DEPARTMENT OF
CITY PLANNING
OFFICE OF HISTORIC RESOURCES
200 N. SPRING STREET, ROOM 620
LOS ANGELES, CA 90012-4801
(213) 978-1200

CULTURAL HERITAGE COMMISSION

RICHARD BARRON
PRESIDENT
ROELLA H. LOUIE
VICE-PRESIDENT

TARA J. HAMACHER
GAIL KENNARD
OZ SCOTT

FELY C. PINGOL
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1294

# CITY OF LOS ANGELES
CALIFORNIA

ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

MICHAEL LOGRANDE
DIRECTOR
(213) 978-1271

ALAN BELL, AICP
DEPUTY DIRECTOR
(213) 978-1272

LISA WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
(213) 978-1270
www.planning.lacity.org

Date: OCT 28 2013

Los Angeles City Council
Room 395, City Hall
200 North Spring Street, Room 410
Los Angeles, California 90012

Attention: Sharon Gin, Legislative Assistant
Planning and Land Use Management Committee

CASE NUMBER: **CHC-2013-2350-HCM**
**2494 GOWER STREET BUNGALOW COURT**
**2494 N. GOWER STREET**

At the Cultural Heritage Commission meeting of **October 17, 2013**, the Commission moved to include the above property in the list of Historic-Cultural Monument, subject to adoption by the City Council.

As required under the provisions of Section 22.171.10 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 the guidelines set forth in Section 22.171 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 first occurs. 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 Kennard
Seconded: Commissioner Barron
Ayes: Commissioner Hamacher
Absent: Commissioners Louie and Scott

**Vote:** **3-0**

Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Application

c: Councilmember Tom LaBonge, Fourth Council District
Judy Marks
GIS

DEPARTMENT OF
**CITY PLANNING**
OFFICE OF HISTORIC RESOURCES
200 N. SPRING STREET, ROOM 620
LOS ANGELES, CA 90012-4801
(213) 978-1200

CULTURAL HERITAGE COMMISSION

RICHARD BARRON
PRESIDENT
ROELLA H. LOUIE
VICE-PRESIDENT

TARA J. HAMACHER
GAIL KENNARD
OZ SCOTT

FELY C. PINGOL
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1294

# CITY OF LOS ANGELES
CALIFORNIA

ERIC GARCETTI
MAYOR

**EXECUTIVE OFFICES**

MICHAEL LOGRANDE
DIRECTOR
(213) 978-1271

ALAN BELL, AICP
DEPUTY DIRECTOR
(213) 978-1272

LISA WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
(213) 978-1270

www.planning.lacity.org

OCT 28 2013

Date:

Mark Howell
8800 Venice Boulevard #201
Los Angeles, CA 90034

**CERTIFIED MAIL**
**RETURN RECEIPT REQUESTED**

CASE NUMBER: **CHC-2013-2350-HCM**
**2494 GOWER STREET BUNGALOW COURT**
**2494 N. GOWER STREET**

As you will note from the attached copy of our communication to the Los Angeles City Council, the Cultural Heritage Commission has moved to include the above-referenced property in the list of Historic-Cultural monuments, subject to adoption by the City Council.

In due course, our transmittal will be given a council file number and will be referred to the Council's Planning and Land Use Management Committee for review and recommendation. If you are interested in attending the Council Committee meeting, you should call Sharon Gin at (213) 978-1074 for information as to the time and place of the Committee and City Council meetings regarding this matter. Please give Ms. Gin at least one week from the date of this letter to schedule this item on the Committee Agenda before you call her.

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

| | |
|---|---|
| Moved: | Commissioner Kennard |
| Seconded: | Commissioner Barron |
| Ayes: | Commissioner Hamacher |
| Absent: | Commissioners Louie and Scott |

**Vote:** **3-0**

Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Application

c: Councilmember Tom LaBonge, Fourth Council District
Judy Marks
GIS

ITEM 15

# Los Angeles Department of City Planning
## RECOMMENDATION REPORT

**CULTURAL HERITAGE COMMISSION**

**CASE NO.: CHC-2013-2350-HCM**
**ENV-2013-2352-CE**

**HEARING DATE:** October 17, 2013
**TIME:** 10:00 AM
**PLACE:** City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 2494 N. Gower Street
Council District: 4
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Hollywood United
Legal Description: Lot 9 of TR 9518

**PROJECT:** Historic-Cultural Monument Application for the 2494 GOWER STREET BUNGALOW COURT

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

**OWNER:** Mark Howell
8800 Venice Blvd, #201
Los Angeles, CA 90034

1962 N. Curson Ave.
Los Angeles, CA 90046

**APPLICANT:** Judy Marks
2572 Glen Green St.
Los Angeles, CA 90068

**RECOMMENDATION** **That the Cultural Heritage Commission:**

1. **Declare the property** a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.

2. **Adopt** the report findings.

MICHAEL J. LOGRANDE
Director of Planning

Ken Bernstein, AICP, Manager
Office of Historic Resources

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

## FINDINGS

1) 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 the Storybook style.

2) The property reflects "the broad cultural, economic, or social history of the nation, State or community" for its association with the early development of Beachwood Canyon.

## 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.

## SUMMARY

Built in 1921 and 1923, and located in the Beachwood Canyon area of Hollywood, this bungalow court exhibits character-defining features of the Storybook style. The four subject buildings are rectangular in plan with gabled roofs and molded parapets arranged around a central courtyard. Buildings are all two-story, wood frame construction sheathed in stucco. Entrances are arched, two-part Dutch doors with steel-strap hinges and inset-jeweled paneled glass. Entry doors are flanked by two small rectangular windows featuring a decorative ledge beneath them and covered by an eyebrow dormer projecting from the edge of the roof. Windows have operable wooden shutters with three patterned diamond cutouts on each shutter. Each bungalow also features a Juliet balcony on the primary façade, with a wooden ledge, balustrade, and eyebrow arched attic vents at the gable ends. The bungalow court is covered in dense vegetation and shrubbery.

Built in 1921, the first building built on the subject parcel was constructed by its owner-architect, Chas B. Bell and is currently identified as "Bungalow 3." The other three units were built in 1923 by the Burrell & Hamrick construction company and were designed with the same style and architectural features as the first building.

The subject property's interiors were not made available for documentation as part of the Historic-Cultural Monument application. Smooth plaster walls, wood trim, and arched doorways are visible from the exterior.

## DISCUSSION

The 2494 Gower Street Bungalow Court historic property successfully meets two of the specified Historic-Cultural Monument criteria: 1) "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" and 2) reflects "the broad cultural, economic, or social history of the nation, State or community." As a representative of the distinctive Storybook style and part of the early

development of the Beachwood Canyon area of Hollywood, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

## CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") REVIEW

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 2494 Gower Street Bungalow Court property as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic structures. The Secretary of the Interior's Standards of 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 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 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.

# HISTORIC-CULTURAL MONUMENT
## APPLICATION

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

### IDENTIFICATION

1. NAME OF PROPOSED MONUMENT 2494 N. GOWER ST.
2. STREET ADDRESS 2494 N. GOWER STREET
   CITY Los Angeles ZIP CODE 90068 COUNCIL DISTRICT CD-4
3. ASSESSOR'S PARCEL NO. 5585019029
4. COMPLETE LEGAL DESCRIPTION: TRACT TR 3518
   BLOCK None LOT(S) 9 ARB. NO. NONE
5. RANGE OF ADDRESSES ON PROPERTY 2488, 2490, 2492, 2494
6. PRESENT OWNER MARK HOWELL
   STREET ADDRESS 8800 VENICE BLVD #201 E-MAIL ADDRESS:
   CITY LOS ANGELES STATE CA ZIP CODE 90034 PHONE (310) 559-9661
   OWNERSHIP: PRIVATE X PUBLIC
7. PRESENT USE RESIDENTIAL ORIGINAL USE RESIDENTIAL

### DESCRIPTION

8. ARCHITECTURAL STYLE "STORYBOOK" BUNGALOW COURT
   (SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DECRIPTION WORK SHEET. 1 PAGE MAXIMUM)

SEE ATTACHED

# HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT 2494 N. GOWER ST.

10. CONSTRUCTION DATE: 1923 FACTUAL: ☒ ESTIMATED: ☐

11. ARCHITECT, DESIGNER, OR ENGINEER CHAS. B. BELL / BURRELL? HAMRICK

12. CONTRACTOR OR OTHER BUILDER

13. DATES OF ENCLOSED PHOTOGRAPHS JUNE 2013
(1 8X10 BLACK AND WHITE GLOSSY AND 1 DIGITAL E-MAILED TO CULTURALHERITAGECOMMISSION@LACITY.ORG)

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

15. ALTERATIONS

16. THREATS TO SITE: ☐ NONE KNOWN ☒ PRIVATE DEVELOPMENT ☐ VANDALISM ☐ PUBLIC WORKS PROJECT ☐ ZONING ☐ OTHER

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

## SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE (SEE ALSO SIGNIFICANCE WORK SHEET. 750 WORDS MAXIMUM IF USING ADDITIONAL SHEETS)

SEE ATTACHED

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES)

SEE ATTACHED

20. DATE FORM PREPARED JUNE 24, 2013 PREPARER'S NAME JUDY MARKS

ORGANIZATION - private citizen STREET ADDRESS 2572 Glen Green St.

CITY Los Angeles STATE CA ZIP CODE 90068 PHONE (323) 646-2006

E-MAIL ADDRESS: judy.jrmarks@gmail.com

9. **Present Physical Description of Site and Structures:**
The property is an irregularly shaped parcel measuring approximately 8,137 square feet. The site is landscaped with mature trees, grass and shrubs with a rail fence facing Gower Street. The property is accessed through two openings on Gower Street and a rear entry next to the garage on Gower.

**Residences- Exterior**
There are 4 stand alone rectangular wood frame and stucco one bedroom cottages on the property. They are oriented toward the central courtyard with bungalow 4 being the exception. (See attached sketch.) Three of the cottages are one-story and listed as being 672 square feet. Bungalow 4 is accessed from a ground level stair and the living area is above. It is also listed at 672 square feel. All four cottages have their original two-part Dutch Door with strap hinges and inset Jeweled paneled glass. All of the doors are framed by two small windows supported by a decorative ledge. The roofs are simple gabled roofs with a swept curve over each entry door. The roofs appear to be of a composite material. The large windows on Cottage One are original with the exception of one window, which has been replaced by an aluminum frame. The remainder of the central façade windows on all of the cottages are all wood casement windows with (2) 8 light panels. These windows are bordered by Board and Batten shutters with three diamond cutouts in a decorative pattern. When closed, these shutters appear to fit within the casements. On the secondary façade on Bungalow 1, one of the casement windows has been replaced by jalousie panels. Windows on the other three bungalow secondary facades are consistently arched or square casement windows.
Each bungalow also has a "Juliet Balcony" on the primary façade. There are vents on each secondary façade with a sweep border, echoing the sweep over the central door. Each Bungalow also has what appears to be chimney. Although interior photos reveal this to be a conceit, and the chimneys are merely decorative.

**Interiors:**
We were not invited to see the interiors of the cottages, although some of the interior of Cottage 4 was visible through the windows. The walls appear to be smooth stucco plaster with wood trim. Arched wood doors appear to be original as well as glass crystal doorknobs. The interiors also seem to contain archways dividing the living and dining area. In the unit we have photos of, there are wood floors, and the area surrounding the faux fireplace appears to be etched decorative plaster.

Character Defining Features:
- Overall arrangement of buildings around a central courtyard
- Gabled roof with molded parapets
- Textured stucco exterior wall cladding
- Wood casement windows
- Wood Dutch Front Doors with strap hinges

- Board and Batten decorative Shutters
- Juliette Balconies
- Twin Decorative windows with supported ledge

18. **Significance**

The property at 2494 North Gower Street is a 4 unit bungalow court constructed in 1921/1923. Designed in the "Fairy Tale Picturesque Cottage Style" by builder Burrell & Hamirick and owner/contractor/architect Chas. B. Bell. The site is composed of 4 separate and distinct bungalows surrounding a central courtyard. 3 of the buildings are one-story and one building is two-story bungalow. The Bungalow court is significant for its association with the development of the Hollywood area of Los Angeles during the 1920's and it embodies the distinctive elements associated with bungalow courts and the architectural style commonly associated with the Hollywoodland development north of the property.

The period of significance for the property is 1921 -1923 reflecting the initial design and construction of the court.

**Bungalow Context**

According to Robert Winter in his treatise entitled The California Bungalow the origins of the bungalow court go back to the religious campgrounds of Chautauqua, Martha's Vineyard and Winona Lake in Indiana. The first bungalow court in the United States may well be St. Francis Court in Pasadena. Architect Sylvanus Marston first presented his plans to the city in May of 1909. Alfred Heineman also had Los Robles court in construction by 1910.

"Characteristics of Marston's design include an even number of detached one-story bungalows arranged around a central open space; the unified appearance of individual units; separate unit entrances with front porches; and high quality interiors, including many built-ins. These design elements would become character-defining features of the bungalow court."

***Early Development of Hollywood***

"Hollywood began as a farming community in the 1870s, with hundreds of acres planted in citrus orchards, tomatoes, peas, beans, and chili peppers. In 1887, the town was subdivided by Harvey Wilcox. However, there was little development in the area until 1903, when Hollywood was incorporated as an independent city. The city's population at the time of its incorporation was just 700.

During the settlement's early years, Hollywood's main street, Prospect Boulevard (now Hollywood Boulevard), was lined with pepper trees and large Queen Anne and Mission Revival residences on vast garden-filled lots of nearly 20,000 square feet. In 1907, a census of Hollywood found that over 75% of the houses in Hollywood were owner-occupied. The more transient population later associated

with the area had not yet become the norm.

Hollywood's development continued in this vein until World War I, when the commercial development of Hollywood Boulevard began to accelerate. Small stores, a post office, a hotel, and other retail establishments clustered at major intersections, particularly at Vine Street, Highland Avenue and Cahuenga Boulevard. As the local population grew, Hollywood's commercial center expanded, overtaking residential portions of the boulevard. By the start of the 1920s, Hollywood Boulevard had evolved into the main thoroughfare of the area's burgeoning commercial district.

In order to meet the demands of this increasingly urban center, many two- and three-story commercial buildings were constructed. Hollywood's first mid-rise commercial structures were built during the latter half of the 1920s, the area's most intense period of development. These included buildings on Cahuenga Boulevard, Vine Street and Highland Avenue. Movie palaces, formerly located only in downtown Los Angeles, came to Hollywood, a natural outgrowth of the movie industry that was driving much of the local development. Bookstores, restaurants, clothing stores, and department stores catered to the growing population that lived and worked in and around the Hollywood area. Hollywood's commercial center was Los Angeles' first outside of downtown.

Between 1910 and 1920 Hollywood's population increased from 5,000 to 36,000. Writing in 1937's *History of Hollywood*, Edwin O. Palmer observes that "agriculture was practically abandoned, being replaced by businesses and high-class residences, *bungalow courts* and apartments...This great growth was undoubtedly due to motion picture business (emphasis added) . Hollywood's first film studio was established on the northwest corner of Sunset Boulevard and Gower Street in 1911. Nestor Studios was drawn to the area for its predictable weather and varied landscapes that were ideal for the production of motion pictures. Impressed with the company's success in Hollywood, other studios soon followed. Within months of Nestor's arrival, fifteen companies were shooting in and around Hollywood. By 1926, the weekly payroll in the local film industry reached two million dollars.

The population grew rapidly to support the new industry, and by the late teens and early twenties scores of small independent studios were operating in Hollywood, transforming the area from a residential community of spacious homes on large lots to an active urban center. By the end of the 1920s, Hollywood's population had soared to 50,000. As Hollywood Boulevard became more commercial, the residential cross-streets to the north and south began to be developed with increasing density. New residential housing types began to populate these streets, including apartment houses, residential hotels, and bungalow courts."[1]

---

[1] Kari Folwer. National Register of Historic Places Nomination for 1544 N. Serrano

**Beachwood Canyon Development**

The widespread ownership of the automobile made development outside of the city proper possible. Whereas the hills had remained relatively unreachable up until the late teens, once everyone could afford a car, no terrain was off-limits. Development in the hills flourished once residents were no longer reliant on the streetcar lines.
Bungalow courts started to be built in Hollywood around 1910 with the greater housing demands of a new city. The development of the Beachwood Canyon area started in about 1913 with the paving of Beachwood Canyon. The area north of Gower remained a dirt road until the start of the Hollywoodland development in 1923.

What set the Hollywoodland development apart from other subdivisions in the city was its marketing and accessibility to the middle class homeowner. Grand fantasy homes shown in early films like "Ivanhoe" "Ramona" and "Intolerance" could be scaled down and built to one's own specifications. No longer were residential palaces unique to robber barons or railroad tycoons. Some of the early residents of Beachwood Canyon were screenwriters, producers, Easterners seeking the health benefits of a warmer climate, actors, art dealers, and novelists.
The storybook fantasy architecture of the Hollywoodland tract was promoted by Harry Chandler of the Los Angeles Times and M.H. Sherman of the Pacific Electric Railway Company. They brought in developer S.H. Woodruff and Tracy E. Shoults to develop the site. The site at 2494 North Gower was developed \concomitantly. The sales office of Hollywoodland Realty was done in a Fairy-tale cottage style by architect John DeLario. It set the tone for the many fantasy style buildings that followed. A boon to the area was the added attraction of Lake Hollywood. Filled in 1923, it was part of an extensive network or reservoirs dotted throughout Los Angeles and offered picturesque views from the "castles" on the hills.

Design restrictions in the Hollywoodland Tract were in place for fifty years. "Homes however, needed to be designed with European Influence, the styles restriced to a French Normandy, Tudor, English, Mediterranean, and Spanish. A homeowner could build a castle or a farmhouse. What mattered were artistic choices not economic ones. "[2]

"Historically, Hollywood contained large colonies of bungalow courts, located just blocks away from the big studios and various other supporting services to the film

---

Avenue. Used with permission
[2] Greg Williams. The Story of Hollywoodland, Papavasilopoulos Press 1992. Page 2

industry. Today, however, bungalow courts in Hollywood are increasingly rare. With rising land values and intensifying development pressures, low-density multiple family housing in Los Angeles is a thing of the past, and remaining examples are being demolished at an alarming rate. The bungalow court as a housing type is obsolete, and the double lots they occupy are highly appealing to developers who replace them with multi- story buildings with larger units and subterranean parking.

In February 2008, a windshield survey of extant bungalow courts was conducted for the portion of Hollywood immediately north and south of Hollywood Boulevard. Examining the area bounded by Franklin Avenue on the north, Normandie Avenue on the east, Sunset Boulevard on the south, and La Brea Avenue on the west, a total of forty-two bungalow courts were found. Of these, twenty-six appeared to retain good integrity. The remaining properties have been somewhat or substantially altered over time. Sanborn maps of the same area show approximately 100 existing bungalow courts in 1955. In the intervening years, approximately three-quarters of the bungalows courts that were extant in 1955 have been compromised or lost completely due to alteration or demolition. It is unknown how many additional bungalow courts may have been lost prior to 1955."[3]

[3] Kari Fowler ibid. Used with Permission

19. **Sources**


Bakalinksky, Adam. Stairway Walks in Los Angeles. Berkeley: Wilderness Press 1990.

Burrand, L.J. Hollywoodland. Los Angeles: S. H. Woodruff 1923

Chase, John. G. Glitter Stucco and Dumpster Diving. New York: Verso 2000.

Fowler, Kari. National Register of Historic Places Nomination of Bungalow Court at 1544 N. Serrano Street. 2010. United States Department of the Interior National Park Service.

Gill, Brendan. The Dream Come True: Great House of Los Angeles. New York:Lippincott & Crowell 1980.

Hollywoodland: five minutes from Hollywood's Great White Way: a pictorial record of actual photographs taken in this distinctive homeplace. Los Angeles: S.H. Woodruff, Hollywood Tract Office, 1924.

Norman, Barry, The Story of Hollywood. New York: New American Library 1987.

Ovnick, Merry. Los Angeles: The End of the Rainbow . Los Angeles: Balcony Press, 1984.

Williams, Greg. The Story of Hollywoodland. Los Angeles: Papavasilopoulos Press. 1992.

Winter, Robert. The California Bungalow. Los Angeles: Hennessey + Ingalls, 1980.

ITEM 15

# Los Angeles Department of City Planning
## RECOMMENDATION REPORT

**CULTURAL HERITAGE COMMISSION**

**CASE NO.: CHC-2013-2350-HCM**
**ENV-2013-2352-CE**

**HEARING DATE:** October 17, 2013
**TIME:** 10:00 AM
**PLACE:** City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 2494 N. Gower Street
Council District: 4
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Hollywood United
Legal Description: Lot 9 of TR 9518

**PROJECT:** Historic-Cultural Monument Application for the 2494 GOWER STREET BUNGALOW COURT

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

**OWNER:** Mark Howell
8800 Venice Blvd, #201
Los Angeles, CA 90034

1962 N. Curson Ave.
Los Angeles, CA 90046

**APPLICANT:** Judy Marks
2572 Glen Green St.
Los Angeles, CA 90068

**RECOMMENDATION** **That the Cultural Heritage Commission:**

1. **Declare the property** a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.

2. **Adopt** the report findings.

MICHAEL J. LOGRANDE
Director of Planning

Ken Bernstein, AICP, Manager
Office of Historic Resources

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

## FINDINGS

1) 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 the Storybook style.

2) The property reflects "the broad cultural, economic, or social history of the nation, State or community" for its association with the early development of Beachwood Canyon.

## 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.

## SUMMARY

Built in 1921 and 1923, and located in the Beachwood Canyon area of Hollywood, this bungalow court exhibits character-defining features of the Storybook style. The four subject buildings are rectangular in plan with gabled roofs and molded parapets arranged around a central courtyard. Buildings are all two-story, wood frame construction sheathed in stucco. Entrances are arched, two-part Dutch doors with steel-strap hinges and inset-jeweled paneled glass. Entry doors are flanked by two small rectangular windows featuring a decorative ledge beneath them and covered by an eyebrow dormer projecting from the edge of the roof. Windows have operable wooden shutters with three patterned diamond cutouts on each shutter. Each bungalow also features a Juliet balcony on the primary façade, with a wooden ledge, balustrade, and eyebrow arched attic vents at the gable ends. The bungalow court is covered in dense vegetation and shrubbery.

Built in 1921, the first building built on the subject parcel was constructed by its owner-architect, Chas B. Bell and is currently identified as "Bungalow 3." The other three units were built in 1923 by the Burrell & Hamrick construction company and were designed with the same style and architectural features as the first building.

The subject property's interiors were not made available for documentation as part of the Historic-Cultural Monument application. Smooth plaster walls, wood trim, and arched doorways are visible from the exterior.

## DISCUSSION

The 2494 Gower Street Bungalow Court historic property successfully meets two of the specified Historic-Cultural Monument criteria: 1) "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" and 2) reflects "the broad cultural, economic, or social history of the nation, State or community." As a representative of the distinctive Storybook style and part of the early

development of the Beachwood Canyon area of Hollywood, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

## CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") REVIEW

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 2494 Gower Street Bungalow Court property as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic structures. The Secretary of the Interior's Standards of 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 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 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.

# HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

## IDENTIFICATION

1. NAME OF PROPOSED MONUMENT 2494 N. GOWER ST.
2. STREET ADDRESS 2494 N. GOWER STREET
   CITY Los Angeles ZIP CODE 90068 COUNCIL DISTRICT CD-4
3. ASSESSOR'S PARCEL NO. 5585019029
4. COMPLETE LEGAL DESCRIPTION: TRACT TR 3518
   BLOCK None LOT(S) 9 ARB. NO. NONE
5. RANGE OF ADDRESSES ON PROPERTY 2488, 2490, 2492, 2494
6. PRESENT OWNER MARK HOWELL
   STREET ADDRESS 8800 VENICE BLVD #201 E-MAIL ADDRESS:
   CITY LOS ANGELES STATE CA ZIP CODE 90034 PHONE (310) 559-9661
   OWNERSHIP: PRIVATE X PUBLIC
7. PRESENT USE RESIDENTIAL ORIGINAL USE RESIDENTIAL

## DESCRIPTION

8. ARCHITECTURAL STYLE "STORYBOOK" BUNGALOW COURT
   (SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DECRIPTION WORK SHEET. 1 PAGE MAXIMUM)

SEE ATTACHED

# HISTORIC-CULTURAL MONUMENT
## APPLICATION

NAME OF PROPOSED MONUMENT 2494 N. GOWER ST.

10. CONSTRUCTION DATE: 1923 FACTUAL: ☒ ESTIMATED: ☐

11. ARCHITECT, DESIGNER, OR ENGINEER CHAS. B. BELL / BURRELL? HAMRICK

12. CONTRACTOR OR OTHER BUILDER

13. DATES OF ENCLOSED PHOTOGRAPHS JUNE 2013
(1 8X10 BLACK AND WHITE GLOSSY AND 1 DIGITAL E-MAILED TO CULTURAL HERITAGE COMMISSION@LACITY.ORG)

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

15. ALTERATIONS

16. THREATS TO SITE: ☐ NONE KNOWN ☒ PRIVATE DEVELOPMENT ☐ VANDALISM ☐ PUBLIC WORKS PROJECT ☐ ZONING ☐ OTHER

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

### SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE (SEE ALSO SIGNIFICANCE WORK SHEET. 750 WORDS MAXIMUM IF USING ADDITIONAL SHEETS)

SEE ATTACHED

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES)

SEE ATTACHED

20. DATE FORM PREPARED JUNE 24, 2013 PREPARER'S NAME JUDY MARKS

ORGANIZATION private citizen STREET ADDRESS 2572 Glen Green St.

CITY Los Angeles STATE CA ZIP CODE 90068 PHONE (323) 646-2006

E-MAIL ADDRESS: judy.jrmarks@gmail.com

9. **Present Physical Description of Site and Structures:**
The property is an irregularly shaped parcel measuring approximately 8,137 square feet. The site is landscaped with mature trees, grass and shrubs with a rail fence facing Gower Street. The property is accessed through two openings on Gower Street and a rear entry next to the garage on Gower.

**Residences- Exterior**
There are 4 stand alone rectangular wood frame and stucco one bedroom cottages on the property. They are oriented toward the central courtyard with bungalow 4 being the exception. (See attached sketch.) Three of the cottages are one-story and listed as being 672 square feet. Bungalow 4 is accessed from a ground level stair and the living area is above. It is also listed at 672 square feel. All four cottages have their original two-part Dutch Door with strap hinges and inset Jeweled paneled glass. All of the doors are framed by two small windows supported by a decorative ledge. The roofs are simple gabled roofs with a swept curve over each entry door. The roofs appear to be of a composite material. The large windows on Cottage One are original with the exception of one window, which has been replaced by an aluminum frame. The remainder of the central façade windows on all of the cottages are all wood casement windows with (2) 8 light panels. These windows are bordered by Board and Batten shutters with three diamond cutouts in a decorative pattern. When closed, these shutters appear to fit within the casements. On the secondary façade on Bungalow 1, one of the casement windows has been replaced by jalousie panels. Windows on the other three bungalow secondary facades are consistently arched or square casement windows.
Each bungalow also has a "Juliet Balcony" on the primary façade. There are vents on each secondary façade with a sweep border, echoing the sweep over the central door. Each Bungalow also has what appears to be chimney. Although interior photos reveal this to be a conceit, and the chimneys are merely decorative.

**Interiors:**
We were not invited to see the interiors of the cottages, although some of the interior of Cottage 4 was visible through the windows. The walls appear to be smooth stucco plaster with wood trim. Arched wood doors appear to be original as well as glass crystal doorknobs. The interiors also seem to contain archways dividing the living and dining area. In the unit we have photos of, there are wood floors, and the area surrounding the faux fireplace appears to be etched decorative plaster.

Character Defining Features:
- Overall arrangement of buildings around a central courtyard
- Gabled roof with molded parapets
- Textured stucco exterior wall cladding
- Wood casement windows
- Wood Dutch Front Doors with strap hinges

- Board and Batten decorative Shutters
- Juliette Balconies
- Twin Decorative windows with supported ledge

18. **Significance**

The property at 2494 North Gower Street is a 4 unit bungalow court constructed in 1921/1923. Designed in the "Fairy Tale Picturesque Cottage Style" by builder Burrell & Hamirick and owner/contractor/architect Chas. B. Bell. The site is composed of 4 separate and distinct bungalows surrounding a central courtyard. 3 of the buildings are one-story and one building is two-story bungalow. The Bungalow court is significant for its association with the development of the Hollywood area of Los Angeles during the 1920's and it embodies the distinctive elements associated with bungalow courts and the architectural style commonly associated with the Hollywoodland development north of the property.

The period of significance for the property is 1921 -1923 reflecting the initial design and construction of the court.

**Bungalow Context**

According to Robert Winter in his treatise entitled The California Bungalow the origins of the bungalow court go back to the religious campgrounds of Chautauqua, Martha's Vineyard and Winona Lake in Indiana. The first bungalow court in the United States may well be St. Francis Court in Pasadena. Architect Sylvanus Marston first presented his plans to the city in May of 1909. Alfred Heineman also had Los Robles court in construction by 1910.

"Characteristics of Marston's design include an even number of detached one-story bungalows arranged around a central open space; the unified appearance of individual units; separate unit entrances with front porches; and high quality interiors, including many built-ins. These design elements would become character-defining features of the bungalow court."

***Early Development of Hollywood***

"Hollywood began as a farming community in the 1870s, with hundreds of acres planted in citrus orchards, tomatoes, peas, beans, and chili peppers. In 1887, the town was subdivided by Harvey Wilcox. However, there was little development in the area until 1903, when Hollywood was incorporated as an independent city. The city's population at the time of its incorporation was just 700.

During the settlement's early years, Hollywood's main street, Prospect Boulevard (now Hollywood Boulevard), was lined with pepper trees and large Queen Anne and Mission Revival residences on vast garden-filled lots of nearly 20,000 square feet. In 1907, a census of Hollywood found that over 75% of the houses in Hollywood were owner-occupied. The more transient population later associated

with the area had not yet become the norm.

Hollywood's development continued in this vein until World War I, when the commercial development of Hollywood Boulevard began to accelerate. Small stores, a post office, a hotel, and other retail establishments clustered at major intersections, particularly at Vine Street, Highland Avenue and Cahuenga Boulevard. As the local population grew, Hollywood's commercial center expanded, overtaking residential portions of the boulevard. By the start of the 1920s, Hollywood Boulevard had evolved into the main thoroughfare of the area's burgeoning commercial district.

In order to meet the demands of this increasingly urban center, many two- and three-story commercial buildings were constructed. Hollywood's first mid-rise commercial structures were built during the latter half of the 1920s, the area's most intense period of development. These included buildings on Cahuenga Boulevard, Vine Street and Highland Avenue. Movie palaces, formerly located only in downtown Los Angeles, came to Hollywood, a natural outgrowth of the movie industry that was driving much of the local development. Bookstores, restaurants, clothing stores, and department stores catered to the growing population that lived and worked in and around the Hollywood area. Hollywood's commercial center was Los Angeles' first outside of downtown.

Between 1910 and 1920 Hollywood's population increased from 5,000 to 36,000. Writing in 1937's *History of Hollywood*, Edwin O. Palmer observes that "agriculture was practically abandoned, being replaced by businesses and high-class residences, *bungalow courts* and apartments...This great growth was undoubtedly due to motion picture business (emphasis added) . Hollywood's first film studio was established on the northwest corner of Sunset Boulevard and Gower Street in 1911. Nestor Studios was drawn to the area for its predictable weather and varied landscapes that were ideal for the production of motion pictures. Impressed with the company's success in Hollywood, other studios soon followed. Within months of Nestor's arrival, fifteen companies were shooting in and around Hollywood. By 1926, the weekly payroll in the local film industry reached two million dollars.

The population grew rapidly to support the new industry, and by the late teens and early twenties scores of small independent studios were operating in Hollywood, transforming the area from a residential community of spacious homes on large lots to an active urban center. By the end of the 1920s, Hollywood's population had soared to 50,000. As Hollywood Boulevard became more commercial, the residential cross-streets to the north and south began to be developed with increasing density. New residential housing types began to populate these streets, including apartment houses, residential hotels, and bungalow courts."[1]

---

[1] Kari Folwer. National Register of Historic Places Nomination for 1544 N. Serrano

**Beachwood Canyon Development**

The widespread ownership of the automobile made development outside of the city proper possible. Whereas the hills had remained relatively unreachable up until the late teens, once everyone could afford a car, no terrain was off-limits. Development in the hills flourished once residents were no longer reliant on the streetcar lines.
Bungalow courts started to be built in Hollywood around 1910 with the greater housing demands of a new city. The development of the Beachwood Canyon area started in about 1913 with the paving of Beachwood Canyon. The area north of Gower remained a dirt road until the start of the Hollywoodland development in 1923.

What set the Hollywoodland development apart from other subdivisions in the city was its marketing and accessibility to the middle class homeowner. Grand fantasy homes shown in early films like "Ivanhoe" "Ramona" and "Intolerance" could be scaled down and built to one's own specifications. No longer were residential palaces unique to robber barons or railroad tycoons. Some of the early residents of Beachwood Canyon were screenwriters, producers, Easterners seeking the health benefits of a warmer climate, actors, art dealers, and novelists.
The storybook fantasy architecture of the Hollywoodland tract was promoted by Harry Chandler of the Los Angeles Times and M.H. Sherman of the Pacific Electric Railway Company. They brought in developer S.H. Woodruff and Tracy E. Shoults to develop the site. The site at 2494 North Gower was developed \concomitantly. The sales office of Hollywoodland Realty was done in a Fairy-tale cottage style by architect John DeLario. It set the tone for the many fantasy style buildings that followed. A boon to the area was the added attraction of Lake Hollywood. Filled in 1923, it was part of an extensive network or reservoirs dotted throughout Los Angeles and offered picturesque views from the "castles" on the hills.

Design restrictions in the Hollywoodland Tract were in place for fifty years. "Homes however, needed to be designed with European Influence, the styles restriced to a French Normandy, Tudor, English, Mediterranean, and Spanish. A homeowner could build a castle or a farmhouse. What mattered were artistic choices not economic ones. "[2]

"Historically, Hollywood contained large colonies of bungalow courts, located just blocks away from the big studios and various other supporting services to the film

---

Avenue. Used with permission
[2] Greg Williams. The Story of Hollywoodland, Papavasilopoulos Press 1992. Page 2

industry. Today, however, bungalow courts in Hollywood are increasingly rare. With rising land values and intensifying development pressures, low-density multiple family housing in Los Angeles is a thing of the past, and remaining examples are being demolished at an alarming rate. The bungalow court as a housing type is obsolete, and the double lots they occupy are highly appealing to developers who replace them with multi- story buildings with larger units and subterranean parking.

In February 2008, a windshield survey of extant bungalow courts was conducted for the portion of Hollywood immediately north and south of Hollywood Boulevard. Examining the area bounded by Franklin Avenue on the north, Normandie Avenue on the east, Sunset Boulevard on the south, and La Brea Avenue on the west, a total of forty-two bungalow courts were found. Of these, twenty-six appeared to retain good integrity. The remaining properties have been somewhat or substantially altered over time. Sanborn maps of the same area show approximately 100 existing bungalow courts in 1955. In the intervening years, approximately three-quarters of the bungalows courts that were extant in 1955 have been compromised or lost completely due to alteration or demolition. It is unknown how many additional bungalow courts may have been lost prior to 1955."[3]

[3] Kari Fowler ibid. Used with Permission

19. **Sources**


Bakalinksky, Adam. Stairway Walks in Los Angeles. Berkeley: Wilderness Press 1990.

Burrand, L.J. Hollywoodland. Los Angeles: S. H. Woodruff 1923

Chase, John. G. Glitter Stucco and Dumpster Diving. New York: Verso 2000.

Fowler, Kari. National Register of Historic Places Nomination of Bungalow Court at 1544 N. Serrano Street. 2010. United States Department of the Interior National Park Service.

Gill, Brendan. The Dream Come True: Great House of Los Angeles. New York:Lippincott & Crowell 1980.

Hollywoodland: five minutes from Hollywood's Great White Way: a pictorial record of actual photographs taken in this distinctive homeplace. Los Angeles: S.H. Woodruff, Hollywood Tract Office, 1924.

Norman, Barry, The Story of Hollywood. New York: New American Library 1987.

Ovnick, Merry. Los Angeles: The End of the Rainbow . Los Angeles: Balcony Press, 1984.

Williams, Greg. The Story of Hollywoodland. Los Angeles: Papavasilopoulos Press. 1992.

Winter, Robert. The California Bungalow. Los Angeles: Hennessey + Ingalls, 1980.

GARAGE 1
BUNGALOW 1
2494 N. GOWER
BUNGALOW 2
2492 N. GOWER
FOLIAGE
BUNGALOW 3
2490 N. GOWER
BUNGALOW 4
2488 N. GOWER
GARAGE 2
EAST
SOUTH
N

All Applications must be filled out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

# 2 Application for the Erection of Frame Buildings

## CLASS "D"

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

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

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

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

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

TAKE TO REAR OF NORTH ANNEX, 1st FLOOR
CITY CLERK PLEASE VERIFY

Lot No. 9 Block
(Description of Property) Tract No 3578

District No. 32 M. B. Page 3 F. B. Page

O. K. City Clerk By Deputy

TAKE TO ROOM No. 405 SOUTH ANNEX.
ENGINEER PLEASE VERIFY

No. 2489 No Lawrence Street
(Location of Job)

O. K. City Engineer By Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Res. No. of Rooms 7 No. of Families 1
2. Owner's name Ella Tuttle & Edith L. Copithorn Phone Hy-286
3. Owner's address 2588 Beachwood Dr.
4. Architect's name Builder Phone
5. Contractor's name Brandt & Hoagwick Phone OL-14886
6. Contractor's address 1002 Alfred St.
7. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) $2500.00
8. Is there any existing (old) building on lot? No How used?
9. Size of proposed building 24 x 28 Height to highest point 19' feet
10. Number of Stories in height 1 Character of ground Level
11. Material of foundation Concrete Size of footings 12" Size of wall 8" Depth below ground 6"
12. Material of chimneys — Number of inlets to flue — Interior size of flues —
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 4 Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 10
Second floor joists — x — Specify material of roof Shingle
14. Will all provisions of State Dwelling House Act be complied with?

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

OVER

(Sign here) [signature] (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

| PERMIT NO. | Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. | Application checked and found O. K. | Permit issued here when permit is granted |
|---|---|---|---|
| 25096 | 5/22/23 Plan Examiner | 5/22/23 Clerk | ISSUED MAY 23 1923 LOS ANGELES BOARD OF PUBLIC WORKS |

550

## FOR DEPARTMENT USE ONLY

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

## REMARKS

I hereby agree to locate and erect this building or structure and every portion thereof, except unenclosed porches, back a distance from the front property line equal to the set-back line of the nearest building now erected on any lot in this block in Zone "A" or "B" on the same side of the street.

Owner.

Corner lot house faces Street

J. Hammack

# All Applications must be filled out by Applicant

Bldg. Form 2

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

## Application for the Erection of Frame Buildings

### CLASS "D"

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

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

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

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

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

TAKE TO REAR OF NORTH ANNEX 1st FLOOR

CITY CLERK PLEASE VERIFY

Lot No. 9 Block

(Description of Property)

Tract No 3518

District No. 37 M. B. Page 7 F. B. Page

TAKE TO ROOM No. 405 SOUTH ANNEX

ENGINEER PLEASE VERIFY

No. 2480 Brownell Street

(Location of Job)

O. K. City Clerk Deputy

O. K. City Engineer Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Garage No. of Rooms 0 No. of Families

2. Owner's name Smith & Edith Clapham Ph. 25[illegible]

3. Owner's address 2568 Buenaventura Rd

4. Architect's name Phone

5. Contractor's name Phone

6. Contractor's address

7. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Plastering, all Labor, etc.) $ 200.00

8. Is there any existing (old) building on lot? How used?

9. Size of proposed building 16 x 16 Height to highest point 9 feet

10. Number of Stories in height Character of ground

11. Material of foundation Concrete Size of footings Size of wall Depth below ground

12. Material of chimneys Number of inlets to flue Interior size of flues x

13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders

EXTERIOR studs 2 x 4 INTERIOR BEARING studs x Interior Non-Bearing studs

x Ceiling joists 2 x 3 Roof rafters 2 x 3 FIRST FLOOR JOISTS x

Second floor joists x Specify material of roof Composition

14. Will all provisions of State Dwelling House Act be complied with? Yes

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

OVER

(Sign here) [signature] (Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

| PERMIT No. | Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. | Application checked and found O. K. | Stamp here to show permit is issued |
|---|---|---|---|
| 2507 | 5/19/23 Plan Examiner | 5/23/23 | ISSUED MAY 23 1923 BUILDING |

1.50

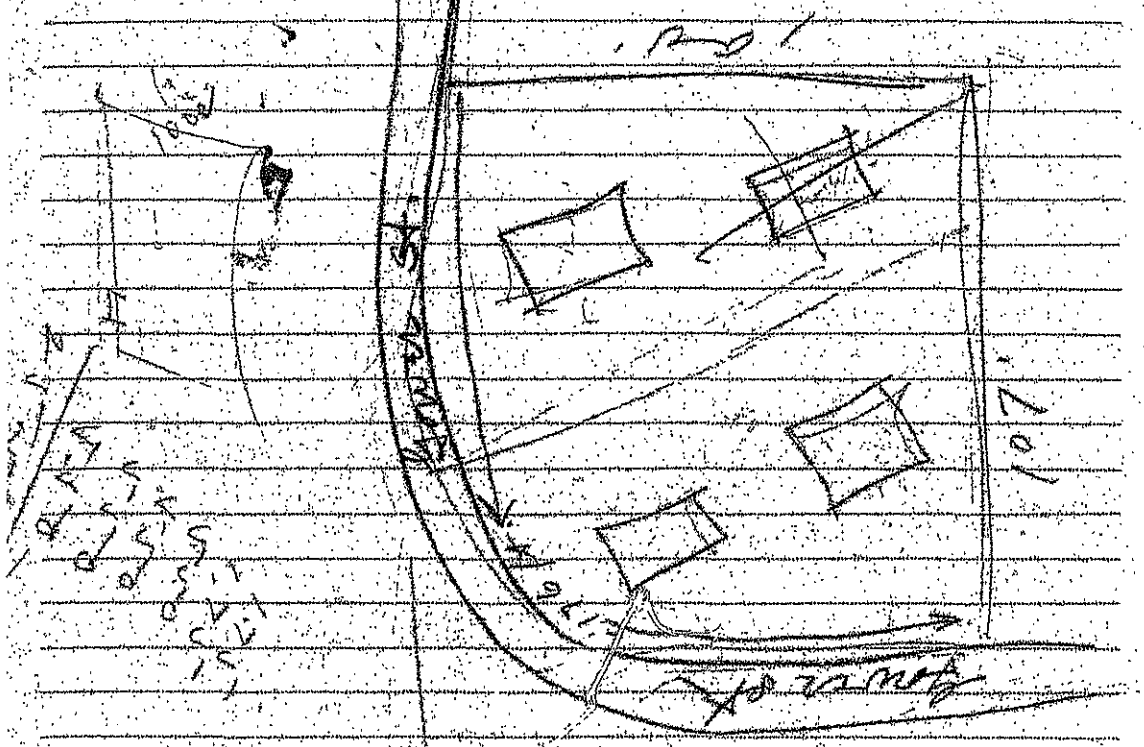
## FOR DEPARTMENT USE ONLY

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

## REMARKS

I hereby agree to locate and erect this building or structure and every portion thereof, except unenclosed porches, back a distance from the front property line equal to the set-back line of the nearest building now erected on any lot in this block in Zone "A" or "B" on the same side of the street.

Owner.



All Applications Must be Filled Out by Applicant

Bldg. Form 8

PLANS AND SPECIFICATIONS and other data must also be filed

BUILDING DIVISION

3

# DEPARTMENT OF BUILDING AND SAFETY

## Application to Alter, Repair or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

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

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

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

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

TAKE TO ROOM No. 248 (2ND FLOOR). CITY CLERK PLEASE VERIFY

| REMOVED FROM | REMOVED TO |
|---|---|
| Lot ..... Block ..... | Lot ..... Block ..... |
| Tract ..... | Tract ..... |

O. K. City Clerk By ..... Deputy

TAKE TO ROOM No. 5 (MAIN ST. FLOOR) ENGINEER PLEASE VERIFY

| REMOVED FROM | REMOVED TO |
|---|---|
| Book ..... Page ..... F. B. Page ..... | Book ..... Page ..... F. B. Page ..... |
| From No. 2488 No. Bower ..... Street | |
| ~~To No.~~ 81. Beachwood Dr. + Hermosa Dr. ..... Street | |

O. K. City Engineer By ..... Deputy

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Residence Laundry
2. What purpose will Building be used for hereafter? Residence
3. Owner's name Mrs Ray Oglesbee Phone MO 16834
4. Owner's address 2488 No. Bower
5. Architect's name No Phone
6. Contractor's name C. A. Earl Phone VN 6194
7. Contractor's address 1472 E. Greenleaf St Wan Nuys
8. VALUATION OF PROPOSED WORK (Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.) $ 70.00
9. Class of present Building D No. of rooms at present 4
10. Number of stories in height 1 Size present Building 22 x 25
11. State how many buildings are on this lot 4
12. State purpose buildings on lot are used for Residence Garages (Apartment House, Hotel, Residence, or any other purpose.)
13. What Zone is Property in? C

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Remove soft & mudsills and underpins and replace with new material. repairing dry rot and termite damage. To be replaced same as before

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

OVER

(Sign here) C. A. Earl (Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

| PERMIT NO. | Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. | Application checked and found O. K. | Stamp here |
|---|---|---|---|
| 26669 | Plan Examiner | Clerk | RECEIVED OCT 15 1929 BUILDING |

(M-8)

14. Size of new addition None No. of Stories in height 1
15. Material of foundation ..... Size footings ..... size wall ..... Depth below ground .....
16. Size of Redwood Mudsills 2 x 6 Size of interior bearing studs ..... x .....
17. Size of exterior studs ..... x ..... Size of interior non-bearing studs ..... x .....
18. Size of first floor joists 2 x 6 Second floor joists ..... x .....
19. Will all Lathing and Plastering Comply with Ordinance? .....
20. Will all provisions of State Housing Act be complied with? Yes

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

(Sign here) D. J. Earle
(Owner or Authorized Agent.)

## FOR DEPARTMENT USE ONLY

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

## REMARKS

This work dosnot require the removal of any thing above the flor line and will not affect the plastering in any way

Bldg. Form 8

USE INK OR INDELIBLE PENCIL

3

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

# Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

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

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

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

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

| REMOVED FROM | REMOVED TO |
|---|---|
| Lot | Lot |
| Tract | Tract |

Present location of building: 2490 So Gower (House Number and Street)

New location of building: (House Number and Street)

Between what cross streets:

Approved by City Engineer.

Deputy.

1. Purpose of PRESENT building: Res (Store, Residence, Apartment House, Hotel, or any other purpose) Families 1 Rooms 4
2. Use of building AFTER alteration or moving: same Families Rooms
3. Owner (Print Name): Ella James Phone
4. Owner's Address: 2490 Gower
5. Certificated Architect: none State License No. Phone
6. Licensed Engineer: none State License No. Phone
7. Contractor: Mark Holmes State License No. 18342 Phone GL 4851
8. Contractor's Address: 1683 Beachwood Dr
9. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) $ 55.00
10. State how many buildings NOW on lot and give use of each: 1 Dwelling (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building 24 x 28 Number of stories high 1 Height to highest point 16
12. Class of building D Material of existing walls frame Exterior framework wood (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Cut 12" off corner of closet at 45 deg angle to clear sidewalk line

Fill in Application on other Side and Sign Statement (OVER)

| PERMIT NO. | FOR DEPARTMENT USE ONLY | | | Fee 1.50 |
|---|---|---|---|---|
| | Plans and Specifications checked | Zone | Fire District No. | Stamp here when Permit is issued |
| 9562 | Corrections verified | Bldg. Line Ft. | Street Widening Ft. | |
| | Plans, Specifications and Applications rechecked and approved | Application checked and approved 4/22/54 | Clerk | |
| PLANS Rec'd | For Plans See | Filed with | SPRINKLER Required Valuation Included | Specified Yes—No | Inspector |

**PLANS, SPECIFICATIONS, and other data must be filed if required.**

## NEW CONSTRUCTION

Size of Addition ... x. . ....Size of Lot..... ..x . ..Number of Stories when complete. . .. ... .. ...

Material of Foundation . . .Width of Footing . . Depth of footing below ground . ... .. .

Width Foundation Wall . . Size of Redwood Sill. ..x... ..Material Exterior Walls ..... ....

Size of Exterior Studs ... . ... .....x . .. . .Size of Interior Bearing Studs . .. .. ..x. . . .. .....

Joists: First Floor. . ...x .. ..Second Floor. . . ...x ... ..Rafters. . ..x. . ...Roofing Material..... . .. .....

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

Sign Here.... Mark Holmes .....
(Owner or Authorized Agent)

By.....

| FOR DEPARTMENT USE ONLY | | | |
|---|---|---|---|
| Application ..... ..... | Fire District . ..... | Bldg. Line .. . .. ..... | Termite Inspection ..... |
| Construction. ... .. ..... | Zoning .. ..... | Street Widening ..... ..... | Forced Draft Ventil... ..... |

(1) REINFORCED CONCRETE

Barrels of Cement..... .

Tons of Reinforcing Steel.....

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

.....Street

Sign Here.....
(Owner or Authorized Agent)

(3) No required windows will be obstructed.

Sign Here.....
(Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here.....
(Owner or Authorized Agent)

REMARKS: .....

*42370*

City of Los Angeles
Department of Building and Safety

# "NORTHRIDGE EARTHQUAKE" FILE (EQ1-94)

**ADDRESS:** 2488 N GOWER ST

**RECORD NO.:** 42370 ***POSTING:** GREEN

The document(s) contained in this file are related to the inspection(s) and/or permits issued for buildings surveyed and/or damaged from the January 17, 1994 earthquake or related aftershocks. Many of the damage estimates were made under emergency conditions and should not be used to make bids for repair, demolition, or rebuilding. These records were created for use by the Department of Building and Safety only. The City of Los Angeles and the Department of Building and Safety are not responsible for any use of this data. Check the retrieval index for all available earthquake documents as other documents may have become available for viewing after this file was prepared for viewing (filmed and scanned).

**"RECORD NO."** refers to a unique computer-generated number assigned by the Damage Assessment database to uniquely identify a structure or, in cases of a vacant lot, the site. Each separate building was assigned a unique Record No. For example, a site with a dwelling and detached garage was assigned two Record Nos. (one for the dwelling and one for the garage).

***"POSTING"** is based on the last inspection report in the earthquake files at the time it was prepared for viewing. It refers to the type of placard affixed to the structure (or site when the lot is vacant) by a Building and Safety Inspector during an inspection for earthquake damage or repair. The official placards are commonly referred to by their color as follows: "RED" is unsafe to occupy; "YELLOW" is limited entry; and "GREEN" is safe to occupy. Other designations were used in the Posting field, but are not postings. They are "CERT" and "PERMIT" and are described as follows:

**"CERT"** refers to cases where a Certified License Contractor repaired either an earthquake damaged roof, garden wall or chimney (chimney only until 12/94), and certified that the work was completed via a Certificate of Completion. No posting is available as a Building and Safety Inspector did not make an inspection for earthquake damage or repair. WHEN THE POSTING IS "CERT", IT IS EXPECTED THAT ONLY A CERTIFICATE OF COMPLETION WILL FOLLOW THE COVER SHEET.

**"PERMIT"** is used when no inspection was made by Building and Safety for earthquake damage prior to issuing a permit to repair damage and our records do no indicate that the work was completed for all outstanding earthquake repair permits for this structure at the time the file was prepared for viewing. WHEN THE POSTING IS "PERMIT", IT IS EXPECTED THAT NO DOCUMENTS, EXCEPT POSSIBLY A COPY OF THE PERMIT WITH HAND-WRITTEN ADDRESS CORRECTIONS, WILL FOLLOW THE COVER SHEET.

EQ194

A. TYPE OF DISASTER:
☐ Fire ☒ Earthquake
☐ Flood ☐ Other ____

# CITY OF LOS ANGELES
## DEPARTMENT OF BUILDING AND SAFETY
## RAPID SCREENING INSPECTION FORM

PART OBS 42370

B. BUILDING USE:
☒ Residential
☐ Commercial

C. INCLUSIVE ADDRESS: 2488 ~~1/2~~ Glover ST. COUNCIL DISTRICT: 4

D. OWNER: Balenia Curlow PHONE NO.: 360-4457

MANAGER: PHONE NO.:

E. No of Stories: ~~2~~ 1 No. of Living Units: 4 Basement: ☐ YES ☒ NO ☐ UNKNOWN

TYPE CONSTRUCTION: URM I II III IV (V) APPROX. SIZE 50 ft. X 50 ft.

**PRIMARY OCCUPANCY: (Check one, only)**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| ☒ 01 DWELLING | ☐ 04 AMUSEMENT | ☐ 07 PVT. GARAGE | ☐ 10 HOSPITAL | ☐ 13 OFFICE | ☐ 16 RET. STORE | ☐ 21 THEATRE |
| ☐ 02 DUPLEX | ☒ 05 APARTMENT | ☐ 08 PUB. GARAGE | ☐ 11 HOTEL | ☐ 14 PUB. ADMIN. | ☐ 17 RESTAURANT | ☐ 22 WAREHOUSE |
| | | | | | | ☐ 35 CONDO |

All Applications must be filled out by Applicant

Size, Form 2

2

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

# DEPARTMENT OF BUILDINGS

## Application for the Erection of Frame Buildings

### CLASS "D"

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

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

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

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

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

TAKE TO ROOM No. 6 FIRST FLOOR CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

Lot 9 Block 3518
(Description of Property)

Dist. No. 327 M. B. Page 15 F. B. Page

No. 2490 W. Jefferson Street
(Location of Job)

O. K. City Clerk. By Deputy.

O. K. City Engineer By Deputy.

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Garage No. of Rooms 2 No. of Families 1
2. Owner's name Chas. B. Bell Phone
3. Owner's address 2490 Jefferson St.
4. Architect's name Chas. B. Bell Phone
5. Contractor's name Chas. B. Bell Phone
6. Contractor's address
7. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Composts, Elevators, Painting, Finishing, all Labor, etc.} $ 250.00
8. Any other building now on the lot? No How used?
9. Size of proposed building 14 x 16 Height to highest point 15 feet
10. Number of Stories in height 1 Character of ground Level
11. Material of foundation Con Size of footings Size wall 24" Depth below ground 2 ft
12. Material of chimneys x Number of inlets to flue x Interior size of flues x x
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 3 x 4
EXTERIOR studs 2 x 3 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs
x Ceiling joist 2 x 3 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
Second floor joists x Specify material of roof Shingle
14. Will all provisions of State Dwelling House Act be complied with? Yes

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

OVER

(Sign here) Chas. B. Bell
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

| PERMIT NO. | Plans and specifications checked and found to conform to Ordinances, State Laws, etc. | Application checked and found O. K. | Stamp here when permit is ISSUED |
|---|---|---|---|
| 9631 | Plan Examiner. | 4/7/21 Clerk. | MAY 3 1921 ISSUED |

2 Floors

2-2x6 - 14' R.R.W. 9-25-18
2-2x6 - 16'

REMARKS Penn Line Co

4# Penn Bar
15# R Penn Bar
Hwy 23 1

LEP

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 2

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

# 2 Application for the Erection of Frame Buildings

## CLASS "D"

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

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

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

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

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

TAKE TO REAR OF NORTH ANNEX 1st FLOOR

CITY CLERK PLEASE VERIFY

Lot No. 9 Block ..... (Description of Property) Tract No 3578

District No. 32 M. B. Page 2 F. B. Page .....

O. K. City Clerk By ..... Deputy

TAKE TO ROOM No. 405 SOUTH ANNEX

ENGINEER PLEASE VERIFY

No. 2490 Spurgeon Street (Location of Job)

O. K. City Engineer By ..... Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Garage No. of Rooms ..... No. of Families .....
2. Owner's name Carrie Belle & Edith Blackburn by J. [illegible]
3. Owner's address 2568 Beachwood Dr.
4. Architect's name ..... Phone .....
5. Contractor's name ..... Phone .....
6. Contractor's address .....
7. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all labor, etc.) 200.00 Fee
8. Is there any existing (old) building on lot? No How used? .....
9. Size of proposed building 12 x 16 Height to highest point 8 feet
10. Number of Stories in height 1 Character of ground Gen
11. Material of foundation Concrete Size of footings ..... Size of wall ..... Depth below ground .....
12. Material of chimneys ..... Number of inlets to flue ..... Interior size of flues ..... x .....
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders Std.
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 3 Interior Non-Bearing studs .....
Ceiling joists 2 x 3 Roof rafters 2 x 3 FIRST FLOOR JOISTS Std.
Second floor joists ..... Specify material of roof Comp Roofing
14. Will all provisions of State Dwelling House Act be complied with? Yes

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

OVER

(Sign here) J. [illegible] (Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

| PERMIT NO. | Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. | Application checked and found O. K. | Stamp here when permit is issued |
|---|---|---|---|
| 23391 | Plan Examiner | 5/24/23 Clerk | ISSUED MAY 23 1923 L. A. Bldg. Dept. |

7 [illegible] (2) 150

## FOR DEPARTMENT USE ONLY

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

# REMARKS

I hereby agree to locate and erect this building or structure and every portion thereof, except unenclosed porches, back a distance from the front property line equal to the set-back line of the nearest building now erected on any lot in this block in Zone "A" or "B" on the same side of the street.

Owner.

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 2

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

# 2 Application for the Erection of Frame Buildings

## CLASS "D"

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

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

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

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

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

TAKE TO REAR OF NORTH ANNEX 1st FLOOR

CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 405 SOUTH ANNEX

ENGINEER PLEASE VERIFY

Lot No. 9 Block 5

(Description of Property)

Tract No. 3518

District No. 37 M. B. Page 2 F. B. Page

No. 2490 Los Feliz Blvd Street

(Location of Job)

O. K. City Clerk By Deputy

O. K. City Engineer By

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Res. No. of Rooms 4 No. of Families 1
2. Owner's name Ina Little & Edith E. Lathrop Phone Holly 286
3. Owner's address 2565 Beachwood Dr. Hlwd
4. Architect's name Burbage Phone
5. Contractor's name Burrell & Hamrick Phone Ver. 4886
6. Contractor's address 1002 Cahuenga Blvd.
7. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) $ 2500 00
8. Is there any existing (old) building on lot? No How used?
9. Size of proposed building 24 x 28 Height to highest point 19 feet
10. Number of Stories in height 1 Character of ground Adobe
11. Material of foundation Concrete Size of footings 18" Size of wall 8" Depth below ground 6"
12. Material of chimneys Mason Number of inlets to flue Interior size of flues x
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 4 Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
Second floor joists x Specify material of roof Shingle
14. Will all provisions of State Dwelling House Act be complied with? Yes

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

6/13/23 (Sign here) W. L. Hamrick (Owner or Authorized Agent)

OVER

FOR DEPARTMENT USE ONLY

| PERMIT NO. | Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. | Application checked and found O. K. | Stamp here when permit is issued |
|---|---|---|---|
| 27355 | Plan Examiner | Jane B. Tutt Clerk | ISSUED JUN 16 1923 L.A. Bldg. Dept. |

5.50

## FOR DEPARTMENT USE ONLY

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

## REMARKS

I hereby agree to locate and erect this building or structure and every portion thereof, except unenclosed porches, back a distance from the front property line equal to the set-back line of the nearest building now erected on any lot in this block in Zone "A" or "B" on the same side of the street.

.....

Owner.

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 2

2

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

# Application for the Erection of Frame Buildings

## CLASS "D"

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

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

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

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

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

TAKE TO REAR OF NORTH ANNEX 1st FLOOR

CITY CLERK PLEASE VERIFY

Lot No. 9 Block ____ (Description of Property)

Tract No 3518

District No. 32 M. B. Page 2 F. B. Page ____

No. 2492 Nw Gower Street (Location of Job)

O. K. City Clerk By ____ Deputy

TAKE TO ROOM No. 405 SOUTH ANNEX

ENGINEER PLEASE VERIFY

O. K. City Engineer By ____ Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Res No. of Rooms 6 No. of Families 1
2. Owner's name Cora Little & Edith Clapham Phone 28[illegible]
3. Owner's address 2568 Beachwood Dr
4. Architect's name Brookshire Phone ____
5. Contractor's name Brumbaugh & Hungerford Phone VT 4886
6. Contractor's address 1002 Alfred
7. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) $2500.00
8. Is there any existing (old) building on lot? No How used? ____
9. Size of proposed building 24 x 28 Height to highest point 19 feet
10. Number of Stories in height 1 Character of ground Level
11. Material of foundation Concrete Size of footings 12" Size of wall 8" Depth below ground 24"
12. Material of chimneys ____ Number of inlets to flue ____ Interior size of flues ____
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 4 Ceiling joists 2 x 4 Roof rafters 2 x 6 FIRST FLOOR JOISTS 2 x 6
Second floor joists ____ x ____ Specify material of roof Shingle
14. Will all provisions of State Dwelling House Act be complied with? Yes

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

OVER

(Sign here) W. J. Hammond (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

| PERMIT NO. | Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. | Application checked and found O. K. | Permit issued |
|---|---|---|---|
| 23895 | 5/21/23 Plan Examiner | 5/22/23 Clerk | ISSUED MAY 23 1923 L.A. Bldg. Dept. |

V ____ (T)

550

## FOR DEPARTMENT USE ONLY

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

## REMARKS

I hereby agree to locate and erect this building or structure and every portion thereof, except unenclosed porches, back a distance from the front property line equal to the set-back line of the nearest building now erected on any lot in this block in Zone "A" or "B" on the same side of the street.

Owner.

Corner lot house faces Street

J. H. Hamrick

Bldg. Form 3

USE INK OR INDELIBLE PENCIL

# 3

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

# Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

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

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

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

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

| REMOVED FROM | REMOVED TO |
|---|---|
| Lot | Lot |
| Tract | Tract |

Present location of building: 2494 No Gower (House Number and Street)

New location of building: (House Number and Street)

Between what cross streets:

Approved by City Engineer.

Deputy.

1. Purpose of PRESENT building: Garage (Store, Residence, Apartment House, Hotel, or any other purpose) Families: Rooms: V
2. Use of building AFTER alteration or moving: Same Families: Rooms:
3. Owner (Print Name): Ella Jones Phone:
4. Owner's Address: 2490 Gower
5. Certificated Architect: None State License No.: Phone:
6. Licensed Engineer: None State License No.: Phone:
7. Contractor: Mark Holmes State License No.: 18342 Phone: GL 4857
8. Contractor's Address:
9. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.): $ 450
10. State how many buildings NOW on lot and give use of each.: 1 Dwelling 1 Garage (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building: 16 x 18 Number of stories high: 1 Height to highest point: 14
12. Class of building: D Material of existing walls: Frame Exterior framework: Wood (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Cut 2' off front of East half
Add 2' to rear
To clear side walk line

Fill in Application on other Side and Sign Statement (OVER)

## FOR DEPARTMENT USE ONLY

| | | | |
|---|---|---|---|
| PERMIT NO. 9561 | Plans and Specifications checked | Zone 1 | Fire District No. 4 |
| | Corrections verified | Bldg. Line 1 Ft. | Street Widening Ft. |
| PLANS Rec'd. | Plans, Specifications and Applications rechecked and approved | Application checked and approved | Fee . Stamp here when Permit is issued. |
| | For Plans See | Filed with | SPRINKLER Required Valuation Includes Specified Yes—No |
| | | | Inspector |

**PLANS, SPECIFICATIONS, and other data must be filed if required.**

## NEW CONSTRUCTION

Size of Addition 7 x 8 ...Size of Lot.... x .... Number of Stories when complete. 1

Material of Foundation Conc ...Width of Footing — ...Depth of footing below ground.....

Width Foundation Wall ..Size of Redwood Sill 7 x 6 ..Material Exterior Walls Wood

Size of Exterior Studs 7 x 3 ...Size of Interior Bearing Studs ... x.....

Joists: First Floor ...x.... ..Second Floor ... x.....Rafters ... x .....Roofing Material Compo

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

Sign Here Mark Holmes
(Owner or Authorized Agent)

E. Kapp

By.....

| FOR DEPARTMENT USE ONLY | | | |
|---|---|---|---|
| Application ..... | Fire District OK | Bldg. Line C.P. | Termite Inspection..... |
| Construction ..... | Zoning R1 | Street Widening Ot. | Forced Draft Ventil..... |

(1) REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

.....Street

Sign Here.....
(Owner or Authorized Agent)

(3) No required windows will be obstructed.

Sign Here.....
(Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here.....
(Owner or Authorized Agent)

REMARKS: .....

Print

July 03, 2013

## Document Report

**Documents**

**Document Number(s)**
1936LA09561

**Record Description**
**Record ID:** 7099324
**Doc Type:** BUILDING PERMIT
**Sub Type:** BLDG-ALTER/REPAIR
**Doc Date:** 04/22/1936
**Status:** None
**Doc Version:** None
**AKA Address:** None
**Project Name:** None
**Disaster ID:** None
**Subject:** None
**Product Name:** None
**Manufacturer's Name:** None
**Expired Date:** None
**Receipt Number:** None
**Case Number:** None
**Scan Number:** None
**Dwelling Units:** None
**Comments:** This document shows the following information: Type Const 1 = D; Stories = 1.

**Property Address(es)**
2494 N GOWER ST

**Legal Description(s)**
**Tract:**
**Block:** **Lot:** **Arb:**
**Modifier:** **Map Reference:**

**PIN(s)**
153A189 67

**Assessor Number(s)**
5585-019-029

**District Offices(s)**
LA

**Film RBF**
Type: HIST P1258; 001; 2331

# Architecture and Engineering, 1850 – 1980

| | |
|---|---|
| CONTEXT: | Architecture and Engineering, 1850 – 1980 |
| SUB CONTEXT: | No sub-context |
| THEME: | Period Revival, 1919 – 1940 |
| SUB THEME: | Storybook, 1919 – 1939 |
| PROPERTY TYPE: | Residential, Commercial |
| PROPERTY SUB TYPE: | Single family residential, multifamily residential, retail building |
| GEOGRAPHIC LOCATION: | Citywide. Examples exist in residential areas developed in the 1920s and 1930s, such as Los Feliz and Upper Beachwood Canyon |
| AREA OF SIGNIFICANCE: | Architecture |
| CRITERIA: | C |
| PERIOD OF SIGNIFICANCE: | 1919 – 1939 |
| ELIGIBILITY STANDARDS: | Was constructed during the period of significance<br>Exhibits quality of design through distinctive features<br>Is an excellent example of Storybook style<br>Exemplifies the character defining features of the Storybook style |
| CHARACTER DEFINING/ASSOCIATIVE FEATURES: | One to two stories in height<br>Rustic, antique, or ramshackle appearance, often with exaggerated stylistic elements<br>Asymmetrical façades<br>Multi-gabled, steeply pitched roofs with rolled or pointed eaves and irregular rooflines<br>Shingled or shake roofs, often designed to appear thatched<br>Turrets and dovecotes with conical roofs<br>Chimneys, often of stone or brick and of irregular massing<br>Use of stucco, stone, and brick as exterior façade materials, or a combination of these<br>Decorative half-timbering on facades<br>Decorative wrought-iron elements<br>Arched windows and doors or batten doors made to resemble medieval plank doors<br>Multi-paned or lead-glass windows |
| INTEGRITY CONSIDERATIONS: | Should retain integrity of design, workmanship, feeling, setting, and materials<br>Some replacement of windows may be acceptable if the openings have not been resized<br>Original use may have changed if a retail building |

Context:

Storybook architecture is a whimsical variant of the Tudor Revival style of architecture popular in the 1920s and 1930s. The unique appearance of the Storybook Style has its roots in the eighteenth and nineteenth centuries. The first introduction of the architecture that would later influence the Storybook Style came with the 18th century architecture and landscape architecture movement known as the Picturesque. The movement was grounded in the Romantic Movement and its goal was to invoke emotional responses in its viewers. To this end, Picturesque landscapes utilized quaint-looking cottages, grottos, and meandering garden paths with small structures known as follies designed in different styles of architecture around each bend. The movement led to the use of styles of architecture that stood outside the boundaries of the widely popular Classicism of the time. Elements of French country farmhouses, cottages, and other vernacular structures inspired those who wished to explore architecture outside Neoclassical architecture's rigid design. Popular English architect John Nash utilized vernacular elements from country cottages like "thatched roofs and irregular massing to lend an air of antiquity to each [of his] composition[s]" (Gellner 2). Elements like these would later show up in Storybook architecture.

Another sources of inspiration for Storybook architecture was the later Arts and Crafts movement, arising from a dissatisfaction brought about by the Industrial Revolution and a desire to return to a romanticized medieval past and handcrafted goods. The early twentieth century saw an increased interest in period revival styles of architecture in California after the 1915 Panama-California Exposition in San Diego brought Spanish Baroque revival architecture to a wide audience. Exposure to the vernacular architecture of Europe during the First World War also led to an enthusiasm for these styles.

It was the burgeoning motion picture industry in Los Angeles and the creative environment it engendered that gave rise to the uniqueness of Storybook architecture. As the film industry grew and the wealth of those associated with it grew as well, "a demand arose for homes that would suitably reflect both the status of the stars and the fantasy embodied in the film industry" (Gellner 13). Los Angeles was also home to many designers and craftsmen who were well versed in building fanciful and exotic creations for movie sets. They could create with ease the characteristic features, such as new material that was made to look antiqued, that came to typify Storybook Style buildings. The popularity of period films in the 1920s and 1930s led to a spread of the Storybook Style and foreign architecture in the city and elsewhere in the country.

The Great Depression, which saw the ever increasing popularity of the film industry because of the escapism it presented, also eventually contributed to the demise of Storybook architecture as a popular style. The end of the 1920s and beginning of the 1930s gave rise to a feeling disenchantment with the country, and people turned more and more to architectural styles based on European precedents. The popularity of Storybook architecture increased in the early 1930s. The Sears Roebuck catalog began offering a Storybook Style home in 1931 (Gellner 18). However, the style's mass popularity in the 1930s also saw a dilution of design elements and the "slow but steady decline in the design quality of Storybook Style homes" (Gellner 18). It became more difficult to distinguish Storybook homes from their more toned down Tudor Revival contemporaries. With the election of

Franklin Delano Roosevelt and the beginning of the New Deal in the mid-1930s, the country began looking towards a hopeful future rather than the past; the popularity of Art Deco architecture with its futuristic elements increased and the popularity of styles like Storybook began to decrease.

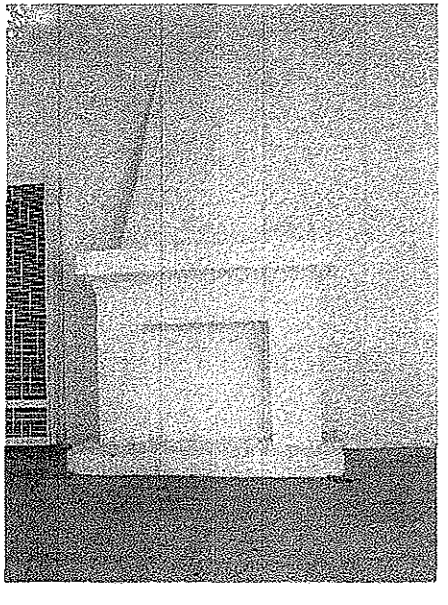
One of the most well-known and publicized developments in 1920s Los Angeles was a collection of Period Revival and Storybook homes known as Hollywoodland. Developed beginning in 1923 by S.H. Woodruff and Tracy Shoults, Hollywoodland was designed as a picturesque community with winding streets and a quaint appearance. Houses had to be built in the "French Normandy, Tudor English, Mediterranean and Spanish styles," and out of this requirement came a number of Storybook style houses and cottages. The neighborhood attracted a wealthy clientele, and movie stars like Humphrey Bogart were among those who called the community home. A fifty-foot tall, five hundred-foot long HOLLYWOODLAND sign, of which the last four letters were removed in the 1940s, was built to advertise the community and has become an iconic symbol of Los Angeles and the film industry (Gellner 41). Storybook Style homes cropped up throughout the community. The Great Depression forced Woodruff and Shoults to halt the development of Hollywoodland, and much of the community that had planned was never developed. The community, now known as Upper Beachwood Canyon, is still home to some of these early Storybook homes. Though Hollywoodland is not the only collection of Storybook Style homes in Los Angeles, it is perhaps one of the best known.

Of the influences that contributed to the Storybook Style, perhaps the most important was the film industry in Los Angeles. The unique environment that this engendered allowed for the creation of a singly unique style of architecture that, while it received influences from movements like the Picturesque and the Arts and Craft, owes much of its nature to the creativity of the early motion picture industry and the unique environment of Los Angeles in the 1920s and 1930s.

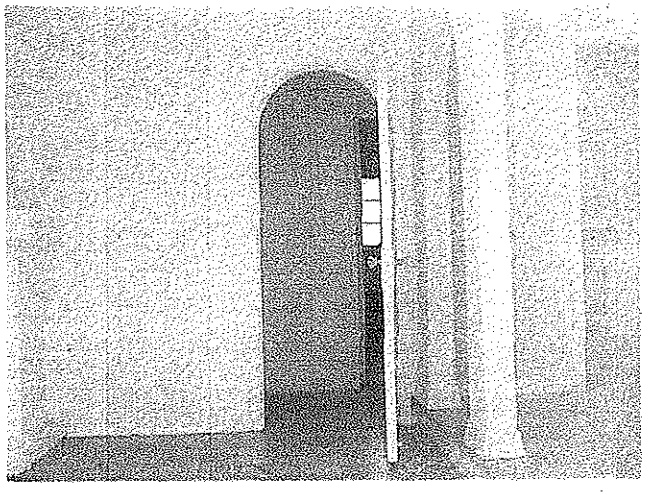
# Bungalow 1



West Façade
View: Southeast



Interior Faux Fireplace

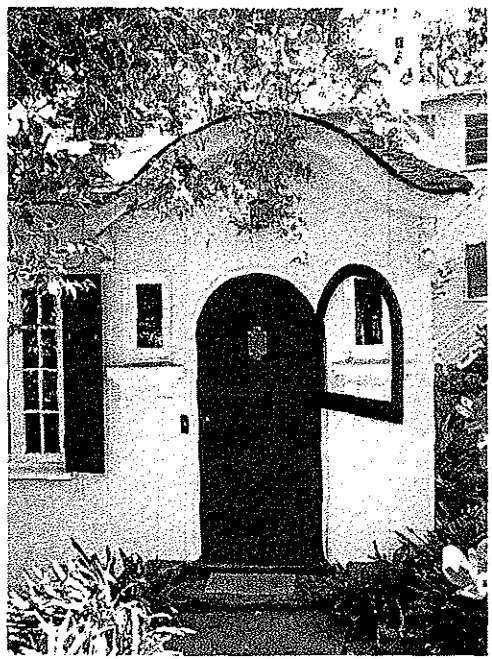


Interior Door and Columns



Detail: Shutter West Façade
View: East

# Bungalow 2



Detail: Door North Façade
View: South



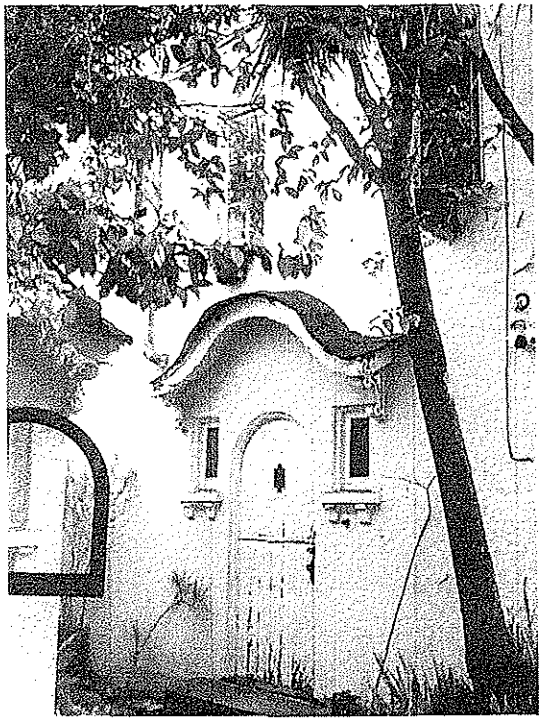


Juliette Balcony
North Façade
View: South

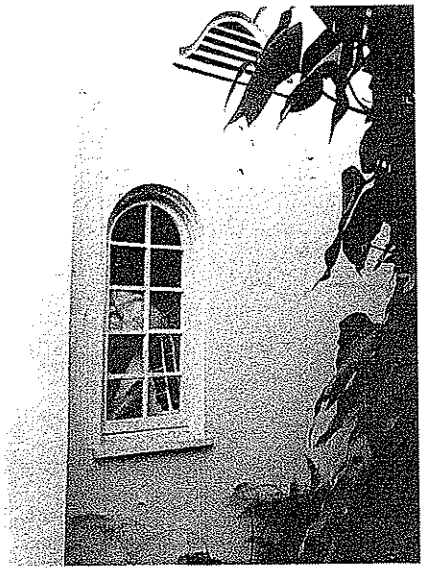


Window and Vent
West Façade
View: Southeast

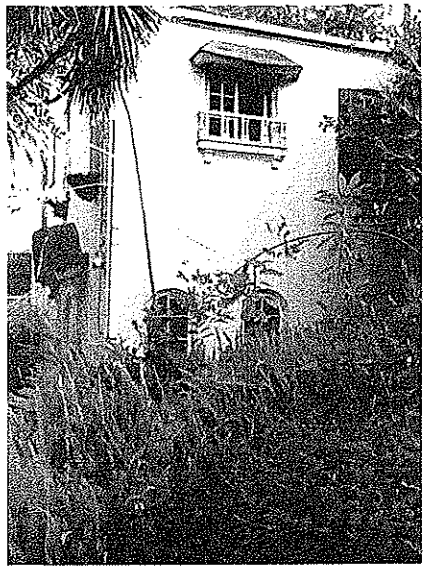
# Bungalow 3



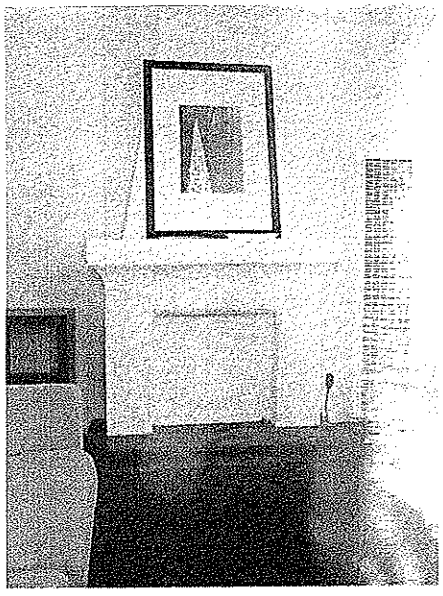
Entrance East Façade
View: Southwest



West Façade Detail Window and Vent
View: East

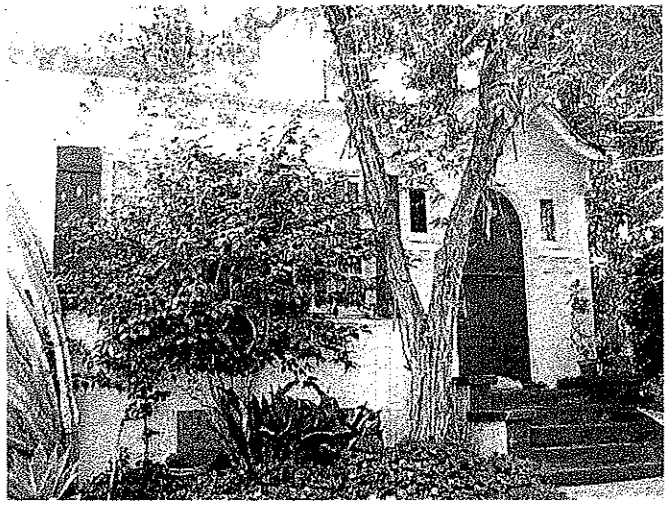


North Façade Detail Juliette Balcony
View: South



Interior faux fireplace
Bungalow #3

# Bungalow 4



East Façade
View: West



Detail: Door East Façade
View: Southwest



2494 N. Gower View from Street



Bungalow 4 East Façade
View: Southwest

# City of Los Angeles
# Department of City Planning

## 8/1/2013
# PARCEL PROFILE REPORT

**PROPERTY ADDRESSES**
2494 N GOWER ST

**ZIP CODES**
90068

**RECENT ACTIVITY**
CHC-2013-2350-HCM
ENV-2013-2352-CE

**CASE NUMBERS**
CPC-25315
CPC-1986-831-GPC
ORD-164718
ORD-149738
ED-74-639-ZC

| Address/Legal Information | |
|---|---|
| PIN Number | 153A189 67 |
| Lot/Parcel Area (Calculated) | 8,137.7 (sq ft) |
| Thomas Brothers Grid | PAGE 593 - GRID F2 |
| Assessor Parcel No. (APN) | 5585019029 |
| Tract | TR 3518 |
| Map Reference | M B 40-7 |
| Block | None |
| Lot | 9 |
| Arb (Lot Cut Reference) | None |
| Map Sheet | 153A189 |
| **Jurisdictional Information** | |
| Community Plan Area | Hollywood |
| Area Planning Commission | Central |
| Neighborhood Council | Hollywood United |
| Council District | CD 4 - Tom LaBonge |
| Census Tract # | 1894.00 |
| LADBS District Office | Los Angeles Metro |
| **Planning and Zoning Information** | |
| Special Notes | None |
| Zoning | RD4-1XL |
| Zoning Information (ZI) | None |
| General Plan Land Use | Low Medium II Residential |
| General Plan Footnote(s) | Yes |
| Hillside Area (Zoning Code) | Yes |
| Baseline Hillside Ordinance | No |
| Baseline Mansionization Ordinance | No |
| Specific Plan Area | None |
| Special Land Use / Zoning | None |
| Design Review Board | No |
| Historic Preservation Review | No |
| Historic Preservation Overlay Zone | None |
| Other Historic Designations | None |
| Other Historic Survey Information | None |
| Mills Act Contract | None |
| POD - Pedestrian Oriented Districts | None |
| CDO - Community Design Overlay | None |
| NSO - Neighborhood Stabilization Overlay | No |
| Streetscape | No |
| Sign District | No |
| Adaptive Reuse Incentive Area | None |
| CRA - Community Redevelopment Agency | None |
| Central City Parking | No |
| Downtown Parking | No |
| Building Line | None |
| 500 Ft School Zone | No |
| 500 Ft Park Zone | No |

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

| | |
|---|---|
| **Assessor Information** | |
| Assessor Parcel No. (APN) | 5585019029 |
| Ownership (Assessor) | |
| Owner1 | HOWELL,MARK E |
| Address | 8800 VENICE BLVD STE 201<br>LOS ANGELES CA 90034 |
| Ownership (City Clerk) | |
| Owner | HOWELL, MARK E. |
| Address | 1962 N. CURSON AVENUE<br>LOS ANGELES CA 90046 |
| APN Area (Co. Public Works)* | 0.186 (ac) |
| Use Code | 0400 - 4 units (4 stories or less) |
| Assessed Land Val. | $247,659 |
| Assessed Improvement Val. | $208,760 |
| Last Owner Change | 05/26/98 |
| Last Sale Amount | $352,003 |
| Tax Rate Area | 13 |
| Deed Ref No. (City Clerk) | 877417<br>762050<br>290693<br>1793909<br>1685<br>1540863-4<br>1210866 |
| Building 1 | |
| Year Built | 1923 |
| Building Class | D5A |
| Number of Units | 1 |
| Number of Bedrooms | 1 |
| Number of Bathrooms | 1 |
| Building Square Footage | 672.0 (sq ft) |
| Building 2 | |
| Year Built | 1923 |
| Building Class | D5A |
| Number of Units | 1 |
| Number of Bedrooms | 1 |
| Number of Bathrooms | 1 |
| Building Square Footage | 672.0 (sq ft) |
| Building 3 | |
| Year Built | 1923 |
| Building Class | D5A |
| Number of Units | 1 |
| Number of Bedrooms | 1 |
| Number of Bathrooms | 1 |
| Building Square Footage | 672.0 (sq ft) |
| Building 4 | |
| Year Built | 1923 |
| Building Class | D5A |
| Number of Units | 1 |
| Number of Bedrooms | 1 |
| Number of Bathrooms | 1 |
| Building 5 | No data for building 5 |
| **Additional Information** | |
| Airport Hazard | None |
| Coastal Zone | 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.

| | |
|---|---|
| Farmland | Area Not Mapped |
| Very High Fire Hazard Severity Zone | Yes |
| Fire District No. 1 | No |
| Flood Zone | None |
| Watercourse | No |
| Hazardous Waste / Border Zone Properties | No |
| Methane Hazard Site | None |
| High Wind Velocity Areas | No |
| Special Grading Area (BOE Basic Grid Map A-13372) | Yes |
| Oil Wells | None |
| **Seismic Hazards** | |
| Active Fault Near-Source Zone | |
| Nearest Fault (Distance in km) | Within Fault Zone |
| Nearest Fault (Name) | Hollywood Fault |
| Region | Transverse Ranges and Los Angeles Basin |
| Fault Type | B |
| Slip Rate (mm/year) | 1 |
| Slip Geometry | Left Lateral - Reverse - Oblique |
| Slip Type | Poorly Constrained |
| Down Dip Width (km) | 14 |
| Rupture Top | 0 |
| Rupture Bottom | 13 |
| Dip Angle (degrees) | 70 |
| Maximum Magnitude | 6.4 |
| Alquist-Priolo Fault Zone | No |
| Landslide | No |
| Liquefaction | Yes |
| Tsunami Inundation Zone | No |
| **Economic Development Areas** | |
| Business Improvement District | None |
| Renewal Community | No |
| Revitalization Zone | None |
| State Enterprise Zone | None |
| State Enterprise Zone Adjacency | No |
| Targeted Neighborhood Initiative | None |
| **Public Safety** | |
| Police Information | |
| Bureau | West |
| Division / Station | Hollywood |
| Reporting District | 627 |
| Fire Information | |
| Division | 3 |
| Batallion | 5 |
| District / Fire Station | 82 |
| Red Flag Restricted Parking | YES |

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.

## CASE SUMMARIES

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

| | |
|---|---|
| Case Number: | CPC-1986-831-GPC |
| Required Action(s): | GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283) |
| Project Descriptions(s): | HOLLYWOOD COMMUNITY PLAN REVISION/GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND HEIGHT DISTRICT CHANGES |
| Case Number: | ED-74-639-ZC |
| Required Action(s): | ZC-ZONE CHANGE |
| Project Descriptions(s): | Data Not Available |

## DATA NOT AVAILABLE

CPC-25315

ORD-164718

ORD-149738

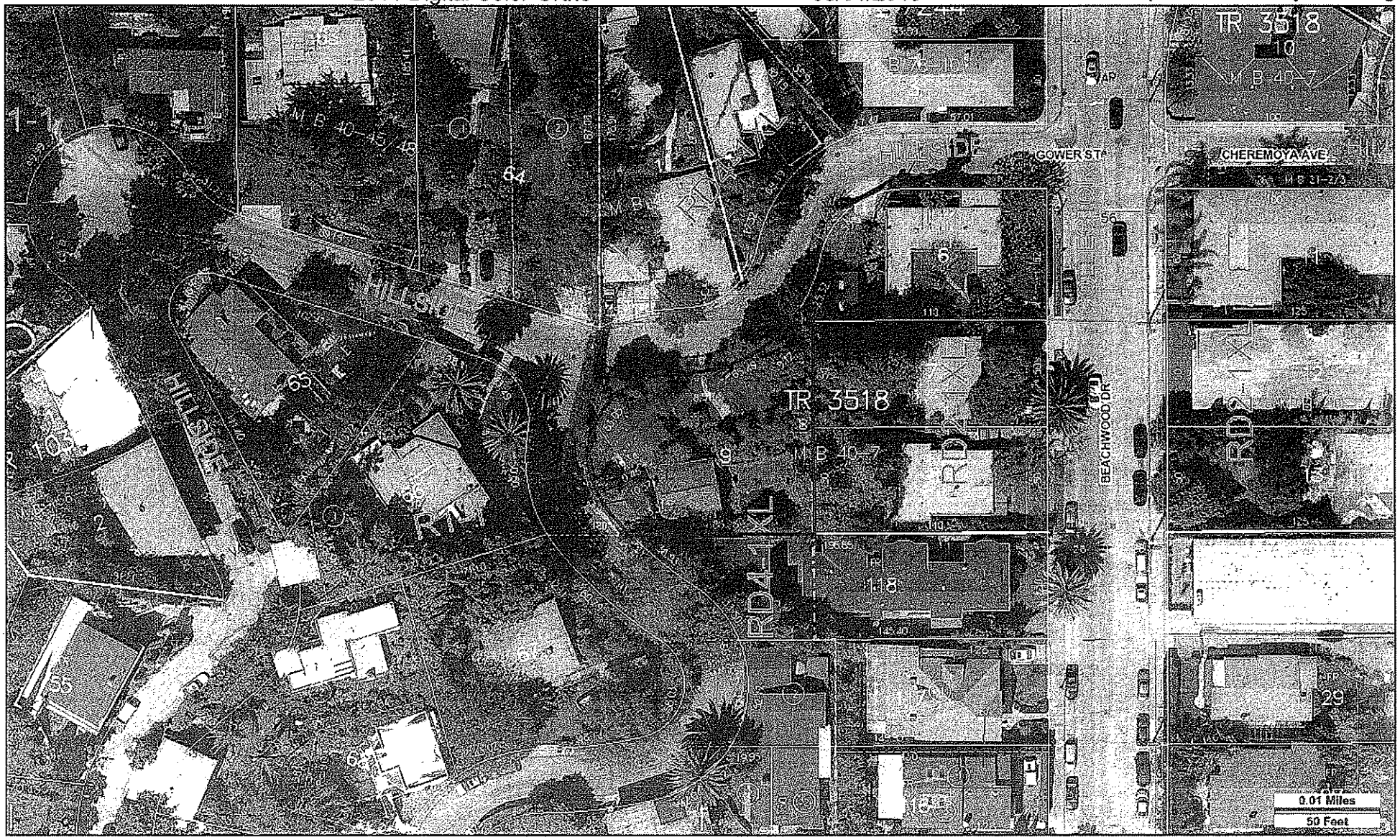
This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

# ZIMAS INTRANET

2011 Digital Color-Ortho

08/01/2013

City of Los Angeles
Department of City Planning




Address: 2494 N GOWER ST
APN: 5585019029
PIN #: 153A189 67

Tract: TR 3518
Block: None
Lot: 9
Arb: None

Zoning: RD4-1XL
General Plan: Low Medium II Residential

Streets Copyright (c) Thomas Brothers Maps, Inc.

Case Number:
**CHC-2013-2350-HCM**
Declaration Letter Mailing List
MAILING DATE: **Oct 28, 2013**

GIS/Fae Tsukamoto
City Hall, Room 825
**Mail Stop 395**

Council District 4
City Hall, Room 480
**Mail Stop 206**

Mark Howell
8800 Venice Blvd., #201
Los Angeles, CA 90034

Mark Howell
1962 N. Curson Ave
Los Angeles, CA 90046

Judy Marks
2572 Glen Green St
Los Angeles, CA 90068

Mark Howell
1285 N. Crescent Hts
West Hollywood, CA 90068

Mary Mallory
11161 ¼ Acama St.
Studio City, CA 91602

Etiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®
Sens de chargement
Repliez à la hachure afin de révéler le rebord Pop-up™
www.avery.com
1-800-GO-AVERY

Easy Peel® Labels
Use Avery® Template 5160®
Feed Paper
Bend along line to expose Pop-up Edge™
AVERY® 5160®