

Dear PLUM Committee Members:

Your vote on the historic designation of the Edinburgh Bungalow Court is just a few hours away, at 2:30 p.m. on Tuesday, February 16, 2016. Virtually everyone concerned supports the nomination. A brochure with photos, expert and neighbor letters and other information is attached.

### Chronology

- In early 2015, Survey LA identified the buildings as an excellent example of a bungalow court and as such, qualified for historic designation under local, state and federal law.
- In September 2015, with the support of Councilmember Paul Koretz, the Director of Planning initiated a nomination for historic monument status.
- A historic consultant prepared a lengthy report supporting the designation.
- The Los Angeles Conservancy strongly supports the designation.
- More than 200 neighbors within the 6 blocks surrounding the bungalows have signed petitions supporting designation.
- In early November 2015, the Mid City West Community Council, in a rare unanimous vote (25 to 0), recommended the designation.
- On November 19, 2015, following a lengthy hearing, the Cultural Heritage Commission – several of whom are practicing architects – voted unanimously (5 to 0) to designate the buildings as a historic monument, even though the owner strenuously claimed that the structure was in poor condition and deserved to be demolished.
- The full Council must confirm the nomination by February 17, 2016.

### Owner wants to demolish the bungalow court.

The owner of the buildings, BLDG Edinburgh LLC and its representatives Matthew Jacobs and Guy Penini, want to demolish these historic bungalows so they can build 8 new luxury three-story townhouses. The owner is asking the Council to conclude that it is not feasible to salvage the bungalows because of foundation and structural problems, and on this basis they insist that buildings are not deserving of historic monument status. However, the condition of the structures and foundations are irrelevant to a historic designation. They are, instead, questions for another day. Once the buildings are designated historic, the owner is free to make his case to the Cultural Heritage Commission (and, if appropriate, to the City Council) about the feasibility of restoring the buildings.

Moreover, the City Council is simply not equipped to make determinations about matters such as structural integrity on the short 90-day timeline allowed for confirmation of the nomination. This is especially so here because the owner is using its hand-picked experts to support demolition, while at the same time is blatantly blocking any access to the buildings by the neighbors' experts. The owner's motive is clear: To conceal the condition of the buildings and suppress any competing opinions that do not support demolition.

Owner's experts overreach — and come up short.

Even if the structural integrity of the buildings were properly at issue in the nomination, the owner's submittals to the Council office (and presumably also to PLUM) do not make a compelling case for demolition. As of 11:00 p.m. on Monday, February 15 – just hours before the February 16 PLUM hearing – the owner has presented only the following:

- A report from John Labib, the structural engineer for the development project, which speaks in ominous but vague terms about the condition of the soils and the structures and then, without providing any cost estimates, concludes that it is not “structurally or economically feasible” to rehabilitate the buildings. Even if he had provided numbers, Mr. Labib would not be qualified to speak to what is “economically feasible.”
- An email from Mr. Labib's colleague, David Funk, which speaks only very briefly and in generalities about the structural and soil conditions, and then proceeds to defend the qualifications of Mr. Labib's firm.
- Two brief reports from Josh Feffer, a geologist hired for the development project who insists that the buildings should be red-tagged and demolished because of the condition of the structures and who concludes that a particular method of foundation repair “would inflict substantial damage to the structures themselves and we imagine is not viable option as part of a historic preservation effort” and that “there is no meaningful repair methodology that can reasonably be performed for these dilapidated structures.” As discussed below, Mr. Feffer is simply not qualified by licensing to speak to matters of structural or geotechnical engineering, nor does he state any qualifications at all concerning historic preservation.
- A letter from Michael Goldberg, a foundation contractor and “Certified Professional Estimator” in which he says the soils are poor and he doesn't think the buildings could withstand the needed foundation work. As discussed below, Mr. Goldberg is not qualified by licensing to speak to matters of soils or structural engineering.

Owner is concealing the condition of the buildings.

As of the writing of this letter, only hours before the PLUM Committee votes, the owner has not provided the following, despite repeated pleas from both the Los Angeles Conservancy and myself:

- He has not provided physical access to the property which would allow our experts to examine and evaluate the conditions described by his experts and lawyers.
- He has insisted that he has secured the opinions of two engineers confirming the conclusions of Mr. Labib, but has not provided anything in writing from either of these two engineers, and he refuses to even identify them by name.
- He has not provided a written report by Nabih Youssef, a structural engineer which the Conservancy recommended and which the owner apparently hired.
- He has not provided any cost numbers for restoration options.
- He has not provided any further reports of any kind.

The L.A. Conservancy, a historic architect and a licensed civil engineer all contradict the owner's claims.

The Los Angeles Conservancy strongly supports this designation and has presented substantial opinion supporting the nomination and contradicting the owner's claims to Councilmember Koretz' office. In addition to this, at considerable trouble and expense I have secured the following professional opinions:

- An experienced historic architect, Michael Mekeel of Offenhauser Mekeel Architects, visited the site and wrote an opinion letter to the Council office dated February 1, 2016. He stated that the cost of securing the foundations and restoring the buildings to rental use would be less than \$125,000, which is only about \$16,000 per unit. Mr. Mekeel came to our meeting with the Council office on February 5, 2016, to further explain his opinions. A copy of Mr. Mekeel's letter is included in the attached brochure.
- A civil engineer with extensive historic structure experience, Vic Beizai, also attended our February 5 meeting with the Council office, and generally agreed with Mr. Mekeel's conclusions, emphasizing that single-story structures of this type perform well and that the observed foundation issues can be resolved inexpensively by simply shoring the

structure, installing new foundations by slot cutting, and then bolting the structure to the foundation.

- A UCLA professor of civil engineering and licensed civil engineer, Dr. Daniel Pradel, wrote an opinion letter dated February 12, 2016, in which he states that two of the owner's experts – Mr. Feffer and Mr. Goldberg – are not qualified to provide opinions about structural and geotechnical engineering matters. Dr. Pradel, who is qualified in both of these areas, also directly challenges Mr. Feffer's conclusion that relatively expensive pile foundations may be necessary to stabilize the buildings. A copy of Dr. Pradel's letter (without attachments) is included in the attached brochure.

Council members should not be swayed by a last-minute "document dump".

On Friday, February 12, the last business day before the PLUM hearing, Mr. Jacobs wrote a message to me in which he said that "Pursuant to our conversations with the Council Office and the LA Conservancy, we are anticipating two additional reports later today or over the weekend and will share them with you when we have them." As of 11:00 p.m. on Monday, February 15 (President's Day), the night before the PLUM hearing, I still had not received these. Mr. Jacobs also refused to respond to my request to have the names of these experts and permission to talk to them directly about their conclusions. Finally, Mr. Jacobs continues to block access to the buildings by anyone other than his own hand-picked experts.

At this late date, I think it is proper for the City Council members to disregard any further expert opinions or any other substantive documents submitted by the owner. This nomination was initiated more than five months ago, in September 2015. It went to the Cultural Heritage Commission in November 2015. Almost three more months have gone by as it has awaited action by the PLUM Committee and City Council, including two one-week extensions from the originally scheduled date of February 2nd. The owner was fully capable of submitting and sharing all relevant materials with both the Council and the neighbors well in advance of tomorrow's hearing, so that all concerned could consider and respond to them. He is a sophisticated developer who works mainly in the City. He has retained two different law firms to advance his interests and has enormous resources at his disposal, as well as unfettered access to his own property. By waiting until the very last moment to submit new information, the owner is obviously trying to squelch any meaningful analysis or response to that information by the neighbors, the Conservancy or the Council office. The Councilmembers should not reward this strategic behavior.

Thank you for your kind consideration of this important nomination.

Sincerely,

Brian Harris

# EDINBURGH BUNGALOW COURT



The Edinburgh Bungalow Court is located at 750-756 ½ North Edinburgh Avenue in the Beverly Grove neighborhood of Los Angeles near the city's boundary with West Hollywood. It was built in 1923. The court comprises four detached dwellings surrounded by a central court. Each building contains two units for a total of eight. A detached garage spans the rear of the parcel separated from the units by a narrow driveway.

Community Advocates:

Heather Fox  
[hfoxen@gmail.com](mailto:hfoxen@gmail.com)  
323-610-6344

Brian Harris  
[jbrianharris@yahoo.com](mailto:jbrianharris@yahoo.com)  
323-552-6005



The Edinburgh Bungalow Court meets two eligibility criteria for historic designation.

First:

*It reflects the broad cultural, political, economic or social history of the nation state or community.*

- Two million people came to California during the 1920's. The problem of accommodating so many new residents fueled development and took designers to the task of creating desirable and affordable family housing.

*Aerial maps from 1922 and 1926*



Second:

*It embodies the distinguishing characteristics of an architectural type specimen inherently valuable for a study of a period, style or method of construction.*

- Bungalow courts are an endangered property type that play an important role in telling the story of Los Angeles. The subject property also has an exceptionally unique design that integrates Mediterranean, Spanish Colonial, and Mission Revival elements





- **CULTURAL HERITAGE COMMISSION**  
VOTED 5-0 UNANIMOUSLY TO SUPPORT THE DESIGNATION OF EDINBURGH BUNGALOW COURT AS A HISTORIC CULTURAL MONUMENT
- **MID-CITY WEST NEIGHBORHOOD COUNCIL**  
VOTED 25-0 UNANIMOUSLY ON THE MOTION TO SUPPORT THE DESIGNATION OF EDINBURGH BUNGALOW COURT AS A HISTORIC CULTURAL MONUMENT
- **CITY OF LOS ANGELES INITIATED NOMINATION**



**SURVEY LA:** Excellent example of a bungalow court in Hollywood. Bungalow courts have particular significance in Hollywood; many were built in the 1920s-30s to accommodate people working in the entertainment industry.

(Status Code 3S, 3CS, 5S3 = Eligible for National Registry, California Registry and local listing or designation as an individual property through survey evaluation)

February 1, 2016

Michael Mekeel  
Offenhauser/Mekeel Architects  
9872 Holloway Drive  
West Hollywood, CA 90069

Councilman Koretz  
Council District 5  
200 North Spring Street, Suite 440  
Los Angeles, CA 90012

**Re: Proposed Designation of 750 N. Edinburgh Avenue (CHC-2015-3386-HCM)**

Dear Councilman Koretz:

Offenhauser Mekeel Architects are historic preservation architects as well as real estate developers. We have designed, preserved, restored, owned and maintained numerous historic buildings in the City of Los Angeles. We also currently own and maintain The Toberman House which is Los Angeles Cultural Historic Monument #769; it was the home of the second mayor of Los Angeles. We are experts in restoring historic buildings.

The Spanish Colonial Revival bungalow court located at 750 North Edinburgh Avenue is in remarkably good condition for a 95 year old historic building and can be restored to its former use as rental units without excessive difficulty or cost.

We have reviewed the letter from Armbruster Goldsmith & Delvac dated November 11, 2015 which includes letters and reports from PCR Services Corporation, John Labib & Associates and Termite Pest Solutions. We also visited the site. Based on our extensive experience and in consultation with our geotechnical and structural consultants, we find that these reports dramatically overstate the difficulty and cost of rehabilitating these structures and restoring them as rental properties. In fact, the deferred maintenance can be corrected and structural remedial work, though not required by the building code, can be performed cost-effectively.

**1. Architectural/Historic Character Defining Features Are Remarkably Intact:**

- The overall appearance of the property is essentially unchanged from 1923. There is no question that an original resident of the building would recognize it today. The four buildings and the garage structure are in their original location defining the central courtyard, and the simple rectangular massing with rough textured exterior plaster, crenellated parapets with barrel tile coping are intact.
- Significant architectural details are intact. The plaster arched front door porticos and the lean to shade structures over the main windows and the plaster arches with detail are intact.

- Doors and windows are highly significant character defining features and are substantially intact. The replacement of some windows and doors can be easily reversed by installing salvage matching windows and doors or having new ones made to match.
- The interiors are original. The interiors still have the original wood floors, the original casing at doors and windows, the original casework in the living rooms and the original cabinets and tile in the kitchens, including in at least on case the original ice box!

**2. Structural upgrades are not required by law and even if voluntarily undertaken they would be relatively inexpensive.**

- There is no building code requirement to upgrade the structures.
- The existing buildings provide substantial protection even without any upgrades. One story older buildings of this type tend to perform well in earthquakes. The structural loads in a one story building are very low. Thus, in a one-story building the difference between straight and diagonal sheathing is irrelevant for purposes of safety. In addition, the plaster on both sides of a stud wall provides a certain amount of structural shear.
- Relatively inexpensive voluntary upgrades can significantly increase the structural performance. Foundation bolting, adding connectors to beams and posts and roof framing, and perhaps installing a few shear walls are all simple and cost effective upgrades that will improve the structural performance of the building significantly. The cost of these upgrades is likely to be less than \$40,000 total for all four structures combined.
- Termite damage can be inexpensively repaired. Termite damage is common in all buildings and is not justification for demolishing the buildings. The exposed wood girders look in remarkably good condition, so it would be reasonable to assume that the termite damage is localized and due to maintenance issues. It can likely be repaired for less than \$10,000 for all structures combined.

**3. The expansive soil does not need to be removed and re-compacted.**

- A 4 foot blanket of expansive soil is common in this part of the Los Angeles basin. This building is no exception. Yet this and many thousands of older buildings are performing well structurally.
- There is no building code requirement that the soil under an existing building be removed and re-compacted.
- Even for a new building, the building code requires only that foundations in expansive soil be 24" deep. Although a new foundation is not required by the code, even for a new one-story building the code allows foundations to be 24" deep, which is above the 4-foot level of expansive soil.

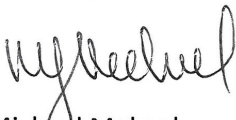
**4. Any foundation distress is likely caused by deferred maintenance, is localized, and can be easily repaired.**

- Cracks in the crawlspace are likely the result of maintenance issues. Surface water customarily flows away from the building and should not cause foundation movement. Thus, identified cracks in the crawlspace soil are probably the result of maintenance issues, e.g., a leak or flooding in the building either before or after the building was vacated; water penetration from the crawl space vents where soil has been allowed to accumulate above the level of the vents; and/or ponding around down spouts where the water does not have a path to the street.
- Excessive rotation of the footings is localized. The entire foundation is not in distress. The identified footing rotation is occurring in only a few areas of the foundation, for instance where water has been allowed to pond at the base of downspouts.
- The foundation can be inexpensively repaired. In order to correct the rotating footings it is not necessary to relocate all the houses, remove and replace all the soil 5 feet deep on the entire site, construct new footings and replace the houses. The customary solution is considerably less intrusive and far less expensive:
  - Stop the foundation movement: Correct the roof and site drainage, repair the plumbing and patch the roofs to be certain that water does not flow into the crawl space in the future. The total budget for this is likely to be less than \$5,000.
  - Replace sections of footing which have rotated: Temporarily shore that section of the building and remove and replace the footing with a code-conforming 24" deep footing. The total budget for this is likely to be less than \$25,000.
  - Replace under floor piers: The piers in the crawl space can be easily replaced and are structurally sufficient so long as no water penetrates the crawl space. The total budget for this is likely to be less than \$5,000.

**5. Budget for structural repairs.**

- Altogether a budget of \$85,000 should be sufficient to accomplish the voluntary repair of some footings, repair of termite damage and structural upgrades described above. These repairs can be done without substantial harm to the interiors or exteriors of the structures. Nonetheless, an additional \$40,000, or \$10 per square foot, is a reasonable budget to restore the interiors and exteriors to a condition suitable to return the buildings to their use as rental apartments.

Sincerely,



Michael Mekeel  
Offenhauser/Mekeel Architects

February 12, 2016

Mr. Brian Harris  
747 1/2 N. Hayworth Ave.  
Los Angeles, CA 90046

**RE: THIRD PARTY REVIEW OF LETTERS/REPORTS BY FEFFER GEOLOGICAL CONSULTING AND WHITE CASTLE CONSTRUCTION REGARDING THE PROPERTY AT 750-756½ NORTH EDINBURGH AVENUE, LOS ANGELES, CALIFORNIA**

Dear Mr. Harris:

At your request, I have reviewed the February 5, 2016, report by Mr. Joshua R. Feffer, CEG, and the attached Curriculum Vitae (CV) of Mr. Feffer (Appendix A), as well as a letter by Michael Goldberg of White Castle Construction dated February 8, 2016 (Appendix D). In the preparation of this third party review, I have also reviewed a prior Geotechnical Investigation report for the property dated April 2, 2015 by Feffer Geological Consulting, Inc., and the Soils Report Approval Letter issued by the Los Angeles Department of Building and Safety Grading Division on April 27, 2015.

#### **MR. FEFFER'S REPORT DATED FEB. 5, 2016**

##### **Mr. Feffer's Qualifications**

The April 2, 2015, Geotechnical Investigation by Feffer Geological Consulting, Inc. does not consider the condition of the existing structures, but instead simply assumes that they are to be demolished for the construction of new buildings on the site. The more recent report by Mr. Feffer (dated February 5, 2016), does concern the existing structures. It discusses seismic bolting of the structures, danger of structural collapse, standards of foundation construction, safety and red-tagging of the buildings, shallow and deep foundation recommendations, as well as wood framing deficiencies. All of these matters belong to Civil Engineering and its subspecialties (Structural and Geotechnical). I am well aware of these topics as both a practicing Civil Engineer and a Professor at UCLA in the Department of Civil and Environmental Engineering (my CV is in Appendix B).

Mr. Brian Harris  
February 12, 2016  
Page 2 of 3

As indicated in his CV, Mr. Feffer has geology degrees and registrations, as well as a Certification in Engineering Geology (CEG 2138). The regulations of the practice of geology is described in Appendix C, attached. Mr. Feffer is not a Registered Civil Engineer, nor is he registered Structural or Geotechnical Engineer (the two Civil Engineering specialties registrations licensed by the State of California). **Hence, Mr. Feffer is not qualified by licensing to opine on the Civil Engineering matters described above.**

### **GEOLOGY REQUIREMENTS**

A brief research of the property reveals that:

- a) It is situated on a flat area of the City of Los Angeles (Figure 1).
- b) The GIS database system of the City of Los Angeles (Figure 2), does not reveal geologic hazards such as faults, liquefaction, landslides, and oil extraction.

Since there are no hillside or mapped geologic hazards (Figure 2), building improvements, or constructions at this site, it does not require submission of a report by a geologist such as Mr. Feffer. The City does require a Geotechnical report (a.k.a., soils report) signed and stamped by a California registered Civil Engineer.

### **FOUNDATIONS**

In his report, Mr. Feffer indicates that “*The existing foundations could be replaced by either conventional foundations or new pile and grade beams.*” In my 25+ years of experience in the City of Los Angeles, I have never encountered a project of this type (single story buildings, in flat land with only one foot fill depth) where piles were used! In fact, piles were neither recommended in the Geotechnical Investigation report dated April 2, 2015, for the new 3-story development project proposed at the site, nor were they required by the April 27, 2015, Soils Report Approval Letter issued by the City’s grading division. Furthermore, foundations of lightweight buildings of the type and age existing at the site are, in my experience, rarely replaced; instead old foundations are usually locally reinforced without moving the structures, mudsills are bolted using metal plates (e.g., using Simpson Strong-Tie UFP10 plates), and expansive soils mitigated through drainage improvements.

### **WHITECASTLE CONSTRUCTION LETTER DATED FEB. 8, 2016**

I understand, Mr. Goldberg’s letter was based on a review of Mr. Feffer’s “Geologic Report” and a Termite & Pest Solutions Inc. report. The letter presumes that the site has unstable soils, that new foundations are required, and that new foundations should extend to bedrock. These

Mr. Brian Harris  
February 12, 2016  
Page 3 of 3

assumptions are in my opinion unreasonable. I would also note that Mr. Goldberg appears to have no engineering registration of any kind, whether it be civil engineering, structural engineering, or geotechnical engineering. He also does not appear to be a geologist, as is Mr. Feffer. Instead, the only professional registration apparent from Mr. Goldberg’s letter (following his name on the signature block) is “CPE,” which as I understand it stands for Certified Professional Estimator. Thus, unless he has credentials of which I am unaware, Mr. Goldberg is also not qualified by licensing to render an opinion on matters concerning structural engineering, geotechnical engineering, or geology.

We appreciate the opportunity to be of continued service to you on this project. If you have any questions, please contact us at (818) 543-4560.

Sincerely,

**SHANNON & WILSON, INC.**



Dr. Daniel Pradel, P.E., G.E.  
Vice President

DEP:RTD/ady

- Enc: Figure 1, Aerial Photo
- Figure 2, Geologic Hazard Map
- Appendix A, Review of Building Condition” by Feffer Geological Consulting (File No. 1556-54), dated Feb. 5, 2016, regarding the Property at 750-756 North Edinburgh Avenue, Los Angeles, California
- Appendix B, Curriculum Vitae – Dr. Daniel Pradel
- Appendix C, Regulations Relating to the Practices of Geology and Geophysics, California Code of Regulations Title 16, Division 29, §§ 3000-3067
- Appendix D, Letter by Whitecastle Construction dated Feb. 8, 2016, regarding the Property at 750-756 North Edinburgh Avenue, Los Angeles, California

# HOLLYWOOD BUNGALOW COURTS



Built between 1921 and 1925, the bungalows on North Serrano Ave and North Kingsley Drive were built on land that later was rezoned to a much higher density, and they became targets for demolition in the early 2000s. Due to their historic significance, the owners decided to instead rehabilitate the bungalows, as they had suffered from deferred maintenance and inappropriate additions over the years. This project earned a 2010 Conservancy Preservation Award.

Hollywood Bungalow Courts was developed and operates with Federal housing financing. The property utilizes the Low Income Housing Tax Credit Federal housing program to make rent affordable to lower income tenants.

## *Low Income Housing Tax Credit*

The property was developed using the Low Income Housing Tax Credit Program. This program incentivizes investors to inject capital into rental apartments for lower income Americans. The property received a tax credit allocation in 2008 for \$393,737 with a 10 year value of \$3,937,370. The property was placed in service in 2010. 41 of 42 units at Hollywood Bungalow Courts are low income and subject to the tax credit program. The property, at the time of the tax credit allocation, was located in a Qualified Census Tract qualifying it for additional tax credit financing.

## ST. ANDREWS BUNGALOW COURT



St. Andrews Bungalow Court is an historic renovation of a rare Hollywood bungalow courtyard that had fallen into severe disrepair, become a magnet for illegal activity and was slated for demolition. This project now provides 16 homes to formerly homeless individuals and households living with disabilities.



St. Andrews Bungalow Court is listed on the National Register of Historic Places and has received numerous renovation awards, including a 1996 Preservation Design Award from the California Preservation Foundation, a 1996 Preservation Award from the Los Angeles Conservancy, a State of California 1996 Governor's Historic Preservation Award, and an Urban Beautification Architectural Award from the Los Angeles Business Council.

1514-1544 St. Andrews Los Angeles, CA 90028

**Completed 1996**

**Architect: Richard Barron Architects**

**General Contractor: Edwin G. Bowen Company**

## LETTERS



November 7, 2015

Los Angeles Cultural Heritage Commission

To Whom It May Concern,

I was heartened to hear that you're considering historic designation for the Edinburgh Bungalow Court, and I'm writing to express my strong support. I lived in the building for five and half years, longer than I've lived in any other neighborhood as an adult, and had every intention of staying.

The building has so much character, especially with the courtyard common space and its beautiful arched entryway. It has been a perfect oasis in a busy neighborhood, enjoyed by residents as well as neighbors.

The developers who bought the building were honorable in every aspect of my move out, and I certainly respect their intentions. My support of this historic designation is because of my belief that the building is an important asset to the community.

Sincerely,

**Rob Larkin**  
**Musician, Tenant of Unit 756 ½ until 2015**



Hello Council Member Koretz,

My name is Alisha Wainwright and I am a former resident of 750 N Edinburgh Ave. I moved because I received an Ellis Act notification last April. I was devastated when I was forced to move. Finding 750 Edinburgh --which is such a unique architectural gem-- was so difficult as affordable housing is becoming harder to find, especially housing with character.

My favorite features of my apartment were the beautiful mantel with unique tile motifs and the original paned windows that let in a lot of natural light. It's strange that I even need to write this, but: **My house was completely livable and free of any damage or pests.** My one and only complaint was to my landlord to offer better landscaping to make the outside look as attractive as the inside of my home did.

But despite my complaints of the landlord's landscaping, my neighbors and I would enjoy coffee in the common courtyard, and it was often an office space for my neighbor Rob. The Bungalow Court has been home to artists and musicians and with its prominent location on the corner of Waring and Edinburgh, it's a symbol of the eclectic community. **Sadly, I am the only resident that was Ellis Acted who remains in 90046.** The rest have moved outside of LA or further east.

When I lived there, I walked my dog along the neighborhood streets and grew to love the area. It was hard to move last July. Now, I live off North Formosa Ave and Lexington Ave in a wonderful one bedroom bungalow. It's not nearly as unique as Edinburgh, but it has that LA charm. **It's been no less than seven months since my move, and my neighbor mentioned that the landlord was thinking of selling our units to the developers who are building next door to my current bungalow. I cried.** Is that what living in LA will be like for me? Is that what it will become for those who treasure cultural significance and authentic LA style?

I ask you to help make a difference in our community and encourage everyone to embrace what makes LA so special. I look to you for help because we can't make a difference without you. **Even the Cultural Heritage Commission doesn't have the impact your opinion will have.** Please help us retain the history and beauty of LA and put 750 Edinburgh in the hands of those who will support and foster the rich community we call home. To be frank, I hope in a years time I can still call 90046 home.

I write all this to ask that you please support saving the Edinburgh Bungalow Court. It really is a unique place to live and perfect for a young working actress like me. There are thousands of people in my shoes looking for unique LA bungalows— keeping 750 Edinburgh will allow a few more hard working people like me to really enjoy the spark that makes Mid-City West so special.

All the best to you,

**Alisha Wainwright**  
**Actress, Tenant of Unit 750 until 2015**

Dear Councilmember Koretz,

I am a resident of your Council District and member of the Board of Directors and Planning and Land Use Committee for the Mid City West Community Council (MCWCC). I am also an architectural historian who meets the United States Secretary of the Interior's Professional Qualification Standards in Architectural History, and have spent a substantial portion of my career evaluating whether or not buildings meet local, state, and federal criteria for historic designation, in addition to collaborating with design and development teams find solutions to rehabilitate and preserve historic properties.

I am writing to request your support for designation of the Edinburgh Bungalow Court at 750-756 1/2 North Edinburgh Avenue (subject property) as a Historic-Cultural Monument (HCM). MCWCC has passed a motion supporting HCM designation for this property, and I concur with findings made by the Department of City Planning (through its SurveyLA initiative), the applicant (through the HCM nomination), and the Cultural Heritage Commission supporting designation of the subject property.

To be eligible for HCM designation, a property needs to meet significance criteria outlined in the Cultural Heritage Ordinance and retain integrity to convey this significance. Built in 1923, the subject property exemplifies the City's Cultural Heritage Ordinance criteria for designation as one of the only extant, intact examples of the bungalow court property type in the North Beverly Grove/Fairfax District area, with dwelling units arranged in individual bungalows around a common open area. Bungalow courts are an endangered property type that play an important role in telling the story of Los Angeles. The subject property also has an exceptionally unique design that integrates Mediterranean, Spanish Colonial, and Mission Revival elements, including a large *espadaña* that spans the west entrance to the courtyard. Although the subject property has undergone alterations, it retains the key character-defining features of the bungalow court property type and its unique mix of architectural styles, and thus retains sufficient integrity to convey its significance.

It is true that the subject property is in need of rehabilitation and structural work, like many buildings of comparable vintage. It should be noted that physical condition is a different concept from integrity (integrity focuses on alterations to a property; thus, a property could have low integrity due to alterations but still be in good condition, or a property could have high integrity due to few alterations but be in poor condition). While loss of integrity (due to alterations) can render a property ineligible for designation, poor physical condition is not a factor that makes a property ineligible for HCM designation. **In some respects poor physical condition underscores the urgency to protect and rehabilitate a historic property, like the subject property (which retains integrity), through HCM designation.** Such a designation has played a vital role in saving other properties that were once in far worse condition than the subject property (like Boyle Heights' Breed Street Shul: <https://breedstreetshul.org/historical-information/>).

The City manages incentive programs like the Mills Act Program, which provides potential property tax reduction to qualified owners of historic properties to help offset the cost of maintenance and preservation of these buildings. From 2010-2015, I assisted the City's Office of Historic Resources (OHR), which manages the Mills Act Program, as a consultant to review approximately 50-80 applications for this program annually, as well as inspect applicants' properties. To ensure applicants were qualified, review largely focused on ensuring that proposed work was substantial (above and beyond routine maintenance), including such work items as seismic retrofit and upgrades to electrical and plumbing systems, to prolong the life of the building. In essence, the Mills Act Program exists to protect buildings like the subject property, but in order to be eligible to apply, the subject property must first be designated as an HCM.

In conclusion, the subject property is a phenomenal example of a significant and endangered property type and is worthy of HCM designation. I appreciate your support and am happy to answer any questions.

Thank you,  
Shane Swerdlow

--

**Shane Stuart Swerdlow**  
Zone Four Representative  
Planning and Land Use Committee Member  
Mid City West Community Council  
sswerdlow@midcitywest.org



### Supporters:

Cultural Heritage Commission  
Mid City West Neighborhood Council  
L.A. Conservancy  
Office of Historic Resources  
Architectural Resources Group  
Hollywood Heritage  
Charles Fisher  
James Rosen Design  
Offenhauser/Mekeel Architects  
TrenCode (Civil and Structural Engineering Consultants)  
West Hollywood Preservation Alliance  
United Neighbors for Responsible Development  
Beverly Wilshire Homeowners Association  
Hollywood Community Housing Corporation  
AMJ Construction Management  
Affordable Living for the Aging  
L.A. Tenants Union

February 16, 2016

Ms. Elisa Paster  
Glaserweil  
10250 Constellation Boulevard, 19<sup>th</sup> Floor  
Los Angeles, CA 90067

**Re: 750-756 North Edinburgh**

Dear Ms. Paster:

Nabih Youssef Associates (NYA) have reviewed the structural evaluation of 750-756 N. Edinburgh performed by John Labib + Associates, dated November 4, 2015.

Based on information provided in the evaluation report, the findings and recommendations are appropriate.

Sincerely,

**NABIH YOUSSEF & ASSOCIATES**



Nabih Youssef, S.E.  
Principal

# YOU CAN SAVE OUR NEIGHBORHOOD



We are the neighbors of THE HISTORIC BUNGALOW COURTS at 750-756 1/2 Edinburgh Ave. who are advocating for historic preservation and conscious development. We have gathered over 200 signatures and 91 letters from people who live and work in the neighborhood in support of SAVING the unique character of the neighborhood from indiscriminate oversized development.

#### THE CITY HAS VOTED WITH US!

On November 19th, The Cultural Heritage Commission, which is comprised of 5 experts in the fields of architecture and historic preservation voted 5 - 0 in favor of designating 750-756 1/2 a Cultural Historic Monument. Our own city councilman Paul Koretz came to speak out in support.

While the building has been neglected by the owners, it remains intact, and in September 2015 was judged fully habitable by the Los Angeles Housing and Community Investment Department.

#### THE DEVELOPER'S PLAN:

The developers, Matthew Jacobs and Guy Penini, evicted the tenants using the Ellis Act and planned to demolish the 8 rent stabilized units to build a luxury small lot subdivision (Townhouses)—with each unit selling for well over a million dollars.

Matthew Jacobs lives "in" the community but his interests are not "of" the community. You decide. He and his team have ignored recommendations by the community and Mid City West Neighborhood Council. Mathew Jacobs has aggressively attempted to use questionable tactics to demolish the property while also ignoring community concerns.


Despite his efforts, the CITY continues to stand in opposition to the project!

Matthew Jacob's development on Crescent Heights near Romaine, "Bentobox 5" is a Small Lot Subdivision towering over it's neighbors. If we stay silent, the historic Edinburgh Bungalow Court will be replaced with a "Bentobox 8"! His model thus far destroys historic buildings and evicts tenants to support generic, out-of-scale and unaffordable housing.



#### WHAT YOU CAN DO TO HELP

Please email and call Councilmember Paul Koretz and tell him you support the designation of the Edinburgh Bungalow Court as a historic monument and are interested in saving the integrity of our beautiful neighborhood: [councilmember.koretz@lacity.org](mailto:councilmember.koretz@lacity.org) (213) 473-7005

 [save750edinburgh](https://www.facebook.com/save750edinburgh) Email [save750edinburgh@gmail.com](mailto:save750edinburgh@gmail.com)

Keep in touch for more information on the upcoming City Council vote and how you can further help save 750 Edinburgh.  
YOUR VOICE MATTERS!

**From:** Corey Hanker <[cjh@fortuspartners.com](mailto:cjh@fortuspartners.com)>  
**Subject:** 750 Edinburgh  
**Date:** February 16, 2016 at 11:47:34 AM PST  
**To:** "[paul.koretz@lacity.org](mailto:paul.koretz@lacity.org)" <[paul.koretz@lacity.org](mailto:paul.koretz@lacity.org)>  
**Cc:** "[noah.muhlstein@lacity.org](mailto:noah.muhlstein@lacity.org)" <[noah.muhlstein@lacity.org](mailto:noah.muhlstein@lacity.org)>

Paul,

I am the owner of the property at 802 N. Laurel – roughly 30 yards from the Edinburgh property in question. I am concerned that the building's demo was halted to save it for historic status. That structure is anything but historic. It is a neighborhood eye sore and has zero architectural integrity or merit. In fact, the buildings were mass produced, from a factory kit. I can not understand how any city official views this otherwise. I am sending this quick email to state on the record that as a neighbor I am hopeful that a developer can go in there and take on this project, enhance the beauty of the neighborhood and properly develop that parcel of land.

Best,  
Corey

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**Corey J. Hanker**

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