

DEPARTMENT OF
CITY PLANNING
OFFICE OF HISTORIC RESOURCES
200 N. SPRING STREET, ROOM 620
LOS ANGELES, CA 90012-4801

CULTURAL HERITAGE COMMISSION

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Date: **JUN 22 2007**

Los Angeles City Council
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

ATTENTION: Barbara Greaves, Legislative Assistant
Planning and Land Use Management Committee

CASE NUMBER: **CHC-2006-10414-HCM**
HENRY OBEE COTTAGE
1410-1415 WEST WASHINGTON BOULEVARD

At the Cultural Heritage Commission meeting of May 17, 2007 the Commission moved to include the above property in the list of Historic-Cultural Monuments, subject to adoption by the City Council.

As required under the provisions of Section 22.126 of the Los Angeles Administrative Code, the Commission has solicited opinions and information from the office of the Council District in which the site is located and from any Department or Bureau of the city whose operations may be affected by the designation of such site as a Historic-Cultural Monument. Such designation in and of itself has no fiscal impact. Future applications for permits may cause minimal administrative costs.

The City Council, according to guidelines set forth in Section 22.125.1 of the Los Angeles Administrative Code, shall act on the proposed inclusion to the list within 90 days of the Council or Commission action, whichever occurs first. By resolution, the Council may extend the period for good cause for an additional 15 days.

The Cultural Heritage Commission would appreciate your inclusion of the subject modification to the list of Historic-Cultural Monuments upon adoption by the City Council.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Commissioner Barron
Seconded: Commissioner Carlisle
Ayes: Commissioner Martin
Recused: Commissioner Dake
Vote: 3-0 (1 vacancy)


Sheldred Alexander, Commission Executive Assistant
Cultural Heritage Commission

SA

Attachment: Staff Report with Findings

c: Councilmember Ed Reyes, First Council District
Anastasi Development Company, Owner
Anna Marie Brooks, Applicant

CD 1

1410-1415 West Washington Boulevard
CASE NO.: CHC-2006-10414-HCM

STAFF RECOMMENDATION

That the Cultural Heritage Commission NOT DECLARE the building a Historic-Cultural Monument and adopt the report findings.

AT ITS MEETING OF MAY 17, 2007, THE CULTURAL HERITAGE COMMISSION TOOK THE FOLLOWING ACTION:

OVERTURNED the Staff Recommendation and DECLARED the property a Historic-Cultural Monument based on the following:

FINDINGS

The building "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" as an example of Queen Anne-style residential architecture.

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, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

DISCUSSION

Built in 1890, this one-and-a-half story residential building exhibits character-defining features of Queen Anne Victorian-style architecture. The irregular cross-gabled wood-frame building has a projecting gable on the façade with a centered entrance. A half-length porch on the east façade wraps around part of the façade and has decorative posts and a rail of original balustrade. The building's exterior features vertical tongue and groove wood siding, fish-scale shingle cladding, punch work pattern verge boards, and decorative sawn brackets with pendants. The windows are double-hung, single pane with fixed transoms, including a bay window.

The proposed Henry Obee Cottage historic monument was designed in 1890 by an unidentified architect. The building was built for Henry Obee, an early businessman in Los Angeles who was Superintendent of the Los Angeles Pressed Brick and Terra Cotta Company, established in 1887.

The subject property is significant as an intact example of the Queen-Anne style.

The Henry Obee Cottage property successfully meets one of the specified Historic-Cultural Monument criteria: "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction." As a residential building designed in the Queen Anne-style, the property qualifies for designation as a Historic-Cultural Monument based on this criteria.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2006-10414-HCM

HEARING DATE: May 17, 2007
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 1410-1415 W. Washington Blvd.
Council District: 1
Community Plan Area: South Los Angeles
Area Planning Commission: South Los Angeles
Neighborhood Council: None
Legal Description: FR LT 5 of Subdivision of the
West ½ of Lot 2 and the East ½ of Lot 3 Freeman
Tract

PROJECT: Historic-Cultural Monument Application for the
HENRY OBEE COTTAGE

REQUEST: Declare the property a Historic-Cultural Monument

APPLICANT: Anna Marie Brooks
1109 Fourth Avenue
Los Angeles, CA 90019


OWNER: Anastasi Development Company
511 Torrance Blvd #200
Redondo Beach, CA 90277

RECOMMENDATION

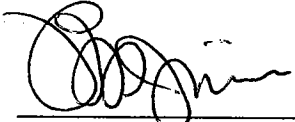
That the Cultural Heritage Commission:

1. **Not declare** the property a Historic-Cultural Monument per Los Angeles Administrative Code Section 22.125.
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning

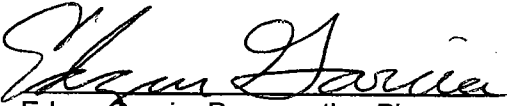


Ken Bernstein, Manager
Office of Historic Resources



Lambert M. Giessinger, Architect
Office of Historic Resources

Prepared by:



Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: December 4, 2006 Historic-Cultural Monument Application

SUMMARY

Built in 1890, this one-and-a-half story residential building exhibits character-defining features of Queen Anne Victorian-style architecture. The irregular cross-gabled wood-frame building has a projecting gable on the façade with a centered entrance. A half-length porch on the east façade wraps around part of the façade and has decorative posts and a rail of original balustrade. The building's exterior features vertical tongue and groove wood siding, fish-scale shingle cladding, punch work pattern verge boards, and decorative sawn brackets with pendants. The windows are double-hung, single pane with fixed transoms, including a bay window.

The proposed Henry Obee Cottage historic monument was designed in 1890 by an unidentified architect. The building was built for Henry Obee, an early businessman in Los Angeles who was Superintendent of the Los Angeles Pressed Brick and Terra Cotta Company, established in 1887.

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, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

FINDINGS

Research and a site inspection of the subject building by staff have determined that the Henry Obee Cottage is not eligible for Historic-Cultural Monument designation. Based on research provided in the application, the applicant argues that the subject building's Queen Anne Victorian design meets HCM criteria for designation in "embodying the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction." Also, the nomination argues that the subject building's builder, Henry Obee, meets criteria of being "identified with a historic personage."

The subject building's architectural style does not appear to be an exemplary or distinguished example of Queen Anne style architecture that renders it "inherently valuable for a study of a period style or method of construction." The conditions and maintenance of the building also compromise the architectural integrity of the subject building, with portions of the house suffering severe deterioration.

Although its builder, Henry Obee, was associated with a prominent Los Angeles company of the late nineteenth century, this individual does not appear to be an identifiable "historic personage."

BACKGROUND

At its meeting of January 18, 2007, the Cultural Heritage Commission voted to take the application under consideration. On May 3, 2007, the Cultural Heritage Commission toured the subject property.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2006-10414-HCM

HEARING DATE: January 18, 2007
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 1410-1415 W. Washington Blvd.
Council District: 1
Community Plan Area: South Los Angeles
Area Planning Commission: South Los Angeles
Neighborhood Council: None
Legal Description: FR LT 5 of Subdivision of the
West ½ of Lot 2 and the East ½ of Lot 3 Freeman
Tract

PROJECT: Historic-Cultural Monument Application for the
HENRY OBEE COTTAGE

REQUEST: Declare the property a Historic-Cultural Monument

APPLICANT: Anna Marie Brooks
1109 Fourth Avenue
Los Angeles, CA 90019

OWNER: Anastasi Development Company
511 Torrance Blvd #200
Redondo Beach, CA 90277

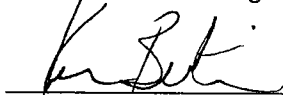
Elaine B. Alper
352 S. Wetherly Drive
Beverly Hills, CA 90211

RECOMMENDATION

That the Cultural Heritage Commission:

1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Section 22.125 because the application and accompanying photo documentation suggest the submittal may warrant further investigation.
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning



Ken Bernstein, Manager
Office of Historic Resources



Lambert M. Glessinger, Architect
Office of Historic Resources

Prepared by:



Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: December 4, 2006 Historic-Cultural Monument Application
ZIMAS Report

SUMMARY

Built in 1890, this one-and-a-half story residential building exhibits character-defining features of Queen Anne Victorian-style architecture. The irregular cross-gabled wood-frame building has a projecting gable on the façade with a centered entrance. A half-length porch on the east façade wraps around part of the façade and has decorative posts and a rail of original balustrade. The building's exterior features vertical tongue and groove wood siding, fish-scale shingle cladding, punch work pattern verge boards, and decorative sawn brackets with pendants. The windows are double-hung, single pane with fixed transoms, including a bay window.

The proposed Henry Obee Cottage historic monument was designed in 1890 by an unidentified architect. The building was built for Henry Obee, an early businessman in Los Angeles who was Superintendent of the Los Angeles Pressed Brick and Terra Cotta Company, established in 1887.

The subject property may be significant as an example of the Queen Anne Victorian-style.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

FINDINGS

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

SIGNIFICANCE WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

Complete One or Both of the Upper and Lower Portions of This Page

ARCHITECTURAL SIGNIFICANCE

THE Henry Obee Cottage IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT

Queen Ann Victorian cottage ARCHITECTURE
ARCHITECTURAL STYLE (SEE LINE 8)

AND MEETS THE CULTURAL HERITAGE ORDINANCE BECAUSE OF THE HIGH QUALITY OF ITS DESIGN AND THE RETENTION OF ITS ORIGINAL FORM, DETAILING AND INTEGRITY.

A N D / O R

HISTORICAL SIGNIFICANCE

THE Henry Obee Cottage WAS BUILT IN 1890
NAME OF PROPOSED MONUMENT YEAR BUILT

Henry Obee WAS IMPORTANT TO THE
NAME OF FIRST OR SIGNIFICANT OTHER

DEVELOPMENT OF LOS ANGELES BECAUSE Please see "Biography: Henry Obee" and "Historical Significance"

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT Henry Obee Cottage
2. STREET ADDRESS 1410 West Washington Boulevard
CITY Los Angeles ZIP CODE 90007 COUNCIL DISTRICT 1
3. ASSESSOR'S PARCEL NO. 5056-026-009
4. COMPLETE LEGAL DESCRIPTION: TRACT Subdivision of the West 1/2 of Lot 2 and East 1/2 of Lot 3 Freeman Tract
BLOCK None LOT(S) FR LT 5 ARB. NO. 3
5. RANGE OF ADDRESSES ON PROPERTY 1410 West Washington Boulevard
6. PRESENT OWNER Anastasi Development Company, LLC
STREET ADDRESS 511 Torrance Blvd #200
CITY Redondo Beach STATE CA ZIP CODE 90277 PHONE (310) 376-8077
OWNER IS: PRIVATE PUBLIC
7. PRESENT USE Single Family Residence ORIGINAL USE Single Family Residence

DESCRIPTION

8. ARCHITECTURAL STYLE Queen Ann Victorian cottage
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET)
- The cottage is abandoned. For decades the parcel on which the cottage is sited has been the only occupied lot on the south side of Washington Blvd. between Magnolia Ave. and New England Street. The plan is to site a condominium development on the south side of that block. The cottage appears to be in relatively good condition with most of its architectural details intact. No interior access has been possible so no assessment of the interior can be made. The cottage was inhabited by its owners until a few months ago. The parcel is fenced. The hope is that HCM designation and the potential of Mills Act incentive will inspire a preservationist to relocate the original cottage, a scarce resource, to a new parcel.

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

NAME OF PROPOSED MONUMENT Henry Obee Cottage

10. CONSTRUCTION DATE: FACTUAL 1890 (per Assessor) ESTIMATED _____

11. ARCHITECT, DESIGNER, OR ENGINEER unknown

12. CONTRACTOR OR OTHER BUILDER unknown

13. DATES OF ENCLOSED PHOTOGRAPHS November 2006
(8X10 BLACK AND WHITE GLOSSY)

14. CONDITION: EXCELLENT GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE

15. ALTERATIONS The exterior appears mostly intact. There are some missing balusters on the elevated front porch and two grille/trim elements are on the ground near the base of the foundation. There may be a rear addition.

16. THREATS TO SITE: NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
 ZONING OTHER Zoning is [Q] C2-1 and there is a 35% density bonus.

17. IS THE STRUCTURE: ON ITS ORIGINAL SITE MOVED UNKNOWN

SIGNIFICANCE

18. BRIEF STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE (SEE OPTIONAL SIGNIFICANCE WORK SHEET)

Please see attached "Biography: Henry Obee" and "Historical Significance"

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) Please see accompanying "Bibliography"

20. DATE FORM PREPARED 2/12/06 PREPARER'S NAME Anna Marie Brooks

ORGANIZATION _____ STREET ADDRESS 1109 Fourth Avenue

CITY Los Angeles STATE CA ZIP CODE 90019 PHONE (310) 650 - 2143

DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE Henry Obee Cottage IS A one -STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

Queen Ann Victorian cottage, irregular PLAN single family residence
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (Click to See Chart) STRUCTURE USE (RESIDENCE, ETC.)

WITH A simple drop wood siding FINISH AND wood TRIM,
MATERIAL (WOOD SLIDING, WOOD SHINGLES, BRICK, STUCCO, ETC.) MATERIAL (WOOD, METAL, ETC.)

IT'S cross gabled ROOF IS composition wood frame,
ROOF SHAPE (Click to See Chart) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES, ETC.) WINDOW MATERIAL

double-hung and single fixed pane WINDOWS ARE PART OF THE DESIGN.
WINDOW TYPE (DOUBLE-HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC.)

THE ENTRY FEATURES A raised, recessed, centered,
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

single glass pane w/ original two lower panels (3 panel) DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (Click to See Chart)

OF THE STRUCTURE ARE The north gable end is clad with fish scale shingle. There is a horizontal course of vertical
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (Click to See Chart)

tongue and groove beneath the gable w/ punch work pattern verge boards, decorative sawn brackets w/pendants
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

which overhang a slant bay. The structure is banded by a plain frieze, accented by sawn brackets. There are
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALLY;

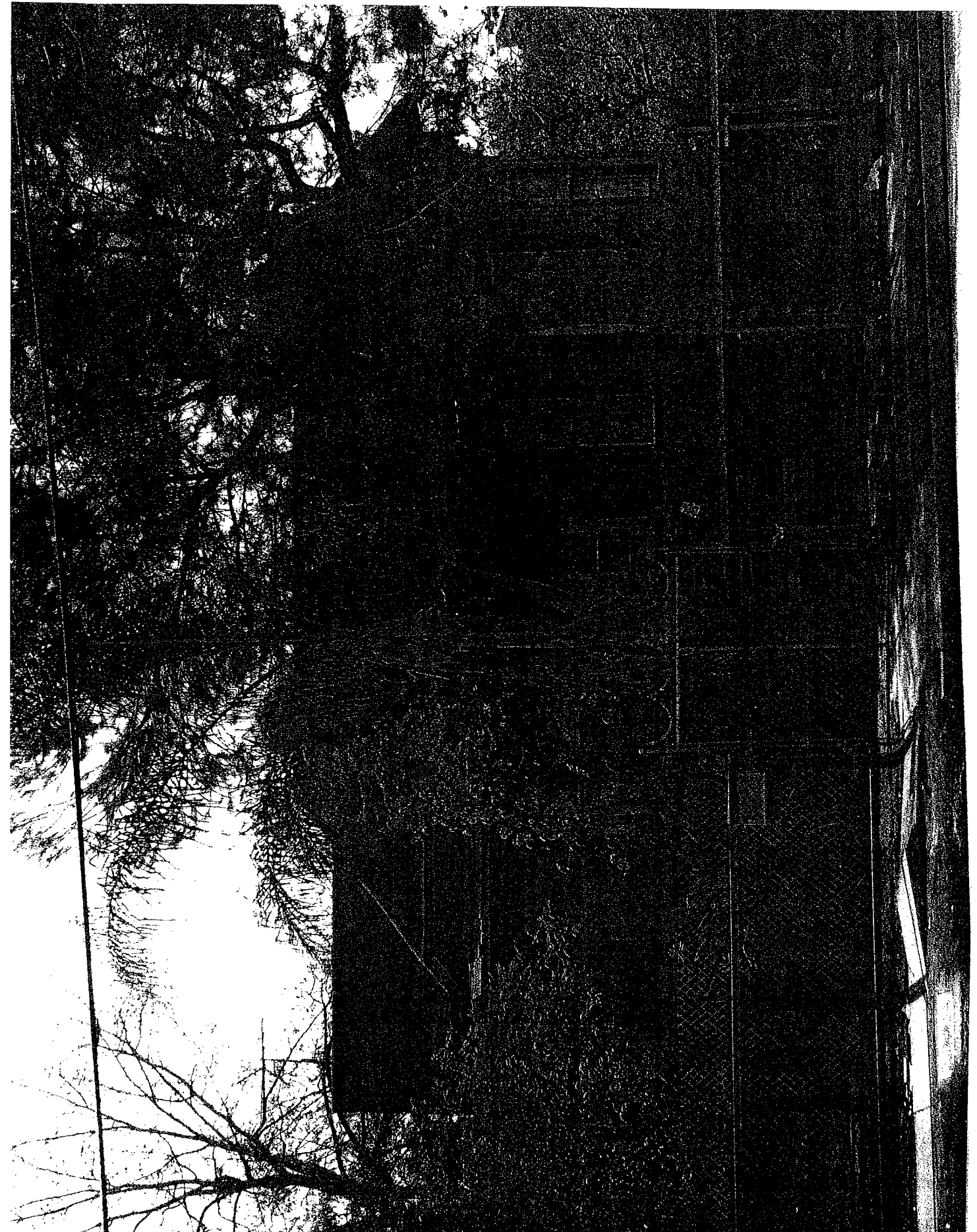
decorative porch posts and the rail of the original porch balustrade is present but the balusters are absent.
VERTICALLY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

SECONDARY BUILDINGS CONSIST OF A _____
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE [no interior access available]
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

IMPORTANT LANDSCAPING INCLUDES _____
IDENTIFY NOTABLE MATURE TREES AND SHRUBS



Henry Obee: Biography
Henry Obee Cottage

1410 West Washington Boulevard, Los Angeles, CA 90007

Henry Obee was born in England circa 1844. He immigrated to the United States in 1867. He and wife Harriett had two daughters: Laura A, who became a Los Angeles dressmaker, and Harriett.

The Obee family arrived at Los Angeles prior to 1900. At the time of the 1900 Federal Census Obee is listed as a mason. Obee was active in the organization of masons in the Los Angeles area and was part of the Los Angeles Pressed Brick Company.

The Los Angeles Pressed Brick and Terra Cotta Company was founded on College Street, just above Buena Vista Street, in 1887. By 1983 its color coordinated bricks and terra cotta products had been specified by architects creating, among other projects, the Stimson Block, "the first story of which...entirely of terra cotta and the upper stories of mottled, buff and brown 'Roman' brick, with brown terra cotta trimmings;"

the Bradbury building with, "buff bricks and terra cotta...made to harmonize with striking effect, while marble-glazed brick, buff brick and terra cotta make the interior equally attractive These are both distinctive and beautiful buildings, that would attract marked attention in any city of the world. The designs are in the pure Italian Renaissance, and the modeling has evidently been done by an artist of high degree.

Among other Los Angeles Pressed Brick and Terra Cotta Company projects were City Hall, the two Abstract buildings, the Burdick Block, Bryson-Bonebrake, the Y.M.C.A., Bicknell, McDonald, Crystal Palace, Post Office and many others. Los Angeles Pressed Brick also furnished the fire proofing for City Hall, the Abstract buildings and the Stimson building. The Company also supplied, "beautiful mantels for nearly all the fine residences in the country." ("The Building Boom: Los Angeles Taking the Lead in Modern Buildings." *The Los Angeles Times*. May 14, 1893. p.10)

Los Angeles Pressed Brick and Terra Cotta Company had a permanent exhibit at the headquarters of the Los Angeles Chamber of Commerce. In 1904 the Los Angeles Pressed Brick Company and the Sunset Brick and Tile Manufacturing Company of Santa Monica merged. Among the officers of the merged corporation was Henry Obee, Superintendent, continuing on in his former association with the concern. After the merger the company continued under the name Los Angeles Pressed Brick Manufacturing Company. The company manufactured common brick in various shades of red; brick in shades of cream and buff which was made of clays from Elsinore, California; pressed brick; repressed brick; vitrified facing brick; roofing tiles and salt-glazed conduit. They were one of the brick companies supplying the City of Los Angeles with the millions of bricks for the construction of the city's outflow to the ocean, often referred to as the "big ditch to the sea."

Henry Obee: Biography ~ Henry Obee Cottage—2

In 1906, following the San Francisco earthquake, Los Angeles Pressed Brick shipped tons of common brick in many shades of red for the rebuilding of San Francisco. The company also provided a workspace and kiln services for Alexander E. Robertson, who had been displaced by the earthquake. Robertson experimented with the clays and glazes of Southern California and formed a life-long artistic relationship with Los Angeles Pressed Brick.

Fires plagued the Los Angeles Pressed Brick Company. On August 16, 1911, the most destructive fire to hit Santa Monica in years broke out before dawn at the company's Santa Monica plant at Twenty-sixth and Colorado streets. The plant was rebuilt almost immediately. Thirteen years later, on November 30, 1924, the company's Los Angeles plant at Date and Petrol streets was destroyed in a four alarm conflagration, leaving more than 300 unemployed. The plant was rebuilt in 34 days.

In 1917 Los Angeles Pressed Brick Company built Plant No. 4 at Alberhill, near Elsinore, in Riverside County, California. The company also began erection of a model settlement of bungalows of hollow tile construction for workers at Plant No. 4.

In February of 1926 a consolidation of control and ownership of the Los Angeles Pressed Brick Company with Gladding, McBean & Co. of San Francisco was effected. The combined assets totaled \$8,000,000. The company continued to run the many plants of both operations with Los Angeles Pressed Brick Company plants at Los Angeles, Santa Monica, Alberhill in Riverside county along with Gladding McBean & Co. plants at Lincoln, in Placer county, and the other in Glendale. A third Gladding McBean plant, formerly the Northern Clay company plant, at Auburn, Washington, also continued in production.

Independent of his work at Los Angeles Pressed Brick, Obee built many homes in the Los Angeles metro which he sold or held as rental properties. Obee was an active Mason, obtaining membership in the Knights Templar. Obee died January 31, 1931, at Alhambra. He was 87 years old. Henry Obee is interred at Sunnyside Mausoleum.

Historical Significance
Henry Obee Cottage

1410 West Washington Boulevard, Los Angeles, CA 90007

The Henry Obee Cottage is historically significant as the last remaining Victorian cottage on West Washington Boulevard. Built, according to the Assessor's office, in 1890 by English immigrant Henry Obee, the cottage is representative of a country cottage built decades before the majority of the commercial structures which now line most of West Washington Boulevard. The 1921 Sanborn Fire Insurance Map shows a majority of the structures on the south side of Washington Boulevard in the blocks to the east and west of the Henry Obee Cottage to be residential dwellings. The majority of the current commercial structures were built after original residential housing stock was cleared to free parcels for commercial construction. In aerial views of the block of Washington between Magnolia Avenue and New England Street one can still see the footprint of the residence and the related hardscape which was sited on the parcel immediately to the west of the Henry Obee Cottage. While there seems scant opportunity to preserve the Henry Obee Cottage in context at its original location it is important that it be preserved, even at an alternate site, as an example of its architectural style, both for study and for rehabilitation as a habitable structure, and for the history associated with its first owner, Henry Obee and the Los Angeles Pressed Brick Company.

Its first owner, Henry Obee, is significant for the contributions he made as Superintendent of the Los Angeles Pressed Brick Company in the growth of the corporation and in the superior artistic and structural quality of its products which can still be seen and studied in many of the historic buildings of Los Angeles, beginning with structures built in 1887, the year of the company's founding. Quoting from a display ad which the company placed in the January 4, 1925 edition of the Los Angeles Times,

It was back in the eighties [1880s] that the new Los Angeles began to take form. In 1887 Los Angeles Pressed Brick Company opened its first plant. Out of the fires of the kilns larger buildings began to rise, timidly at first...buildings of permanent brick.

Each year new and finer structures came, rising high above their humble neighbors.

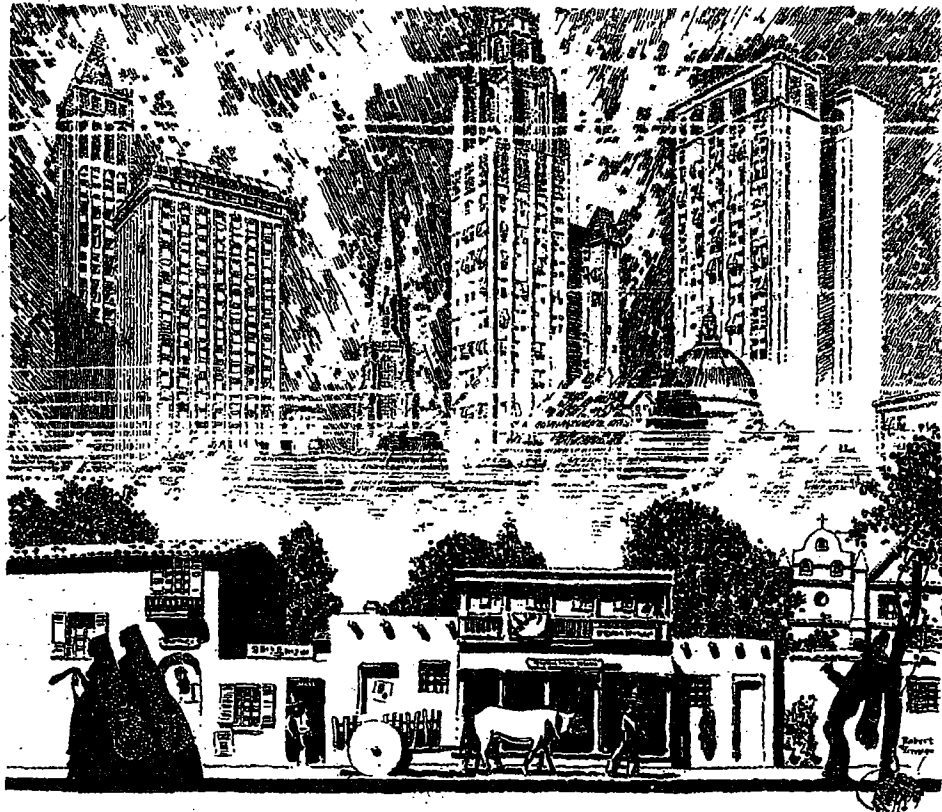
Los Angeles is now the largest city in the west. This company feels a degree of pride in the fact that out of its kilns have come most of the big buildings that form the city's imposing skyline today.

Doubling and redoubling in size many times, Los Angeles Pressed Brick Company has 'grown up' with Los Angeles.

Among the structures whose architects employed Los Angeles Pressed Brick product in their buildings are: the former City Hall, the two Abstract buildings, the

Historical Significance: Henry Obee Cottage—2

Burdick Block, Bryson-Bonebrake, the Y.M.C.A., Bicknell, McDonald, Crystal Palace, Post Office, the Stimson block, the Bradbury Building and many others. They supplied brick for the rebuilding of San Francisco after the 1906 earthquake. The company also supplied brick and conduit for much of the infrastructure of Los Angeles. Eventually the corporation merged with Gladding-McBean and together the two continued the tradition of excellence established by their respective firms--in which Henry Obee had a role as Superintendent of the Los Angeles Pressed Brick Company.



1887 - 1925

ONLY a few years divide the Los Angeles of yesterday and today. Down in the old Plaza, the Mission looks out from behind its palm trees and wonders what the world is coming to, with all the roar and rush and people hurrying to and fro.

It was back in the eighties that the new Los Angeles began to take form. In 1887 Los Angeles Pressed Brick Company opened its first plant. Out of the fires of the kilns larger buildings began to rise, timidly at first...buildings of permanent brick.

Each year new and finer structures came, rising high above their humble neighbors.

Los Angeles is now the largest city in the west. This company feels a degree of pride in the fact that out of its kilns have come most of the big buildings that form the city's imposing skyline today.

Doubling and redoubling in size many times, Los Angeles Pressed Brick Company has "grown up" with Los Angeles. The service it now renders is more complete and comprehensive than that of any other similar institution in the west.

"The Standard of Quality in Clay Products"

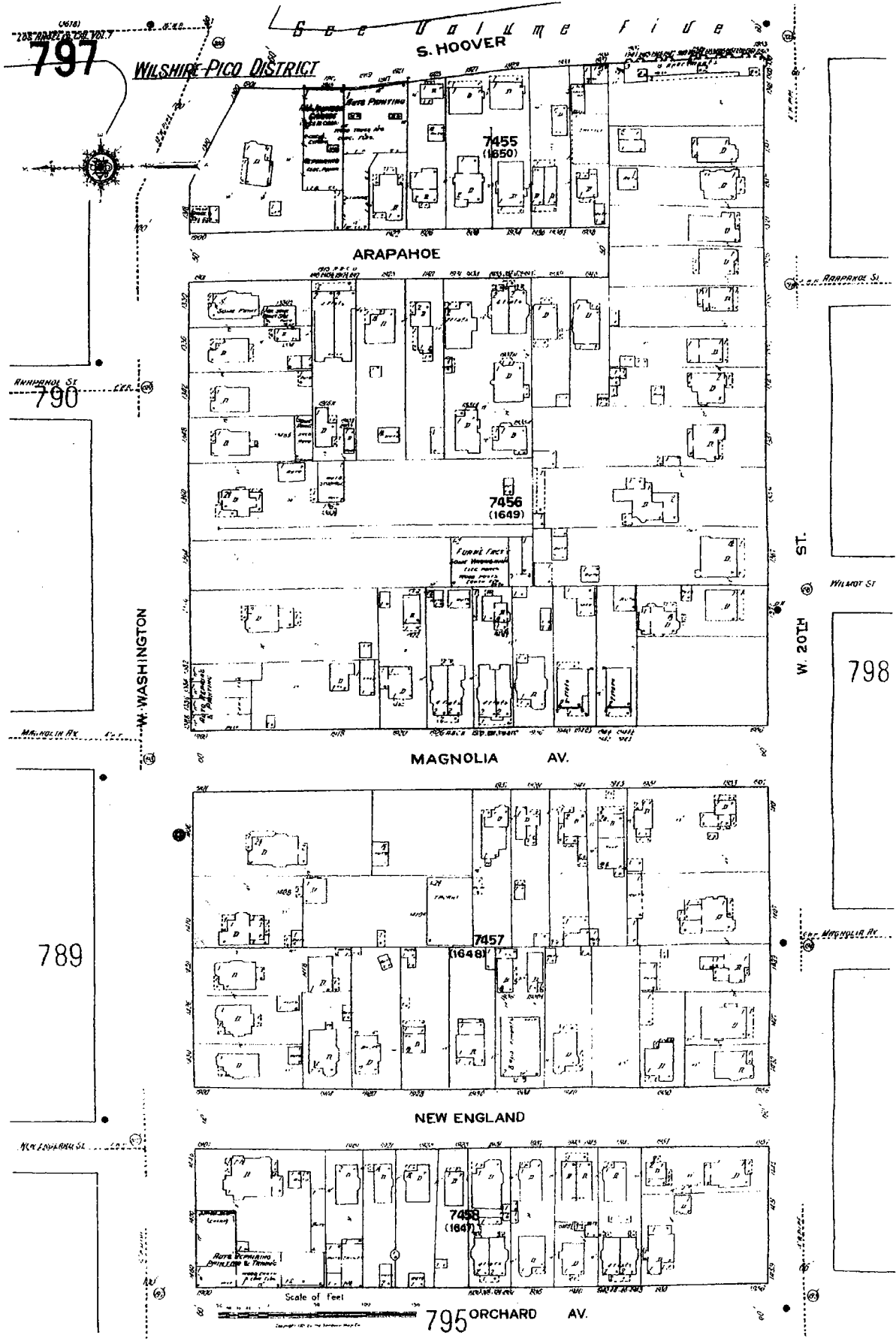
L.A. Pressed Brick Co

ENTIRE SIXTH FLOOR..... FROST BLDG

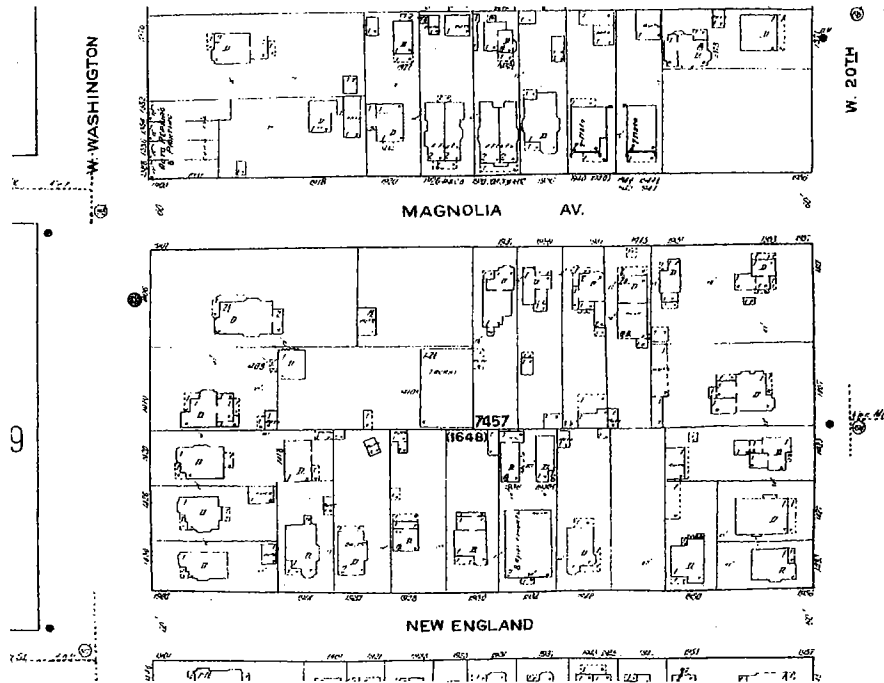
Second and Broadway TRINITY 5761

LOS ANGELES

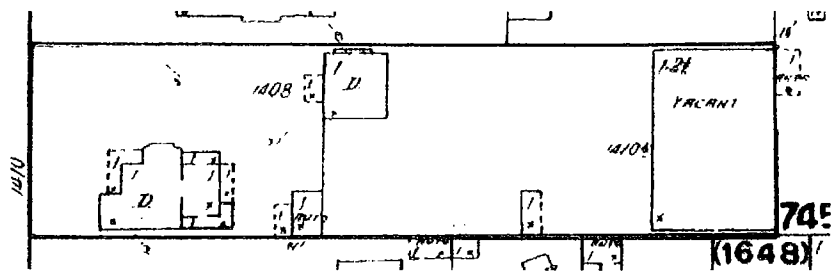
FACE BRICK · HOLLOW TILE · ROOFING TILE · TERRA COTTA, ETC.



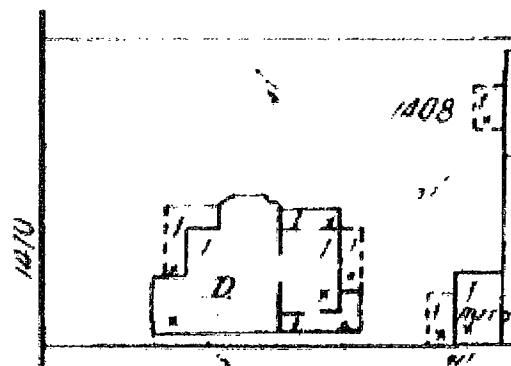
1921 Sanborn Fire Insurance Map: Vol. 7, Sheet 797.
 Henry Obee Cottage ~ 1410 W. Washington Blvd. ~ Subject Parcel shaded



Section of 1921 Sanborn Fire Insurance Map: Vol. 5, sheet 797.
Henry Obee Cottage ~ 1410 W. Washington, shaded



Original Parcel (outlined)



Parcel after subdivision
Henry Obee College ~ 1410 W. Washington Blvd.

Send To Printer

Back To TerraServer

Change to 11x17 Print Size

Show Grid Lines

Change to Landscape

USGS Los Angeles, California, United States 29 Mar 2004



0 25 m

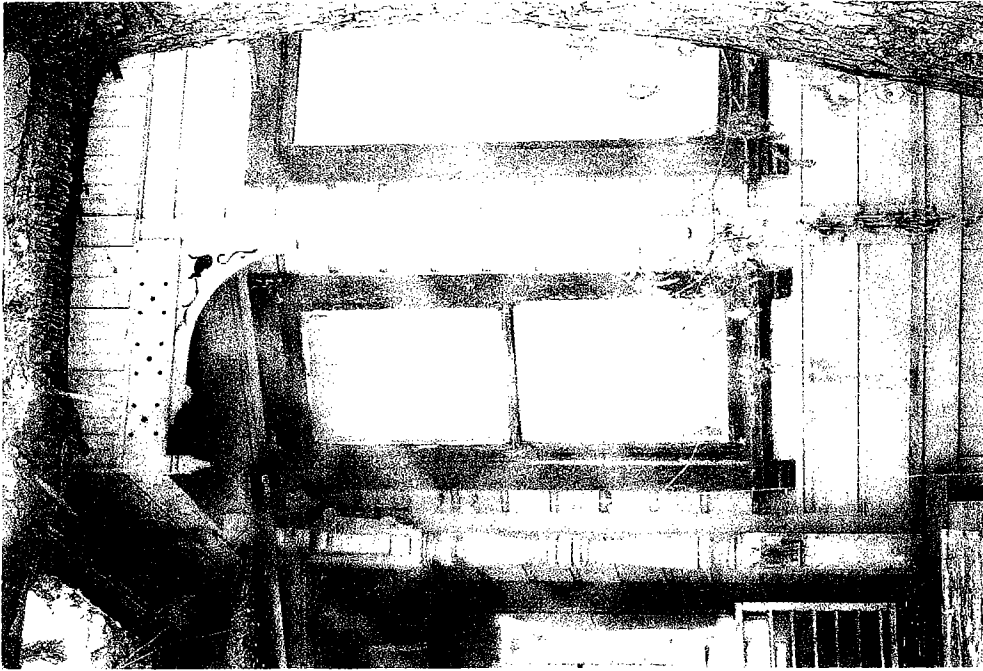
0 25 yd

Image courtesy of the U.S. Geological Survey

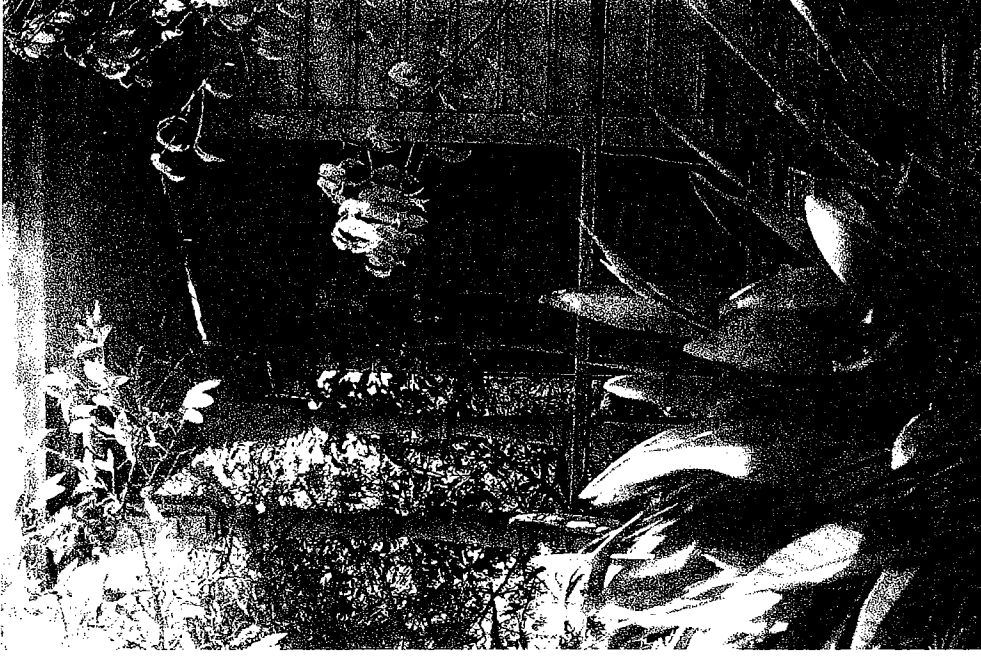
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Henry Obee Cottage

1410 West Washington Boulevard, Los Angeles, CA 90007



Detail: Porch post and brackets, north gable end and slant bay, east end.

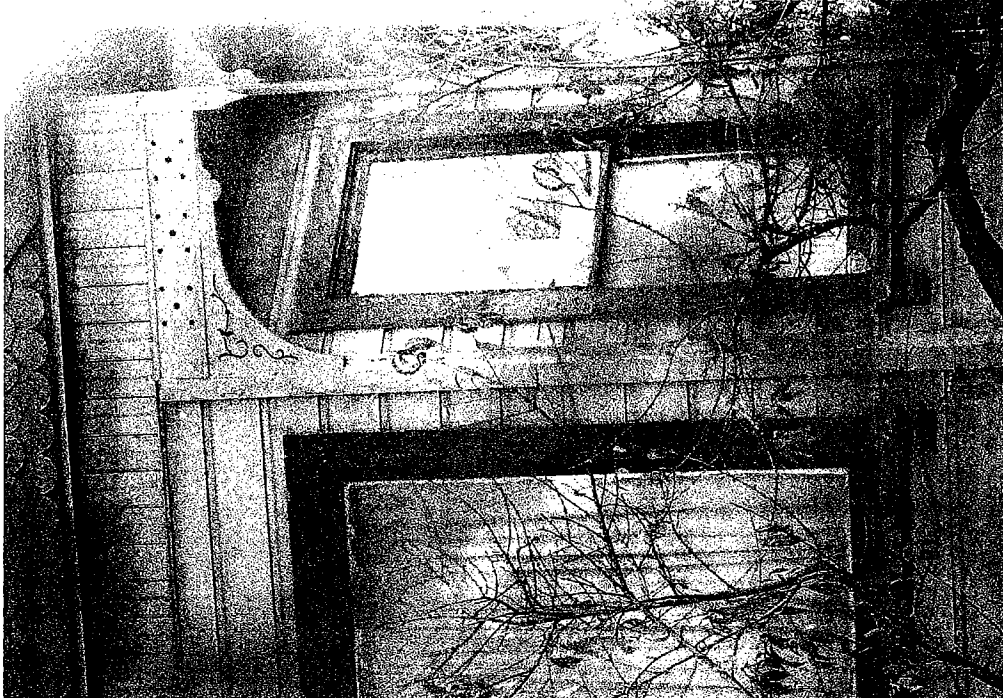


Detail: Porch posts and brackets, with rail (balustrades missing), porch east side, viewed to southeast.

Henry Obee Cottage
1410 West Washington Boulevard, Los Angeles, CA 90007



North facing gable end with slant bay beneath.

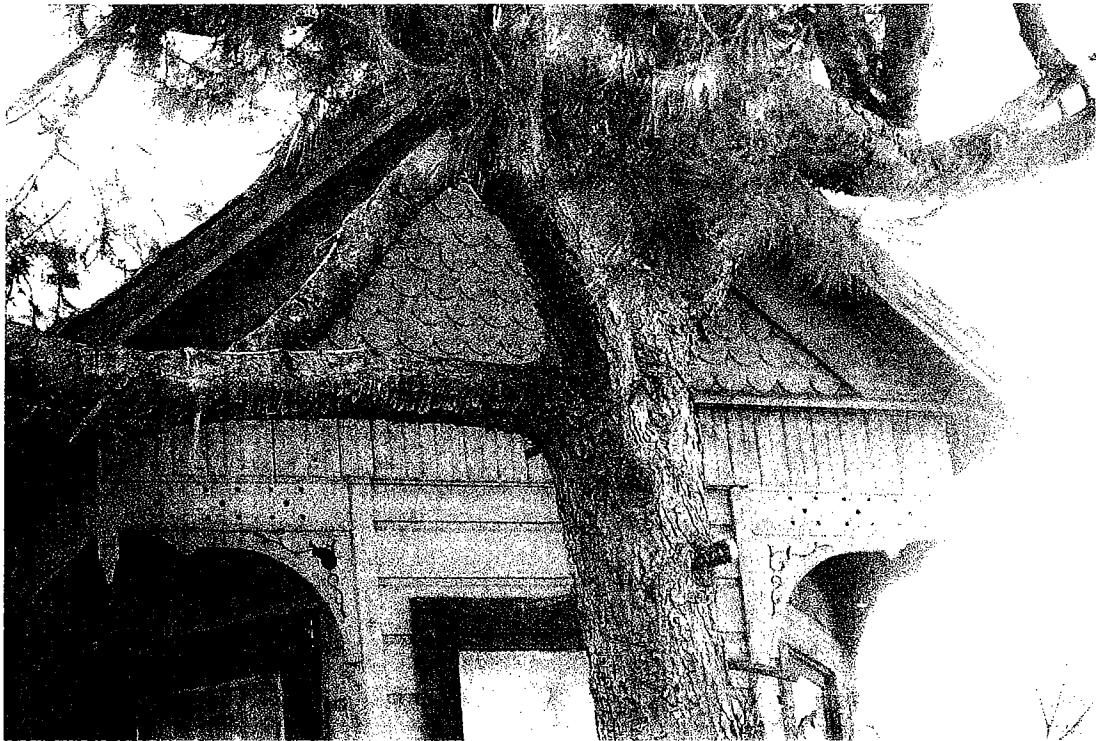


North facing gable end slant bay detail: With sawn brackets below eaves, viewed to south.

Henry Obee Cottage
1410 West Washington Boulevard, Los Angeles, CA 90007



North façade, viewed to south from W. Washington Boulevard



North facing gable end: Plain verge boards, fish scale cladding, vertical course, punched verge board, decorative sawn brackets, pendants over slant bay ends.



**City of Los Angeles
Department of City Planning**

01/11/2007

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

410 W WASHINGTON BLVD

ZIP CODES

90007

RECENT ACTIVITY

None

CASE NUMBERS

CPC-1986-603-GPC
CPC-1986-447-GPC
ORD-167121-SA405
ZA-2005-7883-ZV-ZAA
ZA-11446
TT-63843
ENV-2005-7868-MND

Address/Legal Information

PIN Number:	126A201 178
Area (Calculated):	10,657.5 (sq ft)
Thomas Brothers Grid:	PAGE 634 - GRID B5
Assessor Parcel Number:	5056026009
Tract:	SUBDIVISION OF THE WEST 1/2 OF LOT 2 AND THE EAST 1/2 OF LOT 3 FREEMAN TRACT
Map Reference:	M R 6-260
Block:	None
Lot:	FR LT 5
Arb (Lot Cut Reference):	3
Map Sheet:	126A201 126B197

Jurisdictional Information

Community Plan Area:	South Los Angeles
Area Planning Commission:	South Los Angeles
Neighborhood Council:	Pico Union
Council District:	CD 1 - Ed P. Reyes
Census Tract #:	2217.10
LADBS District Office:	Los Angeles Metro

Planning and Zoning Information

Special Notes:	None
Zoning:	[Q]C2-1
Zoning Information (ZI):	ZI-2128 Mid-Alameda Corridor State Enterprise Zone Commercial Manufacturing
General Plan Land Use:	See Plan Footnotes
Plan Footnote - Site Req.:	South Los Angeles
Additional Plan Footnotes:	None
Specific Plan Area:	No
Design Review Board:	None
Historic Preservation Overlay Zone:	None
Historical Cultural Monument:	None
Mills Act Contract Number:	None
POD - Pedestrian Oriented Districts:	None
CDO - Community Design Overlay:	None
Streetscape:	No
Sign District:	No
Adaptive Reuse Incentive Area:	None
35% Density Bonus:	Eligible
CRA - Community Redevelopment Agency:	None
Central City Parking:	No
Downtown Parking:	No
Building Line:	None
500 Ft School Zone:	Proposed: Central Los Angeles Area New Senior High School #2

Assessor Information

Assessor Parcel Number:	5056026009
Parcel Area (Approximate):	10,628.6 (sq ft)
Use Code:	0100 - Single Residence
Building Class:	D3B
Assessed Land Val.:	\$775,200
Assessed Improvement Val.:	\$0
Year Built:	1890
Last Owner Change:	10/06/05
Last Sale Amount:	\$2,400,024
Number of Units:	1
Number of Bedrooms:	3

Number of Bathrooms:	1
Building Square Footage:	1,426.0 (sq ft)
Tax Rate Area:	210
Deed Reference No.:	No

Additional Information

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	No
Fire District No. 1:	No
Fire District No. 2:	Yes
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	Methane Buffer Zone
High Wind Velocity Areas:	No
Hillside Grading:	No
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	6.93590 (km)
Landslide:	No
Liquefaction:	No

Economic Development Areas

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	Yes
Revitalization Zone:	Central City
State Enterprise Zone:	Mid-Alameda Corridor State Enterprise Zone
Targeted Neighborhood Initiative:	None

Public Safety

Police Information:	
Bureau:	Central
Division / Station:	Rampart
Report District:	292
Fire Information:	
District / Fire Station:	13
Batallion:	11
Division:	1
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-1986-603-GPC
Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Description(s): GENERAL PLAN/ZONING CONSISTENCY PROGRAM

Case Number: CPC-1986-447-GPC
Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Description(s): PLAN AND ZONE CONSISTENCY - SOUTH CENTRAL LOS ANGELES (HERB GLASCOW)

Case Number: ZA-2005-7883-ZV-ZAA
Required Action(s): ZAA-AREA,HEIGHT,YARD,AND BUILDING LINE ADJMNTS < 20% (SLIGHT MODIFICATIONS)
ZV-ZONE VARIANCE
Project Description(s): A ZONE VARIANCE FROM SECTION 12.09.1 AND ORDINANCE 167121 TO PERMIT 56 DWELLING UNITS INSTEAD OF THE REQUIRED 5 UNITS IN TRHE RD1.5-1 AND 34 UNITS IN THE (Q)C2-1

A ZONE VARIANCE PER SECTION 12.27 FROM SECTION 12.21 TO PERMIT 2.6 FAR INSTEAD OF THE FAR PERMITTED IN THE RD1.5-1 (3:1) / (Q)C2-11.5 ...

Case Number: TT-63843
Required Action(s): Data Not Available
Project Description(s): TENTATIVE TRACT MAP FOR THE DEVELOPMENT OF A 56-UNIT CONDOMIUM PROJECT ON 76 ACRES OF LAND, ZONED [Q]C2, RD1.5. INCIDENTAL TO A ZONE VARIACE AND DENSITY BONUS.

Case Number: ENV-2005-7868-MND
Required Action(s): MND-MITIGATED NEGATIVE DECLARATION
Project Description(s): TENTATIVE TRACT MAP FOR THE DEVELOPMENT OF A 56-UNIT CONDOMIUM PROJECT ON 76 ACRES OF LAND, ZONED [Q]C2, RD1.5. INCIDENTAL TO A ZONE VARIACE AND DENSITY BONUS.

DATA NOT AVAILABLE

ORD-167121-SA405
ZA-11446

Official City of Los Angeles Charter (TM) and Administrative Code (TM)

ARTICLE 4
CULTURAL HERITAGE COMMISSION

Section	
22.120	Creation of the Commission.
22.121	Composition of the Commission.
22.122	Terms of Members of the Commission.
22.123	Members and Compensation.
22.123.1	Organization of the Commission.
22.123.2	Appointment and Duties of Commission Secretary.
22.123.3	Quorum and Actions of the Commission.
22.124	Duties of Commission Concerning Historic Preservation Overlay Zones.
22.125	Inspection and Investigation.
22.125.1	Temporary Stay of Demolition, Substantial Alteration or Removal Pending Designation.
22.126	List of Monuments and Procedures for Modification of List.
22.127	Publication of List of Monuments.
22.128	Preservation of Monuments.
22.130	Definition of Monument.
22.131	Notice of Designation and Subsequent Actions.
22.132	Permits Required.
22.133	Time for Objection by the Commission.
22.134	No Right to Acquire Property.
22.135	Rules and Regulations of the Commission.
22.136	Cooperation with the Commission.

Sec. 22.120. Creation of the Commission.

There is hereby created a Cultural Heritage Commission (hereinafter "**Commission**") to perform those functions relating to historic preservation of structures and sites which embody the heritage, history, and culture of the City.

SECTION HISTORY

Based on Ord. No. 121,971.

Formerly Sec. 22.120, Municipal Arts Department.

Amended by: Ord. No. 153,893, Eff. 6-30-80; Oper. 7-1-80; Ord. No. 159,375, Eff. 10-25-84; Formerly Cultural Heritage Board, Ord. No. 159,605, Eff. 2-14-85.

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Sec. 22.121. Composition of the Commission.

The Commission shall be composed of five persons who are qualified electors of the City of Los Angeles. Each Commissioner shall be appointed, and may be removed by the Mayor, in accordance with the provisions of Section 502 of the Charter. Commissioners should have a demonstrated interest, competence or knowledge of historic preservation. To the extent feasible and legally permissible, at least two of the Commissioners should be professionals who meet the qualifications for various disciplines outlined by the U.S. Secretary of the Interior. Code of Federal Regulations, 36 CFR Part 61. These disciplines include history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

SECTION HISTORY

Based on Ord. No. 121,971.

Formerly Sec. 22.125, Municipal Arts Department.

Amended by: Ord. No. 153,893, Eff. 6-30-80, Oper. 7-1-80; Ord. No. 159,375, Eff. 10-25-84; Formerly Cultural Heritage Board, Ord. No. 159,605, Eff. 2-14-85; Ord. No. 173,290, Eff. 6-30-00, Oper. 7-1-00; In Entirety, Ord. No. 177,226, Eff. 2-13-06.

Sec. 22.122. Terms of Members of the Commission.

Except for the original members of the Commission, the term of office for each Commissioner shall begin with the first day of July and, except with respect to four of the original Commissioners, shall be a term of five years. The terms of office of the original Commissioners shall be designated at the time of appointment in such manner that the term of office of one original Commissioner shall expire each year. An appointment to fill a vacancy on the Commission shall be for the period of the unexpired term.

SECTION HISTORY

Based on Ord. No. 121,971.

Formerly Sec. 22.126, Municipal Arts Department.

Amended by: Ord. No. 153,893, Eff. 6-30-80, Oper. 7-1-80; Ord. No. 159,375, Eff. 10-25-84; Formerly Cultural Heritage Board, Ord. No. 159,605, Eff. 2-14-85.

Official City of Los Angeles Charter (TM) and Administrative Code (TM)

Sec. 22.123. Members and Compensation.

The members of the Commission shall be paid \$25.00 per meeting for each Commission meeting attended, but not to exceed \$125.00 in any one calendar month.

SECTION HISTORY

Based on Ord. No. 121,971.

Formerly Sec. 22.127, Municipal Arts Department.

Amended by: Ord. No. 153,893, Eff. 6-30-80, Oper. 7-1-80; Ord. No. 159,375, Eff. 10-25-84, Formerly Cultural Heritage Board, Ord. No. 159,605, Eff. 2-14-85.

Sec. 22.123.1. Organization of the Commission.

The Commission shall organize by electing one of its members President and one Vice-President, which officers shall hold office until their successors are elected, unless their membership on the Commission sooner expires. Thereafter, during the last week of July of each year commencing with the ensuing year after the creation of the Commission, the Commission at a meeting thereof held during such period shall elect a President and Vice-President which officers so elected shall hold office for one year and until their successors are elected, unless their membership on the Commission sooner expires. The Commission may fill for the unexpired terms any vacancy occurring in the office of President or Vice-President.

SECTION HISTORY

Added by Ord. No. 159,375, Eff. 10-25-84.

Amended by: Ord. No. 159,605, Eff. 2-14-85.

Sec. 22.123.2. Appointment and Duties of Commission Secretary.

The Director of the Planning Department shall assign an employee of the Department, other than the Director, to be the Secretary of the Commission and assign the duties thereof to such employee which shall be in addition to the regular duties prescribed for such employee.

The Secretary shall attend Commission meetings and keep a record of the proceedings and transactions of the Commission, specifying therein the names of the Commissioners in attendance at each meeting and the ayes and noes upon all roll calls. The Secretary shall post and publish all orders, resolutions and notices which the Commission shall order to be posted and published, and shall perform such other duties as are by this chapter, or may be by order of the

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Commission, imposed upon the Secretary.

SECTION HISTORY

Added by Ord. No. 159,375, Eff. 10-25-84.

Amended by: Ord. No. 159,605, Eff. 2-14-85; Ord. No. 176,294, Eff. 1-1-05.

Sec. 22.123.3. Quorum and Actions of the Commission.

A majority of the members of the Commission must be present at any meeting in order to constitute a quorum, but a smaller number may adjourn from time to time until a quorum be present.

The powers conferred upon the Commission shall be exercised by order or resolution adopted by a majority of all of its members and recorded in the minutes with the ayes and noes at length. Such action shall be attested by the signatures of the President or Vice-President or two members of the Commission, and by the signature of the Secretary of the Commission.

SECTION HISTORY

Added by Ord. No. 159,375, Eff. 10-25-84.

Amended by: Ord. No. 159,605, Eff. 2-14-85.

Sec. 22.124. Duties of Commission Concerning Historic Preservation Overlay Zones.

The Commission shall perform those duties imposed on it by Sec. 12.20.3 of the Los Angeles Municipal Code.

SECTION HISTORY

Based on Ord. No. 121,971.

Formerly Sec. 22.128, Municipal Arts Department

Amended by: Ord. No. 153,893, Eff. 6-30-80, Oper. 7-1-80; Ord. No. 159,375, Eff. 10-25-84; Formerly Cultural Heritage Board, Ord. No. 159,605, Eff. 2-14-85.

Sec. 22.125. Inspection and Investigation.

The Commission shall inspect and investigate any site, building or structure in the City of Los Angeles which it has reason to believe is or will in the future be a historical or cultural

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monument.

SECTION HISTORY

Based on Ord. No. 121,971.

Formerly Sec. 22.129, Municipal Arts Department.

Amended by: Ord. No. 153,893, Eff. 6-30-80, Oper. 7-1-80; Ord. No. 159,375, Eff. 10-25-84; Formerly Cultural Heritage Board, Ord. No 159,605, Eff. 2-14-85.

Sec. 22.125.1. Temporary Stay of Demolition, Substantial Alteration or Removal Pending Designation.

If the City Council proposes on its own initiative that a site, building or structure be included in the list of historical or cultural monuments, or the commission determines that a proposed site, building or structure merits further consideration for inclusion in the list, then no permit for the demolition, substantial alteration or removal of that building, structure or site shall be issued, and no such site, building or structure, regardless of whether a permit exists or does not exist, shall be demolished, substantially altered or removed, pending final determination by the City Council that such site, building or structure shall or shall not be included in the list. The owner of the site, building or structure shall notify the Commission, in writing, whenever an application is made for a permit to demolish, substantially alter, or remove any such site, building or structure. The City Council shall act on the proposed inclusion to the list within 90 days of the Council or Commission action, whichever first occurs. The Council, by resolution, may extend the period for good cause for an additional 15 days. In acting on the proposed inclusion to the list, the Commission and the City Council shall proceed in accordance with Sections 22.126, 22.130 and 22.131.

EXCEPTION: If the Commission finds that the proposed site, building or structure does not meet the requirements for designation as a cultural or historic monument, then the temporary prohibition on the issuance of a permit to demolish, substantially alter or remove said site, building or structure and the temporary prohibition on demolition, substantial alteration or removal of said site, building or structure shall terminate, except when a site, building or structure was proposed by the Council on its own initiative for inclusion in the list.

SECTION HISTORY

Added by Ord. No. 150,048, Eff. 9-26-77.

Amended by: In Entirety, Ord. No. 162,102, Eff. 3-26-87; In Entirety, Ord. No. 176,941, Eff. 10-5-05.

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Sec. 22.126. List of Monuments and Procedures for Modification of List.

The Commission shall compile and maintain a current list of all such sites, buildings or structures which have been determined to be historical or cultural monuments. Such list shall contain a brief description of the site, building or structure, and the reasons for its inclusion in the list.

Prior to any modification of this list, the Commission shall solicit opinions and information regarding any sites for inclusion or deletion from such list from the office of the Council District in which the site is located and from any department or bureau of the City whose operations may be affected by the designation of such site on the list. No modification to the list of historical or cultural monuments shall be effective unless and until such modification has been adopted by the City Council by a majority vote.

The City Council may, on its own initiative, propose sites for inclusion or deletion from the list. The Commission after reviewing and investigating any such Council initiated amendment to the list, and after soliciting opinions and information regarding such potential site, shall approve or disapprove the proposed inclusion or deletion and submit a report upon such action to the City Council. In the event the Commission does not approve such Council proposed change to the list, the City Council may nonetheless adopt such change by a vote of two-thirds of the entire Council.

SECTION HISTORY

Based on Ord. No. 121,971.

Amended by: Ord. No. 154,252, Eff. 9-11-80.

Formerly Sec. 22.130, Municipal Arts Department.

Amended by: Ord. No. 153,893, Eff. 6-30-80, Oper. 7-1-80; Ord. No. 159,375, Eff. 10-25-84.

Formerly Cultural Heritage Board, Ord. No. 159,605, Eff. 2-14-85.

Sec. 22.127. Publication of List of Monuments.

The Commission shall publish and transmit to all interested parties the list referred to in Section 22.126 and shall disseminate any public information concerning the list or any site, building or structure contained therein, consistent with City Council policies and procedures.

SECTION HISTORY

Based on Ord. No. 121,971.

Official City of Los Angeles Charter (TM) and Administrative Code (TM)

Amended by: Ord. No. 154,252, Eff. 9-11-80.

Formerly Sec. 22.131, Municipal Arts Department.

Amended by: Ord. No. 153,893, Eff. 6-30-80, Oper. 7-1-80; Ord. No. 159,375, Eff. 10-25-84; Formerly Cultural Heritage Board, Ord. No. 159,605, Eff. 2-14-85.

Sec. 22.128. Preservation of Monuments.

The Commission shall take all steps necessary to preserve such monuments not in conflict with the public health, safety and general welfare, powers and duties of the City of Los Angeles, or its several boards, officers or departments. Such steps may include assistance in the creation of civic citizens' committees; assistance in the establishment of a private fund for the acquisition or restoration of such monuments; and recommendation that such monuments be acquired by a governmental agency where private acquisition is not feasible.

SECTION HISTORY

Based on Ord. No. 121,971.

Formerly Sec. 22.132, Municipal Arts Department.

Amended by: Ord. No. 153,893, Eff. 6-30-80, Oper. 7-1-80; Ord. No. 159,375, Eff. 10-25-84; Formerly Cultural Heritage Board, Ord. No. 159,605, Eff. 2-14-85.

Sec. 22.130. Definition of Monument.

For purposes of this article, an historical or cultural monument is 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, such as historic structures or sites in which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer, or architect whose individual genius influenced his age.

SECTION HISTORY

Based on Ord. No. 121,971.

Formerly Sec. 22.134, Municipal Arts Department.

Amended by: Ord. No. 153,893, Eff. 6-30-80, Oper. 7-1-80.

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Sec. 22.131. Notice of Designation and Subsequent Actions.

The Commission shall transmit to and maintain with the Departments of Building and Safety, Recreation and Parks, Board of Public Works and the Board of Education, current copies of the list of historical and cultural monuments. The Commission shall also notify the owner of each building, structure or site in writing of the fact that his or her property is included in the list, and shall give such person written notice of any further action which it takes with respect to such property. For purposes of this section, the owner of such property shall be deemed to be the person appearing as the owner of such property on the last Equalized Assessment Roll of the County of Los Angeles and appearing as the owner of such property on the records of the City clerk. If the records of the City Clerk and the County Assessor indicate the ownership in different persons, those persons appearing on each of such lists shall be notified. Such notice shall be mailed to the address shown on said Assessment Roll or the City Clerk's records, as applicable, as soon as practicable after the property is included in the list or the Commission takes any further action regarding it.

SECTION HISTORY

Based on Ord. No. 121,971.

Formerly Sec. 22.135, Municipal Arts Department.

Amended by: Ord. No. 153,893, Eff. 6-30-80, Oper. 7-1-80; Ord. No. 159,375, Eff. 10-25-84.

Formerly Cultural Heritage Board, Ord. No. 159,605, Eff. 2-14-85.

Sec. 22.132. Permits Required.

No permit for the demolition, substantial alteration or removal of any building, structure or site contained in said list shall be issued, and no such site, building or structure shall be demolished, substantially altered or removed by the City without first referring the matter to the Commission, except where the Superintendent of Building or the City Engineer determines that demolition, removal or substantial alteration of any such building, structure or site is immediately necessary in the interest of the public health, safety or general welfare.

SECTION HISTORY

Based on Ord. No. 121,971.

Formerly Sec. 22.136, Municipal Arts Department.

Amended by: Ord. No. 153,893, Eff. 6-30-80, Oper. 7-1-80; Ord. No. 159,375, Eff. 10-25-84.

Formerly Cultural Heritage Board, Ord. No. 159,605, Eff. 2-14-85.

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Sec. 22.133. Time for Objection by the Commission.

Where any matters subject to Sec. 22.132 of this Code are referred to the Commission, it shall have 15 days from the date of such notification within which to object to the proposed demolition, major alteration or removal. If no such objection is filed with the appropriate Department or Board within the said 15 days, all such objections shall be deemed to have been waived. If the Commission objects to the proposed demolition, major alteration or removal, it shall file its objection with the appropriate Department or Board. The filing of such objection shall suspend the issuance of such permit, the demolition or major alteration of such building or structure or the removal of such site for a period of not less than 30 nor more than 180 days, during which time the Commission shall take such steps within the scope of its powers and duties as it determines are necessary for the preservation of the site, building or structure to be demolished, altered or removed. At the end of the first 30 days, the proponents of preservation of the building, structure or site shall report their progress to the Commission which may, upon review of the progress report, withdraw and cancel the objection to the proposed demolition, major alteration or removal. If the Commission determines, upon the basis of said progress report to withdraw and cancel any such objection, it shall promptly notify the Department or Board concerned of its action. Upon receipt of such notification, the permit may be issued and the building, structure or site may be demolished, altered or removed, as the case may be. If at the end of the first 100 days of the aforesaid 180 day period it is found that the preservation of the site, building or structure cannot be fully accomplished within the 180 day period, and the Commission determines that such preservation can be satisfactorily completed within an additional period not to exceed 180 days, the Commission may recommend to the City Council that a request for extension be made to the appropriate Department or Board. Such recommendation shall set forth the reasons therefor and the progress to date of the steps taken to preserve the monument. If it appears that preservation may be completed within the time requested, the City Council may approve such request for extension and upon such approval shall request the appropriate Department or Board to grant an extension of time not to exceed 180 days for the purpose of completing the same. The Department or Board to which such request is made shall grant such extension, except where it determines that granting such an extension is not in the best interest of the public health, safety or general welfare. No such request for such extension shall be made after the expiration of the original 180 day suspension period.

SECTION HISTORY

Based on Ord. No. 121,971.

Formerly Sec. 22.137. Municipal Arts Department.

Amended by: Ord. No. 153,893. Eff. 6-30-80, Oper. 7-1-80; Ord. No. 159,375, Eff. 10-25-84.

Formerly Cultural Heritage Board, Ord. No. 159,605. Eff. 2-14-85.

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Sec. 22.134. No Right to Acquire Property.

The Commission shall have no power or right to acquire any property for or on behalf of itself or the City of Los Angeles, nor shall it acquire or hold any money for itself or on behalf of the City.

SECTION HISTORY

Based on Ord. No. 121,971.

Formerly Sec. 22.138, Municipal Arts Department.

Amended by: Ord. No. 153,893, Eff. 6-30-80, Oper. 7-1-80; Ord. No. 159,375, Eff. 10-25-84.

Formerly Cultural Heritage Board, Ord. No. 159,605, Eff. 2-14-85.

Sec. 22.135. Rules and Regulations of the Commission.

The Commission may adopt such rules and regulations as are necessary to carry out the purpose and intent of this article.

SECTION HISTORY

Based on Ord. No. 121,971.

Formerly Sec. 22.139, Municipal Arts Department.

Amended by: Ord. No. 153,893, Eff. 6-30-80, Oper. 7-1-80; Ord. No. 159,375, Eff. 10-25-84.

Formerly Cultural Heritage Board, Ord. No. 159,605, Eff. 2-14-85.

Sec. 22.136. Cooperation with the Commission.

All Boards, Commissions, Departments and Officers of the City shall cooperate with the Commission in carrying out the spirit and intent of this article.

SECTION HISTORY

Based on Ord. No. 121,971.

Formerly Sec. 22.140, Municipal Arts Department.

Amended by: Ord. No. 153,893, Eff. 6-30-80, Oper. 7-1-80; Ord. No. 159,375, Eff. 10-25-84.

Formerly Cultural Heritage Board, Ord. No. 159,605, Eff. 2-14-85.