 1930, the first written proposal for an exhibition of the "new architecture" was set down, yet the first draft of the book was not complete until some months later.

## Publications

The 1932 exhibition led to two publications by Hitchcock and Johnson:

- The exhibition catalog, "Modern Architecture: International Exhibition"<sup>[17]</sup>
- The book, *The International Style: Architecture Since 1922*, published by W. W. Norton & Co. in 1932.
  - reprinted in 1997 by W. W. Norton & Company<sup>[37]</sup>

Previous to the 1932 exhibition and book, Hitchcock had concerned himself with the themes of modern architecture in his 1929 book *Modern Architecture: Romanticism and Reintegration*.

According to Terence Riley: "Ironically the (exhibition) catalogue, and to some extent, the book *The International Style*, published at the same time of the exhibition, have supplanted the actual historical event."<sup>[38]</sup>

## Exemplary Uses of the International Style

The following architects and buildings were selected by Hitchcock and Johnson for display at the exhibition *Modern Architecture: International Exhibition*:

Architect	Building	Location	Date
<u>Jacobus Oud</u>	Workers Houses (house blocks Kiefhoek)	 <u>Rotterdam</u> , The Netherlands	1924–1927
<u>Otto Eisler</u>	<u>Semi-detached Villa</u> ( <a href="http://www.bam.brno.cz/en/object/c049-semi-detached-villa?filter=code">http://www.bam.brno.cz/en/object/c049-semi-detached-villa?filter=code</a> )	 <u>Brno</u> , Czech Republic	1926–1927
<u>Walter Gropius</u>	<u>Fagus Factory</u>	 <u>Alfeld</u> , Germany	1911
	<u>Bauhaus School</u>	 <u>Dessau</u> , Germany	1926
	City Employment Office	 <u>Dessau</u> , Germany	1928
<u>Ludwig Mies van der Rohe</u>	Apartment House, <u>Weissenhof Estate</u>	 <u>Stuttgart</u> , Germany	1927
	<u>German pavilion</u> at the <u>Barcelona Expo</u>	 <u>Barcelona</u> , Spain	1929
	<u>Villa Tugendhat</u>	 <u>Brno</u> , Czech Republic	1930
<u>Le Corbusier</u>	<u>Villa Stein</u>	 <u>Garches</u> , France	1927
	<u>Villa Savoye</u>	 <u>Poissy</u> , France	1930
	<u>Carlos de Beistegui</u> Champs-Élysées Penthouse	 <u>Paris</u> , France	1931
<u>Erich Mendelsohn</u>	<u>Schocken Department Store</u>	 <u>Chemnitz</u> , Germany	1928–1930
<u>Frederick John Kiesler</u>	<u>Film Guild Cinema</u>	 <u>New York City</u> , US	1929
<u>Raymond Hood</u>	<u>McGraw-Hill Building</u>	 <u>New York City</u> , US	1931
<u>George Howe</u> & <u>William Lescaze</u>	<u>Loews Philadelphia Hotel</u>	 <u>Philadelphia</u> , US	1932
Monroe Bengt Bowman & Irving Bowman	Lux apartment block	 <u>Evanston</u> , US	1931
<u>Richard Neutra</u>	<u>Lovell House</u>	 <u>Los Angeles</u> , US	1929
<u>Otto Haesler</u>	Rothenberg Siedlung	 <u>Kassel</u> , Germany	1930
Karl Schneider	Kunstverein	 <u>Hamburg</u> , Germany	1930
<u>Alvar Aalto</u>	Turun Sanomat building	 <u>Turku</u> , Finland	1930



Villa Savoye, Paris, Le Corbusier



Bauhaus School, Dessau, Walter Gropius



Fagus Factory, Alfeld, Walter Gropius



German Pavilion, Barcelona, Mies van der Rohe



Villa Tugendhat, Brno, Mies van der Rohe



Rothenberg Siedlung, Kassel, Otto Haesler



Lovell House, Los Angeles, Rudolph Schindler (garden by Richard Neutra)



McGraw-Hill Building, New York City, Raymond Hood



Loews Philadelphia Hotel, Philadelphia, George Howe and William Lescaze



Turun Sanomat, Turku, Alvar Aalto








## Notable omissions

The exhibition excluded other contemporary styles that were exploring the boundaries of architecture at the time, including: Art Deco; German Expressionism, for instance the works of Hermann Finsterlin; and the organicist movement, popularized in the work of Antoni Gaudí. As a result of the 1932 exhibition, the principles of the International Style were endorsed, while other styles were classed less significant.

In 1922, the competition for the Tribune Tower and its famous second-place entry by Eliel Saarinen gave some indication of what was to come, though these works would not have been accepted by Hitchcock and Johnson as representing the "International Style". Similarly, Johnson, writing about Joseph Urban's recently completed New School for Social Research in New York, stated: "In the New School we have an anomaly of a building supposed to be in a style of architecture based on the development of the plan from function and facade from plan but which is a formally and pretentiously conceived as a Renaissance palace. Urban's admiration for the New Style is more complete than his understanding."<sup>[35]</sup>

California architect Rudolph Schindler's work was not a part of the exhibit, though Schindler had pleaded with Hitchcock and Johnson to be included.<sup>[39]</sup> Then, "[f]or more than 20 years, Schindler had intermittently launched a series of spirited, cantankerous exchanges with the museum."<sup>[40]</sup>

## Before 1932

Architect	Building	Location	Date
<u>Johannes Duiker</u> and <u>Bernard Bijvoet</u>	<u>Zonnestraal Sanatorium</u>	 <u>Hilversum, Netherlands</u>	1926–1928
<u>Robert Mallet-Stevens</u>	<u>houses on Rue Mallet-Stevens</u> ( <a href="https://commons.wikimedia.org/wiki/Category:Immeubles_formant_la_rue_Mallet-Stevens/">https://commons.wikimedia.org/wiki/Category:Immeubles_formant_la_rue_Mallet-Stevens/</a> )	 <u>Paris, France</u>	1927
	<u>Villa Cavrois</u> ( <a href="http://www.villa-cavrois.fr/">http://www.villa-cavrois.fr/</a> )	 <u>Croix, France</u>	1929
<u>Eileen Gray</u>	<u>E-1027</u>	 <u>Cap Martin, France</u>	1929
<u>Alejandro Bustillo</u>	House of <u>Victoria Ocampo</u>	 <u>Buenos Aires, Argentina</u>	1929
<u>Alvar Aalto</u>	<u>Paimio Sanatorium</u>	 <u>Turku, Finland</u>	1930
<u>Leendert van der Vlugt</u>	<u>Van Nelle Factory</u>	 <u>Rotterdam, Netherlands</u>	1926–1930
<u>Joseph Emberton</u>	<u>Royal Corinthian Yacht Club</u>	 <u>Essex, England</u>	1931

## 1932–1944

The gradual rise of the Nazi regime in Weimar Germany in the 1930s, and the Nazis' rejection of modern architecture, meant that an entire generation of avant-gardist architects, many of them Jews, were forced out of continental Europe. Some, such as Mendelsohn, found shelter in England, while a considerable number of the Jewish architects made their way to Palestine, and others to the US. However, American anti-Communist politics after the war and Philip Johnson's influential rejection of functionalism have tended to mask the fact that many of the important architects, including contributors to the original Weissenhof project, fled to the Soviet Union. This group also tended to be far more concerned with functionalism and its social agenda. Bruno Taut, Mart Stam, the second Bauhaus director Hannes Meyer, Ernst May and other important figures of the International Style went to the Soviet Union in 1930 to undertake huge, ambitious, idealistic urban planning projects, building entire cities from scratch. In 1936, when Stalin ordered them out of the country, many of these architects became stateless and sought refuge elsewhere; for example, Ernst May moved to Kenya.<sup>[41]</sup>



The Glass Palace, Heerlen, Netherlands, Frits Peutz (1935).

The White City of Tel Aviv is a collection of over 4,000 buildings built in the International Style in the 1930s. Many Jewish architects who had studied at the German Bauhaus school designed significant buildings here.<sup>[42]</sup> A large proportion of the buildings built in the International Style can be found in the area planned by Patrick Geddes, north of Tel Aviv's main historical commercial center.<sup>[43]</sup> In 1994, UNESCO proclaimed the White City a World Heritage Site, describing the city as "a synthesis of outstanding significance of the various trends of the Modern Movement in architecture and town planning in the early part of the 20th century".<sup>[44]</sup> In 1996, Tel Aviv's White City was listed as a World Monuments Fund endangered site.<sup>[45]</sup>



Dizengoff Circle, White City, Tel Aviv, by Genia Averbuch, 1934

The residential area of Södra Ängby in western Stockholm, Sweden, blended an international or functionalist style with garden city ideals. Encompassing more than 500 buildings, most of them designed by Edvin Engström, it remains the largest coherent functionalist or "International Style" villa area in Sweden and possibly the world, still well-preserved more than a half-century after its construction in 1933–40 and protected as a national cultural heritage.

Zlín is a city in the Czech Republic which was in the 1930s completely reconstructed on principles of functionalism. In that time the city was a headquarters of Bata Shoes company and Tomáš Baťa initiated a complex reconstruction of the city which was inspired by functionalism and the Garden city movement. Tomas Bata Memorial is the most valuable monument of the Zlín functionalism. It is a modern paraphrase of the constructions of high gothic style period: the supporting system and colourful stained glass and the reinforced concrete skeleton and glass.



The Kavanagh Building in Buenos Aires, by Sánchez, Lagos & de la Torre (1936).

With the rise of Nazism, a number of key European modern architects fled to the US. When Walter Gropius and Marcel Breuer fled Germany they both arrived at the Harvard Graduate School of Design, in an excellent position to extend their influence and promote the Bauhaus as the primary source of architectural modernism. When Mies fled in 1938, he first fled to England, but on emigrating to the US he went to Chicago, founded the Second School of Chicago at IIT and solidified his reputation as a prototypical modern architect.

Architect	Building	Location	Date
<u>Ove Arup</u>	<u>Labworth Café</u>	 <u>Essex, England</u>	1932–1933
<u>Jorge Kálnay</u>	<u>Luna Park</u>	 <u>Buenos Aires, Argentina</u>	1932
<u>Leendert van der Vlugt</u>	<u>Sonneveld House</u>	 <u>Rotterdam, Netherlands</u>	1932–1933
<u>Carlos Ramos</u>	<u>Radio Pavilion of the Oncology Institute</u>	 <u>Lisbon, Portugal</u>	1933
<u>Hans Scharoun</u>	<u>Schminke House</u>	 <u>Löbau, Germany</u>	1933
<u>Frits Peutz</u>	<u>Glaspaleis</u>	 <u>Heerlen, Netherlands</u>	1933
<u>František Lydie Gahura</u>	<u>Tomas Bata Memorial</u>	 <u>Zlín, Czech Republic</u>	1933
<u>Oscar Stonorov</u> and <u>Alfred Kastner</u>	<u>Carl Mackley Houses</u>	 <u>Philadelphia, US</u>	1933–1934
<u>Edvin Engström</u>	<u>Södra Ängby</u>	 <u>Stockholm, Sweden</u>	1933–1939
<u>Genia Averbuch</u>	<u>Dizengoff Square</u>	 <u>Tel Aviv, Israel</u>	1934–1938
<u>Dov Karmi</u>	<u>Max-Liebling House</u>	 <u>Tel Aviv, Israel</u>	1936
<u>Yehuda Lulka</u>	<u>Thermometer House</u>	 <u>Tel Aviv, Israel</u>	1935
<u>Erich Mendelsohn</u>	<u>Weizmann House</u>	 <u>Rehovot, Israel</u>	1936
<u>Wells Coates</u>	<u>Isokon building</u>	 <u>London, England</u>	1934
<u>Berthold Lubetkin</u>	<u>Highpoint I</u>	 <u>London, England</u>	1935
<u>Maxwell Fry</u>	<u>Sun House</u>	 <u>London, England</u>	1935
<u>Neil &amp; Hurd</u>	<u>Ravelston Garden</u>	 <u>Edinburgh, Scotland</u>	1936
<u>Sánchez, Lagos &amp; de la Torre</u>	<u>Kavanagh Building</u>	 <u>Buenos Aires, Argentina</u>	1936
<u>Paul Thiry</u>	<u>Thiry House</u> <sup>[46]</sup>	 <u>Seattle, Washington, US</u>	1936
<u>Walter Gropius</u>	<u>Gropius House</u>	 <u>Lincoln, Massachusetts, US</u>	1937–1938
<u>Hamilton Beatty</u> and <u>Allen Strang</u>	<u>Willard and Fern Tompkins House</u>	 <u>Monona, Wisconsin, US</u>	1937
<u>William Ganster</u> and <u>William Pereira</u>	<u>Lake County Tuberculosis Sanatorium</u>	 <u>Waukegan, Illinois, US</u>	1938–1939

## 1945–present

After World War II, the International Style matured; Hellmuth, Obata & Kassabaum (later renamed HOK) and Skidmore, Owings & Merrill (SOM) perfected the corporate practice, and it became the dominant approach for decades in the US and Canada. Beginning with the initial technical and formal inventions of 860-880 Lake Shore Drive Apartments in Chicago, its most famous examples include the United Nations headquarters, the Lever House, the Seagram Building in New York City, and the campus of the United States Air Force Academy in

Colorado Springs, Colorado, as well as the Toronto-Dominion Centre in Toronto. Further examples can be found in mid-century institutional buildings throughout North America and the "corporate architecture" spread from there, especially to Europe.

In Canada, this period coincided with a major building boom and few restrictions on massive building projects. International Style skyscrapers came to dominate many of Canada's major cities, especially Ottawa, Montreal, Vancouver, Calgary, Edmonton, Hamilton, and Toronto. While these glass boxes were at first unique and interesting, the idea was soon repeated to the point of ubiquity. A typical example is the development of so-called Place de Ville, a conglomeration of three glass skyscrapers in downtown Ottawa, where the plans of the property developer Robert Campeau in the mid-1960s and early 1970s—in the words of historian Robert W. Collier, were "forceful and abrasive[;] he was not well-loved at City Hall"—had no regard for existing city plans, and "built with contempt for the existing city and for city responsibilities in the key areas of transportation and land use".<sup>[47]</sup> Architects attempted to put new twists into such towers, such as the Toronto City Hall by Finnish architect Viljo Revell. By the late 1970s a backlash was under way against modernism—prominent anti-modernists such as Jane Jacobs and George Baird were partly based in Toronto.

The typical International Style or "corporate architecture" high-rise usually consists of the following:

1. Square or rectangular footprint
2. Simple cubic "extruded rectangle" form
3. Windows running in broken horizontal rows forming a grid
4. All facade angles are 90 degrees.

In 2000 UNESCO proclaimed University City of Caracas in Caracas, Venezuela, as a World Heritage Site, describing it as "a masterpiece of modern city planning, architecture and art, created by the Venezuelan architect Carlos Raúl Villanueva and a group of distinguished avant-garde artists".

In June 2007 UNESCO proclaimed Ciudad Universitaria of the Universidad Nacional Autónoma de México (UNAM), in Mexico City, a World Heritage Site due to its relevance and contribution in terms of international style movement. It was designed in the late 1940s and built in the mid-1950s based upon a masterplan created by architect Enrique del Moral. His original idea was enriched by other students, teachers, and diverse professionals of several disciplines. The university houses murals by Diego Rivera, Juan O'Gorman and others. The university also features Olympic Stadium (1968). In his first years of practice, Pritzker Prize winner and Mexican architect Luis Barragán designed buildings in the International Style. But later he evolved to a more traditional local architecture. Other notable Mexican architects of the International Style or modern period are Carlos Obregón Santacilia, Augusto H. Alvarez, Mario Pani, Federico Mariscal, Vladimir Kaspé, Enrique del Moral, Juan Sordo Madaleno, Max Cetto, among many others.









Seagram Building, New York, Ludwig Mies van der Rohe (1958)



Tower C of Place de Ville

In Brazil Oscar Niemeyer proposed a more organic and sensual<sup>[48]</sup> International Style. He designed the political landmarks (headquarters of the three state powers) of the new, planned capital Brasilia. The masterplan for the city was proposed by Lúcio Costa.

Architect	Building	Location	Date
<u>Ludwig Mies van der Rohe</u>	<u>Illinois Institute of Technology campus (including S. R. Crown Hall)</u>	 <u>Chicago, US</u>	1945–1960
	<u>860–880 Lake Shore Drive Apartments</u>	 <u>Chicago, US</u>	1949
<u>Pietro Belluschi</u>	<u>Commonwealth Building</u>	 <u>Portland, Oregon, US</u>	1948
<u>Oscar Niemeyer, Le Corbusier, Harrison &amp; Abramovitz</u>	<u>Headquarters of the United Nations</u>	 <u>New York City, US</u>	1950s
<u>Michael Scott</u>	<u>Busaras</u>	 <u>Dublin, Ireland</u>	1945–1953
<u>Kemp, Bunch &amp; Jackson</u>	<u>Eight Forty One</u>	 <u>Jacksonville, US</u>	1955
<u>Ron Phillips and Alan Fitch</u>	<u>City Hall, Hong Kong</u>	 <u>Victoria City, Hong Kong</u>	1956
<u>Alberto Belgrano Blanco, José A. Hortal and Marcelo Martínez de Hoz</u>	<u>Alas Building</u>	 <u>Buenos Aires, Argentina</u>	1957
<u>John Bland</u>	<u>Old City Hall</u>	 <u>Ottawa, Canada</u>	1958
<u>Emery Roth &amp; Sons</u>	<u>10 Lafayette Square</u>	 <u>Buffalo, New York, US</u>	1958–1959
<u>Kelly &amp; Gruzen</u>	<u>High School of Graphic Communication Arts</u>	 <u>Manhattan, New York City, US</u>	1959
<u>Arne Jacobsen</u>	<u>SAS Royal Hotel</u>	 <u>Copenhagen, Denmark</u>	1958–60
<u>Stanley Roscoe</u>	<u>Hamilton City Hall</u>	 <u>Hamilton, Canada</u>	1960
<u>John Lautner</u>	<u>Chemosphere</u>	 <u>Los Angeles, US</u>	1960
<u>Carlos Arguelles</u>	<u>Philamlife Building</u>	 <u>Manila, Philippines</u>	1961
<u>I. M. Pei</u>	<u>Place Ville-Marie</u>	 <u>Montreal, Canada</u>	1962
<u>Charles Luckman</u>	<u>Prudential Tower</u>	 <u>Boston, US</u>	1964
<u>George Dahl</u>	<u>First National Bank Tower</u>	 <u>Dallas, US</u>	1965
<u>Abugov &amp; Sunderland</u>	<u>CN Tower</u>	 <u>Edmonton, Canada</u>	1966
<u>Various architects</u>	<u>Montreal Metro, initial network</u>	 <u>Montreal, Canada</u>	1966
<u>Ludwig Mies van der Rohe</u>	<u>Toronto-Dominion Centre</u>	 <u>Toronto, Canada</u>	1967
	<u>Westmount Square</u>	 <u>Montreal, Canada</u>	1967
<u>Skidmore, Owings &amp; Merrill</u>	<u>Equitable Building</u>	 <u>Atlanta, US</u>	1968
<u>Hermann Henselmann et al.</u>	<u>Berlin TV Tower</u>	 <u>Berlin, Germany</u>	1969
<u>Michael Manser</u>	<u>Capel Manor House</u>	 <u>Horsmonden, UK</u>	1971
<u>Campeau Corporation</u>	<u>Place de Ville</u>	 <u>Ottawa, Canada</u>	1967–1972

Architect	Building	Location	Date
<u>Arthur C.F. Lau</u>	<u>Stelco Tower</u>	 <u>Hamilton, Canada</u>	1973
<u>Crang &amp; Boake</u>	<u>Hudson's Bay Centre</u>	 <u>Toronto, Canada</u>	1974
<u>Jerzy Skrzypczak</u>	<u>Chałubińskiego 8</u>	 <u>Warsaw, Poland</u>	1975–1978
<u>Friedrich Silaban</u>	<u>Borobudur Hotel</u>	 <u>Jakarta, Indonesia</u>	1974
	<u>Istiqlal Mosque</u>	 <u>Jakarta, Indonesia</u>	1978
<u>Pedro Moctezuma Díaz Infante</u>	<u>Torre Ejecutiva Pemex</u>	 <u>Mexico City, Mexico</u>	1982

## Criticism

In 1930, Frank Lloyd Wright wrote: "Human houses should not be like boxes, blazing in the sun, nor should we outrage the Machine by trying to make dwelling-places too complementary to Machinery."<sup>[49]</sup>

In Elizabeth Gordon's well-known 1953 essay, "The Threat to the Next America", she criticized the style as non-practical, citing many instances where "glass houses" are too hot in summer and too cold in winter, empty, take away private space, lack beauty and generally are not livable. Moreover, she accused this style's proponents of taking away a sense of beauty from people and thus covertly pushing for a totalitarian society.<sup>[50]</sup>

In 1966, architect Robert Venturi published *Complexity and Contradiction in Architecture*,<sup>[51]</sup> essentially a book-length critique of the International Style. Architectural historian Vincent Scully regarded Venturi's book as 'probably the most important writing on the making of architecture since Le Corbusier's *Vers une Architecture*.<sup>[52]</sup> It helped to define postmodernism.

Best-selling American author Tom Wolfe wrote a book-length critique, *From Bauhaus to Our House*, portraying the style as elitist.

One of the supposed strengths of the International Style has been said to be that the design solutions were indifferent to location, site, and climate; the solutions were supposed to be universally applicable; the style made no reference to local history or national vernacular. This was soon identified as one of the style's primary weaknesses.<sup>[53]</sup>

In 2006, Hugh Pearman, the British architectural critic of *The Times*, observed that those using the style today are simply "another species of revivalist", noting the irony.<sup>[54]</sup> The negative reaction to internationalist modernism has been linked to public antipathy to overall development.<sup>[55][56]</sup>

In the preface to the fourth edition of his book *Modern Architecture: A Critical History* (2007), Kenneth Frampton argued that there had been a "disturbing Eurocentric bias" in histories of modern architecture. This "Eurocentrism" included the US.<sup>[57]</sup>

## Architects

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- Alvar Aalto
- Max Abramovitz
- Luis Barragán
- Welton Becket
- Pietro Belluschi
- Geoffrey Bazeley
- Max Bill
- Marcel Breuer
- Roberto Burle Marx
- Gordon Bunshaft
- Natalie de Blois
- Henry N. Cobb
- George Dahl
- Sir Frederick Gibberd
- Charles and Ray Eames
- Otto Eisler
- Joseph Emberton
- Bohuslav Fuchs
- Paul Furiet
- Heydar Ghiai
- Landis Gores
- Bruce Graham
- Eileen Gray
- Walter Gropius
- Otto Haesler
- Arieh El-Hanani
- Wallace Harrison
- Hermann Henselmann
- Raymond Hood
- George Howe
- Muzharul Islam
- Arne Jacobsen
- Marcel Janco
- John M. Johansen
- Philip Johnson
- Roger Johnson
- Louis Kahn
- Dov Karmi
- Oskar Kaufmann
- Richard Kauffmann
- Fazlur Khan
- Frederick John Kiesler
- Friedrich Silaban
- Le Corbusier
- William Lescaze
- Charles Luckman
- Yehuda Magidovitch
- Michael Manser
- Alfred Mansfeld
- Erich Mendelsohn
- John O. Merrill
- Hannes Meyer
- Ludwig Mies van der Rohe
- Richard Neutra
- Oscar Niemeyer
- Eliot Noyes
- Gyo Obata
- Jacobus Oud
- Nathaniel A. Owings
- Mario Pani
- I. M. Pei
- Frits Peutz
- Ernst Plischke
- Ralph Rapson
- Zeev Rechter
- Viljo Revell
- Gerrit Rietveld
- Carl Rubin
- Eero Saarinen
- Rudolph Schindler
- Michael Scott
- Arieh Sharon
- Louis Skidmore
- Ben-Ami Shulman
- Jerzy Sołtan
- Raphael Soriano
- Edward Durell Stone
- Paul Thiry
- Carlos Raúl Villanueva
- Leendert van der Vlugt
- Munio Weinraub
- Lloyd Wright
- Minoru Yamasaki
- The Architects Collaborative
- Toyo Ito

## See also

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- Critical regionalism
- Expressionist architecture
- Functionalism (architecture)
- High-tech architecture
- Modern architecture
- Northwest Regional style
- Organic architecture

- Swiss Style (design)
- International Typographic Style

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## External links

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- "[How Chicago Sparked the International Style of Architecture in America](https://www.architecturaldigest.com/gallery/how-chicago-sparked-international-style-of-architecture-in-america)" (<https://www.architecturaldigest.com/gallery/how-chicago-sparked-international-style-of-architecture-in-america>). *Architectural Digest*.

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**PASSINGS: Richard Byrd Jr.; Son of Famed Explorer**

*Los Angeles Times (1923-1995)*; Oct 14, 1988; ProQuest Historical Newspapers: Los Angeles Times  
pg. B28

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**PASSINGS**

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■ **Conrad Buff III; Award-Winning Architect**

Conrad Buff III, 62, a well-known architect whose clients included some of the biggest names in the entertainment world. Buff joined with Donald C. Hensman while the two were still architectural students at USC and formed their own firm. Over the years Buff-Hensman had more than 500 designs and commissions and built more than 6,000 structures. Buff-Hensman received dozens of awards, 30 from the American Institute of Architects alone. In Pasadena on Monday of cancer of the larynx.

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## **USC Honors Architects**

*Los Angeles Times (1923-1995); Apr 3, 1994; ProQuest Historical Newspapers: Los Angeles Times*  
pg. K6

# **USC Honors Architects**

**Architects Calvin C. Straub, FAIA, and Donald C. Hensman, FAIA, will be honored as the 1994 distinguished alumni of the USC School of Architecture at the annual dinner of the school's Architectural Guild.**

**A memorial tribute to architect Conrad Buff III, a former partner of Straub and Hensman who died in 1988, will be a part of the April 19 program.**

**"Every California architect educated after the early '50s has been influenced by the work of Buff, Straub and Hensman,"**

**said Victor Regnier, dean of the USC School of Architecture. The three men were influential in the invention of new architectural forms, Regnier said. "Their legacy extends from the Case Study House program to the development of post-and-beam construction," he said.**

**For more information on the dinner, to be held on the USC campus, contact the Architectural Guild office at (213) 740-4471.**

**OBITUARIES/FUNERAL ANNOUNCEMENTS**

**WONG, Ronald T.**

February 1, 1919 - October 8, 2010

Ronald T. Wong born on February 1, 1919, passed on October 8, 2010. Ron received his B.S. in Public Health at UCB and his Doctorate in Dentistry from UCSF and practiced for 44 years in Long Beach. He will be missed by wife Ruth, daughters Patricia, Bonnie and Anita and grandchildren Matthew, Alex, Marisa and Lauren.

Ron's broad smile, dry wit and sense of humor will be missed by family and friends. A memorial service will be held on Oct. 16th at 11:00am at Journey Evangelical Church, 14614 Magnolia St. Westminster, CA 92683. In lieu of flowers, donations may be made to Journey Evangelical Church Missions.

# — THE — HOLLYWOOD HOME

by Jacqueline Tager

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February 28th, 2017 by thehollywoodhome

## [Gorgeous Modernist Architecture and a Celebrity Retreat – 2651 Nottingham](#)

[Homes](#), [Los Feliz](#) [2651 Nottingham Place](#) [Buff and Hensman](#) [Los Feliz](#) [Los Feliz Hills](#) [Los Feliz Homes](#) [Los Feliz Real Estate](#) [Ryan Reynolds](#) [Scarlett Johansson](#) [Wong House](#) [3 Comments](#)

The Wong House is a rare piece of Los Angeles modernist architecture at its finest and most exclusive. 2651 Nottingham was designed by [Buff and Hensman](#), a firm that came to define Southern California post-war architecture. Owned once by Scarlet Johansson and Ryan Reynolds, the home has undergone significant restoration, but the stunning downtown to ocean views are as timeless as ever.





**2651 Nottingham**  
**Los Angeles, CA 90027**  
**Listing: \$4,999,999**  
**Bedrooms: 3**  
**Bathrooms: 3**  
**Square Feet: 2,835**  
**Year Built: 1969**  
**Lot Size: 19,230 sf**



Floor to ceiling windows throughout the home look out over the saltwater swimming pool and the Los Feliz Hills below. Views span from Downtown to the ocean.



The house has that ideal indoor/outdoor flow we love so much in LA, creating a relaxing atmosphere if you're having a summer party or an intimate al fresco dinner with friends.



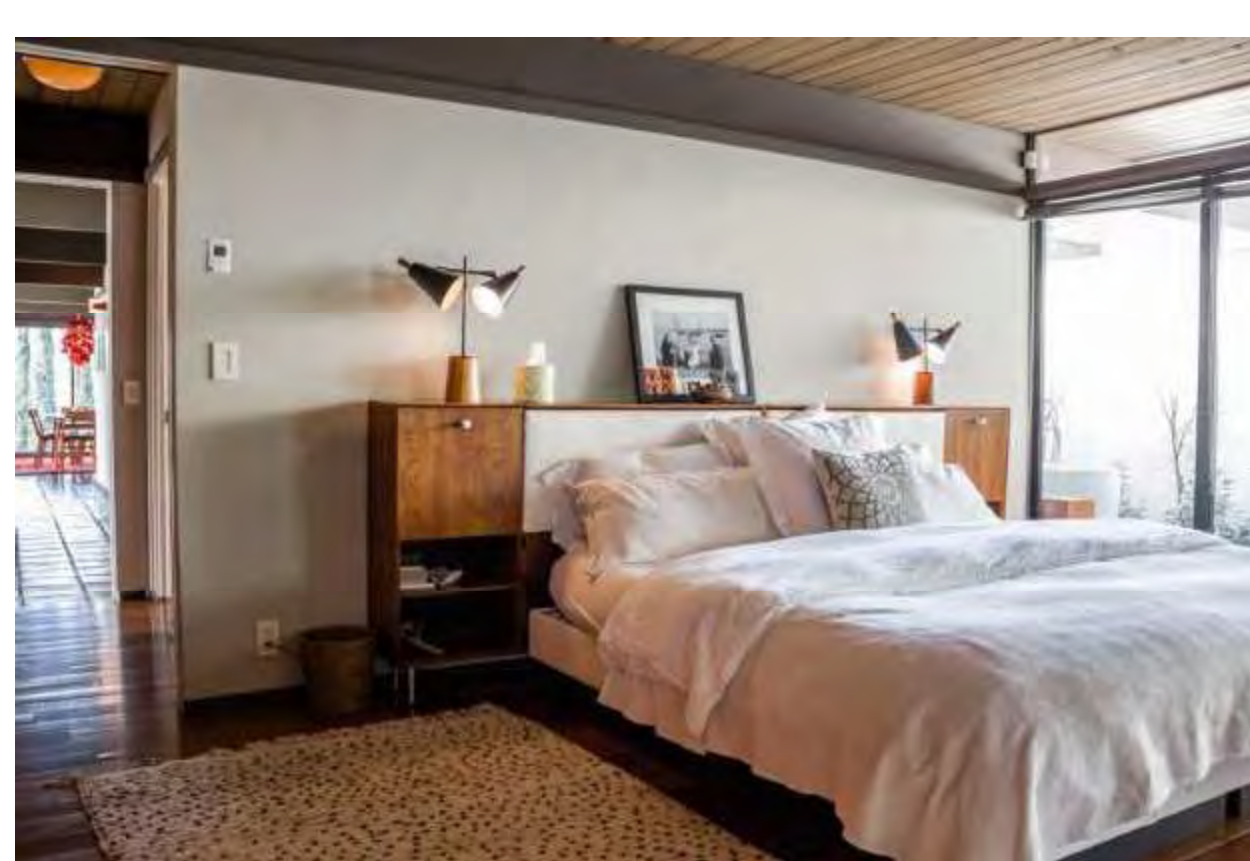
Buff and Hensmen garnered more than forty A.I.A. awards and were known for their beautifully proportioned spaces and quality materials and workmanship.



Are those Andy Warhols I see? Wood beamed ceilings, hardwood floors, and an oversized wood burning fireplace all complete a second living room area.



Three bedrooms, and three bathrooms complete the home. All spacious, bright, and airy.



All of the public rooms lead to the outside deck, the large yard, and the saltwater pool.



Enclosed and private, this exceptional home sits high above Los Feliz boulevard and just below the Griffith Observatory. It's a can't-miss one of a kind.



To tour 2651 Nottingham, or find other homes for sale in the area, call me at (323) 697-3040 or email me at [jacqueline.tager@sothebyshomes.com](mailto:jacqueline.tager@sothebyshomes.com).




Listing provided courtesy of Barry Sloane, Heidi Lake and Marc Silver, Sotheby's International Realty.

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**3 Responses to “Gorgeous Modernist Architecture and a Celebrity Retreat – 2651 Nottingham”**

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Loving the information on this internet internet site , you have done wonderful job on the posts .

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in the lindy book, posted in the paper. the museum in niobara has a great picture of it

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Owned by Scarlet Johansson

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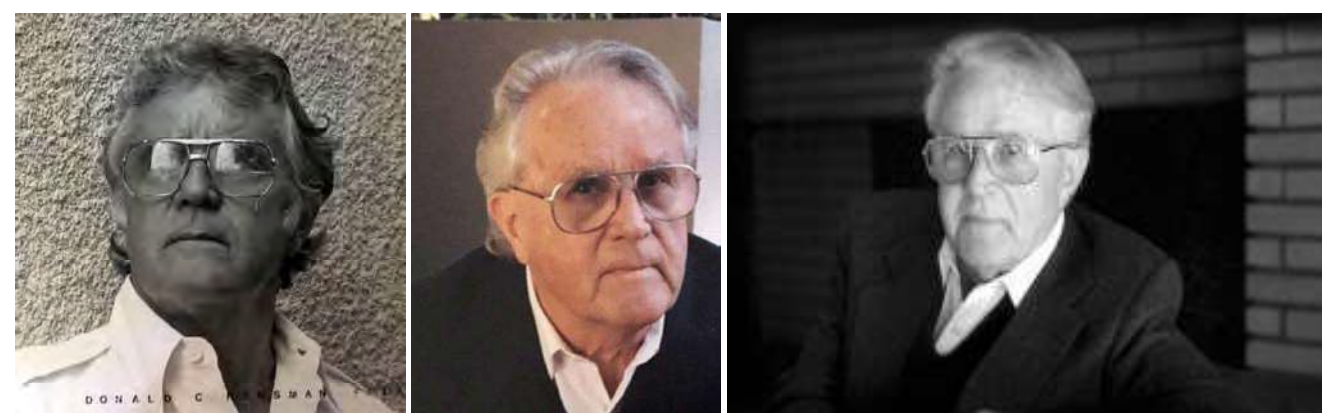
**CONRAD BUFF III, FAIA (1926-1989)**

Buff was born and raised in Eagle Rock CA. His parents were Mary and Conrad Buff II, creators of illustrated children's books. Family acquaintances included [Richard Neutra](#) and [Rudolph Schindler](#). Redesigning the Buff garage was one of Neutra's early independent architectural commissions. Buff attended Eagle Rock High School. He served in the Navy in WWII and graduated from USC School of Architecture in 1952, where he befriended fellow architect Donald C. Hensman.



### **CALVIN C. STRAUB, FAIA (1920-1998)**

Straub was born in Macon GA. He studied at Texas A&M University and Pasadena City College before receiving his degree in architecture at USC in 1945. After serving in the Navy, Straub lectured at USC from 1946 to 1961 and later at Arizona State University. He worked for A. B. Gallion before entering into a partnership with Buff & Hensman (1956-1961) and Schoneburger Strau Florence (1972-1975). He wrote *Design Process and Communications* (1978) and *The Man-Made Environment: An Introduction to World Architecture and Design* (1983). Until retirement in 1988 he taught at Arizona State University where his world architecture class attended by more than 15,000 students. Straub also ran his own private practice earning over 30 awards. His archives are at Arizona State University.



### **DONALD CHARLES HENSMAN, FAIA (1924-2002)**

Hensman grew up in the Hollywood area of Los Angeles CA, graduated from Hollywood HS in 1941, and served in the Navy during WWII. He got an architecture degree from USC in 1952 where he later taught 1952 to 1963. Hensman retired in 1997. Just before he died in 2002, the Pasadena Heritage Oral History Project did a 10-part interview, led by Sarah Cooper. Parts: [1A](#) [1B](#) [2A](#) [2B](#) [3A](#) [3B](#) [4A](#) [4B](#) [5A](#) [5B](#), courtesy of Pasadena Heritage.





1969 - The Wong House, [2651 Nottingham Place](#), Los Angeles CA. Kitchen was renovated. Sold to Scarlett Johansson and Ryan Reynolds. Sold in 2012. Sold in 2017 to Michele Jubelirer.

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## INTERVIEW: David Moreton, From Producer to Director in 10 Minutes Flat

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by Aaron Krach



June 1997, David Moreton read Todd Stephens' script for "**Edge of Seventeen.**" Taken by the material, he signed on as co-producer with Stephens. Five months later they were on location, with Stephens directing his personal and humorous account of coming of age in Ohio, circa 1984. A few days later, Stephens discovered that directing such an autobiographical film, in his hometown, wasn't going to be as easy as he thought. He decided "Edge of Seventeen" needed more objective eyes and tapped Moreton to step into the director's chair. Without missing a beat, Moreton guided "Edge" to completion six weeks later. During 1998, the enjoyable crowd-pleaser picked up numerous awards at Outfest in Los Angeles and San Francisco's Gay & Lesbian Film Festival before screening in the American Spectrum at Sundance '99. "Edge of Seventeen," care of **Strand Releasing**, opens on May 14.

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**indieWIRE:** What was your first reaction when Stephens asked you to step in as director?

**David Moreton:** My first reaction was excitement. I had wanted to direct a feature anyway. We were way into production. We had started filming and Todd decided that he couldn't do it. Todd came to me and asked if I would take over. I jumped at the chance and said yes and so one morning I found myself with 50 extras, a cast and crew staring at me saying, "What do we do." I had only been the director for all of 10 minutes. It was kind of an intense experience. I didn't have time to have a nervous breakdown. Truly, I benefited from the fact that I didn't have time to get nervous.

**iW:** Do you think you benefited from having been the producer and thus having been very involved already.



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cast and crew and they were friends. As corny as it sounds, this movie was a fascinating collaborative process.

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**iW:** How was it to collaborate with someone who not only wrote a script, but a very autobiographical one as well?

**Moreton:** It's important that the script was autobiographical for Todd. So despite the fact that Todd wasn't there, we tried very hard to remain true to his story. That was very helpful when you don't know what to do or feel lost a bit. It was good to ground ourselves in that.

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**iW:** One of the key elements in accurately capturing the feel of 1984 is the tremendous amount of 80s music in the film, Annie Lennox, Tony Basil, etc. How did you manage to get the rights to so much music?

**Moreton:** When we were showing the script around initially, people would say "Oh this is great, but you'll never get this music." So we got freaked out and we decided we'd better try. It was important for me to have a great soundtrack. Music of that era was very important for me. I think that music for teenagers is an escape from their problems. The key is getting a good supervisor who has the connections. We had Gerry Gershman, who was really great. He knew Annie Lennox's manager. He knew Tom Bailey's record company's executive. (Bailey, previously of the Thompson Twins, composed the score.) Before we even started filming, he started working on it. It helped that we started early and it helped that he was persistent. It also helped that people liked the movie. We also ended up spending money on it. Not a lot. It's funny cause I thought it was so much, but now I've talked other people



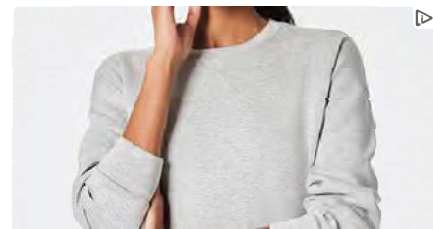
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TEASER

**Martin Scorsese Calls Studio Head Seth Rogen 'Talentless,...**



'NO, I ONLY DO GOOD THINGS'

**'The Day of the Jackal' Review: Eddie Redmayne's...**

song, unless we knew we had the rights before we shot the scene.

**iW: “Edge of Seventeen” premiered on the gay film fest circuit before heading to mainstream fests like Sundance. What do you think of the ever-expanding circuit of gay and lesbian festivals?**

**Moreton:** I think it’s great. Although, I encourage people to open in straight fest because it gets more exposure. Actually, I go back and forth. For example, at Outfest in LA; if your movie is well received, you meet so many people in Hollywood. Because all the people who run the festival work for studios, you meet all these people. So by all means, do those festivals and your film does get exposure. I also think they are great at bringing gay films that would never get distributed to an audience that would appreciate them. And I’m not sure they should be distributed, cause it would be even harder for other movies to get an audience.

**iW: You had a particularly good experience in San Francisco with your parents in the audience.**

**Moreton:** My parents went to see the film at the Castro Theater during the San Francisco Gay & Lesbian Film Festival. It was sold out, 1,200 screaming people. I am so happy they saw it there, cause you can’t ask for a better audience. That was an unbelievable experience and I don’t think I will ever have it again, unless I make another gay film. It was just so cool. The audience interacted with the movie. They booed and cheered. Two distributors came up to me afterwards and wanted the movie because of the reaction. One of them was Strand, which we eventually went with.

**iW: Your path to filmmaking is definitely out of the ordinary. How did you get from Wall Street to Edge of Seventeen?**

**Moreton:** I was an English major as an undergrad and then I worked for awhile. Then I got an MBA at Wharton and worked on Wall Street. I went through three jobs very quickly after graduate school. It was very apparent to me that it wasn’t the right career. The only thing I ever wanted to do was film. But when I was young I thought, “Oh that’s not what real people do for a living.” So I didn’t pursue it until I was nearing 30 and I realized I couldn’t go through the rest of my life sitting behind a desk.

[Aaron Krach is a freelance writer and regular contributor to indieWIRE.]

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# Buff and Hensman's glorious 1969 Wong House seeks \$5M

3

*The former love nest of Scarlett Johansson and Ryan Reynolds*

By **Bianca Barragan** | Feb 24, 2017, 4:55pm PST | **3 comments**



Courtesy of Marc Silver and Barry Sloane/[Sotheby's International Realty](#)

The Wong House, a fabulous post and beam “on one of the best Los Feliz streets,” has the celebrity seal of approval: it was previously owned by then-couple Scarlett Johansson and Ryan Reynolds. (The pair divorced in 2011.)

Built in 1969, the Buff & Hensman-designed residence has since been updated, notably in the kitchen, which features walls of glass and views of Downtown. Sliding glass doors open off the kitchen, allowing for a smooth flow between the kitchen and the patio area immediately outside.

One of the three bedrooms is a master suite with dual sinks and an outdoor bathtub on its own private patio.

The rear yard is a grassy, mostly flat space with a fire pit and pool, as well as that aforementioned patio. The yard—fenced in by hedges and landscaping—is “totally private.”

Last sold in 2012 for \$3.5 million, the Wong house is listed for \$4.999 million.









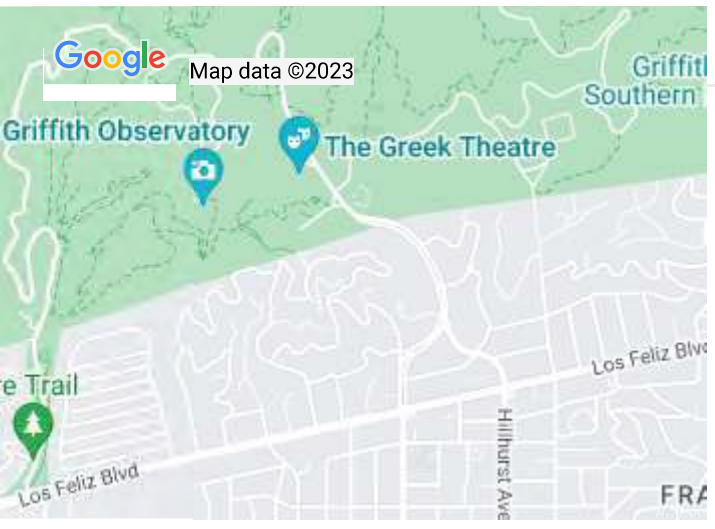


- [2651 Nottingham Place](#) [Sotheby's International Realty]



### **Wong House**

2651 Nottingham Pl., Los Angeles, CA



**Building Permit History**  
**2651 Nottingham Place**  
**Los Feliz**

- December 10, 1968: Grading Permit No. LA79381 to provide building pad for construction of new residence. *See dwelling application.*  
Owner: Dr. and Mrs. Ronald T. Wong  
Architect: Buff & Hensman  
Engineer: None  
Contractor: Owner  
Cost: 1,200 cubic yards
- December 10, 1968: Building Permit No. LA79382 to construct a 1-story 2,766 square foot frame and stucco single family residence and attached garage at 2651 Nottingham Place on Lot 122 of Tract No. 5337.  
Owner: Dr. and Mrs. Ronald T. Wong  
Architect: Buff & Hensman  
Engineer: None  
Contractor: Owner  
Cost: \$50,000.00
- January 16, 1970: Building Permit No. LA02697 to construct a 50' long 5' high retaining wall  
Owner: Dr. Ronald T. Wong  
Architect: None  
Engineer: George L. Benton  
Contractor: McKnight Construction  
Cost: \$800.00
- August 13, 1976: Building Permit No. LA31148 to construct a 52' X 22' 8.6 foot deep swimming pool  
Owner: Nicholas Bakky  
Architect: None  
Engineer: R. J. Kolodziej  
Contractor: Anthony Pools  
Cost: \$10,000.00

- August 23, 1994: Building Permit No. VN57397 install modified roof per 24511 & CBO 3992, 44 squares.  
Owner: Nicholas Barky  
Architect: None  
Engineer: Heinz Meier  
Contractor: GES Roofing  
Cost: \$12,000.00
- June 27, 2011: Electrical Permit No. WO14113350 to install electric vehicle charging deck.  
Owner: Mihaela Evans Trustee, Baxter Playhouse Trust  
Architect: None  
Engineer: George J Fosdyke  
Contractor: Aerovironment Inc.  
Cost: Not Shown
- March 24, 2021: Building Permit No. ON41212 to construct a new ASU and recreation room (No interconnection between deck and ADU) with attached deck on piles.  
Owner: Michelle N Jubelirer Trustee, Jubelrer Living Trust  
Architect: Ben Curtis Sturgill  
Engineer: Alexandre Basso and Richard Rybak  
Contractor: The Machina Group, Inc  
Cost: \$100,000.00
- November 2, 2022: Electrical Permit No. WO24157362 to upgrade service to class 320.  
Owner: Michelle N Jubelirer Trustee, Jubelrer Living Trust  
Architect: None  
Engineer: None  
Contractor: Jeff Retich Electric, Inc.  
Cost: Not Shown

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

1. LEGAL DESCR.	LOT	BLK.	TRACT	CENSUS TRACT
	122	-	5337	1293
2. JOB ADDRESS				DIST. MAP
2651 Nottingham Place				153-193
3. BETWEEN CROSS STREETS				ZONE
Nottingham Ave. AND Term.				RE-11-1
4. PURPOSE OF GRADING				FIRE DIST.
to provide building pad				MFD
5. OWNER			PHONE	LOT (TYPE)
Dr. & Mrs. Ronald T. Wong				Row Cor
6. OWNER'S ADDRESS			P.O. BOX	ZONE
4200 Cerritos Ave.			Long Beach	LOT SIZE
7. PLANS BY			STATE LICENSE	PHONE
Buff & Hensman Architects			C-2203	652-5100
8. FOUNDATION			ENGINEER	STATE LICENSE
				PHONE
9. GEOLOGIST				PHONE
				BLOG. LINE
10. CONTRACTOR			STATE LICENSE	PHONE
owner				AFFIDAVITS
11. CONTRACTOR'S ADDRESS			STATE LICENSE	PHONE
12. LENDER			BRANCH OFFICE	PHONE
13. JOB ADDRESS				DISTRICT OFFICE
2651 Nottingham Place				LA
14. NUMBER CUBIC YARDS				GRADING
CUT <del>2100</del> 1200 FILL none				Yes
15. COMPACTED FILLS				BOARD FILE
YES..... NO. <input checked="" type="checkbox"/> X				#.....
RETAINING WALL REQUIRED				YARDAGE APPROVED
YES..... NO. <input checked="" type="checkbox"/> X				HIGHWAY DED.
MAXIMUM SLOPE				APPLICATION CHECKED
CUT..... FILL.....				FLOOD
APPROVED SOIL TESTING AGENCY				PLANS CHECKED
BOND				CORRECTIONS VERIFIED
X \$1200.00 <input type="checkbox"/> CASH <input checked="" type="checkbox"/> SURETY				POSTED
CA 156922				12/10/68 yhr
P.C. No. U3955				PLANS APPROVED
				APPLICATION APPROVED
P.C. 20.00 S.P.C. G.P.I. 500 G.P. 92.40 I.F. /				CONS.
				ZONED BY
				FILE WITH
				INSPECTOR
				TYPIST
				JP

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIERS USE ONLY

MC-10-68	40671500	W-6CK	20.00
MC-10-68	6362750	Z-7CK	5.00
MC-10-68	6362850	Z-7CK	92.40

B&S B100-R2-67

**STATEMENT OF RESPONSIBILITY**

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed \_\_\_\_\_  
(Owner or Agent)

I certify that all of the land included in the Tentative Tract Map is under my ownership or land on which offsite rights have been granted.

Signed _____ (Owner or Agent)	Name	Date
Bureau of Engineering	ADDRESS APPROVED	
	DRIVEWAY APPROVED	
	FLOOD CLEARANCE APPROVED	
	DRAINAGE TO WATERCOURSE APPROVED	
	GRADING IN WATERCOURSE APPROVED	
	GRADING ON PUBLIC PROPERTY APPROVED	
Plumbing	SPRINKLER SYSTEM APPROVED	
	APPROVED UNDER	

NO. 1-100 HORIZONTAL • • M-90M 5000

SEE DWELLING  
APPLICATION

4873-12

**1** APPLICATION FOR INSPECTION OF NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY  
 CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

B&S B-1-Rev. D-2

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

1. LEGAL DESCR.	LOT 122	BLK. -	TRACT 5337	CENSUS TRACT 1993
2. PURPOSE OF BUILDING (01)	dwelling & GARAGE			DIST. MAP 153-193
3. JOB ADDRESS	2651 Nottingham Place			ZONE RE-11-1
4. BETWEEN CROSS STREETS	Nottingham Ave. AND Term.			FIRE DIST. MED
5. OWNER'S NAME	Dr. & Mrs. Ronald T. Wong			INSIDE COR. LOT KEY (REV. COR.)
6. OWNER'S ADDRESS	4200 Cerritos Ave. Long Beach			LOT SIZE 17x29
7. ARCHITECT OR DESIGNER	Buff & Hensman	AIA	C-2203	PHONE 652-5100
8. ENGINEER				REAR ALLEY SIDE ALLEY BLDG. LINE
9. CONTRACTOR	owner			Hill both AFFIDAVITS
10. SIZE OF NEW BLDG.	STORIES 1	HEIGHT 9	NO. OF EXISTING BUILDINGS ON LOT AND USE none	
11. MATERIAL OF CONSTRUCTION	EXT. WALLS wd, fr, stucco	ROOF comp	FLOOR gav.	REAR ALLEY SIDE ALLEY BLDG. LINE
12. JOB ADDRESS	2651 Nottingham Place			DISTRICT OFFICE L4
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 50,000			GRADING YES
1. PURPOSE OF BUILDING	DWELLING & GARAGE			CRIT. SOIL YES
TYPE	GROUP 2	STORIES 1	PLANS CHECKED	HIGHWAY DED.
BLDG. AREA	MAX. OCC.	TOTAL	PLANS APPROVED	FLOOD
DWELL. UNITS	GUEST ROOMS	SPACES PARKING	REQ'D PROVIDED	CONS.
SPRINKLERS REQ'D SPECIFIED	CONT. INSP.			ZONED BY
P.C. No.	U3955			FILE WITH
P.C.	102.05	S.P.C.	G.P.I.	B.P. 172.70
				I.F. O.S. C/O TYPIST YD

Plan check expires six months after fee is paid. Permit expires one year after fee is paid or six months after fee is paid if construction is not commenced.

AUG 10-68 40672 E • • • N-6CK 102.05  
 DEC 10-68 63629 E • • • 79382 Z-1CK 172.70

CASHIER'S USE ONLY

**STATEMENT OF RESPONSIBILITY**

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

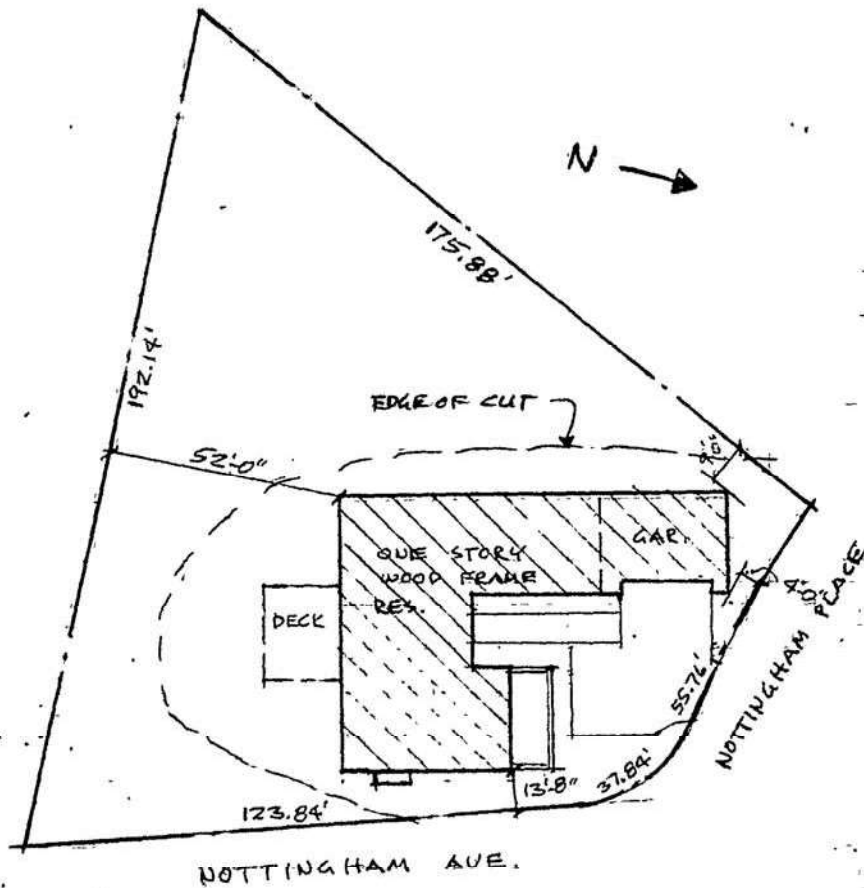
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Signed	<i>[Signature]</i>	Name	Warren	Date	8-7-68
Bureau of Engineering	ADDRESS APPROVED				
	SEWERS AVAILABLE				
	<del>DRIVEWAY APPROVED</del>				
	DRIVEWAY APPROVED				
	HIGHWAY DEDICATION REQUIRED COMPLETED				
Conservation	FLOOD CLEARANCE APPROVED				
Plumbing	APPROVED FOR ISSUE FILE #				
Planning	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED				
Fire	APPROVED UNDER CASE #				
Traffic	APPROVED (TITLE 19) (L.A.M.C.-5700)				
	APPROVED FOR				

LOT 122 - TRACT 5337

ON LOT 122, TRACT 5337, ALL IMPROVEMENTS ON LOT 122, TRACT 5337

NOTHINGHAM AVENUE



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

1. LEGAL DESCR.	LOT	BLK.	TRACT	CENSUS TRACT
	122		5337	1893
2. PURPOSE OF BUILDING				DIST. MAP
(23) Retaining Wall (pw str. B-3761)				153-193
3. JOB ADDRESS				ZONE
2651 Nottingham Place				RE11-1
4. BETWEEN CROSS STREETS				FIRE DIST.
Nottingham Pl. AND				M.F.D.
5. OWNER'S NAME		PHONE		LOT (TYPE)
Dr. Ronald T. Wong				corner
6. OWNER'S ADDRESS			CITY	ZIP
2645 <del>W</del> Nottingham Ave.				irregular
7. ARCHITECT OR DESIGNER				STATE LICENSE No. PHONE
8. ENGINEER				STATE LICENSE No. PHONE
George I. Benton 74598				0218167
9. CONTRACTOR				STATE LICENSE No. PHONE
McKnight Const.				ED7-1281
10. LENDER		BRANCH		ADDRESS
				AFFIDAVITS
11. SIZE OF NEW BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
50' Long 5' Hi			duly of garage	
12. MATERIAL OF CONSTRUCTION	EXT. WALLS	ROOF	FLOOR	
	cont. blk. of conc.			

13. JOB ADDRESS	2651 Nottingham Pl.	DISTRICT OFFICE
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 800/-	LA
		GRADING
		yes
		CRIT. SOIL
		yes

PURPOSE OF BUILDING (23) Retaining Wall		INSPECTION ACTIVITY				HIGHWAY DED.
		DOMB	GEN	MAJ. S.	CONS	
TYPE	GRJJP	STORIES		PLANS CHECKED		FLOOD
BLDG AREA	MAX OCC.	TOTAL		PLANS APPROVED		CONS.
DWELL UNITS	GUEST ROOMS	PARKING SPACES	REQ'D PROVIDED	APPLICATION APPROVED		ZONED BY
				Raymond		Lyle
SPRINKLERS REQ'D SPECIFIED	CONT. INSP.		FILE WITH			
	No		LA 79381/68			
P.C. No.	INSPECTOR					
006	B					
P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
3.58	-	No-R	550	/		

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMPLETED

CASHIERS USE ONLY

JAN-16-70	026975	0	0	X-6CK	3.58
JAN-19-70	028555	0	2126	X-1CK	5.50

**STATEMENT OF RESPONSIBILITY**

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Signed: <u>George I. Benton</u> <small>(Owner or Agent)</small>	Name	Date
Bureau of Engineering	L. Dalton	1/16/70
	ADDRESS APPROVED	
	SEWERS AVAILABLE	
	NOT AVAILABLE	
	DRIVEWAY APPROVED	
	HIGHWAY DEDICATION REQUIRED	
	COMPLETED	
	FLOOD CLEARANCE APPROVED	
Conservation	APPROVED FOR ISSUE	
	FILE #	
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED	
Planning	APPROVED UNDER CASE #	
Fire	APPROVED (TITLE 19) (L.A.M.C-S700)	
Traffic	APPROVED FOR	



**7 APPLICATION FOR INSPECTION OF NEW SWIMMING POOL AND ACCESSORIES**  
 CITY OF LOS ANGELES AND FOR CERTIFICATE OF OCCUPANCY DEPT. OF BUILDING AND SAFETY

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

B&S B-52 (R1.74)

1. LEGAL DESCR.	LOT 122	BLK.	TRACT 5337	DIST. MAP 153-193
2. POOL USE (20)	PRIVATE <input checked="" type="checkbox"/>	PUBLIC <input type="checkbox"/>	STANDARD PLAN NO. 229	CENSUS TRACT 1892.00
3. JOB ADDRESS 2651 Nottingham Place, L.A.				ZONE RE11-1
4. BETWEEN CROSS STREETS Crosby Road AND Fern				FIRE DIST. MFD.
5. OWNER'S NAME Nicholas Bakky	PHONE			LOT (TYPE) INT.
6. OWNER'S ADDRESS Same	CITY		ZIP	LOT SIZE 14226
7. ARCHITECT OR ENGINEER R.J. Kolodziej 17818	STATE LICENSE No.		PHONE	ALLEY /
8. CONTRACTOR Anthony Pools 190179	STATE LICENSE No. 7883430		PHONE	BLDG. LINE HILLS.
9. QUALIFIED ELECTRICAL INSTALLER	STATE LICENSE No.		PHONE	AFFIDAVITS
10. QUALIFIED PLUMBING INSTALLER Same	CITY REGIST. OR STATE LICENSE NO.		PHONE	/
11. BRANCH LENDER	ADDRESS		CITY	
12. MATERIAL OF CONSTRUCTION Gunitite	NO. OF EXISTING BUILDINGS ON LOT AND USE (1) DWL ATT (3) A			
13. JOB ADDRESS 2651 Nottingham Place				DISTRICT OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED POOL \$10,000				CRIT. SOIL YES

PERMIT FEES	SUBTOTAL	TOTAL	SIZE 52 x 22	DEPTH 8 6	GRADING YES
ELECTRICAL	15		SURFACE AREA 992 SQ. FT.	HEATER YES	HIGHWAY DED.
ISSUING FEE	7		PLANS CHECKED		FLOOD
<del>SUBS. TO FIRM</del>	<del>NSP.</del>	22	PLANS APPROVED		CONS.
PLUMBING	30		APPLICATIONS APPROVED		ZONED BY
ISSUING FEE	7		CONT. INSP. Gunitite		FILE WITH
WATER HEATER	9		INSPECTION ACTIVITY		INSPECTOR
GAS OUTLETS	5	47.00	COMB. GEN. MAJ. S. CONS		TYPIST P.M.K.
BUILDING PERMIT		136.00			
B.P.C. 36.95	P.R.C. 3.00	S.P.C. X	TOTAL PERMIT FEE		

P.C. No. 8452411

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY	AUG-11-76	11151	LA	0	0	U-6 OK	61.95
	AUG-11-76	11152	LA	0	0	U-7 OK	30.00
	AUG-13-76	11765	5	031148	U-2 OK		136.00

**STATEMENT OF RESPONSIBILITY**

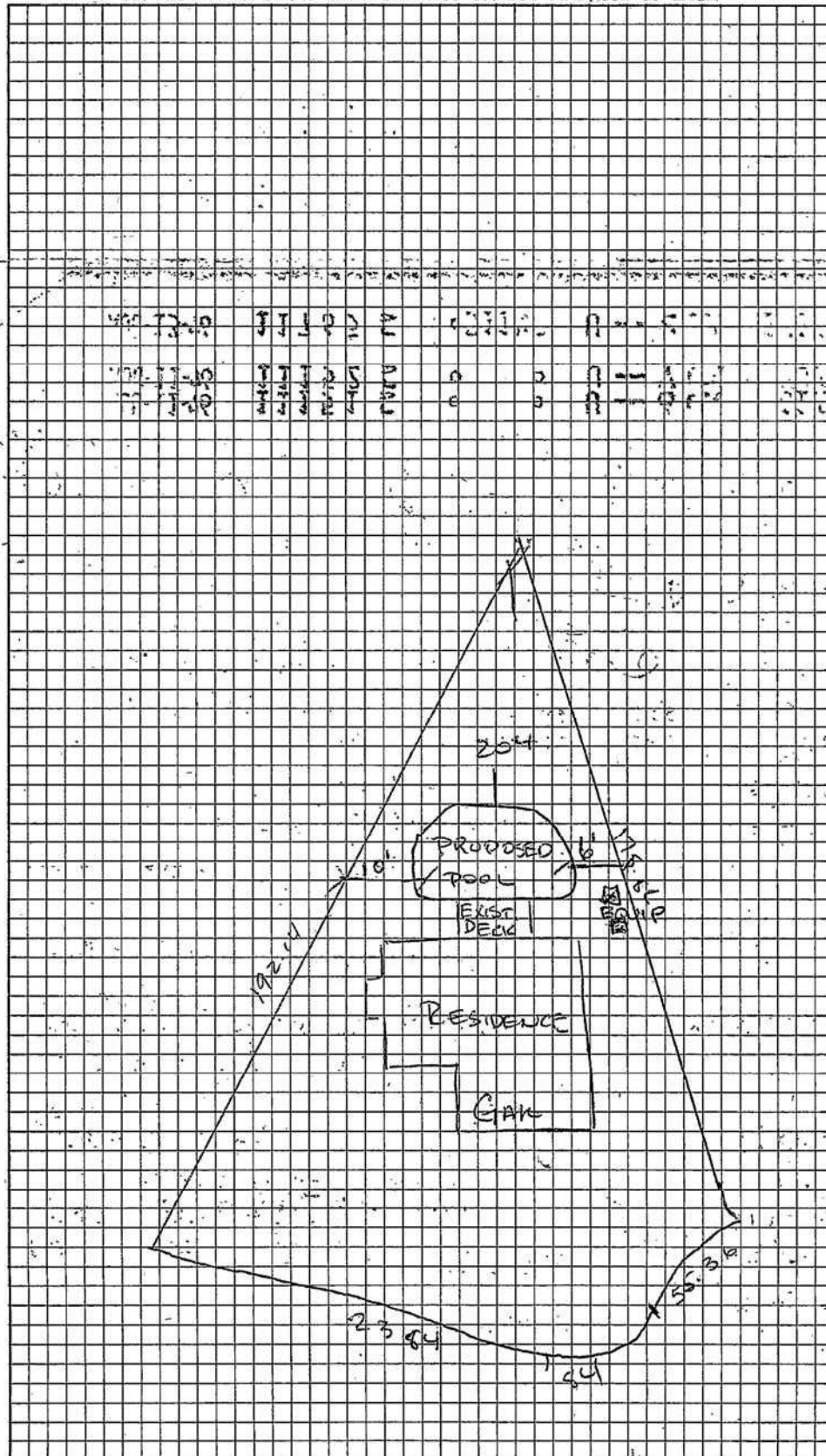
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

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Signed Norval [Signature] (Owner or Agent) Date [Signature]

Bureau of Engineering	ADDRESS APPROVED	
	SEWERS	SEWERS AVAILABLE
		NOT AVAILABLE
		SFC PAID
	SFC DUE	NO SEWER/PLUMBING REQ'D.
		SFC NOT APPLICABLE
	DRIVEWAY	
	HIGHWAY DEDICATION	REQUIRED
		COMPLETED
	FLOOD CLEARANCE	
Conservation	APPROVED FOR ISSUE <input type="checkbox"/>	NO FILE <input type="checkbox"/>
Plumbing	PRIVATE SEWAGE SYSTEM APPROVED	
Planning	APPROVED UNDER CASE #	
County Health Department	APPROVED	

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



**INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.**

1.	LOT 122	BLOCK	TRACT 5337	COUNCIL DISTRICT NO. 13	DIST. MAP 153B193 CENSUS TRACT 1893.00
2.	PRESENT USE OF BUILDING 4) RESIDENCE/GAR		NEW USE OF BUILDING 1) SAME		ZONE KE11-1
3.	JOB ADDRESS 2651 NOTTINGHAM PLACE				
4.	BETWEEN CROSS STREETS NOTTINGHAM WAY		AND GLENDOUWETZ		LOT TYPE RPT
5.	OWNER'S NAME NICHOLAS BARKY		PHONE 213-660-2651		LOT SIZE 1RP
6.	OWNER'S ADDRESS 2651 NOTTINGHAM PLACE		CITY LOS ANGELES		ZIP 90027
7.	ENGINEER N/A		BUS. LIC. NO.		ACTIVE STATE LIC. NO.
8.	ARCHITECT OR DESIGNER HEINZ MEIER		BUS LIC. NO.		ACTIVE STATE LIC. NO.
9.	ARCHITECT OR ENGINEER'S ADDRESS 16571 CHATTANOOGA PL.		CITY PACIFIC PALMS		ZIP 90272
10.	CONTRACTOR GES ROOFING		BUS. LIC. NO. 420528		ACTIVE STATE LIC. NO. 608390
11.	SIZE OF EXISTING BLDG. WIDTH		LENGTH		STORIES
12.	CONST. MATERIAL OF EXISTING BLDG.		ROOF BUR		FLOOR
13.	JOB ADDRESS 2651 NOTTINGHAM PL				
14.	VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING		\$ 12,000.00		
15.	NEW WORK (Describe) INSTALL MODIFIED ROOF PER RR 24511 & IC 803992		FLOOD HWT. DED. CONS.		
NEW USE OF BUILDING ZUNK		SIZE OF ADDITION		STORIES	HEIGHT
TYPE		GROUP	FLOOR AREA	PLANS CHECKED	
DWELL UNITS		MAX OCC.	TOTAL	APPLICATION APPROVED Heinz Meier 8/27/94	
GUEST ROOMS		PARKING REQ'D	PARKING PROVIDED	INSPECTION ACTIVITY	
PC		GPI	CONT INSP	COMB GEN FMAJS CONS ED	
SFC		PM		INSPECTOR	
BP		EI		TYPIST	
IF		FII		INSPECTOR	
SD		OSS		INSPECTOR	
DIST OFFICE		SQSS		INSPECTOR	
P.C. NO.		CS		INSPECTOR	

**DECLARATIONS AND CERTIFICATIONS**

**LICENSED CONTRACTORS DECLARATION**

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.  
 Date 1-10-1991 Lic. Class C-39 Lic. Number 608390 Contractor Jess J. Light (Signature)

**OWNER-BUILDER DECLARATION**

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code. Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code); The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code); The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

I am exempt under Sec. \_\_\_\_\_, B. & P. C. for this reason: \_\_\_\_\_  
 Date \_\_\_\_\_ Owner's Signature \_\_\_\_\_

**WORKERS' COMPENSATION DECLARATION**

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3809, Lab. C.).  
 Policy No. PC 246633 Insurance Company REPUBLIC INDEMNITY

Certified copy is hereby furnished.  
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.  
 Date 8-23-94 Applicant's Signature Jess J. Light

Applicant's Mailing Address \_\_\_\_\_

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.  
 Date \_\_\_\_\_ Applicant's Signature \_\_\_\_\_

**NOTICE TO APPLICANT:** If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).  
 Lender's Name \_\_\_\_\_ Lender's Address \_\_\_\_\_

21. I certify that I have read this application and affirm that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed Jess J. Light S. J. Light 8-23-94  
 Owner or agent having property owner's consent Position Date

CASHIERS USE ONLY  
 08/23/94 04:44:40PM VM04 T-7894 C 25  
 BLDG PERMITS R \* 122.00  
 INVOICE # 0084749 RR  
 EI RESIDENTIAL 1.20  
 ONE STOP 2.46  
 SYS DEV 7.39  
 MISCELLANEOUS 5.00  
 CITY PLAN SURC 3.60  
 TOTAL 141.71  
 CHECK 141.71

94NH 57397

Bureau of  
Engineering

4770

ADDRESS APPROVED	
DRIVEWAY	
HIGHWAY	REQUIRED
DEDICATION	COMPLETED
FLOOD CLEARANCE	
SEWERS AVAILABLE	
NOT AVAILABLE	
SFC PAID	
SFC DUE	
SFC NOT APPLICABLE	
PRIVATE SEWAGE SYSTEM APPROVED	
APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>	
APPROVED (TITLE 19) (L.A.M.C.-5700)	
HOUSING AUTHORITY APPROVAL	
APPROVED UNDER CASE #	
APPROVED FOR	
RECEIPT NO.	DWELLING UNITS

SEWERS

Grading PRIVATE SEWAGE SYSTEM APPROVED

Conservation APPROVED FOR ISSUE  NO FILE  FILE CLOSED

Fire APPROVED (TITLE 19) (L.A.M.C.-5700)

Housing HOUSING AUTHORITY APPROVAL

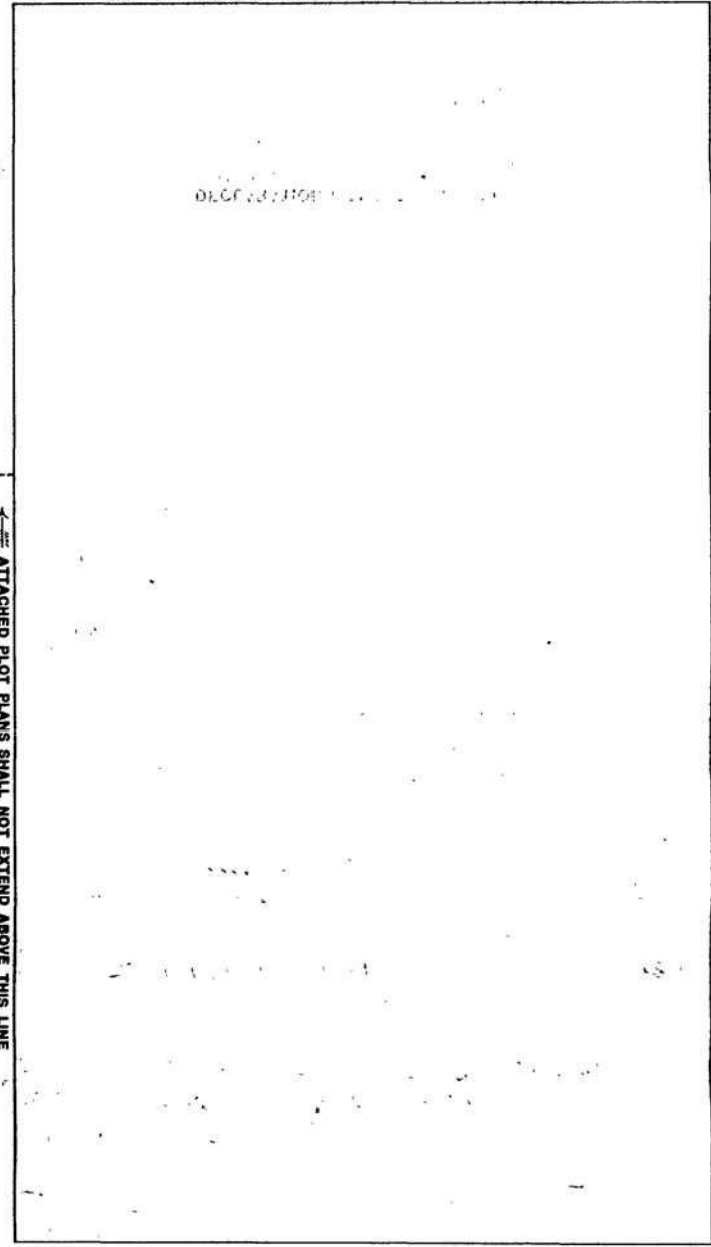
Planning APPROVED UNDER CASE #

Traffic APPROVED FOR

Construction Tax RECEIPT NO. DWELLING UNITS

LEGAL DESCRIPTION

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



↑ ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE



Electrical 1 or 2 Family Dwelling Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR ELECTRICAL                  PLAN CHECK AND INSPECTION</b>	Issued On: 06/27/2011 Last Status: Issued Status Date: 06/27/2011
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<b>1. PROPERTY OWNER</b>		
Evans, Mihaela Tr	9100 Wilshire Blvd NO 1000W	BEVERLY HILLS CA 90212
<b>2. APPLICANT INFORMATION</b> (Relationship: Net Applicant)		
Martin Young -	222 E Huntington Dr	MONROVIA, CA 91016 (626)357-9980
<b>3. TENANT INFORMATION</b>		

<b>4. CONTRACTOR, ARCHITECT &amp; ENGINEER NAME</b>	<b>ADDRESS</b>	<b>CLASS LICENSE # PHONE #</b>
(C) Aerovironment Inc	181 West Huntington Drive, Suite Monrovia, CA 91016	C10 946935 (626)357-9980

**5. APPLICATION COMMENTS**  
 E-Permit paid by credit card, fax number-> (626)359-1894.

**6. DESCRIPTION OF WORK**  
 Install Electric Vehicle Charging Dock

**7. COUNCIL DISTRICT:** 4

**8. APPLICATION PROCESSING INFORMATION**

Plan Check By:  
 OK for Cashier:

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

For inspection requests, call toll-free (888) LA4BUILD (524-2845).  
 Outside LA County, call (213) 482-0000 or request inspections via  
[www.ladbs.org](http://www.ladbs.org). To speak to a Call Center agent, call 311 or  
 (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

**For Cashier's Use Only** W/O #: 14113350

**NOTICE:**  
 The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy.  
 In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

<b>9. FEE INFORMATION</b>	
<b>Inspection Fee Period</b>	
Permit Fee	59.40
INSPECTION TOTAL Electrical	59.40
Permit Total	59.40
Permit Fee Subtotal Electrical	55.00
Permit One Stop Surcharge	1.10
Permit Sys. Development Surcharge	3.30
Permit Issuing Fee	0.00

Payment Date: 06/27/11  
 Receipt No: IN0501245747  
 Amount: \$59.40

2651 N Nottingham Pl  
 11041 - 90000 - 13350

**10. FEE ITEM INFORMATION****NEW BRANCH CIRCUIT**

Ltg/Gen Rec, Dwell App, Non-Dwell App (1) 17.00

**PERMIT EXPIRATION/REFUNDS:** This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

**11. LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: C10 License No.: 946935 Contractor: AEROVIRONMENT INC.

**12. WORKERS' COMPENSATION DECLARATION**

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: TWIN CITY FIRE INC CO. Policy Number: 72WBTS4420

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

**WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE. INTEREST AND ATTORNEY'S FEES.**

**13. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING**

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at [www.aqmd.gov](http://www.aqmd.gov). Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or [www.dhs.ca.gov/childlead](http://www.dhs.ca.gov/childlead).

**14. CONSTRUCTION LENDING AGENCY DECLARATION**

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): \_\_\_\_\_ Lender's Address: \_\_\_\_\_

**15. FINAL DECLARATION**

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

**By signing below, I certify that:**

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: MARTIN YOUNG Sign: Internet e-Permit System Declaration Date: 06/27/2011

Contractor  Authorized



Bldg-New **GREEN - MANDATORY** City of Los Angeles - Department of Building and Safety Issued on: 05/24/2021  
1 or 2 Family Dwelling  
Regular Plan Check  
Plan Check  
**APPLICATION FOR BUILDING PERMIT**  
**AND CERTIFICATE OF OCCUPANCY**  
Last Status: Issued  
Status Date: 05/24/2021

<b>1. TRACT</b>	<b>BLOCK</b>	<b>LOT(s)</b>	<b>ARB</b>	<b>COUNTY MAP REF #</b>	<b>PARCEL ID # (PIN #)</b>	<b>2. ASSESSOR PARCEL #</b>
TR 5337		122		M B 92-10/11 (SHTS 2-3)	153B193 150	5588 - 005 - 019

**3. PARCEL INFORMATION**

Area Planning Commission - Central	Community Plan Area - Hollywood	Fire District - VHFHSZ
LADBS Branch Office - LA	Census Tract - 1893.00	Hillside Grading Area - YES
Baseline Hillside Ordinance - Yes	District Map - 153B193	Hillside Ordinance - YES
Council District - 4	Environmentally Sensitive Area - YES	Near Source Zone Distance - 0
Certified Neighborhood Council - Los Feliz	Energy Zone - 9	Thomas Brothers Map Grid - 593-J2

ZONES(S): RE11-1

**4. DOCUMENTS**

ZI - ZI-2462 Modifications to SF Zones : HLSAREA - Yes	CPC - CPC-1957-8211
ORD - ORD-111976	CPC - CPC-2016-1450-CPU
ORD - ORD-128730	BHO - Yes
ORD - ORD-129279	

**5. CHECKLIST ITEMS**

Special Inspect - Concrete>2.5ksi	Special Inspect - Structural Observation	Storm Water - LID Project
Special Inspect - Epoxy Bolts	Fabricator Req'd - Shop Welds	Std. Work Descr - Seismic Gas Shut Off Valve
Special Inspect - Grade Beam/Caisson	Fabricator Req'd - Structural Steel	Combine Plumbg - Wrk. per 91.107.2.1.1.1

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s):  
JUBELIRER, MICHELLE N TR JUBELIRE 2651 NOTTINGHAM PL LOS ANGELES CA 90027

Tenant:

Applicant: (Relationship: Architect)  
BEN CURTIS STURGILL - 314 E. BROADWAY "E" GLENDALE CA 91205 (818) 240-2095

<b>7. EXISTING USE</b>	<b>PROPOSED USE</b>	<b>8. DESCRIPTION OF WORK</b>
	(01) Accessory Dwelling Unit (23) Recreation Room	NEW ADU AND RECREATION ROOM (NO INTERCONNECTION BETWEEN DECK AND ADU) WITH ATTACHED DECK ON PILES

**9. # Bldgs on Site & Use:**

**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Albert Servin	DAS PC By:
OK for Cashier: Ramona Javelona	Coord. OK:
Signature:	Date:

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

**For Cashier's Use Only** W/O #: 91005887

**11. PROJECT VALUATION & FEE INFORMATION** Final Fee Period

Permit Valuation: \$100,000	PC Valuation: \$0		
FINAL TOTAL Bldg-New	3,916.36	Planning Gen Plan Maint Surcharg	65.72
Permit Fee Subtotal Bldg-New	894.00	School District Residential Level 1	2,109.36
Energy Surcharge		Dwelling Unit Construction Tax	0.00
Electrical	232.44	Residential Development Tax	0.00
HVAC	116.22	CA Bldg Std Commission Surchar	4.00
Plumbing	232.44	Green Building	
Plan Check Subtotal Bldg-New	0.00	Permit Issuing Fee	27.00
Plan Maintenance	17.88	Linkage Fee	0.00
E.Q. Instrumentation	13.00		
D.S.C. Surcharge	45.99		
Sys. Surcharge	91.98		
Planning Surcharge	56.33		
Planning Surcharge Misc Fee	10.00		
Sewer Cap ID:		Total Bond(s) Due:	

Payment Date: 05/24/21  
 Receipt No: 1028860  
 Amount: \$3,916.36  
 Method: ECHECK

**2021ON 41212**

**12. ATTACHMENTS**

- Plot Plan
- Signed Declaration



**13. STRUCTURE INVENTORY** (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

19010 - 20000 - 05887

- (P) Floor Area (ZC): +517 Sqft / 517 Sqft
- (P) Height (ZC): +26 Feet / 26 Feet
- (P) Length: +37.1 Feet / 37.1 Feet
- (P) Residential Floor Area: +517 Sqft / 517 Sqft
- (P) Stories: +1 Stories / 1 Stories
- (P) Width: +25.3 Feet / 25.3 Feet
- (P) Accessory Dwelling Unit: +1 Units / 1 Units
- (P) NFPA-13D Fire Sprinklers Thru-out
- (P) R3 Occ. Group: +517 Sqft / 517 Sqft
- (P) Parking Req'd for Bldg (Auto+Bicycle): +1 Stalls / 1

**14. APPLICATION COMMENTS:**

\*\* Approved Seismic Gas Shut-Off Valve may be required. \*\* [1] the max. allowable RFA per the slope band analysis is 6891.09 sf. the total RFA for the site is 2835 sf. (sfd) + 300 sf (garage) + 250 sf (ADU) + 202 sf (Rec.room)= 3587 sf. [2]dwelling tax fees do not apply to ADU less than 750 sf. [3] Per the Fire Department, upgrade construction type to VA

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

**15. BUILDING RELOCATED FROM:**

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(A) STURGILL, BEN CURTIS	314 E BROADWAY # E,		C23174	
(C) MACHINA GROUP INC THE	5758 BURNET AVE,	B	957436	(323) 420-7668
(E) BASSO, ALEXANDRE	7231 SUMMITROSE ST,		C77670	
(E) RYBAK, RICHARD	20312 TAU PLACE,		GE2131	
(G) HAENSCHKE, EIRIK FRANCIS	9616 GIERSON AVE,		EG1597	

**PERMIT EXPIRATION/REFUNDS:** This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

**17. LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** License No.: **957436** Contractor: **MACHINA GROUP INC THE**

**18. WORKERS' COMPENSATION DECLARATION**

I hereby affirm, under penalty of perjury, one of the following declarations

- I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **ACCRREDITED SURETY & CASUALTY** Policy Number: **IATCA16000884**

- I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

**WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES**

**19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING**

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at [www.aqmd.gov](http://www.aqmd.gov). Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or [www.dhs.ca.gov/childlead](http://www.dhs.ca.gov/childlead).

**20. CONSTRUCTION LENDING AGENCY DECLARATION**

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): \_\_\_\_\_ Lender's Address: \_\_\_\_\_

**21. FINAL DECLARATION**

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

**By signing below, I certify that:**

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: \_\_\_\_\_ Sign: \_\_\_\_\_ Date: \_\_\_\_\_  Contractor  Authorized Agent

Job Address: 2651 Nottingham Place

Application #: 19010 - 2000V - 05887

City of Los Angeles – Department of Building and Safety

Signature Declaration Attachment Form

Instructions

Applicant (contractor, owner, or agent): Complete and sign the appropriate statements below only after completely reviewing the entire permit application for accuracy. Also, indicate the job address on the top of the form. This attachment will become part of the permit application.

Building and Safety Staff Member: Complete the "APPLICATION#:" and make sure the job address is shown above. Give a copy of the permit application to the applicant.

"Signature Declaration"

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAM C). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

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License Class: B License No.: 957436 Contractor: the MACHINA Group

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

( ) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

(X) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: Ventura Capital Insurance Policy Number: IATCA 16000884-2

( ) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

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I certify that notification of asbestos removal is either not applicable or has been submitted to the AQ.MD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.agmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

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Lender's Name (If Any): \_\_\_\_\_ Lender's Address: \_\_\_\_\_

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I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: ANASTASIA LOVELL'S Sign: [Signature] Date: 05/03/11 ( ) Owner (X) Contractor ( ) Authorized Agent



101010420225504297

LOS ANGELES UNIFIED SCHOOL DISTRICT  
Developer Fee Program Office, P. O. Box 513307, Los Angeles, CA 90051  
Phone (213) 241-0715 Fax (213) 241-8022

Notice of 90-Day Refund/Protest Policy for  
School Facilities Fees (Developer Fees)

Dear Developer / Owner:

The Los Angeles Unified School District, in accordance with the California Education and Government Codes, collects school facilities fees (developer fees) to provide funding for school construction costs. **These fees must be paid before the Department of Building and Safety will issue you a building permit.** Fees are assessed on the basis of assessable square footage, pursuant to Education Code section 17620, et seq., and Government Code section 65995, et seq.

The law allows for refunds or waivers of certain developer fees. **However, requests for refunds or waivers, or any other written form of protest of fees must be received by the Developer Fee Program Office within 90 calendar days after the payment of such fees.** Only a written request is required within the 90-day deadline and not all required supporting documentation. Applications for waivers and refunds may be obtained from the Developer Fee Program Office.

Be advised that the Developer Fee Program Office will not process refund requests or protests that are received after the 90-day deadline, and all such correspondence must be sent directly to the Developer Fee Program Office and not the Department of Building & Safety.

If you have any questions on types of refunds or credits available, please call the Developer Fee program Office at (213) 241-0715.

Please sign the statement below to indicate that you were notified of this policy and submit the signed portion of this acknowledgement to the cashier prior to the payment of your school facilities fees. Thank you.


Los Angeles Unified School District  
Developer Fee Program Office

<b>Note: Your project must meet exemption criteria to qualify for a refund or waiver of fees.</b>			
Less than 500 sq. ft.	Cancelled / Expired Permit	Agricultural Structure	Private School (K -12)
Demolition Credit	Senior Citizen Development	Reduced Square Footage	Disaster
Affordable Housing Complex	Mobile Home	Church	Government Building

----- Detach Here -----

Los Angeles Unified School District  
Acknowledgement of 90-Day Refund/Protest Policy for School Facilities Fees (Developer Fees)

My signature acknowledges that I have been informed {or I am acting on behalf of the owner(s) and will inform the owner(s)} of the " Notice of the 90-Day Refund/Protest Policy for School Facilities Fees (Developer Fees) " in accordance with Government Code section 66020. I understand that failure to submit an application for a refund, or letter of protest, to the Developer Fee Program Office within 90 calendar days of payment of school facilities fees, waives my right (or owner's right) to be eligible for any refund or exemption of such fees.

Anastasia Lovelis  05/21/2021

Developer Owner / Agent (print) \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Job Address(es) 2653 Nottingham Place LA CA \_\_\_\_\_



Electrical 1 or 2 Family Dwelling Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR ELECTRICAL PLAN CHECK AND INSPECTION</b>	Issued On: 11/02/2022 Last Status: Issued Status Date: 11/02/2022
---	--	---

<b>1. PROPERTY OWNER</b>		
JUBELIRER, MICHELLE N TR JUBELIRER	2651 NOTTINGHAM PL	LOS ANGELES CA 90027
<b>2. APPLICANT INFORMATION</b> (Relationship: Not Applicant)		
JEFF RETICH	1623 VALECROFT AVE	WESTLAKE VILLAGE, CA 91361 (818) 424-2871
<b>3. TENANT INFORMATION</b>		

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(C) RETICH JEFF ELECTRIC INC	P O BOX 595, AGOURA, CA 91301	C10	759995	(818) 424-2871

**5. APPLICATION COMMENTS**  
E-Permit paid by credit card, fax number-> (818)424-2871.

**6. DESCRIPTION OF WORK**  
upgrade service to class 320

**7. CHECKLIST ITEMS:**

**8. COUNCIL DISTRICT:** 4

**9. APPLICATION PROCESSING INFORMATION**  
Plan Check By:  
OK for Cashier:  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

For inspection requests, call toll-free (888) LA4BUILD (524-2845).  
Outside LA County, call (213) 473-3231 or request inspections via [www.ladbs.org](http://www.ladbs.org). To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

**For Cashier's Use Only** W/O #: 24157362

**NOTICE:**  
The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

10. FEE INFORMATION	
<b>Inspection Fee Period</b>	
Permit Fee:	<b>306.29</b>
INSPECTION TOTAL Electrical	306.29
Permit Total	306.29
Permit Fee Subtotal Electrical	258.00
Permit D.S.C. Surcharge	8.43
Permit Sys. Development Surcharge	16.86
Permit Issuing Fee	23.00

Payment Date: 11/02/22  
Receipt No: ON1044144  
Amount: \$306.29

2651 N Nottingham Pl  
22041 - 90000 - 57362

**11. FEE ITEM INFORMATION****NEW BRANCH CIRCUIT**

Ltg/Gen Rec, Dwell App, Non-Dwell App (10) 170.00

**PANELBOARDS AND SWITCHBOARDS**

Panel 201-600 Amp (1) 38.00

**SERVICES**

Services 0-200 Amp (1) 16.00 Services 201-600 Amp (1) 14.00

**PERMIT EXPIRATION/REFUNDS**: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

**12. LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **C10** License No.: **759995** Contractor: **RETICH JEFF ELECTRIC INC**

**13. WORKERS' COMPENSATION DECLARATION**

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **COLONY INSURANCE** Policy Number: **eps7660939**

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

**WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.**

**14. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING**

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead [www.aqmd.gov](http://www.aqmd.gov) (909) 396-2336 and the notification form at per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or [www.dhs.ca.gov/childlead](http://www.dhs.ca.gov/childlead)

**15. CONSTRUCTION LENDING AGENCY DECLARATION**

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): \_\_\_\_\_ Lender's Address: \_\_\_\_\_

**16. FINAL DECLARATION**

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

**By signing below, I certify that:**

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **JEFF RETICH**

Sign: **Internet e-Permit System Declaration** Date: **11/02/2022**

Contractor  Authorized Agent

# Photographs Wong Residence



Wong Residence, front facade, 2651 Nottingham Place, February 9, 2023, (Photograph by Charles J. Fisher)



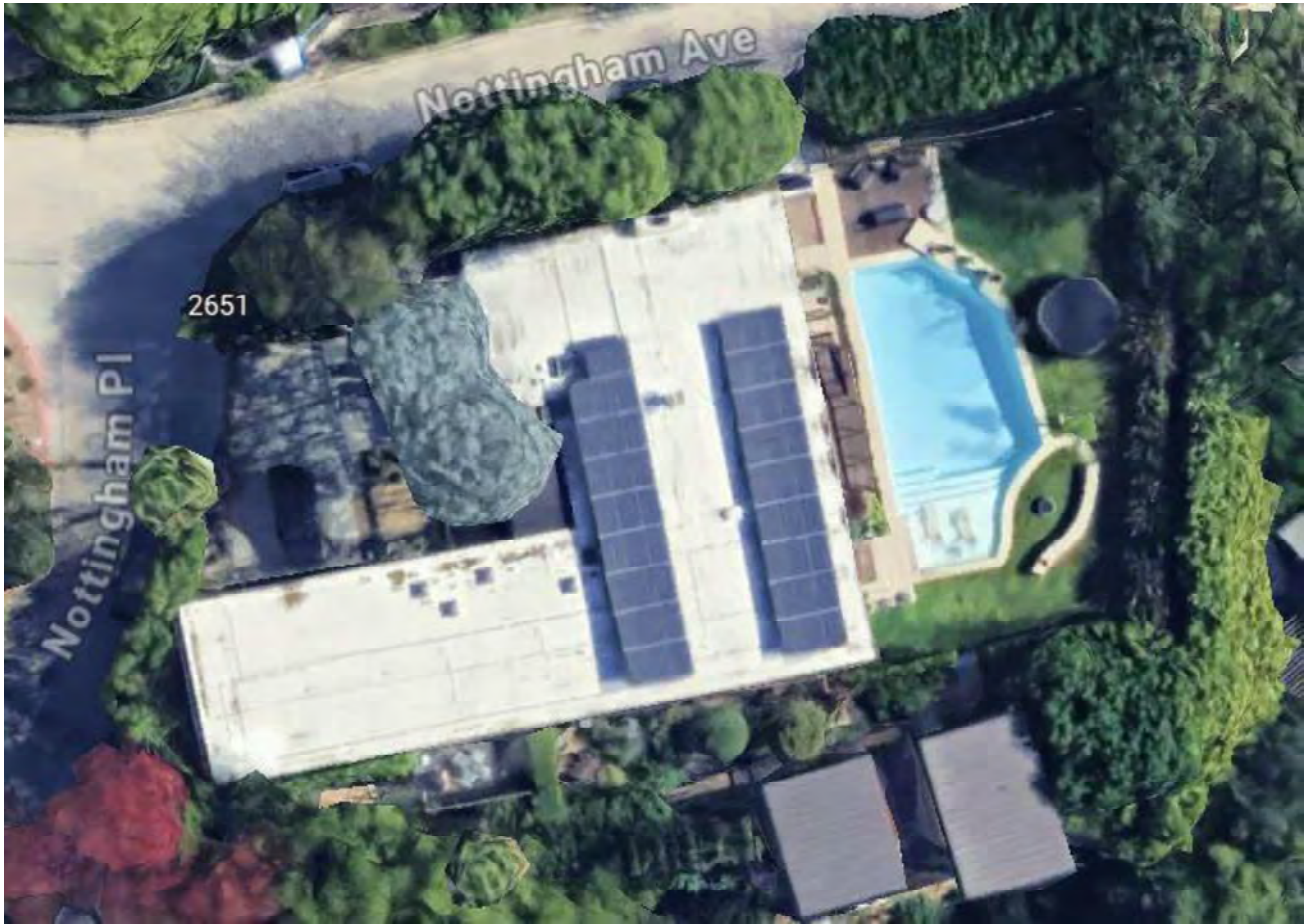
Wong Residence, front facade, 2651 Nottingham Place, February 9, 2023, (Photograph by Charles J. Fisher)



Wong Residence, rear facade, 2651 Nottingham Place, February 9, 2023, (Photograph by Charles J. Fisher)



Wong Residence, rear facade, 2651 Nottingham Place, February 9, 2023, (Photograph by Charles J. Fisher)



Wong Residence, satellite view, 2651 Nottingham Place, January, 2024, (Photograph by Google Earth)



Wong Residence, rear facade at dusk, 2651 Nottingham Place, unknown date, (Photographer Unknown)



Wong Residence, garage, 2651 Nottingham Place, February 9, 2023, (Photograph by Charles J. Fisher)



Wong Residence, wide rear eaves, 2651 Nottingham Place, February 9, 2023, (Photograph by Charles J. Fisher)



Wong Residence, front porch, 2651 Nottingham Place, circa 2017, (Multiple listing Service Photograph)



Wong Residence, front entry, 2651 Nottingham Place, circa 2017, (Multiple Listing Service Photograph)



Wong Residence, entry foyer, 2651 Nottingham Place, February 9, 2023, (Photograph by Charles J. Fisher)



Wong Residence, living room, 2651 Nottingham Place, February 28, 2017, (Photograph by Jaqueline Tager)



Wong Residence fireplace in den, 2651 Nottingham Place, February 9, 2023, (Photograph by Charles J. Fisher)



Wong Residence, living room, 2651 Nottingham Place, February 9, 2023, (Photograph by Charles J. Fisher)



Wong Residence, dining area, 2651 Nottingham Place, February 9, 2023, (Photograph by Charles J. Fisher)



Wong Residence, kitchen, 2651 Nottingham Place, unknown date, (Photographer unknown)



Wong Residence, 2651 Nottingham Place, circa 2017, (Multiple Listing Service Photograph)



Wong Residence, 2651 Nottingham Place, circa 2017, (Multiple Listing Service Photograph)



# City of Los Angeles Department of City Planning

## 5/13/2025 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

2651 N NOTTINGHAM PL  
2645 N NOTTINGHAM AVE  
2635 N NOTTINGHAM AVE

### ZIP CODES

90027

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-9708  
CPC-2016-1450-CPU  
CPC-2008-4683-CA  
CPC-1957-8211  
ORD-181128  
ORD-129279  
ORD-128730  
ORD-111976  
ENV-2016-1451-EIR  
ENV-2008-4684-ND

### Address/Legal Information

PIN Number	153B193 150
Lot/Parcel Area (Calculated)	19,716.2 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID J2
Assessor Parcel No. (APN)	5588005019
Tract	TR 5337
Map Reference	M B 92-10/11 (SHTS 2-3)
Block	None
Lot	122
Arb (Lot Cut Reference)	None
Map Sheet	153B193 153B197

### Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central APC
Neighborhood Council	Los Feliz
Council District	CD 4 - Nithya Raman
Census Tract #	1893.00000000
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	RE11-1
Zoning Information (ZI)	ZI-2512 Housing Element Sites ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations
General Plan Land Use	Very Low II Residential
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	Yes
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	Yes
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
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None

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.

RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Not Eligible
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	Not Eligible
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	High
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	Active: Griffith Park
Zanja System 1 Mile Buffer	No

#### Assessor Information

Assessor Parcel No. (APN)	5588005019
Ownership (Assessor)	
Owner1	JUBELIRER,MICHELLE N TR JUBELIRER TRUST
Address	1025 N BRAND BLVD STE 230 GLENDALE CA 91202
Ownership (Bureau of Engineering, Land Records)	
Owner	JUBELIRER, MICHELLE N. (TR) JUBELIRER LIVING TRUST DTD 7-28-2008
Address	2651 NOTTINGHAM PLACE LOS ANGELES CA 90027
APN Area (Co. Public Works)*	0.441 (ac)
Use Code	0101 - Residential - Single Family Residence - Pool
Assessed Land Val.	\$3,979,530
Assessed Improvement Val.	\$1,334,671
Last Owner Change	04/25/2017
Last Sale Amount	\$4,900,000
Tax Rate Area	13
Deed Ref No. (City Clerk)	746699
	5-640
	454611
	1339639
	1270735

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	1098284
	1-969
Building 1	
Year Built	1969
Building Class	D10C
Number of Units	1
Number of Bedrooms	4
Number of Bathrooms	3
Building Square Footage	2,835.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5588005019]

#### Additional Information

Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No

#### Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	Medium
Mountain Lion Potential	Medium
Monarch Butterfly Potential	No

#### Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None

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

Tsunami Hazard Area	No
<b>Economic Development Areas</b>	
Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
<b>Housing</b>	
Rent Stabilization Ordinance (RSO)	No [APN: 5588005019]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	Yes
Assessor Parcel No. (APN)	5588005019
Address	2651 NOTTINGHAM PL
Year Built	1969
Use Code	0101 - Residential - Single Family Residence - Pool
Notes	The Just Cause Ordinance applies after the expiration of the initial lease or after 6 months of continuous occupancy, whichever comes first.
Housing Crisis Act Replacement Review	No
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	Yes
<b>Public Safety</b>	
Police Information	
Bureau	Central
Division / Station	Northeast
Reporting District	1153
Fire Information	
Bureau	West
Battalion	5
District / Fire Station	82
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.

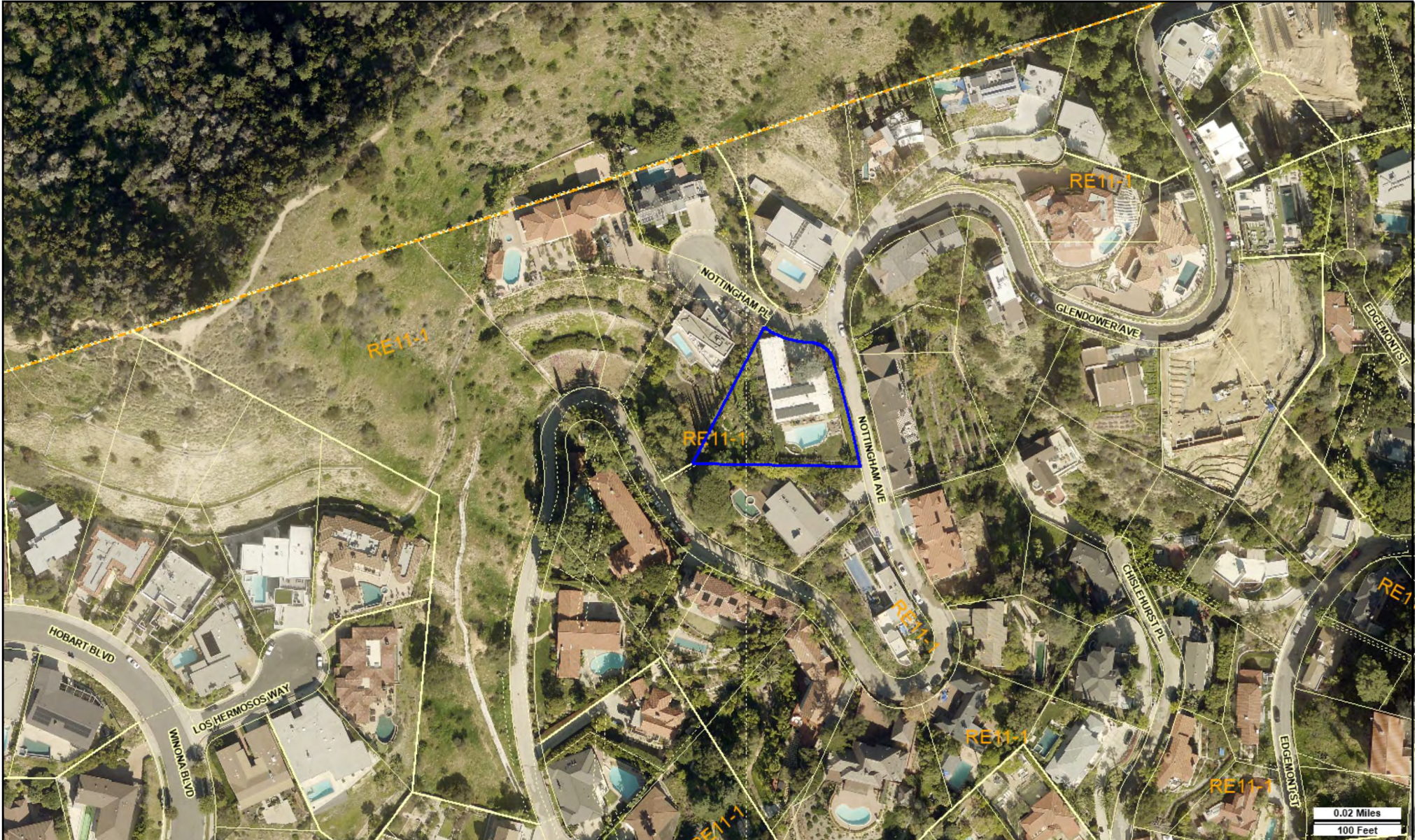
## CASE SUMMARIES

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

Case Number:	CPC-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-2008-4683-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	A CODE AMENDMENT TO REVISE THE CURRENT HILLSIDE AREA DEFINITION AND ESTABLISH A NEW DEPARTMENT OF CITY PLANNING HILLSIDE AREA MAP.
Case Number:	CPC-1957-8211
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	ENV-2008-4684-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	A CODE AMENDMENT TO REVISE THE CURRENT HILLSIDE AREA DEFINITION AND ESTABLISH A NEW DEPARTMENT OF CITY PLANNING HILLSIDE AREA MAP.

## DATA NOT AVAILABLE

CPC-9708  
ORD-181128  
ORD-129279  
ORD-128730  
ORD-111976



Address: 2651 N NOTTINGHAM PL

APN: 5588005019

PIN #: 153B193 150

Tract: TR 5337

Block: None

Lot: 122

Arb: None

Zoning: RE11-1

General Plan: Very Low II Residential

