

GRANT HOUSE
815 N. Bramble Way
CHC-2025-3523-HCM
ENV-2025-3524-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—August 13, 2025](#)
3. [Categorical Exemption](#)
4. [Under Consideration Staff Recommendation Report](#)
5. [Historic-Cultural Monument Application](#)

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

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2025-3523-HCM
ENV-2025-3524-CE

HEARING DATE: September 18, 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: 815 N. Bramble Way
Council District: 11 – Park
Community Plan Area: Brentwood - Pacific
Palisades
Land Use Designation: Very Low II Residential
Zoning: RE15-1-H
Area Planning Commission: West Los Angeles
Neighborhood Council: None
Legal Description: Tract 14944, Lot 42

EXPIRATION DATE: September 30, 2025

PROJECT: Historic-Cultural Monument Application for the
GRANT HOUSE

REQUEST: Declare the property an Historic-Cultural Monument

OWNER: Bramble Rambler LLC
17786 Calle De Palermo
Pacific Palisades, CA 90272

APPLICANT: Cory Buckner
Cory Buckner, Architect
990 Hanley Avenue
Los Angeles, CA 90049

RECOMMENDATION That the Cultural Heritage Commission:

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

FINDINGS

- The Grant House, “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city, or community” as an excellent example of a residence that was constructed as part of the Mutual Housing Association postwar cooperative housing development.
- The Grant House “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent and highly intact example of a Mid-Century Modern-style single-family residence designed using post-and-beam construction.

CRITERIA

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

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

SUMMARY

The Grant House is a one-story, single-family residence located on the northwestern side of N. Bramble Way, near where Bramble Way intersects Rochedale Lane, in the Brentwood neighborhood of Los Angeles. Completed in 1950, the subject property was designed in the Mid-Century Modern architectural style by master architects A. Quincy Jones (1913-1979) and Whitney R. Smith (1911-2002), and structural engineer Edgardo Contini (1914-1990), as part of the Mutual Housing Association, a postwar cooperative housing development. The original owners were Benedict and Bernice Grant.

The Mutual Housing Association (MHA, later renamed Crestwood Hills) began in 1946, when four war veterans acquired 800 acres near Brentwood, and with the support of others, founded the MHA cooperative. The cooperative assembled a team of noted Southern California modernists – including architects A. Quincy Jones and Whitney Smith, landscape architect Garret Eckbo, and structural engineer Edgardo Contini – to design the new community. The design team developed a selection of more than 20 house plans that would conform to Crestwood Hills’s 350 hillside lots. MHA home designs referenced the Pilot House at 753 W. Rome Drive in Mt. Washington (1948, HCM #717), a prototype that A. Quincy Jones and Whitney Smith had designed in the interim to show how well-designed houses could be built on challenging hillside lots.

Rectangular in plan, the subject property is of redwood post-and-beam construction on a gently sloping downhill lot. There is a concrete carport at the northeast corner of the site accessed from Bramble Way. A pedestrian walkway branches west from Bramble Way, leading to the primary entrance at the southern side of the property, adjacent to an irregularly shaped concrete patio. The subject property's redwood frame supports exterior walls of plate glass, masonry block, and clear heart redwood siding. The dwelling is entirely contained beneath a gently sloping gable roof with wide eaves and redwood plank sheathing underneath. Fenestration consists of full-height glass doors, fixed floor-to-ceiling windows, and clerestory windows along the front and side elevations. Interior features include an open floor plan with common spaces centered around a masonry fireplace; interior walls of exposed concrete masonry; and built-in storage and furniture.

Archibald Quincy Jones was born in Kansas City in 1913 before moving to Southern California in 1919 to live with his grandparents. After earning his Bachelor of Architecture from the University of Washington in 1936, Jones returned to Los Angeles and at various points worked for Douglas Honnold, Burton Schutt, and Raphael Soriano. From 1942-1945, he served in the U.S. Navy. After World War II, Jones founded his own practice and partnered with various others such as Whitney Smith and Edgardo Contini for the Crestwood Hills residential development. In 1950, he formed a partnership with Frederick Emmons that lasted nineteen years and produced many residential, commercial, and institutional buildings. Beginning in 1952, Jones became a Visiting Critic and Lecturer in the University of Southern California (USC) School of Architecture, where he later served as dean from 1975-1978. In 1960, he was hired by architect William Pereira to help plan the City of Irvine and implement many greenbelt and garden city planning principles. Throughout his professional career and partnerships, Jones was awarded numerous awards and citations, including being elevated to the American Institute of Architects Fellowship, and was noted for his contributions to design and education across the field of architecture. Notable works by Jones include the Arens House (1949, HCM #720); the Schott House (1948, HCM #682); the Jones and Emmons Building (1955, HCM #696); the Weckler House (1950, HCM #635); the Haas House (1950, HCM #633); the Warner Bros. Records Building in Burbank (1975); the USC Annenberg School of Communications (1979, HCM #1057); other USC, University of California, and California State University buildings and master plans; and a number of contributors to the Balboa Highlands Historic Preservation Overlay Zone, among many more. Jones passed away in Los Angeles in 1979 at the age of 66.

Whitney Roland Smith was born in Pasadena, California in 1911 and attended the University of Southern California, graduating in 1934 with a bachelor's degree in architecture. He then went on to work for notable Los Angeles architects including Lawrence Test, Harwell Hamilton Harris, Kem Weber, and William Pereira. From 1941 to 1942, Smith taught at USC. By 1949, Smith partnered with one of his former students, Wayne Richard Williams to form the firm of Smith & Williams, which was in practice until 1973. Some of their most notable residential projects include the Mutual Housing Association (with A. Quincy Jones) development; the Glen E. and Mabel Swanson House in Pasadena (1951); the Eugene and Hilda Aiches House (1952) in Los Angeles; the Robert A. Crowell House (1952) in Pasadena; the William B. and Annette M. Wilcox House (1953) in Sierra Madre; and the Hermosa Vista Tract Housing (1956-1972) in Monterey Park. Smith passed away in Bend, Oregon in 2002 at the age of 91.

Edgardo Contini was born in Ferrara, Italy in 1914 and graduated from the University of Rome with a degree in Engineering, Architecture and Urban Planning before emigrating to the United States in 1939. In 1947, he established a partnership with architects A. Quincy Jones and Whitney Smith known as Smith, Jones and Contini. Notable projects as part of this firm include the Mutual Housing Association Site Office (1948, HCM #680), the Stein House (1949, HCM #1015), the Goldenfield House (1950, HCM #632), the Haas House (1950, HCM #633), and the Pilot House (1950, HCM

#717). In 1951, Contini formed a partnership with architect Victor Gruen. He later served on the faculty of the Graduate School of Architecture at the University of California, Los Angeles and taught at USC, SCI-Arc, and the Art Center College of Design. He was elevated to Fellowship in the AIA in 1990 and died later that year at the age of 76.

The subject property has experienced some alterations that include a conversion of one of the carports into a bedroom in 1958, and the addition of new flooring in the family room and entry, at an unknown date.

The subject property was identified in the citywide historic resources survey, SurveyLA, as individually eligible for listing under the national, state, and local designation programs as an excellent example of Mid-Century Modern residential architecture representing the original vision of the Mutual Housing Association (MHA).

DISCUSSION

The Grant House meets two of the Historic-Cultural Monument criteria for designation.

The subject property, “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city, or community” as an excellent example of a residence that was constructed as part of the Mutual Housing Association postwar cooperative housing development. The Mutual Housing Association project was a notable, coordinated effort that was successful in achieving its goal of bringing Mid-Century Modernism to the masses and serving as a prototype for California modern living with utopian ideals. As reflected by the Grant House, typical features of MHA homes are single-story, open floor plans; rectangular massing punctuated by walls of glass; post-and-beam construction; and the use of mass-produced materials like concrete block and redwood siding. Of the approximately 85 residences that were originally constructed, the subject property is one of only 34 intact MHA homes still in existence.

Additionally, the subject property, “embodies distinctive characteristics of a style, type, period, or method of construction” as an excellent and highly intact example of a Mid-Century Modern-style single-family residence designed using post-and-beam construction. The Mid-Century Modern architectural style encompasses a broad range of styles and sub-styles that became popular after World War II. Largely influenced by the Case Study House Program that occurred between 1945 and 1966, the style generally emphasizes the direct expression of structural systems, the relationship between the indoor and outdoor spaces, and a lack of ornamentation. The Grant House exhibits several characteristic features of the style, particularly the post-and-beam sub-style, such as exposed wood beams, a concrete slab foundation, floor-to-ceiling windows, metal, flush-mounted windows, a low-pitched roof with overhanging eaves, single-story horizontal massing, and the interaction of outdoor/natural features with interior spaces.

The subject property has experienced only minor alterations and retains a high level of integrity of location, design, setting, materials, workmanship, feeling, and association to convey its significance.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

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

State of California CEQA Guidelines Article 19, Section 15331, Class 31 “*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.*”

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

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31. The Project was found to be exempt based on the following:

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

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

Furthermore, none of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 apply to the proposed Project. The proposed Project will not result in significant cumulative impacts from successive projects of the same type in the same place. The Project does not involve unusual circumstances as it is in a similar location, topography, and streetscape as other Historic-Cultural Monuments in the Brentwood - Pacific Palisades Community Plan Area. The Project will not damage scenic resources in a state scenic highway. The Project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. The Project will also not cause a substantial adverse change in the significance of an historical resource.

Categorical Exemption ENV-2025-3524-CE was prepared on September 2, 2025.

BACKGROUND

On June 24, 2025, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. On July 17, 2025, the Cultural Heritage Commission voted to take the subject property under consideration as a potential Historic-Cultural Monument. On August 13, 2025, a subcommittee of the Commission consisting of Commissioners Milofsky and Kennard conducted an inspection of the subject property, accompanied by staff of the Office of Historic Resources.



















































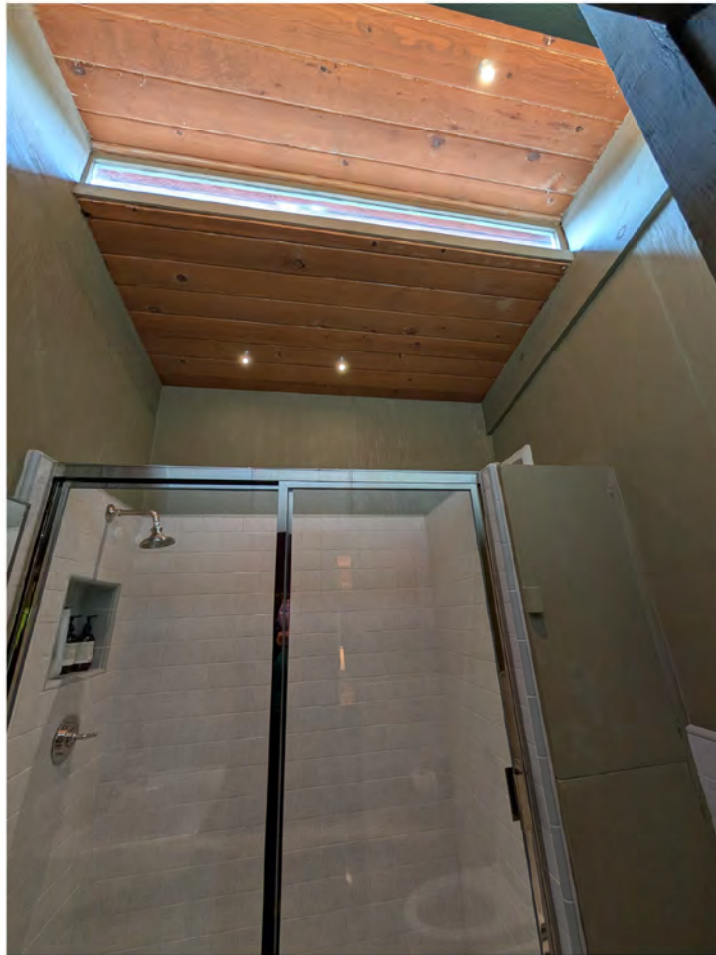
















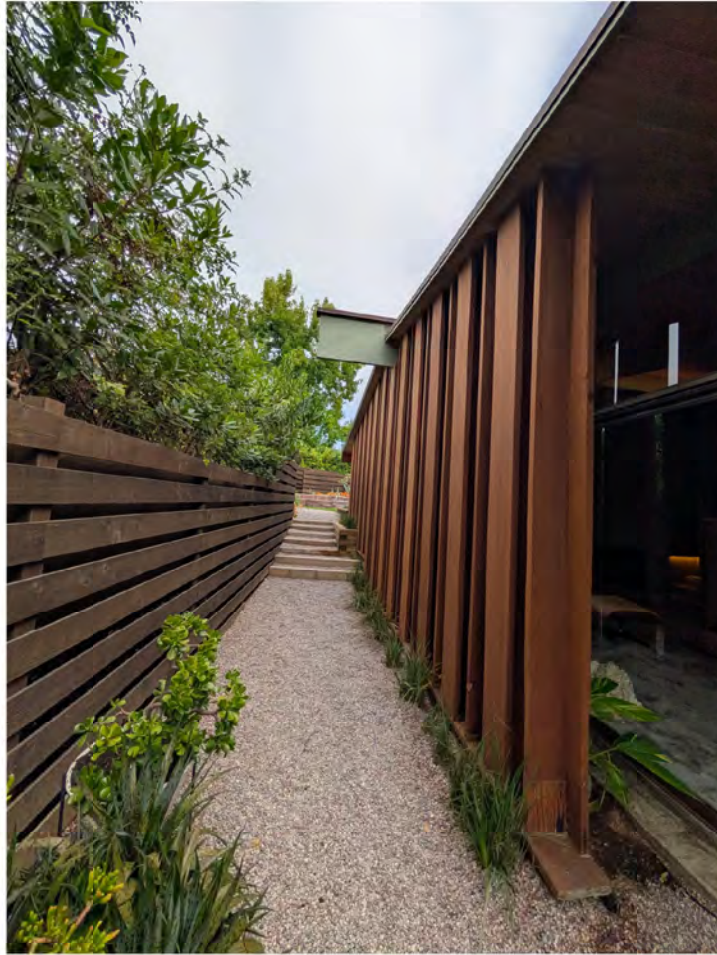
























COUNTY CLERK'S USE

CITY OF LOS ANGELES

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

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

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
CHC-2025-3523-HCM

| | |
|--|---------------------------------|
| LEAD CITY AGENCY City of Los Angeles (Department of City Planning) | CASE NUMBER ENV-2025-3524-CE |
|--|---------------------------------|

| | |
|------------------------------|------------------------|
| PROJECT TITLE Grant House | COUNCIL DISTRICT 11 |
|------------------------------|------------------------|

| | |
|--|--|
| PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 815 N. Bramble Way, Los Angeles, CA 90027 | <input type="checkbox"/> Map attached. |
|--|--|

| | |
|--|---|
| PROJECT DESCRIPTION: Designation of the Grant House as an Historic-Cultural Monument. | <input type="checkbox"/> Additional page(s) attached. |
|--|---|

NAME OF APPLICANT / OWNER:
N/A

| | |
|--|---|
| CONTACT PERSON (If different from Applicant/Owner above) Rafael Fontes | (AREA CODE) TELEPHONE NUMBER EXT. (213) 978-1189 |
|--|---|

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

STATE CEQA STATUTE & GUIDELINES

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

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

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

JUSTIFICATION FOR PROJECT EXEMPTION: Additional page(s) attached

Article 19, Section 15308, Class 8 of the State's CEQA Guidelines applies to where projects consists of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of the **Grant House** as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site. None of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 apply to the proposed Project. The proposed Project will not result in significant cumulative impacts from successive projects of the same type in the same place. The Project does not involve unusual circumstances as it is in a similar location, topography, and streetscape as other Historic-Cultural Monuments in the Brentwood - Pacific Palisades Community Plan Area. The Project will not damage scenic resources in a state scenic highway. The Project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. The Project will also not cause a substantial adverse change in the significance of an historical resource.

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

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

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

| | |
|--|-----------------------------------|
| CITY STAFF USE ONLY: | |
| CITY STAFF NAME AND SIGNATURE Rafael Fontes | STAFF TITLE Planning Associate |
| [SIGNED COPY IN FILE] | |

ENTITLEMENTS APPROVED
N/A

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2025-3523-HCM
ENV-2025-3524-CE

HEARING DATE: July 17, 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: 815 N. Bramble Way
Council District: 11 – Park
Community Plan Area: Brentwood - Pacific
Palisades
Land Use Designation: Very Low II Residential
Zoning: RE15-1-H
Area Planning Commission: West Los Angeles
Neighborhood Council: None
Legal Description: Tract 14944, Lot 42

EXPIRATION DATE: July 24, 2025

PROJECT: Historic-Cultural Monument Application for the
GRANT HOUSE

REQUEST: Declare the property an Historic-Cultural Monument

OWNER: Bramble Rambler LLC
17786 Calle De Palermo
Pacific Palisades, CA 90272

APPLICANT: Cory Buckner
Cory Buckner, Architect
990 Hanley Avenue
Los Angeles, CA 90049

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]

Rafael Fontes, Planning Associate
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The Grant House is a one-story, single-family residence located on the northwestern side of N. Bramble Way, near where Bramble Way intersects Rochedale Lane, in the Brentwood neighborhood of Los Angeles. Completed in 1950, the subject property was designed in the Mid-Century Modern architectural style by master architects A. Quincy Jones (1913-1979) and Whitney R. Smith (1911-2002), and structural engineer Edgardo Contini (1914-1990), as part of the Mutual Housing Association, a postwar cooperative housing development. The original owners were Benedict and Bernice Grant.

The Mutual Housing Association (MHA, later renamed Crestwood Hills) was a notable, coordinated effort at bringing Mid-Century Modernism to the masses. It began in 1946, when four war veterans acquired 800 acres near Brentwood, and with the support of others, founded the MHA cooperative. The cooperative assembled a team of noted Southern California modernists – including architects A. Quincy Jones and Whitney Smith, landscape architect Garret Eckbo, and structural engineer Edgardo Contini – to design the new community. The design team developed a selection of more than 20 house plans that would conform to Crestwood Hills's 350 hillside lots. MHA home designs referenced the Pilot House at 753 W. Rome Drive in Mt. Washington (1948, HCM #717), a prototype that A. Quincy Jones and Whitney Smith had designed in the interim to show how well-designed houses could be built on challenging hillside lots. Typical features of MHA homes included single-story; open floor plans; rectangular massing punctuated by walls of glass- post-and-beam construction; and the use of mass-produced materials like concrete block and redwood siding to keep costs low.

Rectangular in plan, the subject property is of redwood post-and-beam construction on a gently sloping downhill lot. There is a concrete carport at the northeast corner of the site accessed from Bramble Way. A pedestrian walkway branches west from Bramble Way, leading to the primary entrance at the southern side of the property, adjacent to an irregularly shaped concrete patio. The subject property's redwood frame supports exterior walls of plate glass, masonry block, and clear heart redwood siding. The dwelling is entirely contained beneath a gently sloping gable roof with wide eaves and redwood plank sheathing underneath. Fenestration consists of full-height glass doors, fixed floor-to-ceiling windows, and clerestory windows along the front and side elevations. Interior features include an open floor plan with common spaces centered around a masonry fireplace; interior walls of exposed concrete masonry; and built-in storage and furniture.

Archibald Quincy Jones was born in Kansas City in 1913 before moving to Southern California in 1919 to live with his grandparents. After earning his Bachelor of Architecture from the University of Washington in 1936, Jones returned to Los Angeles and at various points worked for Douglas Honnold, Burton Schutt, and Raphael Soriano. From 1942-1945, he served in the U.S. Navy. After World War II, Jones founded his own practice and partnered with various others such as Whitney Smith and Edgardo Contini for the Crestwood Hills residential development. In 1950, he formed a partnership with Frederick Emmons that lasted nineteen years and produced many residential, commercial, and institutional buildings. Beginning in 1952, Jones became a Visiting Critic and Lecturer in the University of Southern California (USC) School of Architecture, where he later served as dean from 1975-1978. In 1960, he was hired by architect William Pereira to help plan the City of Irvine and implement many greenbelt and garden city planning principles. Throughout his professional career and partnerships, Jones was awarded numerous awards and citations, including being elevated to the American Institute of Architects Fellowship, and was noted for his contributions to design and education across the field of architecture. Notable works by Jones include the Arens House (1949, HCM #720); the Schott House (1948, HCM #682); the Jones and Emmons Building (1955, HCM #696); the Weckler House (1950, HCM #635); the Haas House

(1950, HCM #633); the Warner Bros. Records Building in Burbank (1975); the USC Annenberg School of Communications (1979, HCM #1057); other USC, University of California, and California State University buildings and master plans; and a number of contributors to the Balboa Highlands Historic Preservation Overlay Zone, among many more. Jones passed away in Los Angeles in 1979 at the age of 66.

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The subject property has experienced some alterations that include a conversion of one of the carports into a bedroom in 1958, and the addition of new flooring in the family room and entry, at an unknown date.

The subject property was identified in the citywide historic resources survey, SurveyLA, as individually eligible for listing under the national, state, and local designation programs as an excellent example of Mid-Century Modern residential architecture representing the original vision of the Mutual Housing Association (MHA).

CRITERIA

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

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or

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

FINDINGS

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

BACKGROUND

On June 24, 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: GRANT HOUSE | | Original historic name <input type="text"/> | |
| Other Associated Names: | | | |
| Street Address: 815 Bramble Way | | Zip: 90049 | Council District: 11 |
| Range of Addresses on Property: | | Community Name: Crestwood Hills | |
| Assessor Parcel Number: 4494010034 | Tract: 14944 | Block: | Lot: 11 |
| Identification cont'd: | | | |
| 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: | | | |
| | | | |

2. CONSTRUCTION HISTORY & CURRENT STATUS

| | | | |
|--|--|--------------------------------------|--|
| Year built: 1950 | <input checked="" type="radio"/> Factual | <input type="radio"/> Estimated | Threatened? None |
| Architect/Designer: A. Quincy Jones, Whitney R. Smith | | Contractor: not known | |
| Original Use: Single Family Residence | | Present Use: SFR | |
| 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: Mid-Century Modernism | | Stories: 1 | Plan Shape: Rectangular |
|---|---|-------------------------|--------------------------------|
| FEATURE | PRIMARY | SECONDARY | |
| CONSTRUCTION | Type: Wood | Type: Select | |
| CLADDING | Material: Wood tongue-and-groove | Material: Select | |
| ROOF | Type: Gable | Type: Select | |
| | Material: Composition shingle | Material: Select | |
| WINDOWS | Type: Sliding | Type: Select | |
| | Material: Aluminum | Material: Select | |
| ENTRY | Style: Off-center | Style: Select | |
| DOOR | Type: Slab | Type: Select | |

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



4. ALTERATION HISTORY

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

| | |
|-----------|--|
| 9/11/2020 | Interior remodel to an existing SFR |
| 7/21/1958 | Carport conversion to family room |
| 9/2/2020 | Upgrade electrical service to 400 amps |
| 1/19/1988 | Plumbing update |
| | |
| | |
| | |
| | |

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

| | |
|--|--|
| Listed in the National Register of Historic Places | |
| Listed in the California Register of Historical Resources | |
| Formally determined eligible for the National and/or California Registers | |
| Located in an Historic Preservation Overlay Zone (HPOZ) | Contributing feature Non-contributing feature |
| <input checked="" type="checkbox"/> Determined eligible for national, state, or local landmark status by an historic resources survey(s) | Survey Name(s): SURVEY LA Brentwood-Pacific Palisades Report, 13 of 153 |
| Other historical or cultural resource designations: | |

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

| | |
|-------------------------------------|--|
| <input checked="" 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. |
| | 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: Cory Buckner | | Company: Cory Buckner, Architect | |
| Street Address: 990 Hanley Avenue | | City: Los Angeles | State: CA |
| Zip: 90049-1916 | Phone Number: 310 293-1998 | Email: planspace@gmail.com | |

Property Owner

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

| | | | |
|---------------------------------|----------------------------|--------------------------------|-----------|
| Name: Schuyler Dietz | | Company: Brambler Rambler, LLC | |
| Street Address: 815 Bramble Way | | City: Los Angeles | State: CA |
| Zip: 90049 | Phone Number: 310-425-9095 | Email: mail@schuylerdietz.com | |

Nomination Preparer/Applicant's Representative

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



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

- Nomination Form
- Written Statements A and B
- Bibliography
- Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digital copy of the main photo to: planning.ohr@lacity.org)
- Copies of Primary/Secondary Documentation
- Copies of Building Permits for Major Alterations (include first construction permits)
- Additional, Contemporary Photos
- Historical Photos
- 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. |

Name:

CORY BUCKNER

Date:

17 June 2025

Signature:

Cory Buckner

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

GRANT HOUSE – Historic-Cultural Monument Nomination

A. Property Description

Site

The property at 815 Bramble Way (Grant House) occupies an irregular- shaped parcel of 8,999 square feet, located on an interior lot at the western side of Bramble Way, a small dead-end street off Rochedale Lane. A pedestrian walkway branches west from Bramble Way, leading to the house entrance at the southern side of the house, adjacent to an irregularly-shaped concrete patio. Cars enter the property down a concrete carport at the northeast corner of the site from Bramble Way. The property is relatively flat towards the northern end of the lot, sloping down towards the southeast corner below the house, patio, and pedestrian walkway. The slope continues down the hill to residential lots below. The rear of the house looks north onto a relatively flat area landscaped with gravel, lawn, and a planted area at the northernmost edge.

Residence – Exterior

The house plan is rectangular in the post and beam style. A gable roof covers the house including a carport space that was converted to a living area. The new carport at the front of the house is a shed roof at a slight angle with articulated posts to mimic those on the original carport.

The joint architecture team were very interested in using exposed materials that had been developed during the war effort; masonry block, plate glass, and plywood. Nearly all the MHA houses consist of these building materials with the addition of clear heart redwood siding.

The front of the house is on a base of articulated concrete block in a 'chocolate' color, with clear-heart redwood siding extending above the block to the roof. The carport is painted plywood doors with molded plywood handles.

Residence – Interior

Typical of all MHA models, building materials are exposed throughout the structure. The post and beam house consists of exposed concrete block in a color referred to as 'chocolate', clear-heart redwood siding, Douglas fir tongue-and-groove ceiling blanks, large steel framed sliding glass doors, and frameless sliding windows. A masonry fireplace is the central focus of the house.

Moveable clear-heart redwood vertical louvers separate the living area and a den on a split level above.

The built-up posts and beams, typical of the MHA 702 and MHA 111, are constructed with a hollow core to allow electrical conduit to run from post to beam for lighting and electrical outlets in the built-up ridge beam.

Alterations

The Grant Family converted one of the front carports into a family room in 1958.

The second owner of the house purchased it from the Grants' daughters and spared no expense in restoring the house. The kitchen cabinets were stripped and stained as were the original cabinets. New plywood panels were added where needed and new counters were added. New flooring was added in the family room and entry to mimic the original black and white asphalt tile by Ken-Tile, no longer manufactured.

Cory Buckner was notified that the second owner wished to sell to move to New York. She notified Schuyler Dietz, the brother of the owner of the historic Schneidman House in the same neighborhood. Dietz purchased the house without it hitting the market and at asking price. He has made no changes to the house.

Character-Defining Features

Site

- Graded hillside site and setting.
- Angled, east-west orientation of the house.
- Abundant landscaping and foliage surrounding the property.
- Concrete Masonry Block throughout.

Residence – Exterior

- Predominantly rectangular footprint, with a small volume (carport) extending to the east.
- Sloping roof of exposed beams at 7'-0" on center and tongue and groove planking.
- Exterior walls of concrete masonry block, painted plywood, and painted redwood tongue-and-groove siding.
- Seamless relationship of interior and exterior spaces, with exterior penetrating the interior of the residence and vice versa.
- Exterior courtyard spaces delineated by translucent glass walls.
- Primary entrance facing east and located at the rear of the carport.
- Concrete masonry wall presents to the street.
- Extensive glazing of sliding doors and fixed floor-to-ceiling windows enhance the harmony between indoor and outdoor

spaces.

- Exterior terraces located along the south and north elevations.

Residence – Interior

- Open floor plan, constructed on a seven-foot module.
- Location of private spaces (bedrooms) along the northeast portion of the dwelling.
- Interior closet doors of stained plywood with molded plywood handles.
- Location of private spaces (bedrooms) along the northwest portion of the dwelling.
- Exposed clear-heart redwood tongue-and-groove siding in the public areas (dining room and living room)
- Concrete Masonry Block fireplace is the central focus of the living room.
- Painted plywood closet doors with molded plywood handles.
- Concrete masonry block base throughout the house.
- Painted tongue-and-groove ceilings throughout the structure.
- Kitchen opens to the dining area with an opening above the counter.

B. Statement of Significance

The Grant House

The Grant House was completed in 1950 as part of the Mutual Housing Association development (MHA) by a joint venture of architects A. Quincy Jones, Whitney R. Smith, and structural engineer Edgardo Contini. It was one of the original first 30 houses in what is now called Crestwood Hills. The flattest terrain in the area was selected as being the area where the contractor would start constructing houses. The original owners, Benedict and Bernice Grant, selected one of the most popular designs, MHA model 702, intended for downhill gently sloping lots.

The Grant House is eligible for designation as a City of Los Angeles Historic-Cultural Monument (HCM) under Criteria 1 and 3:

Criterion 1: The Grant House is “identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.”

The Mutual Housing Association (MHA) development introduced a population to a different way of living, impacting the social history of Los Angeles and Southern California. The experimental architecture was purposely selected to reflect their modern views of living as a cooperative community. Built in 1950, the property at 815 N Bramble Way is significant for its direct association with the MHA, the only successful large-scale housing cooperative in the West and a prototype for California modern living with utopian ideals. Established in 1946, the MHA tract, now known as Crestwood Hills, was built as conceived: people living in architecturally significant structures with a strong sense of cooperation and community. The Grant House is one of only 34 remaining houses of the original 80 MHA houses designed by the joint venture and built in a tract of 350 houses.

Criterion 3: The Grant House “embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.”

The MHA houses have a distinctive mid-century style designed by architects A. Quincy Jones and Whitney R. Smith. Exposing posts and beams became a distinguishing characteristic of mid-century design and is prevalent in all of the MHA houses. A modular system of posts and beams at seven feet on center was selected to accommodate full sheets of plywood, an unusual building system at that time. Jones and Smith would go on to be a major influence in the work of other architects. Jones's interest in experimentation with structural methods broke ground in many areas of architectural practice. Smith participated in the Case Study Program designing Case Study #5, one of thirty-five designs that helped to disseminate mid-century modern architecture.

With exposed built-up posts and beams running through the length of the house at seven-foot spacing, the Grant House embodies distinctive characteristics of the post-and-beam style. This structural system allowed for floor to ceiling glass, affording another characteristic of mid-century design, dissolving the boundary of indoor and outdoor space.

Historical Background

Early West Los Angeles

Crestwood Hills was part of the land associated with the first people: the Gabrielino/Tongva/Kizh. Historically, the Gabrielino/Tongva/Kizh were not a single “tribe,” but a collection of lineages (a group of families with a common ancestor) that shared a common Uto-Aztec language, culture, religion, and lifestyle that distinguished them from neighboring groups. Villages were politically autonomous and largely organized through shared kinship ties. While it is difficult to estimate their population over time, evidence suggests that at the time of European contact in the 1500s there may have been more than fifty to one hundred mainland villages in Southern California reflecting a range in population sizes. Successive waves of settlers—the Spanish, the Mexicans and the Americans—resulted in the loss of title(s) to their ancestral lands as well as the disenfranchisement of the Native Americans.

As early as 400 AD, a communal spring, Kuruvunga, just three and a half miles southeast of Crestwood Hills, was associated with Tongva Peoples and later associated with the Kuruvungna village. It is now known as the Kuruvungna Village Springs, which is a designated California Registered Landmark Site No. 522.10. In 1975, human remains were discovered on site during a school construction project which abuts the Springs. During the 1980s, archeologists noted that remnants of the village were located throughout the area. In 2013-14, ancestral remains and artifacts were again unearthed and ceremoniously reinterred on the north hill of Kuruvungna.¹

Mutual Housing Association

In 1946, four musicians, Ray Siegel, Jules Salkin, Leonard Krupnick and Gene Komer, responded to the housing shortage for returning servicemen by suggesting that by pooling resources, four families might be able to afford a shared swimming pool and play area. They mentioned this idea to friends and soon found they had 25 people interested in their idea. They hoped to create a model through cooperative methods, providing public services for a self-sufficient small community. Articles ran in the *Hollywood Citizen-News* and other newspapers creating an interest that boosted the membership of the group to 400 members. The group incorporated in 1946 as the Mutual Housing

¹ Gabrielino Tongva Springs Foundation, http://gabrielinosprings.com/wpsite/?page_id=385

Association (MHA). With each household contributing \$500 towards a lot, enough funds were collected to purchase 800 acres in the Santa Monica Mountains in an area in Brentwood now known as Crestwood Hills. Keeping with the communal spirit, land was to be designated as small lots for private houses with acreage set aside for public areas, which were to include a park, amphitheater, nursery school, swimming pool, community center, plant nursery, gas station, and a structure to house a beauty parlor, grocery and sundry goods.

The Federal Housing Administration (FHA) had restrictions that dampened the original enthusiasm for the cooperative. Race restrictions imposed by the FHA were antithetical to the beliefs of the MHA community members. They were imposed after Francis Ford Seymour, Henry Fonda's wife, pressured the sales agency selling the property to MHA to add these restrictions. Several people dropped out of the association when these restrictions were implemented. Others stayed in knowing the Supreme Court would overturn them. Once they were overturned, several members who had withdrawn signed up again. Many members were dependent on FHA loans but the FHA did not allow wood framing, the building method proposed for the MHA. A delegation of MHA members successfully lobbied the FHA in Washington and the modern designs were given a green light.

Shortly after purchasing the land, several architects, including Richard Neutra, were interviewed. The original contract was with Doug Honnold and a joint venture including A. Quincy Jones, Whitney R. Smith, John Lautner, Francis Lockwood, Wayne Williams, engineer Edgardo Contini, and landscape architect Garrett Eckbo. Lautner, a former apprentice with Frank Lloyd Wright, had come west to supervise the construction of Wright's Sturges House, HCM #577, just down the street from the MHA development.

After a falling out with Lautner, Honnold turned over the design project to Jones, Smith, and Contini, which referred to themselves as a joint venture. Garrett Eckbo participated in the site planning of the Mutual Housing Tract, which was unique for its time. Houses were placed at various angles to the street instead of lined up in a row, as was typical of so many post-war tract developments. Each house site was oriented to respect the privacy of the neighboring houses and homeowners were encouraged to use six-foot high hedges at each side yard to provide the necessary privacy from house to house.

Jones, Smith, and Contini synthesized new materials and methods available after the war such as masonry block (CMU), plate glass, and plywood. Each MHA house was finished with unadorned materials in their natural state; concrete block, redwood siding, exposed Douglas fir plywood, and tongue-and-groove ceiling planks. There was no plaster or gypsum board used in any of the MHA houses built. Exposed posts and beams became the rhythmic element throughout each house.

To help facilitate the development, a brochure, entitled *Mutual House Plans*,

was presented to the MHA members for them to choose based on appropriateness of a given design to the topographic characteristics of each site. In an attempt to meet the demands garnered from surveys of the MHA membership, for each of the nine basic house designs it detailed minor modifications that included an added fireplace, an additional bedroom, or an expanded living area . In all, there were approximately 28 designs new owners could choose from, each assigned a three digit number in the brochure index. The first houses constructed were on the flattest land and simplest floor plan.

Eventually 80 MHA house designs were built on 350 lots. Due to financial problems and the two contractors going bankrupt constructing the houses, many lots remained empty until their owners could find other architects and builders. The remaining lots were referred to as infill lots, with many houses designed by world renowned architects such as Richard Neutra, J. R. Davidson, Ray Kappe, Rodney Walker, and Craig Ellwood. The founding members and the architects established an Architecture Committee, which included two architects, originally Jones and Smith, and a layman from the community. The purpose of the Committee was to review proposed house designs for the infill lots and oversee changes to the original MHA houses in order to remain in keeping with the context of the neighborhood.

List of Extant MHA Houses (34 Houses)

Historic-Cultural Monuments

| | |
|---|-----------------------|
| 810 Bramble Way (Goldenfeld House), HCM 632 | designated 02-04-1997 |
| 860 Hanley Avenue (Gross House), HCM 695 | designated 04-24-2001 |
| 907 Hanley Avenue (Schott House), HCM 682 | designated 06-14-2000 |
| 990 Hanley Avenue (MHA Site Office), HCM 680 | designated 06-06-2000 |
| 914 Bluegrass Lane (Israel House), HCM 693 | designated 04-24-2001 |
| 12412 Deerbrook Lane (Volk House), HCM 722 | designated 12-29-2006 |
| 12367 Deerbrook Lane (Stoloroff House), HCM 721 | designated 10-01-2002 |
| 12404 Deerbrook Lane (Hamma House), HCM 797 | designated 12-26-2006 |
| 12410 Deerbrook Lane (Kalmick House), HCM 634 | designated 02-04-1997 |
| 12436 Deerbrook Lane (Arens House), HCM 720 | designated 10-01-2002 |
| 12404 Rochedale Lane (Haas House), HCM 633 | designated 02-04-1997 |
| 12434 Rochedale Lane (Weckler House), HCM 635 | designated 02-04-1997 |
| 12420 Rochedale Lane (Miller House), HCM 862 | designated 03-07-2007 |
| 900 Stonehill Lane (Kermin House), HCM 697 | designated 04-24-2001 |
| 925 Stonehill Lane (Schneidman House), HCM 1016 | designated 02-14-2012 |
| 946 Stonehill Lane (Wurtele House), HCM 723 | designated 12-26-2006 |
| 947 Stonehill Lane (Sherwood House), HCM 698 | designated 04-24-2001 |
| 968 Stonehill Lane (Stein House), HCM 1015 | designated 02-14-2012 |

Other MHA Houses

| | |
|----------------------|----------------|
| 815 Bramble Lane | (Grant House) |
| 12400 Deerbrook Lane | (Siegel House) |
| 12449 Deerbrook Lane | |
| 12420 Deerbrook Lane | |
| 12421 Deerbrook Lane | |
| 12354 Rochedale Lane | |
| 12400 Rochedale Lane | |
| 12414 Rochedale Lane | |
| 12444 Rochedale Lane | |
| 12438 Rochedale Lane | |
| 12450 Rochedale Lane | (Gelb House) |
| 941 Stonehill Lane | |
| 1046 Tigertail Road | |
| 955 Bluegrass Way | |
| 872 Hanley Avenue | |
| 887 Hanley Avenue | |

Grant Family

Bernice Grant was a social worker and Benedict Grant owned a small appliance sales shop. Bernice Grant survived her husband and lived in their house until her death at 104.

The Grants purchased a moderately flat lot on Bramble Way and selected the second most popular model, MHA 702, for their house. Constructions began first on the flatter and more inexpensive lots on Rochedale Lane and the side streets adjacent. The original contractor believed strongly in the cooperative spirit and ended up investing \$1500 of his money into the first thirty houses. This was not a sustainable position for him, so he declared bankruptcy after completing the thirty houses, of which the Grant House was one.

In the early years, the Grants and many of the neighbors celebrated national holidays at the park, where nearly all the community members would attend.

The Grants raised three daughters in their house and made very few changes.

Mid-Century Modern style, Post-and-beam construction²

The term “Mid-Century Modern” is a broad classification of Modernism that is used to describe an array of Modern idioms and sub-styles that were popular after World War II. These include adaptations of the International Style, the Post-and-Beam aesthetic that was made popular through the Case Study House Program, and the more organic and expressive iterations of Modernism that characterized the work of architects like John Lautner and Bruce Goff. As an architectural style, Mid-Century Modernism is extremely versatile; its application was lent to a diverse array of property types, from custom single-family dwellings to housing tracts, to commercial buildings and shopping centers, and to institutional and industrial campuses. Its aesthetic was applied to the upper echelons of architecture and also to the vernacular built environment, speaking to the extent of its popularity and versatility.

Many factors came together to shape the aesthetic of Mid-Century Modern style, but this variant of postwar Modernism derived much of its influence from the Case Study House Program that was sponsored by *Arts and Architecture* magazine and championed by its visionary editor, John Entenza. Entenza saw the program as a means of showcasing how modern methods and materials could be used to build replicable, affordable housing. Under the program, several of the most esteemed Modern architects of the day were recruited by the magazine to design prototypical houses that were high in quality, reasonably priced, and clearly showcased modern methods and materials.

The trajectory of postwar Modernism was also heavily influenced by the post-and-beam method of construction, which was popularized by a group of young architects who had studied at the USC School of Architecture in the early postwar years. These architects developed a derivative of Modern architecture that shared some similarities with the Case Study House Program, but was defined by a distinctive vocabulary that was characterized, first and foremost, by its use of wood post-and-beam construction. Other notable features include expanses of plate glass, open plans, and a blurring of lines between indoor and outdoor spaces. Later coined the USC style or Pasadena style, this derivative of Modernism was widely replicated across the Southern California region and became an integral part of the region’s post-World War II architectural landscape.

By the late 1940s, post-and-beam construction methods, coupled with the influence of European émigrés and pioneering figures in American Modernism, had coalesced into a discrete iteration of postwar Modernism known as the Mid-Century Modern style. The Mid-Century Modern style reflected how earlier movements such as the International style, the Bauhaus, and domestic experiments in Modernism were adapted and reinterpreted to meet the needs of the American public after World War II. Defined by expressed post-and-beam construction, simple geometric forms, flat and low-pitched roofs, and simple facades that were ornamented with economical materials like brick, wood, and

² Katie E. Horak, Andrew Goodrich, Alan Hess, Barbara Lamprecht, John English, Richard Starzak, and Mitzi Mogul, *Architecture and Engineering, L.A. Modernism, 1919-1980* (Department of City Planning: Office of Historic Resources, 2021) 140.

stone, the style gained popularity because its use of standardized, prefabricated materials permitted quick and economical construction, and also since it clearly expressed the nation's prevailing sense of prosperity.

A. *Quincy Jones*

Archibald Quincy Jones (1913-1979) was a Los Angeles-based architect and educator who shared the Case Study goal of reinventing the house as a way of redefining the way people lived in postwar America. His work on the pioneering Los Angeles development of MHA, the model Case Study #24 tract house, the Eichler Homes, and other residential developments helped to set the standard for affordable homes that exemplified the modern aesthetic.

After attending the University of Washington, Jones was hired by Paul R. Williams to improve a housing development project then on the boards in his office. Jones came up with an unusual site and landscape plan for the development blurring the lines of property demarcation and positioning the houses at odd angles to the street.

After serving in the Pacific Theater during World War II, Jones returned to Los Angeles and opened his own office the day of his discharge in 1945. Jones became a renowned architect in Los Angeles with a steady stream of work until his death in 1979. He made a major change in the design and quality of builder's homes with his book *Builders' Homes for Better Living*, published in 1957, which featured pictures of many of the MHA houses as examples. The book was dedicated to Joseph Eichler, a developer of many housing tracts in northern and southern California. Jones and his partner from 1951 to 1969, Frederick E. Emmons, were one of three architecture firms that designed the Eichler Homes.

An influential educator, Jones taught at the University of Southern California and was dean of its architecture school from 1975 to 1978.

Known for his innovative buildings in a modern style, Jones ran a very successful architecture office out of an office building he and Emmons designed on Santa Monica Boulevard in West Los Angeles. The partners won many awards for designs of commercial, institutional, and residential projects throughout the southland and beyond.

Whitney R. Smith

Whitney R. Smith was an award-winning Pasadena architect who contributed considerably to the emergence of postwar modernist architecture.

Born in Pasadena in 1911, Smith received his bachelor's degree in architecture from USC in 1934.

With architectural work at a premium during the Depression, Smith was employed for a time as a movie set designer. He then worked for various architects, including Harwell Hamilton Harris, a modernist whom Smith cited as having a strong influence on his work.

Smith, who went into private practice in 1940, was joined by architect Wayne R. Williams in 1946, the same year Smith was made part of the joint venture to design for the Mutual Housing Association. As employees of the joint venture, Williams worked alongside Jim Charlton on the MHA designs in the MHA Site Office, the first structure built in Crestwood Hills.

Smith was among a group of Los Angeles architects who participated in the Case Study House Program that consisted of experimental modern houses designed and built primarily in Los Angeles from 1945-1966. Smith's two 1946 designs, which were not built, were among the most experimental and innovative, according to Elizabeth A. T. Smith, author of *Case Study Houses: The Complete Program*.³

Prior to the Case Study House Program, Smith experimented with plywood in his design for his Plyluminum House, a project featuring moveable prefabricated walls allowing for flexibility in meeting client's needs. His interest in modular construction and prefabrication became essential in the MHA designs.⁴

The firm of Smith and Williams produced numerous national and Southern California award-winning architectural projects, including private residences, schools, community buildings, and recreational facilities.

Smith taught architecture and planning at USC in the early 40s and at Scripps College in Claremont from 1945 to 1952.

Edgardo Contini

Edgardo Contini, an architect, engineer, and urban designer was born in Ferrara, Italy and trained at the University of Rome. He was drafted into the Italian Army but as a member of a Jewish family he was ousted under Mussolini's "racial manifesto". He emigrated to the United States and served in the Army in Europe during World War II.⁵

Contini was intrigued by the undeveloped, difficult hillside the MHA had acquired and felt up to the challenge. He stated in an interview, "It looked to

³ Los Angeles Times, "Whitney R. Smith, 91, Pioneer in Modernist Architecture", by Dennis McLellan, April 28, 2002

⁴ Cory Buckner, Crestwood Hills, The Chronicle of a Modern Utopia (Santa Monica: Angel City Press, 2015) 35.

⁵ Los Angeles Times, "Edgardo Contini; Architect, Urban Planner", by Leon Whiteson, May 1, 1990.

be fascinating work; no one knew too much about it and we were encouraged to do the best we could with the land". Contini also participated in the house designs and became an MHA member. His brother and his parents also became members, but all eventually sold their lots without building.⁶

In 1979, Contini was appointed president of the Urban Innovations Group, the practicing arm of the UCLA Graduate School of Architecture and Urban Planning. At UIG, Contini participated in the Grand Avenue proposal for the development of California Plaza on Bunker Hill and in the planning of the expansion of the Beverly Hills Civic Center by Charles Moore.

Contini lectured at UCLA, the USC School of Architecture, the Southern California Institute of Architecture, and the Art Center College of Design.⁴

Period of Significance

The period of significance for the Grant House is defined as 1950, reflecting the year of the building's construction.

⁶ Buckner, Crestwood Hills, *The Chronicle of a Modern Utopia*, 35.

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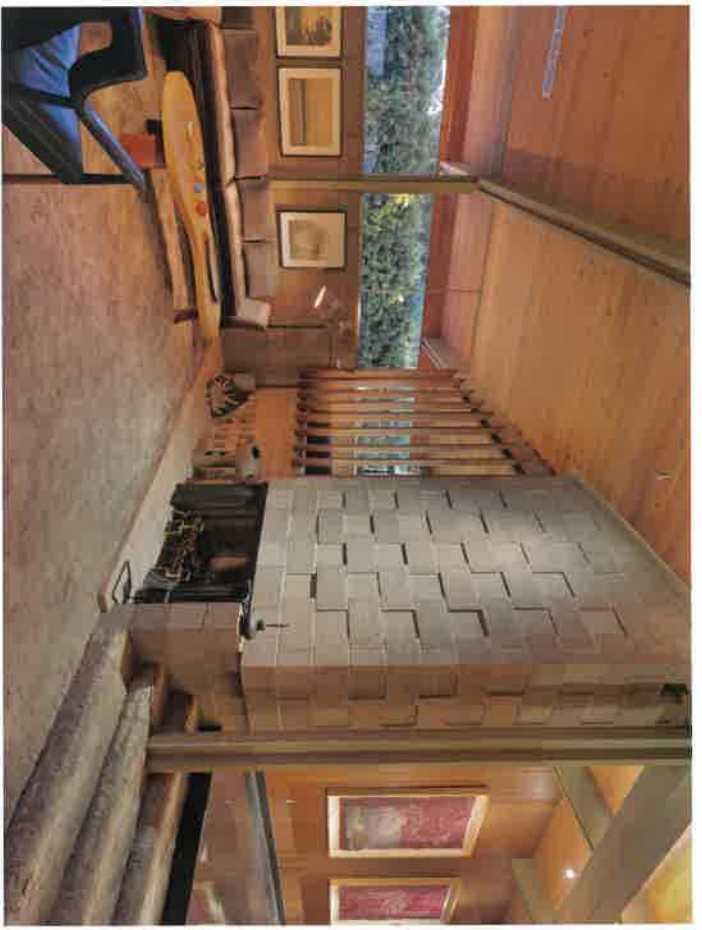
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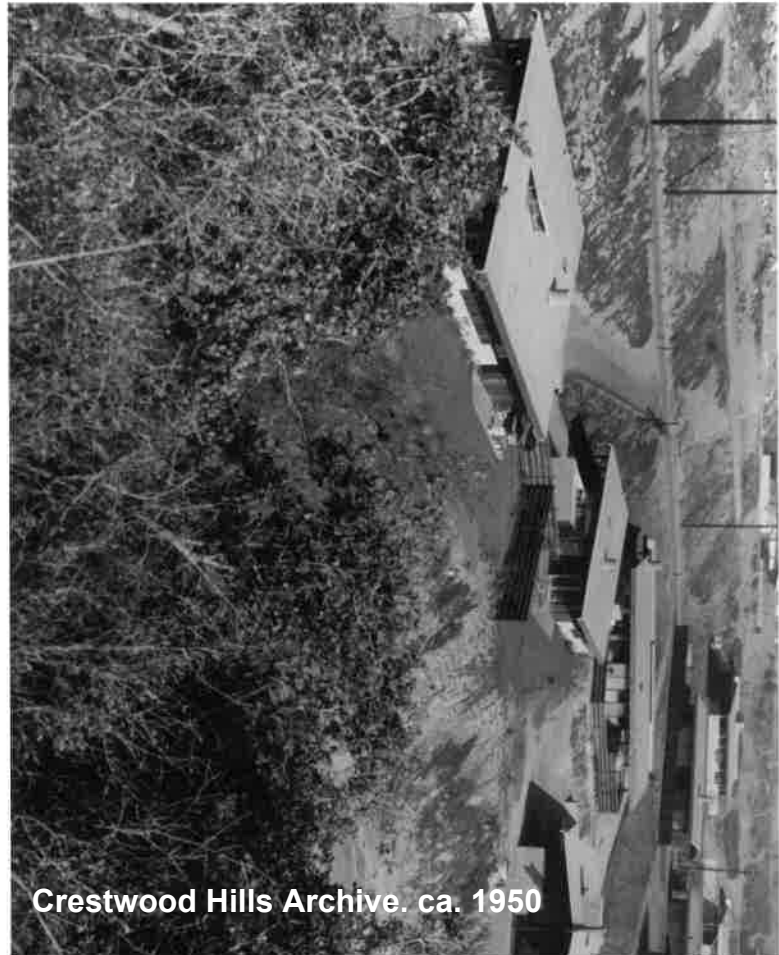
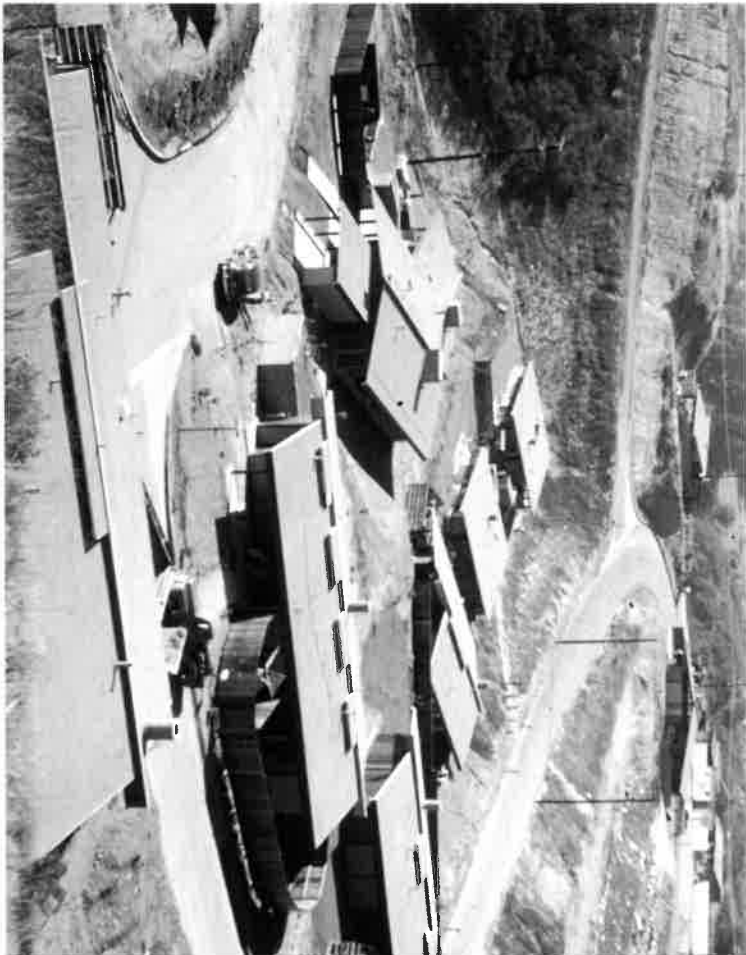
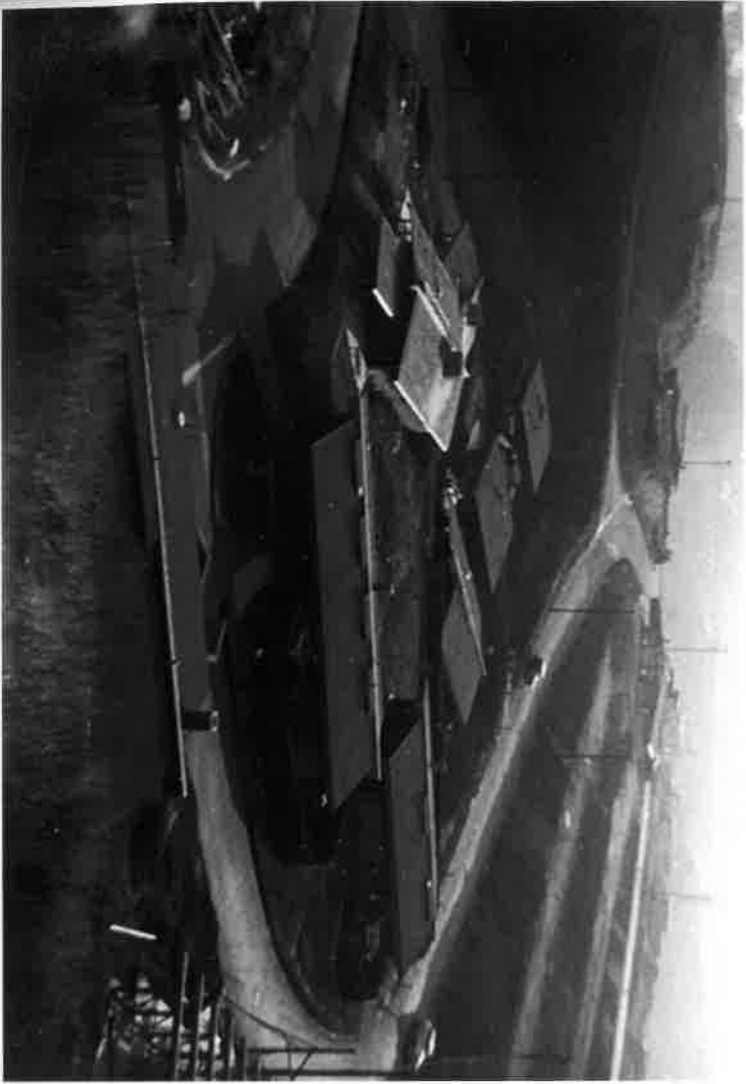
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Zellman, Harold and Friedland, Roger. "Broadacre in Brentwood? The Politics of Architectural Aesthetic" in *Looking for Los Angeles*, edited by Charles G. Salas and Michael S. Roth, 167 – 210, Los Angeles: Getty Research Institute





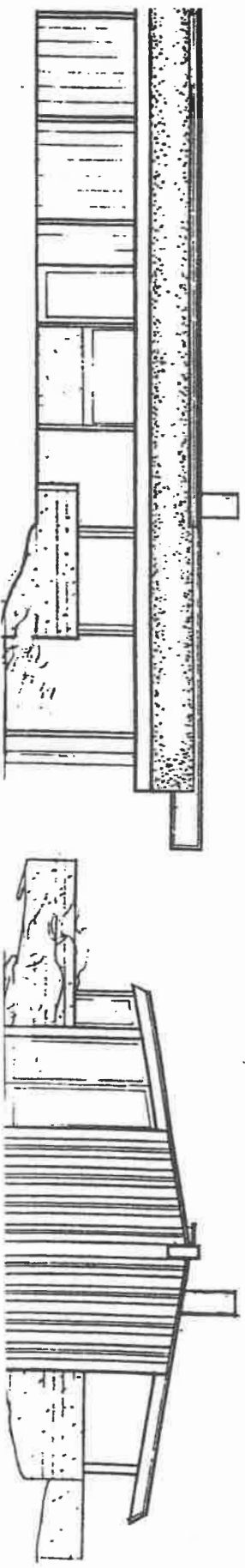
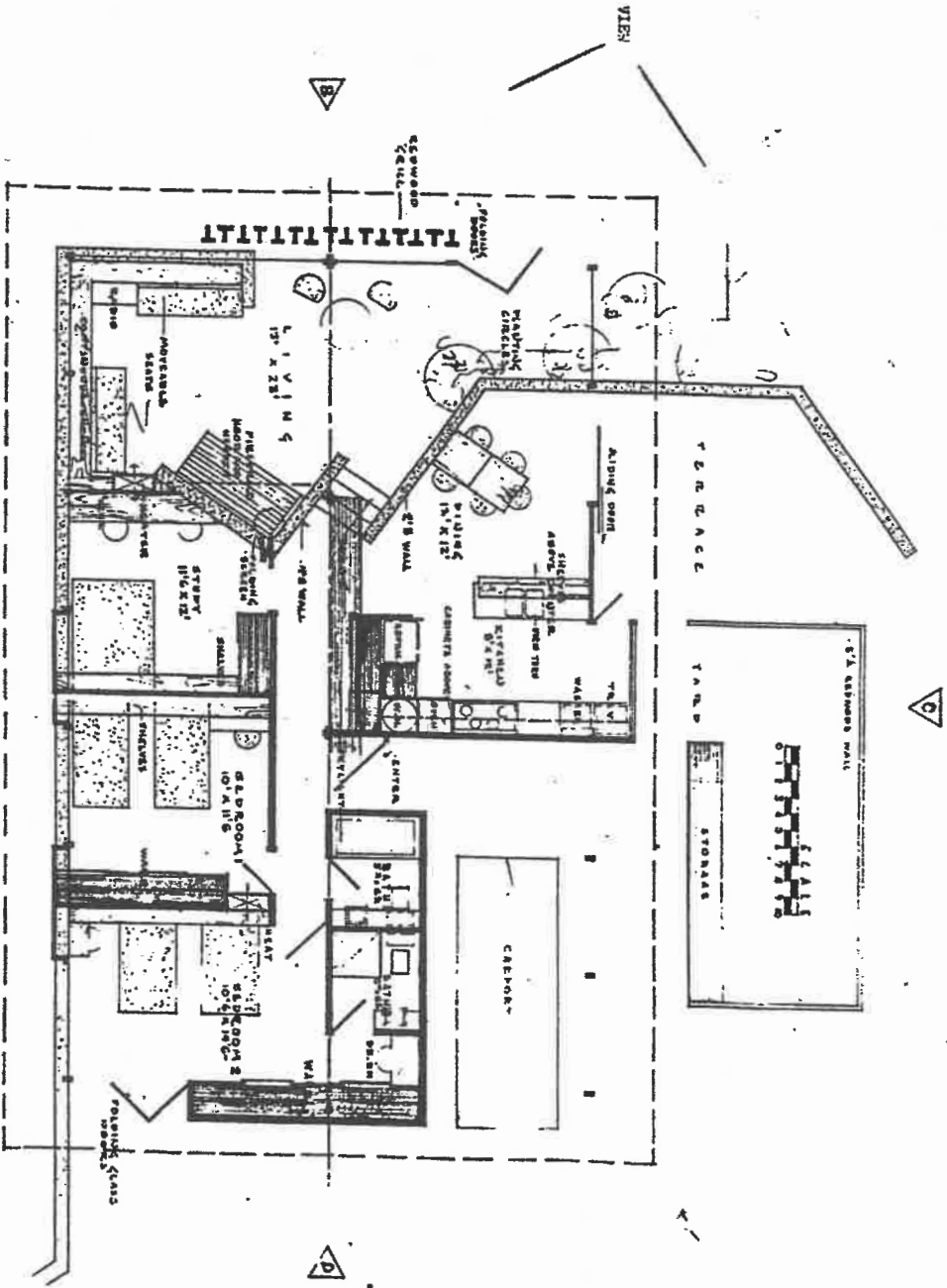




h 702

DOWNHILL LOT (GENTLE SLOPE)
3500 S' HOUSE
310 S' CAMPFIRE & ENTRY

40-12,940
423
304
200
13,867



Developed as a solution to the characteristics of a gently sloping lot, House No. 702 is a two-level dwelling. The first level is primarily organized to serve daily needs promptly and efficiently. The second level, because it is a space composed for relaxation, is leisurely, friendly, informal, natural.

Acting as the hub of the first level, a well-lighted entrance extends welcome. Bedroom No. 1 and private bath, Bedroom No. 2 and community bath, study-guest room and kitchen, issue from this entrance space. The kitchen and laundry also relate to the service yard, which in turn is proximate to the car shelter.

The dining promenade, though on the first level, takes its mood from the more expansive social level. It is at once a sunny breakfast bar for quick meals, or, when the sliding door to the kitchen is pulled, a gracious dining terrace filled with a music that sings through the garden room below. Steps, sliding between garden walls, are an invitation to descend two feet to the lower floor, where light sifting through a wooden screen, the scent of growing things, and the luxury of the fireplace grouping satisfy the requirements of charm, hospitality, comfort, expansiveness, that are the criteria of a successfully social space.

BASIC MATERIALS: Concrete slab floor. Redwood, concrete block, plywood and glass walls. Exposed plank and beam ceiling, natural stain. **ENTRY:** Light from several sources, including skylight above. Coat storage near entrance doors. Artificial light from continuous trough at central beam.

STUDY: Has ability of visually opening into living level by folding back a screen or may be private. Contains wardrobe and convertible double bed. Generous desk space. General and specific artificial illumination.

KITCHEN-LAUNDRY: Relates to dining through counter over sink. Has pass through shelves above. Relates to service yard through door from laundry. Space provided for brooms, refrigerator, water heater, counter top range and oven, laundry and sink. General and specific artificial illumination is provided.

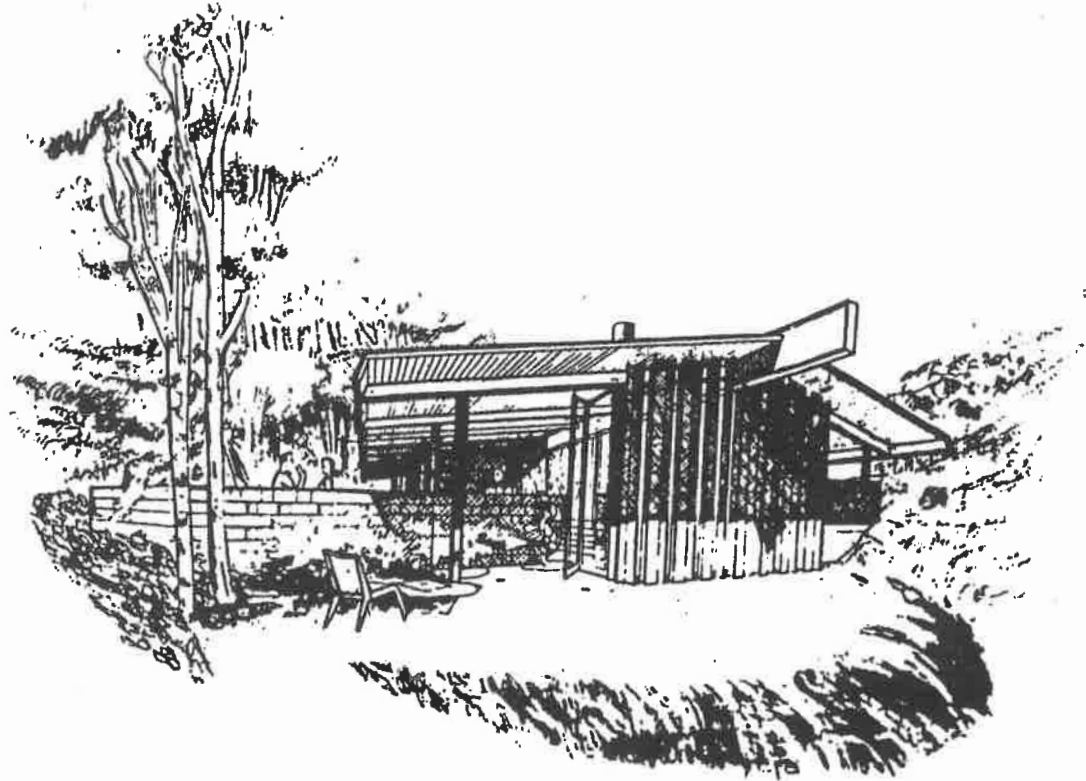
DINING: Extends to terrace for expansion and overlooks 2' - 8" high wall into living space. Overall and direct night lighting provided. **LIVING ROOM:** Garden penetrates room. Room expands to garden. The fire, built against an echo of the garden walls and the social lounge corner, is protected by eye level high block wall. Night illumination from continuous light trough at beam, carefully positioned spots, and supplementary lamps.

BEDROOM NO. 1: Twin bed space. Dressing table. Generous wardrobe. Shelves over bed. Special storage. Good light and ventilation. Artificial light sources include indirect, general illumination over wardrobes, and specific light for reading by convenience outlets at bed. Use of Bath No. 1.

BEDROOM NO. 2: Generous wardrobe closet. Dressing alcove with built in table. Private bath. Indirect lighting from above wardrobe. Twin bed space. Built-in desk. Terrace adjoins.

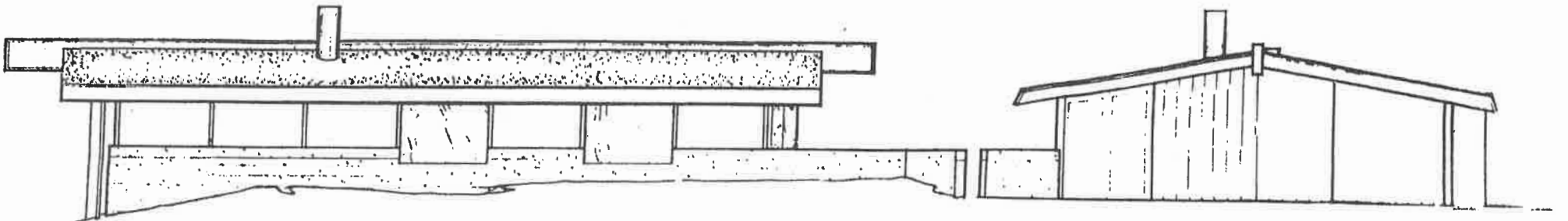
BATH NO. 1: Skylight illumination for privacy. Bath linen storage in lavatory cabinet.

BATH NO. 2: Private bath for Bedroom No. 2. Skylight illumination for privacy.



A

B



1

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

Form B-1-228-4-48
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 42

Tract 14944

Location of Building 815 Bramble Way
(House Number and Street)

Approved by
City Engineer
[Signature]
Deposit

Between what cross streets Lead End & Rochdale Lane

USE INK OR INDELIBLE PENCIL

1. Purpose of building Dwelling Families 1 Rooms 6
(Store, Dwelling, Apartment House, Hotel or other purpose)

2. Owner Benedict & Fernice Grant Phone NY 4165
(Print Name) Co.

3. Owner's address 120 North Orlando P.O. Los Angeles, California
A. Quincy Jones, Jr. State C-455 IR 0788

4. Certificated Architect Whitney R. Smith State License No. C-405 Phone NY 16288

5. Licensed Engineer Edgaro Contini State License No. CE-6700 Phone CR-10683

6. Contractor OWNER State License No. _____ Phone _____

7. Contractor's address _____

8. VALUATION OF PROPOSED WORK \$12,750
Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment thereto or thereon.

9. State how many buildings NOW on lot and give use of each. None
(Store, Dwelling, Apartment House, Hotel or other purpose)

10. Size of new building 51'-5" x 30'-10" No. Stories 1 Height to highest point 11' Size lot Plan

11. Material Exterior Walls Concrete Block & Wood Type of Roofing GRAVEL

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

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

WEST L.A.

Sign here Mutual Housing Assn., Inc.
(Owner or Authorized Agent)

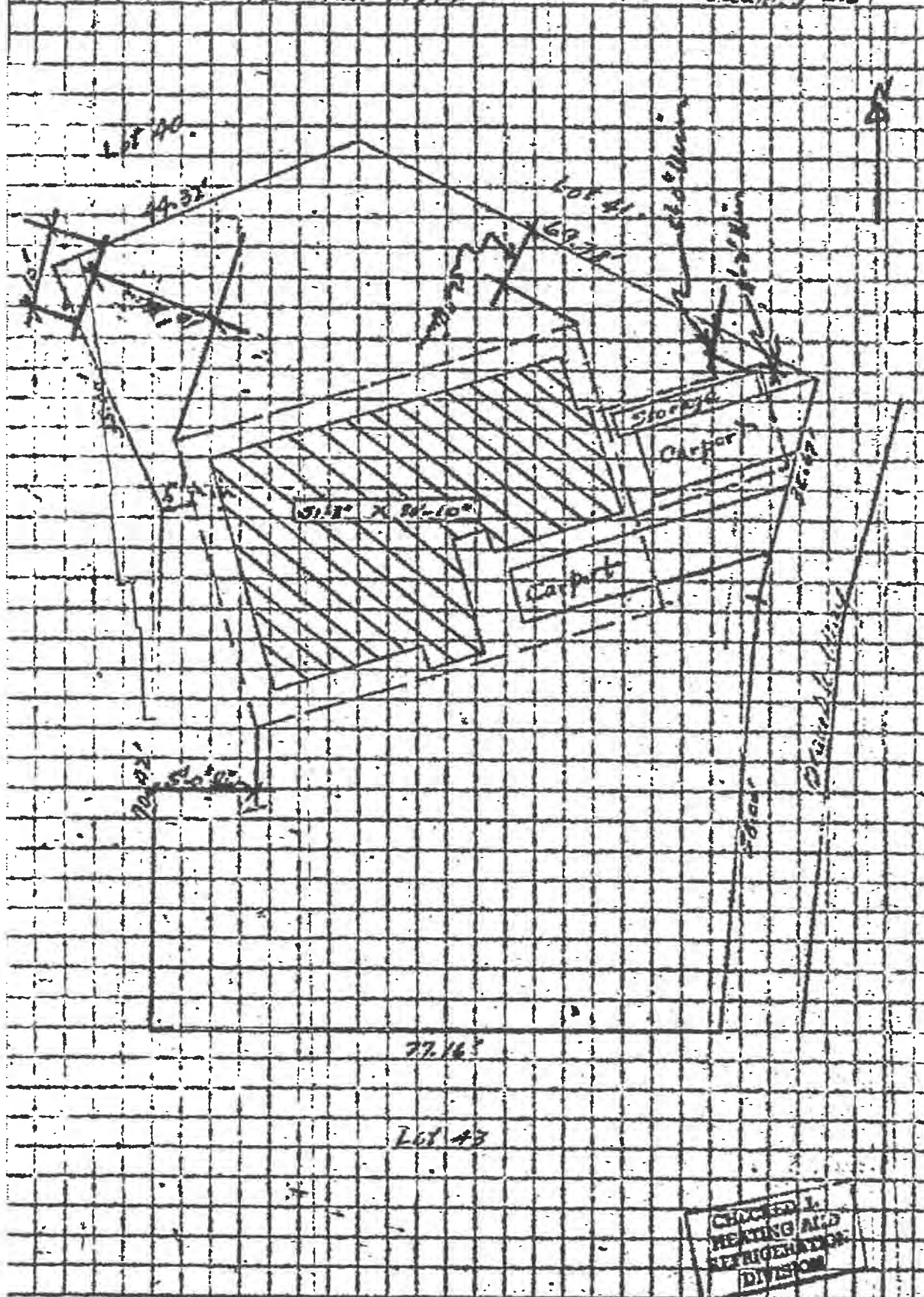
DISTRICT OFFICE WEST LOS ANGELES

| FOR DEPARTMENT USE ONLY | | | | | | |
|---------------------------|----------------------------------|----------------------------------|---------------------|-----------------|------------------------|--|
| Date <u>SEP 23 1949</u> | PLAN CHECKING | | REINFORCED CONCRETE | FEEES | Bldg. Per <u>41.90</u> | <input checked="" type="checkbox"/> No rear alley <input checked="" type="checkbox"/> No side alley <input type="checkbox"/> Yes rear alley <input type="checkbox"/> Yes side alley |
| Receipt No. <u>10628</u> | Valuation <u>12750</u> | | Bbls. Cement | | Cert. of Occupancy | |
| Free Paid \$ <u>25.00</u> | Tons of Reinforcing Steel | | Total <u>41.90</u> | | | |
| TYPE <u>R-1</u> | GROUP <u>R-1</u> | Maximum No. Occupants | Inside Lot | Key Lot | Lot Area | Stamp here when Permit is issued <u>SEP 23 1949</u> |
| PERMIT No. <u>A25675</u> | Corner Lot | Corner Lot Keyed | Zone | Fire District | Map No. <u>335</u> | |
| PLANS | Plans and Specifications checked | Zone | Mag. Like | Street Widening | | |
| | Approved and signed | Application checked and approved | Mag. Like | | | |
| | For Plans See | Filed with | Mag. Like | Inspection | Inspection | |
| | | | Mag. Like | Inspection | Inspection | |

FILE 91 ZA 1234 S.H.L. NEW SIDE
BURN CREEK 210 E. ...

Plot Plans - Lot 42 Tract 14942

Scale: 1" = 16'



3

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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

| | | | | | | |
|----------------------------|--|--------------------------------|---|---------------------|--|--------------------------------|
| 1. LEGAL LOT | 42 | BLK. | TRACT | 14944 | DIST. MAP | 7265 |
| 2. BUILDING ADDRESS | 815 Bramble Way | | | APPROVED | ZONE | R-1 |
| 3. BETWEEN CROSS STREETS | Rosedale Lane AND | | | | FIRE DIST. | |
| 4. PRESENT USE OF BUILDING | Single Dwelling | | | NEW USE OF BUILDING | SAME | |
| 5. OWNER | Domenic C. Grant | | | PHONE | OR 23133 | |
| 6. OWNER'S ADDRESS | 815 Bramble Way | | | P.O. | ZONE | L.A. 19 |
| 7. CERT. ARCH. | Edward Thurman | | | STATE LICENSE | PHONE | Irreg. |
| 8. LIC. ENGR. | NONE | | | STATE LICENSE | PHONE | |
| 9. CONTRACTOR | OWNER | | | STATE LICENSE | PHONE | |
| 10. CONTRACTOR'S ADDRESS | SAME | | | P.O. | ZONE | |
| 11. SIZE OF EXISTING BLDG. | STORIES | HEIGHT | NO. OF EXISTING BUILDINGS ON LOT AND USE | | BLDG. AREA | |
| 30 x 60 | 1 | | Dwelling & att. Carport | | | |
| 12. MATERIAL EXT. WALLS: | <input checked="" type="checkbox"/> WOOD | <input type="checkbox"/> METAL | <input checked="" type="checkbox"/> CONC. BLOCK | ROOF CONST. | <input checked="" type="checkbox"/> WOOD | <input type="checkbox"/> STEEL |
| | <input type="checkbox"/> STUCCO | <input type="checkbox"/> BRICK | <input type="checkbox"/> CONCRETE | | <input type="checkbox"/> CONC. | <input type="checkbox"/> OTHER |
| | | | | | ROOFING | GRAVEL |
| | | | | | | SPRINKLERS REQ'D. SPECIFIED. |

3

815 Bramble Way

DISTRICT OFFICE
L.A.

| | | | |
|---|-------------------|----------------------|----------------------|
| 13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: | \$ 3,000. | DWELL. UNITS | 1 |
| 14. SIZE OF ADDITION | STORIES | HEIGHT | VALUATION - APPROVED |
| 12' x 17' | 1 | | |
| 15. NEW WORK: EXT. WALLS | ROOFING | APPLICATION CHECKED | GUEST ROOMS |
| Convert exist. Carport to bedroom. | Diaph | | 0 |
| C. OF O. ISSUED | Remodel entrance. | PLANS CHECKED | FILE WITH |
| 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. | | CORRECTIONS VERIFIED | CONT. INSP. |
| SIGNED | | PLANS APPROVED | Grading |
| This Form When Properly Validated is a Permit to Do the Work Described. | | APPLICATION APPROVED | 15' PUC |
| | | | INSPECTOR |

| | | | | | | | | |
|------|-------|-----------|------|--------|------|------|------|-----|
| TYPE | GROUP | MAX. OCC. | P.C. | S.P.C. | B.P. | I.F. | O.S. | C/O |
| V | R-1 | 1 Fam. | 5.00 | | 12 | | | |

VALIDATION

CASHIER'S USE ONLY

11-19-66
 W.A. [Signature]
 25/66
 4-10-68
 [Signature]



Nonbldg-New
 1 or 2 Family Dwelling
 Plan Check at Counter
 Plan Check

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

Last Status: Ready to Issue
 Status Date: 06/04/2009

| 1. TRACT | BLOCK | LOT(s) | ARB | COUNTY MAP REF # | PARCEL ID # (PIN #) | 2. ASSESSOR PARCEL # |
|----------|-------|--------|-----|------------------|---------------------|----------------------|
| TR 14944 | | 42 | | M B 346-39/45 | 138B137 411 | 4494 - 010 - 034 |

3. PARCEL INFORMATION

| | | |
|--|-----------------------------|-----------------------------------|
| Airport Hazard Area - 1080' Height Limit Above Elevati | Census Tract - 2623.03 | Hillside Ordinance - YES |
| Area Planning Commission - West Los Angeles | District Map - 138B137 | Near Source Zone Distance - 1.3 |
| LADBS Branch Office - WLA | Energy Zone - 6 | Thomas Brothers Map Grid - 631-F1 |
| Council District - 11 | Fire District - VHFHSZ | |
| Community Plan Area - Brentwood - Pacific Palisades | Hillside Grading Area - YES | |

ZONE(S): RE15-1-H/

4. DOCUMENTS

ZAI - ZAI-1234
 ORD - ORD-131264
 CPC - CPC-16829-F
 CPC - CPC-2005-8252-CA

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s)
 Grant, Benedict C And Bernice Trs B C And 1 815 Bramble Way
 LOS ANGELES CA 90049

Tenant:
 Applicant: (Relationship Agent for Contractor)
 Jorge Marti - (562) 761-6144

| 7. EXISTING USE | PROPOSED USE | 8. DESCRIPTION OF WORK |
|-----------------|-----------------|--|
| | (23) Fence Wall | REPLACE EXISTING SITE BLOCK WALL WITH NEW SITE WALL IN SAME LOCATION AND HEIGHT PER L.A. CITY STANDARD |

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Roger Hyun
 OK for Cashier: Jennifer Montana
 Signature: *[Signature]* Date: 6/4/09

DAS PC By: _____
 Coord. OK: _____

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
 Outside LA County, call (213) 482-0000 or request Inspections via
www.ladbs.org. To speak to a Call Center agent, call 311 or
 (866) 4LACITY. For more information, call (213) 482-0000.
 For Cashier's Use Only: 11 26 127449 06/04/09 01:16 PM W/O#: 92001150

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

| Permit Valuation: | PC Valuation: |
|---------------------------------|---------------|
| \$2,500 | |
| FINAL TOTAL Nonbldg-New | 154.74 |
| Permit Fee Subtotal Nonbldg-New | 130.00 |
| Plan Check Subtotal Nonbldg-New | 0.00 |
| Fire Hydrant Refuse-To-Pay | |
| E.O. Instrumentation | 0.50 |
| O.S. Surcharge | 2.61 |
| Svs. Surcharge | 7.83 |
| Planning Surcharge | 7.80 |
| Planning Surcharge Misc Fee | 5.00 |
| Green Building Fee | 1.00 |
| Permit Issuing Fee | 0.00 |

Sewer Cap ID: _____ Total Bond(s) Due: _____

| | |
|---------------------|----------|
| BUILDING PERMIT-RES | \$130.00 |
| EI RESIDENTIAL | \$0.50 |
| ONE STOP SURCH | \$2.61 |
| SYSTEMS DEVT FEE | \$7.83 |
| CITY PLANNING SURCH | \$7.80 |
| MISCELLANEOUS | \$5.00 |
| GREEN BUILDING FEE | \$1.00 |
| BUILDING PLAN CHECK | \$0.00 |
| BUILDING PLAN CHECK | \$0.00 |
| P090201000001150FN | |

Total Due: \$154.74
 Credit Card: \$154.74
 12480

2009WL30533

12. ATTACHMENTS

Plot Plan *[Signature]*



* P 0 9 0 2 0 1 0 0 0 0 0 1 1 5 0 F N *

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

09020 - 10000 - 01150

14. APPLICATION COMMENTS

PER EXISTING PERMIT UNDER DOCUMENT NUMBER 1958WL25166. EXISTING CARPORT AT FRONT OF PROPERTY

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

(C) Marcor Construction Inc

11149 Broaded Street.

Santa Fe Springs, CA 90670

CLASS LICENSE#

B

904932

PHONE #

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

Lic. No.

904932

Contractor:

MARCOR CONSTRUCTION INC

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

State Comp. Ins. Fund

Policy Number:

467-0000958

() 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) 596-2356 and the notification form at 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/eh/lead

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: JORGE A MARTI

Signature: [Handwritten Signature]

Date: 6/4/09

Contractor / Authorized Agent

Nonbldg-New
1 or 2 Family Dwelling
Plan Check

City of Los Angeles - Department of Building and Safety

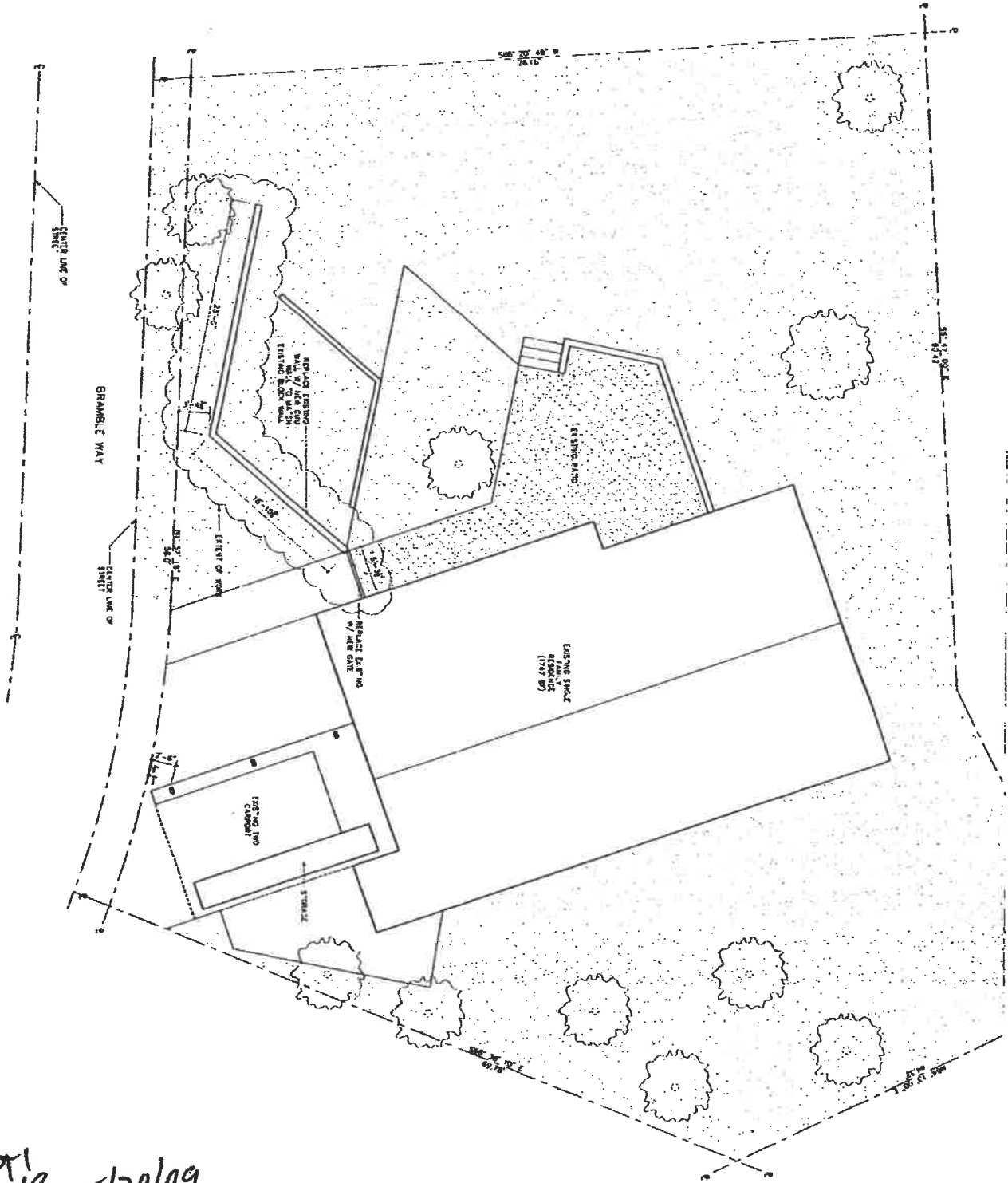
Plan Check #: B09LA04530

Initiating Office: METRO

Printed on: 05/15/09 12:26:41

PLOT PLAN ATTACHMENT

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



RT
AS 5/20/09

815 N Bramble Way



Permit #: B19WL05204
Plan Check #: B19WL05204
Event Code:

19016 - 30000 - 29120

Printed: 09/17/19 10:32 AM

| | | |
|--|--|---|
| Bldg-Alter/Repair GREEN - NONE 1 or 2 Family Dwelling Plan Check at Counter Plan Check | City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY | Issued on: 09/17/2019 Last Status: Issued Status Date: 09/17/2019 |
|--|--|---|

| 1. TRACT | BLOCK | LOT(s) | ARB | COUNTY MAP REF# | PARCEL ID # (PIN#) | 2. ASSESSOR PARCEL# |
|----------|-------|--------|-----|-----------------|--------------------|---------------------|
| TR 14944 | | 42 | | M B 346-39/45 | 138B137 411 | 4494 - 010 - 034 |

3. PARCEL INFORMATION

| | | |
|--|--|---|
| Airport Hazard Area - 1080' Height Limit Above Elevation 747 Area Planning Commission - West Los Angeles LADBS Branch Office - WLA Baseline Hillside Ordinance - Yes Council District - 11 | Community Plan Area - Brentwood - Pacific Palisades Census Tract - 2623.03 District Map - 138B137 Energy Zone - 6 Fire District - VHFHSZ | Hillside Grading Area - YES Hillside Ordinance - YES Near Source Zone Distance - 1.3 Thomas Brothers Map Grid - 631-F1 |
|--|--|---|

ZONES(S): RE15-I-H

4. DOCUMENTS

| | | |
|---|--|-----------|
| ZI - ZI-2462 Modifications to SF Zones and S ORD - ORD-131264 ZAI - ZAI-1234 ORD - ORD-128730 ORD - ORD-129279 | HLSAREA - Yes CPC - CPC-16829-F CPC - CPC-2005-8252-CA | BHO - Yes |
|---|--|-----------|

5. CHECKLIST ITEMS

| | |
|---|--|
| Std. Work Descr - Interior Non-struct. Remo Std. Work Descr - Seismic Gas Shut Off Valve Combine HVAC - Wrk. per 91.107.2.1.1.1 | Combine Elec - Wrk. per 91.107.2.1.1.1 Combine Plumbg - Wrk. per 91.107.2.1.1.1 |
|---|--|

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
GRANT, ERICA TR B C AND B C GRANT DECD TRUST
909 MERCHANT LEE PL, MANAKIN SABOT VA 23103 --

Tenant:

Applicant: (Relationship: Agent for Owner)
SAMUEL WILLIAMS -
-, (818) 209-9437

For Cashier's Use Only W/O #: 91629120

7. EXISTING USE **PROPOSED USE**

(01) Dwelling - Single Family
(07) Carport

8. DESCRIPTION OF WORK

interior remodel to an existing SFD.

2. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Kavian Refahi DAS PC By:
OK for Cashier: Jason Jangada Coord. OK:
Signature: *[Signature]* Date: 09/17/2019

11. PROJECT VALUATION Fixed Fee Period

Permit Valuation: \$85,000 PC Valuation:
Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTS

Plot Plan *JP*

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

| | |
|---|-------------------|
| SP MARH 401045092 9/17/2019 10:32:47 AM | |
| BUILDING PERMIT-RES | \$662.50 |
| ELECTRICAL PERMIT RES | \$172.25 |
| HTG/REF PMT RES | \$86.13 |
| PLUMBING PERMIT RES | \$172.25 |
| BUILDING PLAN CHECK | \$0.00 |
| EI RESIDENTIAL | \$11.05 |
| DEV SERV CENTER SURCH | \$33.13 |
| SYSTEMS DEVT FEE | \$66.25 |
| CITY PLANNING SURCH | \$39.75 |
| MISCELLANEOUS | \$10.00 |
| PLANNING GEN PLAN MAINT SURCH | \$46.38 |
| CA BLDG STD COMMISSION SURCHARGE | \$4.00 |
| BUILDING PLAN CHECK | \$0.00 |
| LINKAGE FEE | \$0.00 |
| Sub Total: | \$1,303.69 |

Permit #: 190163000029120
Building Card #: 2019SP63575
Receipt #: 0401060595



1061003201030233

13. STRUCTURE INVENTORY

(Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

19016 - 30000 - 29120

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. **
Linkage Fee Exempt: Single-family detached homes (or additions) that result in less than 1,500 of net square feet

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 #

(C) HILL CONSTRUCTION

P O BOX 913,

MANHATTAN BEACH, CA 90

B

346680

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.: 346680 Contractor: HILL CONSTRUCTION

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: STATE COMP. INS. FUND Policy Number: 1809609

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. 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.

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: GEORGE S HILL

Sign: 

Date: 09/17/2019

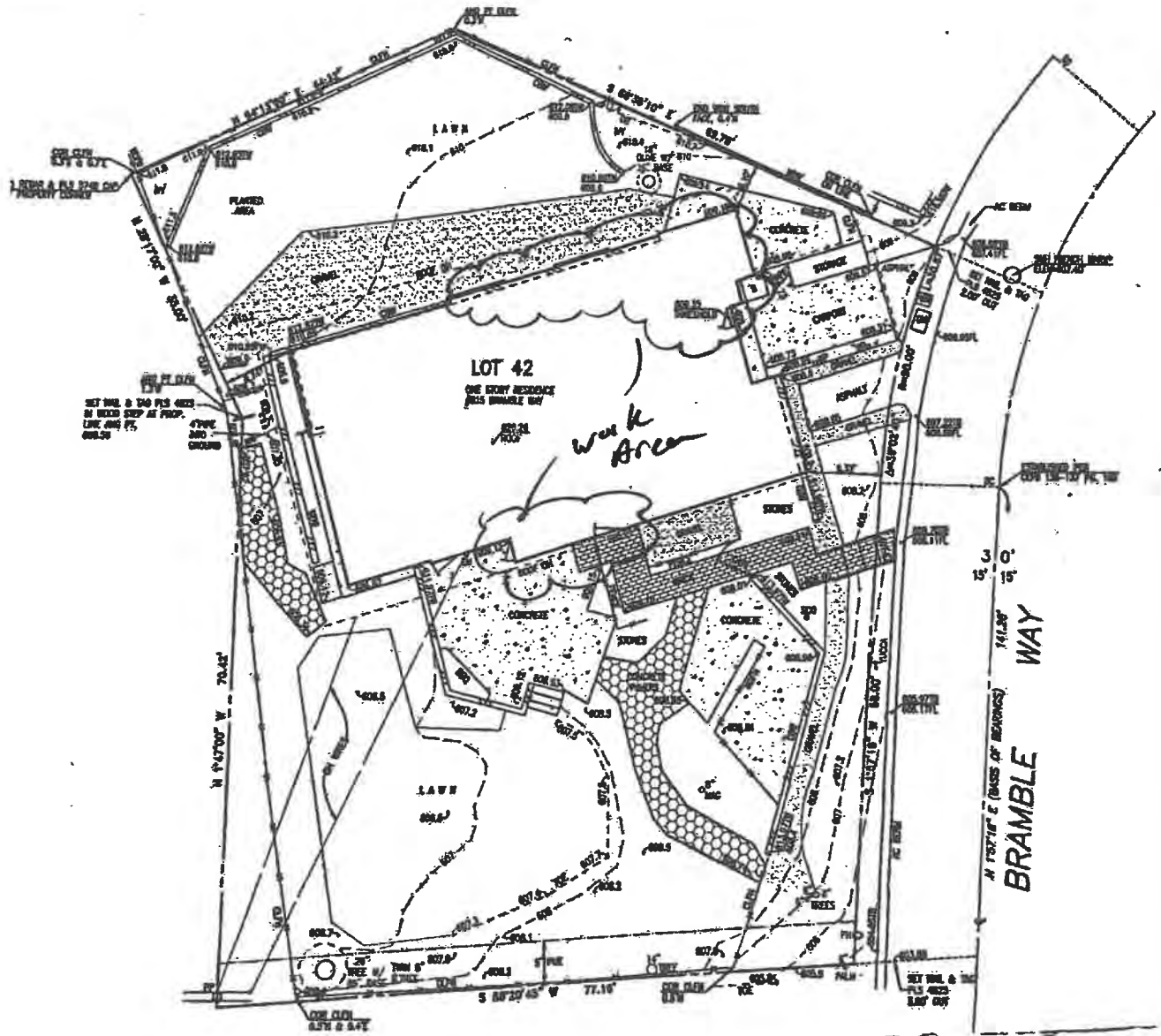
Contractor Authorized Agent

Bldg-Alter/Repair
1 or 2 Family Dwelling
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B19WL05204
Initiating Office: WEST LA
Printed on: 09/13/19 08:36:54

PLOT PLAN ATTACHMENT



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

1061003201986233

READY TO ISSUE
BY KAVIAN REFAHI
SEP 13 2019
Signature *[Handwritten Signature]*



| | | |
|---|---|---|
| Nonbldg-Demolition 1 or 2 Family Dwelling Plan Check at Counter Plan Check | City of Los Angeles - Department of Building and Safety | Issued on: 09/17/2019 Last Status: Issued Status Date: 09/17/2019 |
| APPLICATION FOR INSPECTION TO DEMOLISH BUILDING OR STRUCTURE | | |

| 1. TRACT | BLOCK | LOT(s) | ARB | COUNTY MAP REF # | PARCEL ID # (PIN#) | 2. ASSESSOR PARCEL# |
|----------|-------|--------|-----|------------------|--------------------|---------------------|
| TR 14944 | | 42 | | M B 346-39/45 | 138B137 411 | 4494-010-034 |

3. PARCEL INFORMATION

| | | |
|--|---|-----------------------------------|
| Airport Hazard Area - 1080' Height Limit Above Elevation 747 | Community Plan Area - Brentwood - Pacific Palisades | Hillside Grading Area - YES |
| Area Planning Commission - West Los Angeles | Census Tract - 2623.03 | Hillside Ordinance - YES |
| LADBS Branch Office - WLA | District Map - 138B137 | Near Source Zone Distance - 1.3 |
| Baseline Hillside Ordinance - Yes | Energy Zone - 6 | Thomas Brothers Map Grid - 631-F1 |
| Council District - 11 | Fire District - VHFHSZ | |

ZONES(S): RE15-1-H

4. DOCUMENTS

| | | |
|--|------------------------|-----------|
| ZI - ZI-2462 Modifications to SF Zones and S | ORD - ORD-131264 | BHO - Yes |
| ZAI - ZAI-1234 | HLSAREA - Yes | |
| ORD - ORD-128730 | CPC - CPC-16829-F | |
| ORD - ORD-129279 | CPC - CPC-2005-8252-CA | |

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
GRANT, ERICA TR B C AND B C GRANT DECD TRUST
909 MERCHANT LEE PL, MANAKIN SABOT VA 23103 --

Tenant:

Applicant: (Relationship: Agent for Owner)
SAMUEL WILLIAMS -
-- (818) 209-9437

For Cashier's Use Only W/O #: 92900020

| 7. EXISTING USE | PROPOSED USE |
|-----------------|-----------------|
| (23) Fence Wall | (23) Demolition |

8. DESCRIPTION OF WORK

Demo existing Block wall

2. # Riders on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Kavian Refahi DAS PC By:
OK for Cashier: Jason Jangada Coord. OK:

Signature: *[Signature]* Date: 09/17/2019

| | |
|---|-----------------|
| SP MARH 401045092 9/17/2019 10:33:05 AM | |
| DEMO PERMIT | \$130.00 |
| BUILDING PLAN CHECK | \$0.00 |
| EI RESIDENTIAL | \$0.50 |
| DEV SERV CENTER SURCH | \$3.92 |
| SYSTEMS DEVT FEE | \$7.83 |
| CITY PLANNING SURCH | \$7.80 |
| MISCELLANEOUS | \$10.00 |
| PLANNING GEN PLAN MAINT SURCH | \$9.10 |
| CA BLDG STD COMMISSION SURCHARGE | \$1.00 |
| BUILDING PLAN CHECK | \$0.00 |
| Sub Total: | \$170.15 |

11. PROJECT VALUATION Final Fee Period

Permit Valuation: \$1,000 PC Valuation:

Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTS

Plot Plan *[Handwritten mark]*

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



* P 1 9 0 2 9 3 0 0 0 0 0 2 0 F N *

Permit #: 19029300000020
Building Card #: 2019SP63576
Receipt #: 0401060596

100100032019086233

13. STRUCTURE INVENTORY

(Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

19029 - 30000 - 00020

(P) Height (ZC): -6 Feet / 0 Feet

(P) Length: -40 Feet / 0 Feet

14. APPLICATION COMMENTS:

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

15. BUILDING RELOCATED FROM:**16. CONTRACTOR, ARCHITECT & ENGINEER NAME****ADDRESS****CLASS****LICENSE #****PHONE #**

(C) HILL CONSTRUCTION

P O BOX 913,

MANHATTAN BEACH, CA 90

B

346680

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.: 346680 Contractor: HILL CONSTRUCTION

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:

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Print Name: GEORGE S HILL

Sign: 

Date: 09/17/2019



Contractor



Authorized Agent

Nonbldg-Demolition
1 or 2 Family Dwelling
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B19WL05204

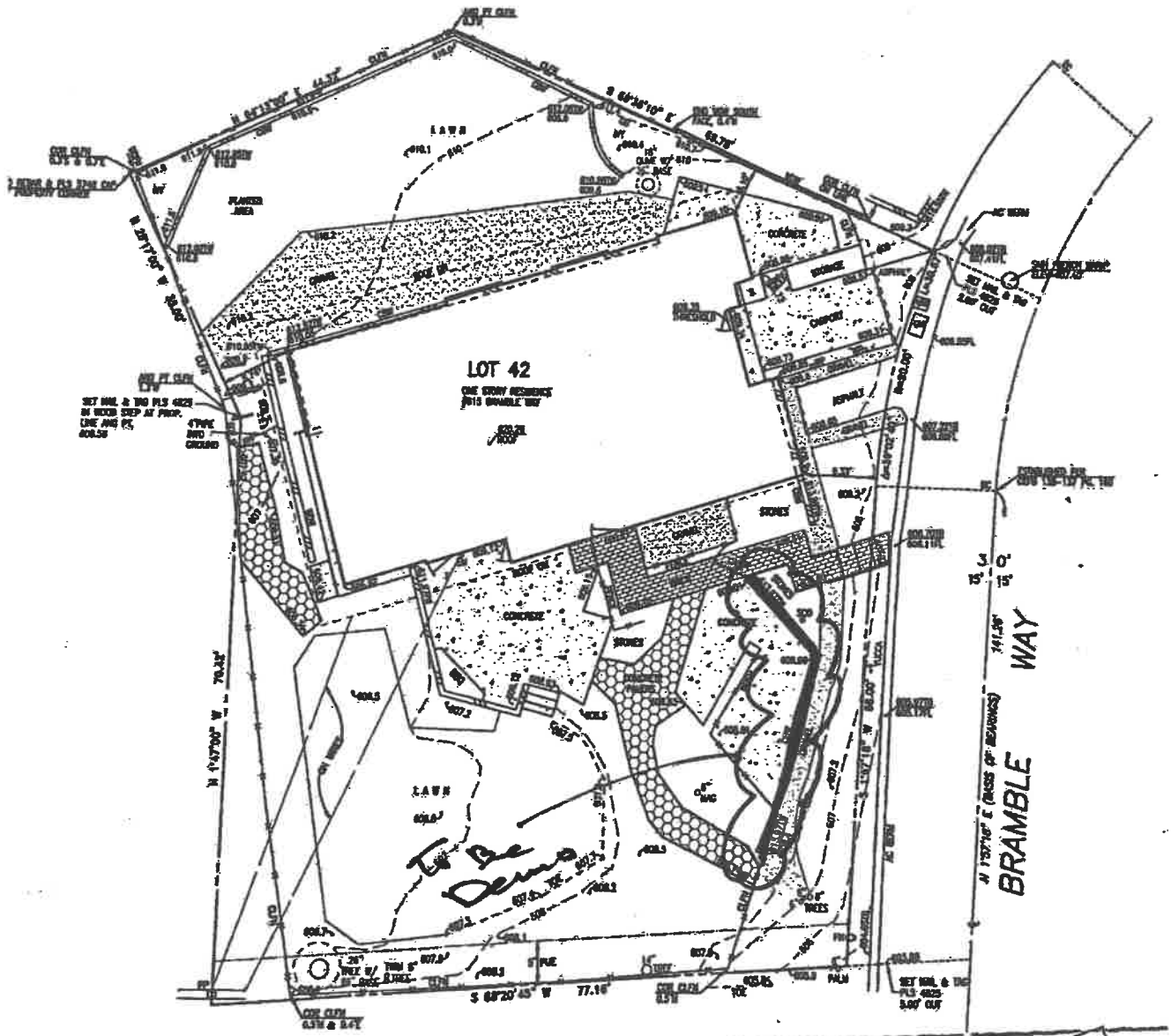
Initiating Office: WEST LA

Printed on: 09/13/19 08:44:54

PLOT PLAN ATTACHMENT

10610032101986233

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



READY TO ISSUE
BY KAVIAN REFAHI
SEP 13 2019
Signature: *[Handwritten Signature]*



City of Los Angeles Department of City Planning

6/24/2025 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

815 N BRAMBLE WAY

ZIP CODES

90049

RECENT ACTIVITY

ENV-2025-3524-CE

CHC-2025-3523-HCM

CASE NUMBERS

CPC-9708

CPC-2008-4683-CA

CPC-2005-8252-CA

CPC-19XX-16829-F

ORD-181128

ORD-131264

ORD-129279

ORD-128730

ZAI-1948-1234

ENV-2008-4684-ND

ENV-2005-8253-ND

Address/Legal Information

| | |
|------------------------------|--------------------|
| PIN Number | 138B137 411 |
| Lot/Parcel Area (Calculated) | 8,999.7 (sq ft) |
| Thomas Brothers Grid | PAGE 631 - GRID F1 |
| Assessor Parcel No. (APN) | 4494010034 |
| Tract | TR 14944 |
| Map Reference | M B 346-39/45 |
| Block | None |
| Lot | 42 |
| Arb (Lot Cut Reference) | None |
| Map Sheet | 138B137 |

Jurisdictional Information

| | |
|--------------------------|-------------------------------|
| Community Plan Area | Brentwood - Pacific Palisades |
| Area Planning Commission | West Los Angeles APC |
| Neighborhood Council | None |
| Council District | CD 11 - Traci Park |
| Census Tract # | 2623.03000000 |
| LADBS District Office | West Los Angeles |

Permitting and Zoning Compliance Information

| | |
|-----------------------|------|
| Administrative Review | None |
|-----------------------|------|

Planning and Zoning Information

| | |
|--|-------------------------|
| Special Notes | None |
| Zoning | RE15-1-H |
| Zoning Information (ZI) | None |
| 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 |
| RBP: Restaurant Beverage Program Eligible Area | None |
| ASP: Alcohol Sales Program | No |
| RFA: Residential Floor Area District | 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
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

| | |
|---|--------------|
| 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 | 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 | Highest |
| High Quality Transit Corridor (within 1/2 mile) | No |
| 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 | None |
| Zanja System 1 Mile Buffer | No |

Assessor Information

| | |
|---|--|
| Assessor Parcel No. (APN) | 4494010034 |
| Ownership (Assessor) | |
| Owner1 | BRAMBLE RAMBLER LLC |
| Address | 17786 CALLE DE PALERMO PACIFIC PALISADES CA 90272 |
| Ownership (Bureau of Engineering, Land Records) | |
| Owner | BRAMBLE RAMBLER LLC |
| Address | 17786 CATLE DE PACIFIC PALISADES CA 90272 |
| APN Area (Co. Public Works)* | 0.203 (ac) |
| Use Code | 0100 - Residential - Single Family Residence |
| Assessed Land Val. | \$1,836,000 |
| Assessed Improvement Val. | \$1,253,286 |
| Last Owner Change | 09/30/2021 |
| Last Sale Amount | \$4,000,000 |
| Tax Rate Area | 67 |
| Deed Ref No. (City Clerk) | 1490522 |
| | 1264767 |
| | 0408131 |
| | 0408130 |
| | 0408129 |
| Building 1 | |
| Year Built | 1950 |
| Building Class | D7B |
| Number of Units | 1 |

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

| | |
|------------------------------------|------------------------|
| Number of Bedrooms | 3 |
| Number of Bathrooms | 2 |
| Building Square Footage | 1,747.0 (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: 4494010034] |

Additional Information

| | |
|---|--|
| Airport Hazard | 1080' Height Limit Above Elevation 747 |
| 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 | Yes |
| Biological Resource Potential | Low |
| Mountain Lion Potential | Low |
| Monarch Butterfly Potential | No |
| 300-Foot Habitat Buffer | Yes |

Seismic Hazards

| | |
|--------------------------------------|---|
| Active Fault Near-Source Zone | |
| Nearest Fault (Distance in km) | 1.31518152 |
| Nearest Fault (Name) | Santa Monica 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 | Moderately / Poorly Constrained |
| Down Dip Width (km) | 13.00000000 |
| Rupture Top | 0.00000000 |
| Rupture Bottom | 13.00000000 |
| Dip Angle (degrees) | -75.00000000 |
| Maximum Magnitude | 6.60000000 |
| Alquist-Priolo Fault Zone | No |
| Landslide | No |
| Liquefaction | No |
| Preliminary Fault Rupture Study Area | None |
| Tsunami Hazard Area | No |

Economic Development Areas

| | |
|-------------------------------|------|
| Business Improvement District | None |
| Hubzone | None |

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

| | |
|---|--|
| Jobs and Economic Development Incentive Zone (JEDI) | None |
| Opportunity Zone | No |
| Promise Zone | None |
| State Enterprise Zone | None |
| Housing | |
| Rent Stabilization Ordinance (RSO) | No [APN: 4494010034] |
| Ellis Act Property | No |
| Just Cause For Eviction Ordinance (JCO) | Yes |
| Assessor Parcel No. (APN) | 4494010034 |
| Address | 815 BRAMBLE WAY |
| Year Built | 1950 |
| Use Code | 0100 - Residential - Single Family Residence |
| 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 |
| Public Safety | |
| Police Information | |
| Bureau | West |
| Division / Station | West Los Angeles |
| Reporting District | 812 |
| Fire Information | |
| Bureau | West |
| Battalion | 9 |
| District / Fire Station | 19 |
| Red Flag Restricted Parking | No |

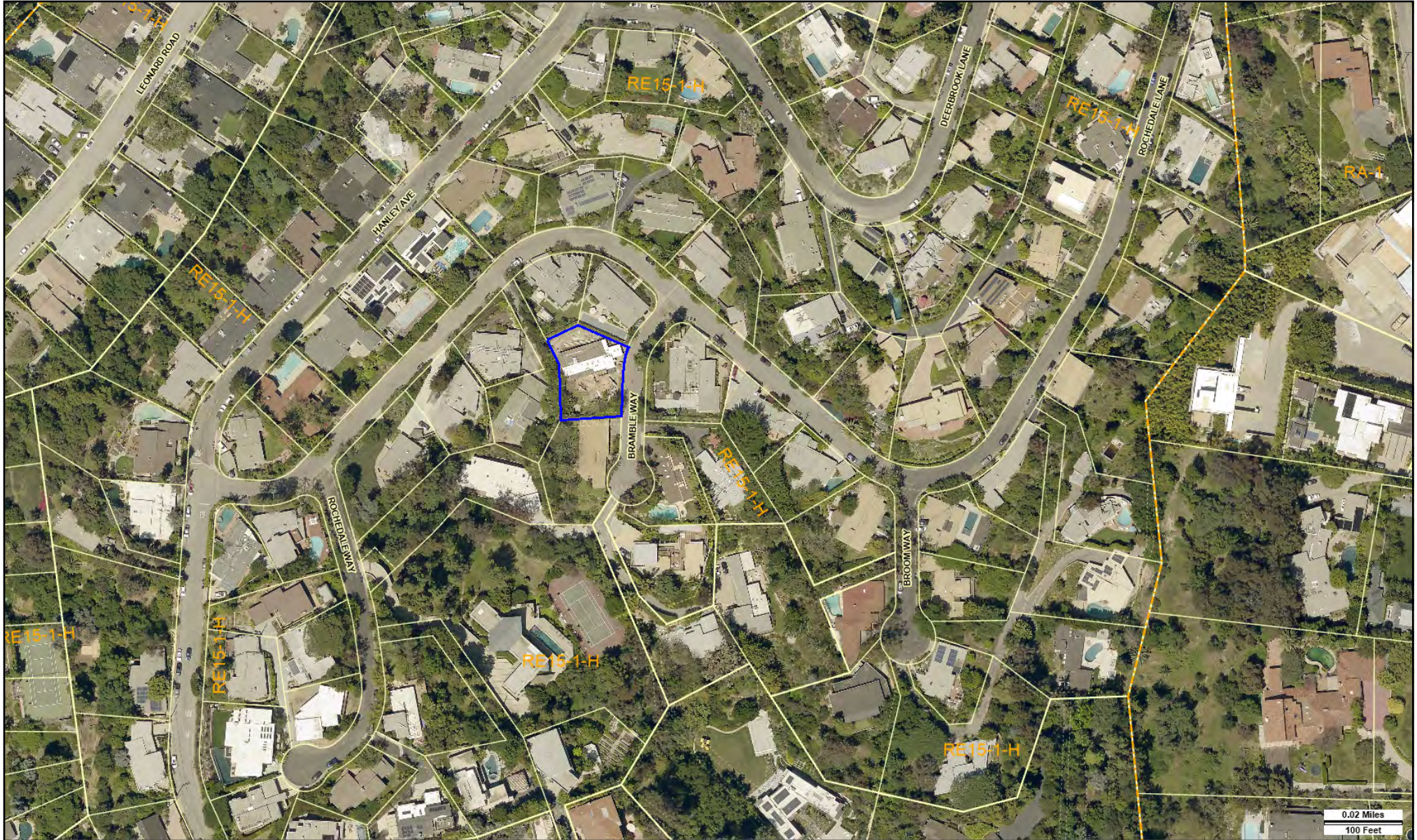
CASE SUMMARIES

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

| | |
|--------------------------|--|
| Case Number: | CPC-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-2005-8252-CA |
| Required Action(s): | CA-CODE AMENDMENT |
| Project Descriptions(s): | AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE. |
| Case Number: | CPC-19XX-16829-F |
| Required Action(s): | F-FENCE HEIGHT |
| Project Descriptions(s): | |
| Case Number: | ZAI-1948-1234 |
| Required Action(s): | Data Not Available |
| Project Descriptions(s): | |
| 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. |
| Case Number: | ENV-2005-8253-ND |
| Required Action(s): | ND-NEGATIVE DECLARATION |
| Project Descriptions(s): | AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE. |

DATA NOT AVAILABLE

CPC-9708
ORD-181128
ORD-131264
ORD-129279
ORD-128730



Address: 815 N BRAMBLE WAY
APN: 4494010034
PIN #: 138B137 411

Tract: TR 14944
Block: None
Lot: 42
Arb: None

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

