

**DEPARTMENT OF
CITY PLANNING**

EXECUTIVE OFFICES
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CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

**DEPARTMENT OF
BUILDING AND SAFETY**

EXECUTIVE OFFICES
201 N. FIGUEROA STREET
LOS ANGELES, CA 90012
(213) 482-6800

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

February 10, 2025

Los Angeles City Council
% Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention PLUM Committee

Dear Honorable Members:

REPORT FROM THE DEPARTMENTS OF CITY PLANNING AND BUILDING AND SAFETY ON THE STATUS OF THE HISTORICAL PROPERTY CONTRACTS FOR THE JARDINETTE APARTMENTS LOCATED AT 5128 MARATHON STREET AND THE LITTLE COUNTRY CHURCH OF HOLLYWOOD LOCATED AT 1750 N. ARGYLE AVENUE IN COUNCIL DISTRICT 13; CF 22-0984

This communication is being sent in response to a motion, Council File 22-0984 (O'Farrell-Koretz), which instructed the Planning Department and the Department of Building and Safety, with the assistance of the City Attorney and Police Department, to prepare a report with recommendations on the existing condition of the following two Mills Act historical contract properties that appear to be in violation of the terms of their contracts: (1) the Little Country Church of Hollywood (HCM #567), located at 1750 N. Argyle Avenue, and (2) the Jardinette Apartments (HCM #390), located at 5128 Marathon Street. The motion requested that the departments report back on whether or not the Mills Act contract obligations for these two properties are being met; and if not, the enforcement or termination actions the City can take to ensure that the properties are being preserved and maintained in accordance with the terms of the Mills Act Historical Property Contract.

Recent inspections, together with a review of the open permits on these properties, have found the Jardinette Apartments to be in compliance with the terms and conditions of the property's Mills Act Historical Property Contract and the Little Country Church of Hollywood to not be in compliance with its contract. An initial report on the status of the Jardinette Apartments was sent to the PLUM Committee on November 20, 2023 (copy attached). This report will focus on the Little Country Church of Hollywood property.

The Little Country Church of Hollywood was built in 1934 in the American Colonial Revival style on a portion of the 1902 Albert G. Bartlett Estate known as “Vista del Mar”. It was designated by the City Council as Los Angeles Historic-Cultural Monument #567 in 1992. The property is significant in the context of religious broadcasting as the site of one of the first religious broadcast radio shows and for the extant landscape elements of the Bartlett Estate.

In 2005, the owner and City entered into a Mills Act Historical Property Contract (contract number C-109336) for the property. The contract obligates the owner to perform specific work on the property to restore and rehabilitate it in conformance with the Secretary of the Interior’s Standards for Rehabilitation. Under the Mills Act, the Los Angeles County Assessor is allowed to value the property under an income approach to valuation potentially resulting in property tax savings. The tax savings can assist an owner in offsetting the costs for maintenance and rehabilitation.

As part of the Mills Act Contract application approval process, staff of Los Angeles City Planning’s (LACP’s) Office of Historic Resources (OHR) reviewed and approved the scope of the rehabilitation work described in the contract, which was designed to restore and rehabilitate the property for continued use. In December 2007, the church building on the property was destroyed by an unsolved arson fire. In 2008 reconstruction plans were approved, but not implemented. Since that time, there have been numerous code enforcement complaints related to the property and Los Angeles Police Department (LAPD) calls for service for reportedly illegal activity on the property. A list of LAPD’s pertinent calls for service to the property is included as Attachment A.

LACP has undertaken two recent Mills Act inspections of the property in 2017 and 2022. Both inspection reports noted that no rehabilitation or reconstruction work had been completed and maintenance of the property had not occurred. Following the 2017 inspection the owner sent a letter on May 11, 2018 and a follow-up meeting was scheduled to discuss the status of the property. At this meeting, LACP urged the owner to pursue the reconstruction plans for the church and clean up and secure the property. Following the 2022 inspection, the property owner cleaned up and secured the property from illegal entry. LACP received email communication from the owner on November 5, 2023 and November 9, 2023; and updated photographs on December 10, 2023, and July 18, 2024 showing the improved condition of the property. However, to date, no substantial rehabilitation work has taken place on the property.

In conclusion, the owner of the Little Country Church of Hollywood property is not in compliance with the terms and conditions of the Mills Act Historical Property Contract. If the owner does not bring the property into compliance, under Government Code Section 50284, the City Council has the option of bringing an action in court to enforce the contract, or hold a hearing and vote to cancel the contract. LACP recommends the City Council direct the Cultural Heritage Commission to impose a compliance schedule on the owner to rehabilitate the property in conformance with the contract. If the owner does not comply with the milestones outlined in the schedule, the Cultural Heritage Commission would report

PLUM Committee
CF 22-0984
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to the City Council on whether an enforcement action is necessary to preserve and rehabilitate the historic features of the property.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Ken Bernstein
Principal City Planner and Manager, Office of Historic Resources

OSAMA YOUNAN
General Manager, Department of Building and Safety



Devin Myrick
Director, Government and Community Relations

Attachment A

LOS ANGELES POLICE DEPARTMENT



DOMINIC H. CHOI
Chief of Police

KAREN BASS
Mayor

P. O. Box 30158
Los Angeles, Calif. 90030
Telephone: (213) 978-6585
TDD: (877) 275-5273
Ref #: 10.2

AFFIDAVIT

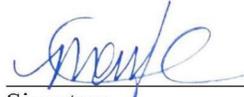
I state that I, Martha Ulloa, Serial No. N2236, am a duly authorized Custodian of Taped Records of Communications Division and have authority to certify the attached records.

The accompanying attachments are true copies of all records described in your request.

The records were prepared by personnel of the City of Los Angeles in the ordinary scope and course of business at or near the time of the acts or events.

I attest the above to be true under penalty of perjury.

Date: June 27, 2024



Signature

Respectfully,

DOMINIC H. CHOI
Chief of Police



RAYMOND VALOIS, Captain
Commanding Officer
Communications Division

Attachments

CONTROL#: _____

LOS ANGELES POLICE DEPARTMENT
COMMUNICATIONS DIVISION - PROJECTS UNIT
MCDC (213) 978-6570 / VCDC (818) 778-4783
911Projects@lapd.online

All requests will be delivered via [SharePoint](#) or [Evidence.com](#)

REQUEST FOR RECORDS

DATE: 06/27/24 TIME: 1230 DUE DATE: ASAP

REQUESTOR NAME: Detective Hillary Del Rio SERIAL # 39705

DIVISION: Risk Mgmt & Legal Affairs Div

TELEPHONE: 213-810-4663 EMAIL: 39705@lapd.online

SUPERVISOR APPROVING: Dill Noggle SERIAL # 35030

SharePoint (Direct Email)

Evidence.com

CATEGORICAL USE OF FORCE

INCIDENT NUMBER: _____

DATE OF INCIDENT: _____

TIME OF CRIME: _____

LOCATION: 1750 North Argyle Avenue, Los Angeles, CA 90028

REPORTING DISTRICT: 0637

TYPE OF CRIME: _____

PRIMARY UNIT: _____

DA'S/CA NAME/CASE #:

DA/CA:	Cory Brent	CASE#	
--------	------------	-------	--

DR/CF NUMBER:

DR#		CF#	
-----	--	-----	--

DATA REQUESTED

Printout 911Calls Radio Frequency PR Call Log Phone # _____

DBI/DBR Returns SM Messages
Please Specify Unit Designation Please Specify Unit Designation

ADDITIONAL COMMENTS: A print out of calls for service at that address from 2008 to the present including information regarding the calls for service (such as 415 group, loitering, etc.). We are trying to determine if the location has an abundance of calls being generated. Thanks!

COMPLETED BY: _____

Search Type

Support

(N2236, usr)

[\[Logout\]](#)**CALLS FOR SERVICE - INQUIRY RESULTS****Trace:**

Created By N2236
 Created On 6/27/2024 2:07:15 PM
 Requested By DET DEL RIO/LAD

Parameters:

Date Range 01/01/2008@00:00:00 thru 12/31/2012@23:59:59
 Location 1750 ARGYLE
 Reporting District N/A
 Incident Type N/A
 Incident Comment N/A
 Record Count 10

NUMBER	DATE	TIME	TYPE	DESCRIPTION	LOCATION	RD	REPORTER
LPD090423002588	04/23/09	14:07	9212N	TRESPASS SUSP NOW	1750 N ARGYLE AV	0637	VYTAS
LPD090919005654	09/19/09	22:04	245PS	POSS SUSP	1750 N ARGYLE AV	0637	ROBERT/SECURITY
LPD100123000499	01/23/10	01:59	918PM	POSS MALE	1750 N ARGYLE AV	0637	DUANE PATTERSON
LPD110505001681	05/05/11	11:27	242S	SUSP	1750 N ARGYLE AV	0637	FEMALE
LPD110505001847	05/05/11	12:06	415G	GRP	1750 N ARGYLE AV	0637	FEMALE
LPD110721001649	07/21/11	10:20	9212	TRESPASS SUSP	1750 N ARGYLE AV	0637	GABBIA
LPD120521001334	05/21/12	09:44	415M	MAN	1750 N ARGYLE AV	0637	WILLIAM
LPD120918003456	09/18/12	16:47	9212	TRESPASS SUSP	1750 N ARGYLE AV	0637	WILLIAM
LPD121012002209	10/12/12	11:22	415M	MAN	1750 N ARGYLE AV	0637	GABIA KONTE
LPD121013002517	10/13/12	12:07	459S	SUSP	1750 N ARGYLE AV	0637	GABBY KYCE

Number of records = 10

Search Type

Support

(N2236, usr)

[\[Logout\]](#)

CALLS FOR SERVICE - INQUIRY RESULTS

Trace:

Created By N2236
 Created On 6/27/2024 2:08:49 PM
 Requested By DET DEL RIO/LAD

Parameters:

Date Range 01/01/2013@00:00:00 thru 11/03/2013@23:59:59
 Location 1750 ARGYLE
 Reporting District N/A
 Incident Type N/A
 Incident Comment N/A
 Record Count 2

NUMBER	DATE	TIME	TYPE	DESCRIPTION	LOCATION	RD	REPORTER
LPD130607002826	06/07/13	14:43	921S	SUSP	1750 N ARGYLE AV	0637	MAINTENANCE/WILLIAM
LPD130614002860	06/14/13	15:43	921S	SUSP	1750 N ARGYLE AV	0637	WILLIAM OVALLE

Number of records = 2

CALLS FOR SERVICE - INQUIRY RESULTS

From 11/03/2013 00:00 To 12/31/2015 23:59 INC# Type Dispo
 Addr 1750 - 1750 Str ARGYLE Apt Location : Phone : Priority
 Area RD Unit Officer Operator :
 Console : Comment CFS Comments Created By : # N2236 Ulloa, Martha

<input type="checkbox"/>	INC#	Create Time	Dur (min)	EnRt	Address	RD	Type	Dispo	Prty	PR Info	Unit	Officers
<input type="checkbox"/>	LPD150715004928	07/15/2015 20:00	189	74	1750 N ARGYLE AV	0637	9212 - TRESPASS SUSP	OCCSY	0	PAUL DANIELSON (503 539 0887) 1757 VISTA DEL MAR AV	6A49	37209,36503
<input type="checkbox"/>	LPD150804001766	08/04/2015 11:12	99	42	1750 N ARGYLE AV	0637	415M6 - MAN W/KNIVES	WRNSN	2	BILL BRADY (415/885-9713CP) *CONTACT PR BY PHONE ONLY*	6A67	38590,39580
<input type="checkbox"/>	LPD151218004429	12/18/2015 21:29	443	1	1750 N ARGYLE AV	0637	242SL - SUSP J/L	RPTSN	2	NAGEH (310-956-8626)	6FB18	40927,40930

CALLS FOR SERVICE - INQUIRY RESULTS

From 01/01/2016 00:00 To 12/31/2018 23:59 INC# Type Dispo
 Addr 1750 - 1750 Str ARGYLE Apt Location : Phone : Priority
 Area RD Unit Officer Operator :
 Console : Comment CFS Comments Created By : # N2236 Ulloa, Martha

<input type="checkbox"/>	INC#	Create Time	Dur (min)	EnRt	Address	RD	Type	Dispo	Prty	PR Info	Unit	Officers
<input type="checkbox"/>	LPD170403001518	04/03/2017 10:15	11	0	1750 N ARGYLE	006	CODE 6 ADVSN	0			6SL79	30500
<input type="checkbox"/>	LPD170405001319	04/05/2017 08:58	26	0	1750 N ARGYLE	006	CODE 6 WRNSN	0			6SL49	25156
<input type="checkbox"/>	LPD170406001074	04/06/2017 07:55	10	0	1750 N ARGYLE	006	CODE 6 OCCSN	0			6HOPE25	41112
<input type="checkbox"/>	LPD170406001486	04/06/2017 09:34	290	0	1750 ARGYLE	006	CODE 6 OCCSN	0			6HOPE23	41548,39450
<input type="checkbox"/>	LPD170602001913	06/02/2017 11:13	160	130	1750 N ARGYLE AV 0637	314M	MAN OCCSN	2		WILLIAM/MGR (818-326-0175)	6FB31	41502,41384

CALLS FOR SERVICE - INQUIRY RESULTS

From 01/01/2019 00:00 To 10/22/2019 23:59
Addr 1750 - 1750 Str ARGYLE Apt
Area RD
Console : Comment

INC#
Location :
Unit
 CFS Comments

Type
Phone :
Officer

Dispo
Priority MTA
Operator :
Created By : # N2236 Ulloa, Martha

[No data found. Please check search criteria](#)

CALLS FOR SERVICE - INQUIRY RESULTS

From 10/22/2019 00:00 To 12/31/2022 23:59 INC # Type Dispo P/U
 Addr 1750 - 1750 Str ARGYLE Apt Location Caller Priority MC ...
 Area RD Unit / Officer Operator
 Console : Comment CFS Comments N2236 Ulloa, Martha

<input type="checkbox"/>	INC#	Create Time	Tot Min	EnRt	Address	Geo	RD	Type	Dispo	Prt	PR Info	Unit	Officers
<input type="checkbox"/>	PD20050500001887	05/05/2020 09:56	99	8	1750 ARGYLE AV	<input checked="" type="checkbox"/>	0637	9212 - TRESPASS SUSP	ADVSN BWVY DICVN	0	JOSHUA 678 4996137 ;	6A63	31071-NELSON 44041-ANDERSON
<input type="checkbox"/>	PD20060400001443	06/04/2020 12:16	373	7	1750 ARGYLE AV	<input checked="" type="checkbox"/>	0637	9212N - TRESPASS SUSP NOW	BWVY DICVN OCCSN	2	DALTON 213 9088148 ;	6A15	27575-COLLYER 44151-KIM
<input type="checkbox"/>	PD20091300003560	09/13/2020 18:52	714	1	1750 ARGYLE AV	<input checked="" type="checkbox"/>	0637	9212 - TRESPASS SUSP	BWVN DICVN GOASN	0	ROC/NEIGHBOR 202 2105227 ;	6A15	43028-SWEENEY 43557-AGUILAR
<input type="checkbox"/>	PD20101000002553	10/10/2020 14:47	185		1750 ARGYLE AV	<input checked="" type="checkbox"/>	0637	9212N - TRESPASS SUSP NOW	BWVY DICVN OCCSN	2	DALTON 213 9088148 ;	6X43	40753-AVENDANO 42651-CUMMINGS
<input type="checkbox"/>	PD21090200001756	09/02/2021 10:11	28		1750 ARGYLE AV	<input checked="" type="checkbox"/>	0637	9212 - TRESPASS SUSP	GOA	0	WILLIAM 818 3260175 ;		
<input type="checkbox"/>	PD21111500001404	11/15/2021 09:44	326	8	1750 ARGYLE AV	<input checked="" type="checkbox"/>	0637	242S - SUSP	BWVY DICVN OCCSN	2	MARGARITO SS 818 3701150 ;	6A79	43109-ROBLES 43686-HECHAVARRIA
<input type="checkbox"/>	PD21112000001341	11/20/2021 09:45	493	44	1750 ARGYLE AV	<input checked="" type="checkbox"/>	0637	242PSN - POSS SUSP NOW	BWVN BWVY DICVN DICVY GOASY OCCSN OCCSY RFC5	2	MELSIO SS 562 6569845 ;	6A15	38710-SHALDJIAN 43417-LOPEZ
<input type="checkbox"/>	PD22030900004618	03/09/2022 21:44	49	33	1750 ARGYLE AV	<input checked="" type="checkbox"/>	0637	900 - UNKNOWN TROUBLE	BWVN CCBSN DICVN	2	ADT MIKE 888 4724051 ; REF # 2302477	6A76	41399-CRUZ 44440-NARANJO
<input type="checkbox"/>	PD22031700001446	03/17/2022 09:54	540	3	1750 ARGYLE AV	<input checked="" type="checkbox"/>	0637	245S - SUSP	BWVN BWVY DICVN OCCSN	2	MELESIO 562 6569845 ;	6A77	43080-CHOI 43187-REYES

CALLS FOR SERVICE - INQUIRY RESULTS

From 01/01/2023 00:00 To 06/27/2024 14:00 INC # Type Dispo P/U
 Addr 1750 - 1750 Str ARGYLE Apt Location Caller Priority MC ...
 Area RD Unit / Officer Operator
 Console : Comment CFS Comments N2236 Ulloa, Martha

<input type="checkbox"/>	INC#	Create Time	Tot Min	EnRt	Address	Geo	RD	Type	Dispo	Prt	PR Info	Unit	Officers
<input type="checkbox"/>	PD23021400001552	02/14/2023 09:46	31		1750 ARGYLE	<input type="checkbox"/>		006 - CODE 6	OCC	0		CARE451	
<input type="checkbox"/>	PD23042800001327	04/28/2023 09:22	95	2	1750 ARGYLE AV	<input checked="" type="checkbox"/>	0637	9212 - 921 TRESPASS SUSP	BWVY DICVN OCCSN	0	SOSHA 202 2105227 ; ***CONTACT PHONE	6A49	43187-REYES 44883-GUZMAN
<input type="checkbox"/>	PD23050100003036	05/01/2023 16:05	109	0	1750 ARGYLE AV	<input checked="" type="checkbox"/>	0637	390G - 390 GRP	BWVN DICVN OCCSN	0	ROC SOSCIA 202 2105227 ;	6A15	34672-THOMPSON 45314-HIDALGO
<input type="checkbox"/>	PD23050200000684	05/02/2023 05:56	132	13	1750 ARGYLE AV	<input checked="" type="checkbox"/>	0637	9212 - 921 TRESPASS SUSP	BWVY DICVN GOASN	0	ROC SOSCIA 202 2105227 ;	6A15	34672-THOMPSON 45314-HIDALGO
<input type="checkbox"/>	PD23050200001937	05/02/2023 10:30	204		1750 ARGYLE	<input type="checkbox"/>		006 - CODE 6	BWVY DICVN OCCSN	0		6S79	37352-EUBANK 41018-JONES
<input type="checkbox"/>	PD23050300001524	05/03/2023 10:14	45		1750 ARGYLE	<input type="checkbox"/>		006 - CODE 6	BWVN DICVN OCCSN	0		6SL67	30987-CORONA
<input type="checkbox"/>	PD23051700001298	05/17/2023 08:53	3		1750 ARGYLE AV, 90028	<input checked="" type="checkbox"/>	0637	100 - 100 OTHER	CTR	0	SOSCIA 202 2105227 ;		
<input type="checkbox"/>	PD23051700001491	05/17/2023 09:36	77	2	1750 ARGYLE AV, 90028	<input checked="" type="checkbox"/>	0637	415G6 - 415 GRP W/KNIVES	BWVY DICVN OCCSN	2	UA 202 ;	6A49	43278-DOMINGUEZ 44476-MOLINA
<input type="checkbox"/>	PD23051700003881	05/17/2023 17:49	181	8	1750 ARGYLE AV, 90028	<input checked="" type="checkbox"/>	0637	415M - 415 MAN	BWVN DICVN GOASN	0	WILLIAM 818 3260175 ;	6X26	42275-LEE 42667-RENDON
<input type="checkbox"/>	PD23051900003304	05/19/2023 17:30	344	231	1750 ARGYLE AV, 90028	<input checked="" type="checkbox"/>	0637	921S - 921 SUSP	BWVN DICVN OCCSN	0	SOSCIA 202 2105227 ;	6A48	42595-NICHOLS 43680-ENRIQUEZ
<input type="checkbox"/>	PD23052000001174	05/20/2023 07:45	254		1750 ARGYLE AV, 90028	<input checked="" type="checkbox"/>	0637	9212 - 921 TRESPASS SUSP	ARRSN BWVY DICVN DICVY FI1 OCCSN	0	SOSCIA 202 2105227 ;	6A49	40376-MEJIA 45062-SALGURO
<input type="checkbox"/>	PD23052700003068	05/27/2023 17:26	28	3	1750 ARGYLE AV, 90028	<input checked="" type="checkbox"/>	0637	447PS - 447 POSS SUSP	BWVY DICVN GOASN	2	FD 203 ;	6A49	43278-DOMINGUEZ 45062-SALGURO
<input type="checkbox"/>	PD23071000003509	07/10/2023 17:47	148	9	1750 ARGYLE AV, 90028	<input checked="" type="checkbox"/>	0637	314M - 314 MAN	BWVN DICVN OCCSN	2	ROCK SOSCIA 202 2105227 ;	6A36	43933-EGGLESTON 44138-DELGADO
<input type="checkbox"/>	PD23081500003193	08/15/2023 16:08	69	3	1750 ARGYLE AV, 90028	<input checked="" type="checkbox"/>	0637	314M - 314 MAN	BWVN DICVN OCCSN	2	MALE 715 5053284 ;	6A49	43448-EDNEY 45094-SOTO
<input type="checkbox"/>	PD23082800002202	08/28/2023 12:19	93		1750 ARGYLE AV, 90028	<input checked="" type="checkbox"/>	0637	314M - 314 MAN	ADVSN BWVY DICVN	2	WILLIAM OVALLA 818 3260175 ;	6X21	43249-HOFFMAN 44777-MCLOUTH
<input type="checkbox"/>	PD23090700001896	09/07/2023 11:20	574	5	1750 ARGYLE AV, 90028	<input checked="" type="checkbox"/>	0637	9212 - 921 TRESPASS SUSP	ARRM1 ARRSN BWVY DICVN DICVY FI1 HPI OCCSN RFC1	0	ROC 202 2105227 ;	6A45	40906-JORDAN 45434-FUENTES
<input type="checkbox"/>	PD23100700001737	10/07/2023 11:18	64	12	1750 ARGYLE AV, 90028	<input checked="" type="checkbox"/>	0637	9212 - 921 TRESPASS SUSP	BWVY DICVN OCCSN	0	ROC SOSCIA 202 2105227 ;	6A79	38638-HELMSTETTER 44866-ARIZAGA
<input type="checkbox"/>	PD23100700003513	10/07/2023 19:26	397	3	1750 ARGYLE AV, 90028	<input checked="" type="checkbox"/>	0637	9212 - 921 TRESPASS SUSP	BWVN DICVN OCCSN	0		6A63	42307-DIAB 45429-BAE
<input type="checkbox"/>	PD23120900001507	12/09/2023 11:24	96	3	1750 ARGYLE AV, 90028	<input checked="" type="checkbox"/>	0637	415G - 415 GRP	BWVN DICVN OCCSN	0	SS MARAGARITO 818 3701150 ;	6A49	42870-TERZES 42872-VELASCO
<input type="checkbox"/>	PD23120900001592	12/09/2023 11:51	135		1750 ARGYLE AV, 90028	<input checked="" type="checkbox"/>	0637	006 - CODE 6	BWVN DICVN OCCSN	0		6FB25	41438-GRADY 42651-CUMMINGS
<input type="checkbox"/>	PD24022800000794	02/28/2024 06:29	681	1	1750 ARGYLE AV, 90028	<input checked="" type="checkbox"/>	0637	261PX - 261 POSS I/P	ARRF1 ARRSN BWVY DICVY OCCSN	3	MALE 202 2105227 ;	6A67	38599-SANCHEZ 45509-HUYNH
<input type="checkbox"/>	PD24031500004948	03/15/2024 21:58	199	30	1750 ARGYLE AV, 90028	<input checked="" type="checkbox"/>	0637	9212N - 921 TRESPASS SUSP NOW	BWVN DICVN OCCSN	2	ROCKY SOCHA 202 2105227 ;	6A15	42586-JIANU 43716-WATTS
<input type="checkbox"/>	PD24031800001977	03/18/2024 10:31	26		1750 ARGYLE AV, 90028	<input checked="" type="checkbox"/>	0637	9212N - 921 TRESPASS SUSP NOW	CTR	2	ROCKY SOSCIA 202 2105227 ;		
<input type="checkbox"/>	PD24031800002464	03/18/2024 12:17	143	4	1750 ARGYLE AV, 90028	<input checked="" type="checkbox"/>	0637	9212 - 921 TRESPASS SUSP	BWVN DICVN OCCSN	0	URBAN ALCHEMY ;	6A49	44743-WALKER 44913-SOTO
<input type="checkbox"/>	PD24040300001184	04/03/2024 08:12	180	9	1750 ARGYLE AV, 90028	<input checked="" type="checkbox"/>	0637	9212 - 921 TRESPASS SUSP	ADV OCC	0	ROCKY SOCHA 202 2105227 ;	6A67	38599-SANCHEZ 45715-RAMIREZ
<input type="checkbox"/>	PD24052100000111	05/21/2024 00:44	47	0	1750 ARGYLE AV, 90028	<input checked="" type="checkbox"/>	0637	921PS - 921 POSS SUSP	OCC	0	ROCCIE 323 2596426 ;	6A49	44606-BELLOSO 45088-PINEDA
<input type="checkbox"/>	PD24052600000592	05/26/2024 02:56	204	3	1750 ARGYLE AV, 90028	<input checked="" type="checkbox"/>	0637	246H - 246 HEARD ONLY	OCC	2	ROC 202 2105227 ;	6A15	44606-BELLOSO 45088-PINEDA
<input type="checkbox"/>	PD24052800001311	05/28/2024 08:51	225		1750 ARGYLE AV, 90028	<input checked="" type="checkbox"/>	0637	006 - CODE 6	C6CZN HPI OCC WRNV1	0		6S31	39042-DOMINGUEZ 39066-RUIZ

**Mills Act Historical Property Contracts Program
Periodic Inspection Report**

Property Information

Owner Information

Address: 1750 ARGYLE AVE N
Zip Code: 90028
APN: 5546031005
HPOZ:
HCM: 567
Case #: CHC-2005-5717-MA

Name: AWSB LLC
Address: 5716 CORSA AVE UNIT 110 WESTLAKE
VILLAGE CA 91362

Pre-inspection

Notification sent date: 12/15/2016 Return Receipt received date: 12/19/2016; 12/21/2016
Survey completion date: NA Dates of emails or calls: NA

Inspection Overview

Date of inspection: 2/8/2017 Time of inspection: 2:00pm

Parties present at inspection: Robert Chattel, Nels Youngborg

- Owner or owner Representative allowed inspectors onto the property.
- Provide owner with business cards from Chattel inspector.
- Inspect property, which included a thorough sample of units/spaces *If "representative" or "limited", why?:*
 representative *Owner did not allow inspectors onto property.*
 limited
- Review any completed and in progress work to confirm compliance with Contract.
- Review areas of proposed work to ensure compliance with Contract.
- Identify and photograph any existing or noncompliant features to be rehabilitated during the Contract period.
- Discuss updating the Rehabilitation/Maintenance Plan
- Yes No Does the work completed at the Property since acceptance into the Mills Act program comply with the obligations of the Contract? *If no, items/issues noted:*

Yes No Does the proposed future work appear to meet the priority consideration criteria: necessity, uniqueness, investment, affordability, or employment? *If no, items/issues noted:*

Yes No Does the most recent assessment of the property indicate that the owner has received a tax reduction? *If yes or no, see Property Tax Benefit Analysis section for further information*

Yes No Any requirements for additional or prioritization of proposed future work? *If yes, see Recommendations and Requirements section for further information.*

Contacts Section

No contact info. available

Notes Section

Type

Notes

Site

The primary structure was destroyed by fire December 2007. No development or rehabilitation has been undertaken at the property since. The site is enclosed by a chain link fence with opaque cloth.

Recommendations Section

Type

Recommendations

Requirements Section

Type

Requirements

Site

Work with the Office of Historic Resources to develop a more appropriate scope of work focused on maintaining the landscape features and vegetation that is still extant from the historical period of significance.

Property Tax Benefit Analysis

Analysis was based on available Assessor Value Change Notices archived at the Office of Historic Resources. The years identified in the Years Evaluated line indicate notices that were included in the analysis. A more complete record can be requested from the Assessor Office by the property owner.

Tax Analysis

Tax Year	Prop 13 Value	Fair Market Value	Mills Act Value	Enrolled Value	Evaluated Tax Savings
----------	---------------	-------------------	-----------------	----------------	-----------------------

Total Evaluated Savings Received:

**Average Evaluated Savings
Received Per Year:**

Additional Notes

Appendix A - Photos

Address: 1750 ARGYLE AVE N

Case Number: CHC-2005-5717-MA

Photographs



MILLS ACT HISTORICAL PROPERTY CONTRACT PROGRAM
Periodic Inspection Report

PROPERTY INFORMATION

Address: 1750 Argyle Ave
Zip Code: 90028
APN: 5546-031-005
HCM No: 567
HPOZ: N/A
Contract Year: 2005
Contract No: C-109336

OWNER INFORMATION

Name: AWSB LLC
Address: 5716 Corsa Ave #110
Westlake Village, CA 91362
Phone: N/A
Email: ADEL@ADELMAX.COM

PRE-INSPECTION RECORD OF COMMUNICATION

11/02/2022: inspection notification letter sent via USPS and certified mail. 11/15/2022: Reminder email sent.

INSPECTION OVERVIEW

Date and time of inspection: November 16, 2022 at 1:30pm
Parties present at inspection: Audrey Sato, Audrey von Ahrens, and Lambert Giessinger

- Owner or owner representative allowed inspectors onto the property.
- Provided owner with business cards from inspectors.
- Multi-family/commercial: inspection of sample units/spaces was thorough representative limited.
If "representative" or "limited," why?: Inspectors were not able to access property.
- Reviewed all completed work for compliance with Contract.
- Reviewed any additionally proposed work to ensure compliance with Contract.
- Identified/photographed completed work and any noncompliant features to be rehabilitated.

INSPECTION RESULTS

Based on the results of the inspection, the property is determined to be:

- In compliance Partially in compliance* Out of compliance*

**See Required Work for Contract Compliance on Page 5.*

Does the proposed future work appear to meet the priority considerations criteria: necessity, uniqueness, investment, affordability, or employment? Yes No

If no, items/issues noted: Property Owner has shown no effort to invest in the historic preservation and upkeep of the property.

Any recommendations for additional or prioritization of proposed future work? Yes* No

**If yes, see pages 2-4 for further information.*

ATTACHMENTS

- Building Permit Report Code Compliance Report Other:



MILLS ACT HISTORICAL PROPERTY CONTRACT PROGRAM
Periodic Inspection Report

NOTES AND RECOMMENDATIONS

Foundation/Structure

Contracted Work	Completed?
None	N/A

Additional Notes/Recommendations for Foundation/Structure

- a. Although the buildings on the property have been demolished as a result of a fire, the foundation presumably remains. Due to inability to access the property, this could not be verified at the time of the inspection.

Roof

Contracted Work	Completed?
1. Repair, re-roof and re-shingle the steeple and the roof.	<input type="checkbox"/> Yes <input type="checkbox"/> Partial <input checked="" type="checkbox"/> No

Additional Notes/Recommendations for Roof

N/A – no buildings extant.

Chimney(s)

Contracted Work	Completed?
None	N/A

Additional Notes/Recommendations for Chimney(s)

N/A – no buildings extant.



MILLS ACT HISTORICAL PROPERTY CONTRACT PROGRAM
Periodic Inspection Report

Exterior

Contracted Work

Completed?

None

N/A

Additional Notes/Recommendations for Exterior

N/A – no buildings extant.

Windows and Doors

Contracted Work

Completed?

2. Repair and paint all doors and windows

Yes Partial No

Additional Notes/Recommendations for Windows and Doors

N/A – no buildings extant.

Interior

Contracted Work

Completed?

3. Floor and basement: replace damaged wood floor and repair wood siding

Yes Partial No

Additional Notes/Recommendations for Interiors

N/A – no buildings extant.



MILLS ACT HISTORICAL PROPERTY CONTRACT PROGRAM
Periodic Inspection Report

Systems

Contracted Work

Completed?

4. Upgrade plumbing and electrical systems.

Yes Partial No

Additional Notes/Recommendations for Systems

N/A – no buildings extant.

Site/Landscape/Ancillary Buildings (garage or carriage house, landscape, walk/drive, fencing, and similar)

Contracted Work

Completed?

None

N/A

Additional Notes/Recommendations for Site/Landscape/Ancillary Buildings

- a. The property was not accessible at the time of the inspection and was concealed from the public right-of-way by chain-link fencing and mesh screens erected by the property owner along the West and South sides of the property, and the neighboring property's fencing erected on the South side of the property. Access was further limited by encampments at the South side of the property and vagrants observed on the property. However, some photographs were taken from areas where the fence was vandalized and broken, without the inspectors trespassing onto the property. Based on what was visible, the landscaping and hardscaping has been allowed to deteriorate and the property has fallen into disrepair since the property was last inspected in 2016. The following specific conditions were observed:
- i. Metal handrails flanking the stone steps at the southwest corner of the property are corroded and one railing has fallen over due to the severity of corrosion.
 - ii. A wood signpost west of the stairs is rotted and appears to have termite damage.
 - iii. The landscaping, including large palm trees and other plants are in poor condition and there is substantial build-up of fallen palm fronds, leaves and other debris and overgrowth.
 - iv. Litter is strewn about the property and some areas closer to the sidewalk appear to be used for dumping large items such as mattresses, metal bedframes, and plastic storage tubs.
 - v. A metal railing and decorative metal gate have been removed from the interior of the property and used to reinforce the perimeter fencing along the west property line. Both are severely corroded.
 - vi. Individuals were observed trespassing onto the property via the damaged areas of the chain link fencing.



MILLS ACT HISTORICAL PROPERTY CONTRACT PROGRAM

Periodic Inspection Report

REQUIRED WORK FOR CONTRACT COMPLIANCE

Standard

To maintain conformance with the obligations of the Contract, the owner must adhere to the following standards outlined in the Contract:

- a) All work at the property must be reviewed and approved by the Historical Property Contract Manager at the City of Los Angeles.
- b) All work that should be permitted, must be permitted.
- c) Owner shall preserve and maintain the characteristics of historical significance of the Property.
- d) Owner shall, where necessary, restore and rehabilitate the property according to the rules and regulations of the Secretary of the Interior's Standards for Rehabilitation (Exhibit "B "), and the California Historical Building Code as outlined in "Exhibit B" of the Contract.
- e) All work items listed in "Exhibit A" of the Contract must be completed unless otherwise amended with the approval of the Historical Property Contract Manager at the City of Los Angeles.

Specific

To achieve compliance with the obligations of the Contract, the following are required actions to be completed. Acts to remedy the required work below must be diligently pursued to completion by the Owner or the Contract is at risk of default:

1. Create a comprehensive landscape and hardscape plan to be submitted to the OHR for review and approval.
2. Clean of corrosion, repair, and reinstall metal handrails flanking the stone steps at the southwest corner of the property.
3. Repair rot and termite damage to wood signpost west of the stairs.
4. Clear property of debris/litter and overgrowth.
5. Clean of corrosion, repair, and reinstall metal railings and decorative metal gates that have been removed from the interior of the property and used to reinforce the perimeter fencing along the west property line.
6. Repair damage to chain link fence surrounding the property to prevent individuals from trespassing onto the property.



MILLS ACT HISTORICAL PROPERTY CONTRACT PROGRAM

Periodic Inspection Report

PHOTOGRAPHS

1



View of south edge of property, looking northwest

2



Fencing along west and south property line

3



West property line, showing condition of decorative metal gate

4



West property line, relocated metal railing

5



View of debris build-up and dumping occurring on property

6



View of debris build-up and dumping occurring on property

7



Rotted sign, debris, and broken/corroded railings

8



Damaged stone retaining walls



Los Angeles Department of Building and Safety

The information below was found on the following Parcel Identification Number (PIN):

148-5A189-31

Parcel Profile Report: 1

Permit Information found: 2

 **Expand Closed 1750 N ARGYLE AVE 90028**

Application/Permit #	PC/Job #	Type	Status	Work Description
98016 - 10000 - 15760	--	Bldg- Alter/Repair	Permit Finaled 10/9/1998	NON-STRUCTURAL REPAIR & REPLACE DAMAGED DRYWALL LOCATED AT SOUTH-EASTERLY 12' X 28' PORTION OF BASEMENT.
00016 - 10000 - 03967	--	Bldg- Alter/Repair	Permit Expired 2/12/2007	Change of use from church to 250 seat theater. Exist 1 sty w/partial basement 5000sf. No change in parking see BZA 5734
02016 - 20000 - 09780	--	Bldg- Alter/Repair	PC Approved 5/24/2002	REPAIR FIRE DAMAGED FLOOR JOIST, ROOF JOIST & ASPHALT SHINGLES PER ENGINEERED PLAN. (LESS THAN 10% DAMAGE)
03016 - 10000 - 08798	B03LA01000	Bldg- Alter/Repair	Issued 4/16/2004	RENOVATING BACK TO ITS HISTORIC CONDITION & CONVERT PORTION OF 1ST FLOOR TO KITCHEN & ADDING RESTROOM FACILITIES IN BASEMENT AS ANCILLARY USE FOR CHURCH CONGREGATION. NO CHANGE IN USE AND NO INCREASE IN OCCUPANT LOAD FOR THIS PERMIT.
08019 - 10000 - 00594	B08LA02863	Bldg- Demolition	Permit Finaled 11/6/2008	DEMOLISH BURN DAMAGE - CHURCH (ABATE ORDER 102851)
03041 - 10000 - 13194	--	Electrical	Not Ready to Issue 9/2/2004	RENOVATING BACK TO ITS HISTORIC CONDITION & ADDING A KITCHEN AT 1ST LEVEL & RESTROOM FACILITIES IN BASEMENT AS ANCILLARY USE FOR CHURCH CONGREGATION. CUT 10' X 18' OPENING IN WEST WALL AND INSTALL STEEL FRAME. CEQA ZI 145-0567
05041 - 10000 - 17879	X05LA02267	Electrical	Permit Expired 9/20/2007	repair fire damaged wiring and conduits underneath floor.
03044 - 10000 - 12728	--	HVAC	PC Approved 12/23/2003	INSTALL ONE TYPE-I HOOD.
03042 - 10000 - 39692	--	Plumbing	PC Approved 12/23/2003	WATER PLAN CHECK FOR EXISTING BUILDING UPGRADE.
05042 - 10000 - 18620	X05LA02268	Plumbing	Permit Expired 1/28/2008	REPLACE HOT WATER HEATER. ADD (2) TOILETS AND (2) SINKS. COMPLY WITH DEPARTMENT ORDER DATED 4/5/03. PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE.
08042 - 10000 - 13119	X08LA12099	Plumbing	Permit Expired 11/30/2011	SEWER CAP

 **Expand Closed 6151 W CARLOS AVE**

Application/Permit #	PC/Job #	Type	Status	Work Description
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Code Enforcement Information: 10

Soft-story Retrofit Program Information: 1

Los Angeles Department of Building and Safety

The information below was found on the following Parcel Identification Number (PIN):

148-5A189-31		
Parcel Profile Report:		1
Permit Information found:		2
Code Enforcement Information:		10
Date Received	Problem Description	Status
3/18/2003	CNA, ABTF AND PPRT CASES	CLOSED
6/19/2003	PRO-ACTIVE CODE ENFORCEMENT	CLOSED
3/30/2004	ANY CHANGES DONE TO A PROPERTY IN AN HISTORICAL AREA	CLOSED
8/20/2008	OVERGROWN OR EXCESSIVE VEGETATION	CLOSED
6/13/2014	ABANDONED OR VACANT BUILDING LEFT OPEN TO THE PUBLIC	CLOSED
11/9/2015	VACANT LOT WITH TRASH AND DEBRIS	CLOSED
4/28/2017	ABANDONED OR VACANT BUILDING LEFT OPEN TO THE PUBLIC	CLOSED
5/22/2017	OVERGROWN OR EXCESSIVE VEGETATION	CLOSED
6/1/2021	OVERGROWN OR EXCESSIVE VEGETATION	CLOSED
6/10/2021	ABANDONED OR VACANT BUILDING LEFT OPEN TO THE PUBLIC	CLOSED
Soft-story Retrofit Program Information:		1

**DEPARTMENT OF
CITY PLANNING**

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KAREN BASS
MAYOR

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OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

November 20, 2023

**Los Angeles City Council
% Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012**

Attention PLUM Committee

Dear Honorable Members:

**REPORT FROM THE DEPARTMENTS OF CITY PLANNING AND BUILDING AND SAFETY ON
THE STATUS OF THE HISTORICAL PROPERTY CONTRACTS FOR THE JARDINETTE
APARTMENTS, 5128 MARATHON STREET, AND THE LITTLE COUNTRY CHURCH OF
HOLLYWOOD, 1750 N. ARGYLE AVENUE IN COUNCIL DISTRICT 13; CF 22-0984**

This communication is being sent in response to a motion, Council File 22-0984 (O'Farrell-Koretz), which instructed the Planning Department and the Department of Building and Safety, with the assistance of the City Attorney and Police Department, to prepare a report with recommendations on the existing condition of the following two Mills Act historical contract properties that appear to be in violation of the terms of their contracts: (1) the Little Country Church of Hollywood (HCM #567), located at 1750 N. Argyle Avenue, and (2) the Jardinette Apartments (HCM #390), located at 5128 Marathon Street. The motion requested that the departments report back on whether or not the Mills Act contract obligations for these two properties are being met; and if not, the enforcement or termination actions the City can take to ensure that the properties are being preserved and maintained in accordance with the terms of the Mills Act Historical Property Contract.

Recent inspections, together with a review of the open permits on these properties, have found the Jardinette Apartments to be in compliance with the terms and conditions of the property's Mills Act Historical Property Contract and the Little Country Church of Hollywood potentially not to be in compliance with its contract. The focus of this initial report will be on the Jardinette Apartments. An update on enforcement of the Mills Act contract for the Little Country Church of Hollywood will follow at a later date.

The Jardinette Apartments is a 43-unit multifamily housing complex built in 1927. It was designated by the City Council as Los Angeles Historic-Cultural Monument #390 in 1988. It is significant in the context of modern architecture and a notable work of master architect Richard Neutra. In 2017, the Cultural Heritage Commission and the City Council approved a Mills Act Historical Property Contract (contract number C-130103) for the property. The contract obligates the owner to perform specific work on the property to restore and rehabilitate it in conformance with the Secretary of the Interior's Standards for Rehabilitation. Under the Mills Act, the Los Angeles County Assessor is allowed to

value the property under an income approach to valuation potentially resulting in property tax savings. The tax savings can assist an owner in offsetting the costs for substantial rehabilitation.

As part of the Mills Act Contract application approval process, the Cultural Heritage Commission and staff of Los Angeles City Planning's Office of Historic Resources (OHR) reviewed and approved the scope of the rehabilitation work described in the contract, that is designed to restore and rehabilitate the property for continued use as rental housing. Construction plans were also approved and a building permit issued in 2019 to implement the work described in the contract (see complete permit history related to the historical rehabilitation of the property in connection with its Mills Act contract below).

The ownership of the property has changed twice since the Mill Act contract was signed. The current owner took title to the property on December 29, 2020 and is diligently pursuing execution of the project in compliance with the Mills Act contract. The project team provided an update to the Cultural Heritage Commission on the status of the project on September 21, 2023. At that date, the Commission also reviewed proposed changes to the rehabilitation plans that are intended to provide increased accessibility to the entry, lobby and 15 apartment units. The owner indicated that they are pursuing applications under affordable housing programs that require improved accessibility. The Commission commented that the project is extremely important given the significance of the property and thanked the owner for implementing the restoration and rehabilitation plans.

The Cultural Heritage Commission at the September 21, 2023 meeting also formed a Committee consisting of Commission President Barry Milofsky and Commissioner Richard Barron to review the progress of the project in more detail along with OHR staff. The Committee and staff subsequently toured the property on October 12, 2023 and observed the status of the construction, implementing the approved plans for the project in conformance with the Mills Act contract.

The following chart describes the Department of Building and Safety permits that have been applied for and/or advanced by the project team between January 16, 2019 and November 2, 2023 and their status. This year, the owner finalized permits related to structural strengthening for earthquake resistance (permit nos. 21016-10000-03703 and 21016-10001-03703), a significant step toward the rehabilitation of the property to its original multi-family housing use.

Permit	Work Description	Status
17016-10000-19679	Interior and Exterior Remodel of 43 Unit Apartment	Open
17016-10001-19679	Supplemental Permit to Change Contractor	Open
17016-10002-19679	Supplemental Permit to Revise Floor Plan	Not Issued
17016-40003-19679	Supplemental Permit to Change Contractor	Open

21016-10000-03703	Voluntary Anchorage Upgrade	Finalized
21016-10001-03703	Supplemental Permit to Change Contractor	Finalized

Electrical

17041-10000-24186	New Electrical	Open
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17041-10001-24186	Supplemental Permit to Change Contractor	Open
23041-10000-58683	New Fire Alarm Installation (submitted 9/28/23)	Open

Plumbing

17042-10000-17836	New Plumbing	Open
17042-10001-17836	Supplemental Permit to Change Contractor	Open

HVAC

21044-10000-00929	New Heating and Ventilation System	Open
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Fire Sprinkler

17043-10000-04354	New Fire Sprinkler System	Open
17043-20001-04354	Supplemental Permit to Revise Plans	Not Issued

Taken together, these active permits represent the required scope of work to complete a substantial rehabilitation project in conformance with the terms of the Mills Act contract. Attached to this communication is a copy of the owner's September 21, 2023 presentation to the Cultural Heritage Commission, which contains more detailed information on the rehabilitation approach, and outlines the milestones for forthcoming work on the project. A major milestone toward the advancement of the project has been the ordering of replacement windows for the primary facades, which are currently in production and are expected to be delivered at the end of November 2023. The owner's target completion date for the project is September 2024.

In conclusion, the owner of the Jardinette Apartments is in compliance with the terms and conditions of the Mills Act Historical Property Contract.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Ken Bernstein
Principal City Planner and Manager, Office of Historic Resources

OSAMA YOUNAN
General Manager, Department of Building and Safety



Frank Lara
Director, Government and Community Relations

Jardinette Apartments (HCM 390)

5128 Marathon St.

Mills Act Historical Property Contract

Update Presentation to
Cultural Heritage Commission

21 Sept 2023

Architects: Richard Neutra with Rudolf Schindler
Built: 1928

Owner: Neutra Jardinette on Marathon Qoz, LLC
Cameron Hassid

Consultant Team:

modern resources
research rehabilitation restoration

JSA.LA
JUNE STREET ARCHITECTURE

Construction History



Permit pulled Sept. 24, 1927. Valuation \$105,100.

Owner: Joseph H. Miller, ambitious New York developer.
Five "Ultra Modern Luxe" apartments designed, only Jardinette realized.

Note "blue" building on Sanborn Fire Insurance Map, defining the Jardinette as the sole concrete building amidst wood-framed (yellow) and brick (pink) buildings.

Construction History



1928. Building finished, left,
and painted, below.

Snapshots by Walter Gropius,
director of the Bauhaus, on trip to LA

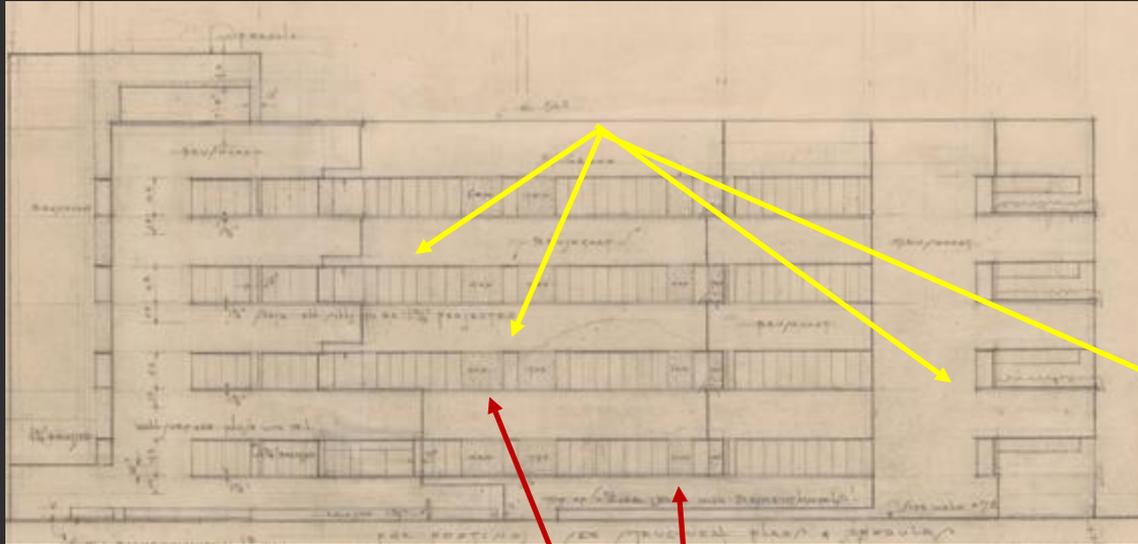


Gardens for 'Cliff Dwellers!'

*W*ANTS in Garden Apartment
house, Marathon and Manhattan,
gardens on their own balconies.

*R*ICHARD J. NEUTRA designed and
built this unusual apartment
house, which is owned by T. H. Miller.

Character Defining Features – Building Envelope – Concrete Texture as Ornament



Board-formed Concrete,
“Brush Coat” Paint



Textured Concrete Finish

Character Defining Features – Building Envelope – Concrete



Feature: a “reveal”
(incised recessed line)



Feature: Red-stained concrete. Sidewalk, benches, outdoor portico, fire escape stairs, interior lobby, where it is smooth and embellished



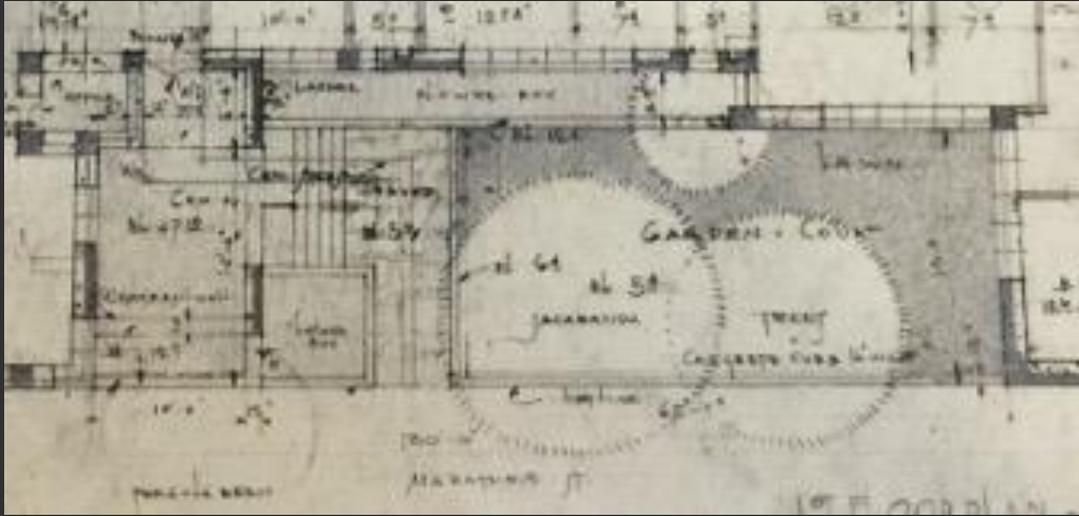
Feature: projecting string course, two broken off



Character Defining Features – Building Envelope – Steel Windows



Character Defining Features – Landscape



Original drawings very preliminary. Neutra only notes Jacaranda trees and the very hardy, drought tolerant, and colorful Lantana plant to enhance the building.

In any case, a deodar cedar tree was planted, matured, and was probably removed because it grew too big for its allotted space.



Trailing vines at the garden balconies are throughout historic photographs

Re-greening the building, named the "Little Garden," is an important part of rehabilitation.

Character Defining Features – Building Envelope – Steel Windows



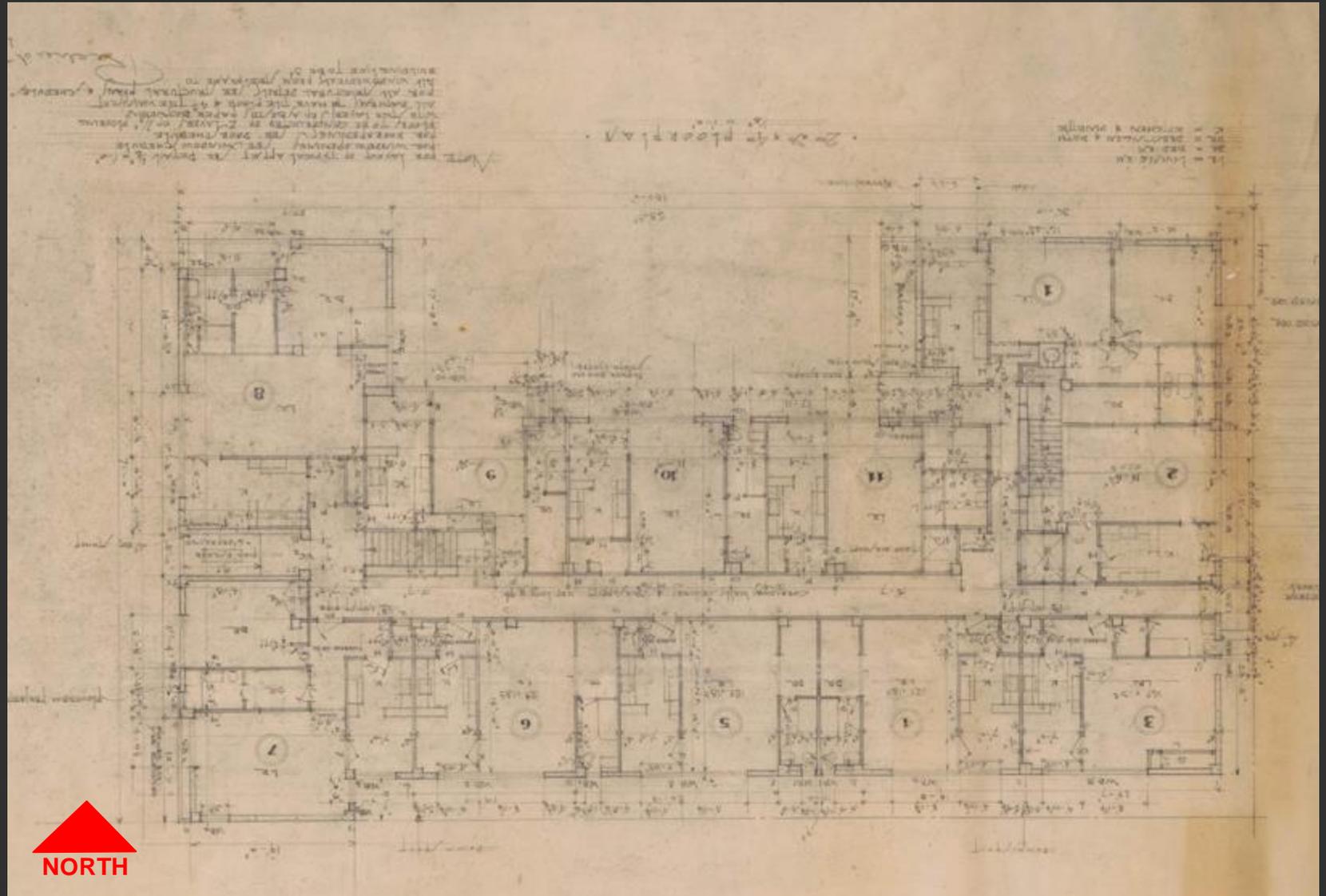
Left: on this one (west) façade:
4 original windows intact
28 demolished

Entire Building:
527 windows total
158 intact
369 demolished

Right: Only the outline of the original windows remains.



Character Defining Feature – Spatial Layout

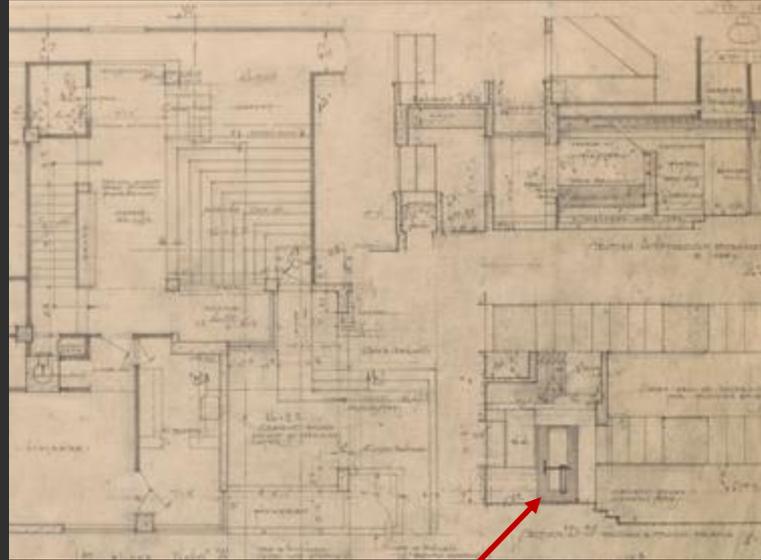


Original Neutra Construction Document Excerpt

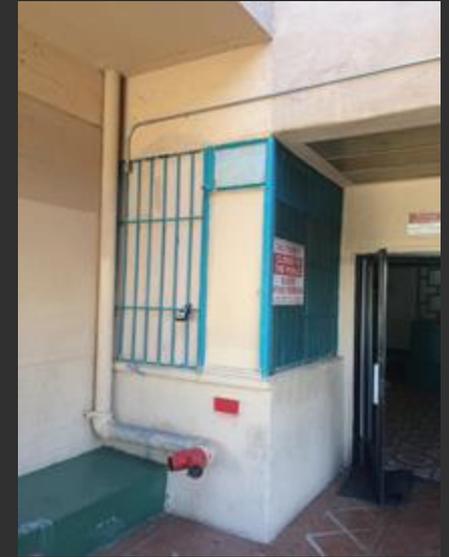
Character Defining Feature – Entrance to Lobby



1928

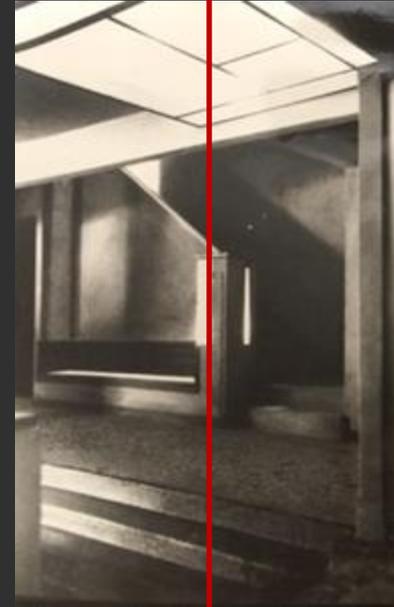


Black Lacquer and glass
Lobby Door



2017

Character Defining Feature – Interior – Lobby



Left: West wall
Right: East wall.
Above with open staircase, bench, light fixtures.
Below: enclosed staircase and mailbox wall.



Character Defining Feature – Hallways



Texture in Hallway

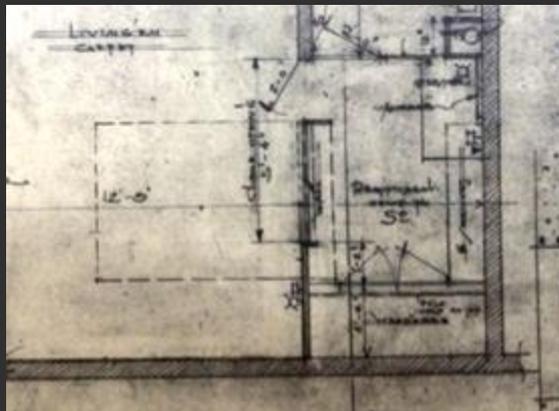
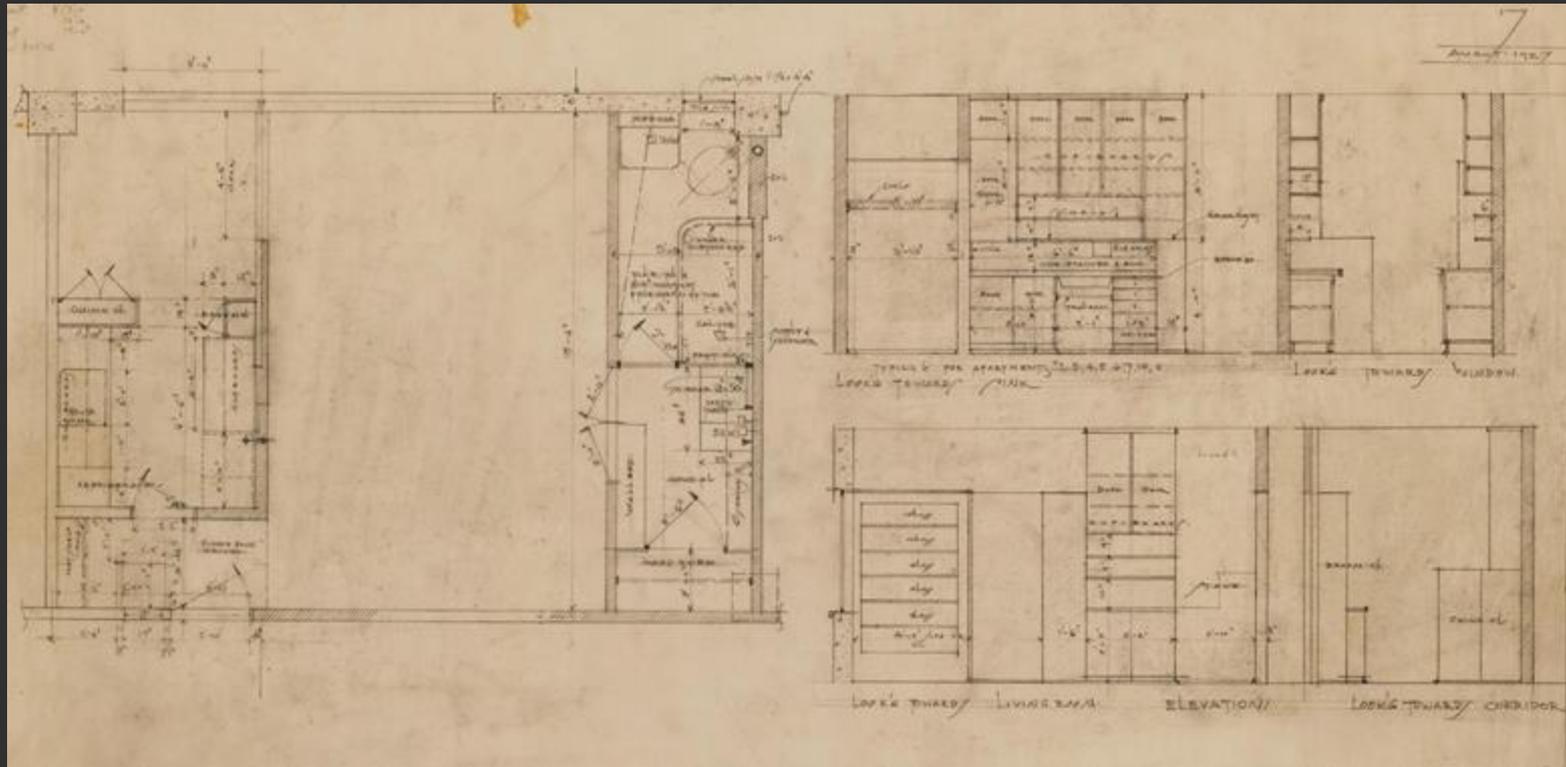
Texture, projecting string course

Just as the exterior, texture is used in the hallways and in the units to animate the surface at little cost.



Texture in Units

Character Defining Features – Interior – Units



Spatial layout – key to Neutra’s exploitation of space and yet providing dignity of private and public path of travel – even in this small apartment!

Character Defining Features – Interior – Units - Kitchens

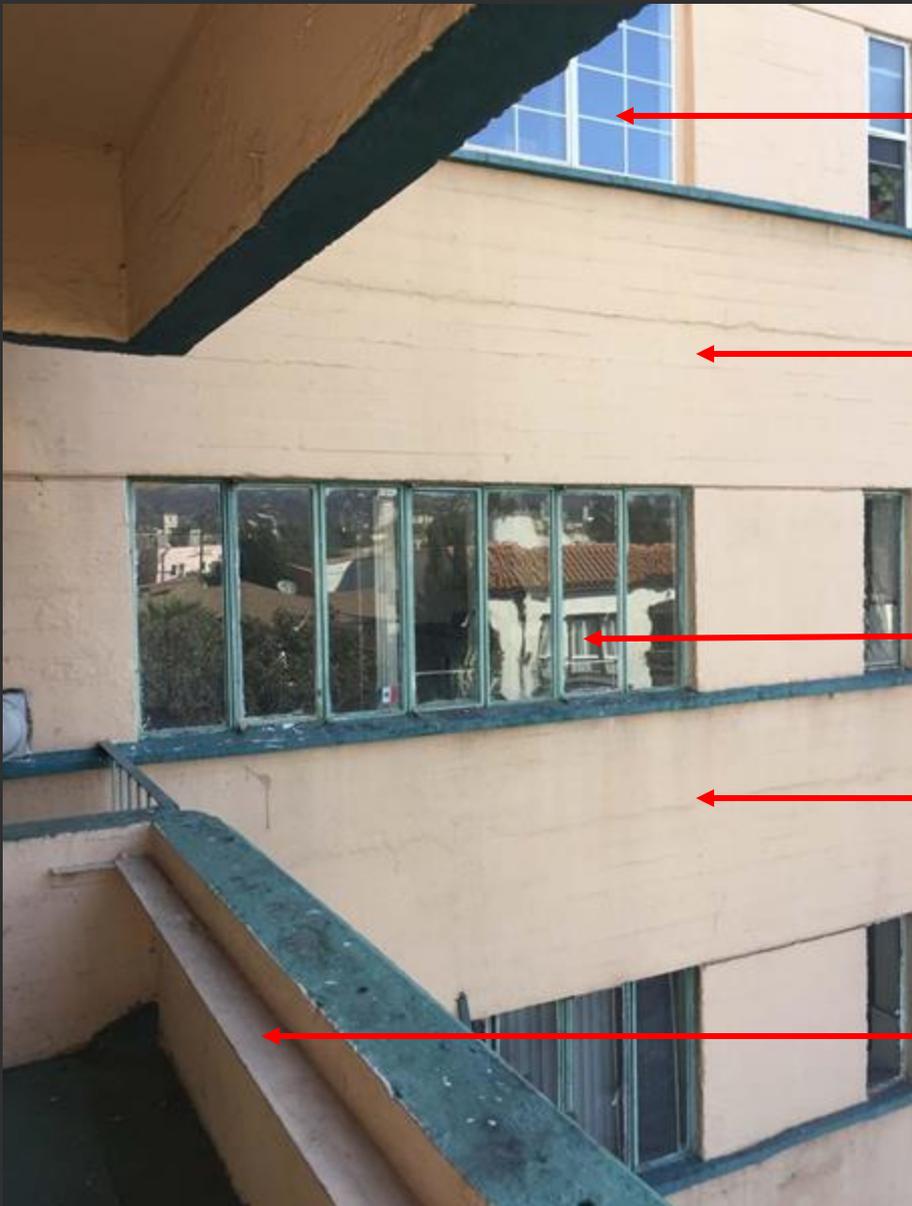


Character Defining Features – Interior – Units – Bathrooms



Subway tile, accessories, bathtub, hex tile floor, doors and window-backed shelving unit with **TRANSLUCENT GLASS**

Scope of Work: Exterior



Remove all non-original windows and replace with new to match existing original

Assess condition of existing concrete, patch / repair where required by new work or existing deficiencies

Restore existing original windows

Repaint entire exterior, matching original colors as closely as possible.

Restore ability for tenants to place plant material on balconies

Scope of Work: Exterior 2023 UPDATE



Original windows are intended to be restored as planned.

New steel windows to match existing as closely as possible, mocked up and approved by OHR, have been ordered for the entire front facade and are now in production, due to be delivered at the end of November 2023. Possible alternated for other facades to be discussed with OHR in near future.

Scope of Work: Exterior - Landscape



New plant material TBD, will be drought tolerant and colorful – HSR mentions Lantana as possible solution



Remove non-original plant material (all trees and ground cover)

Address waterproofing at building to ensure plant material does not damage the building shell

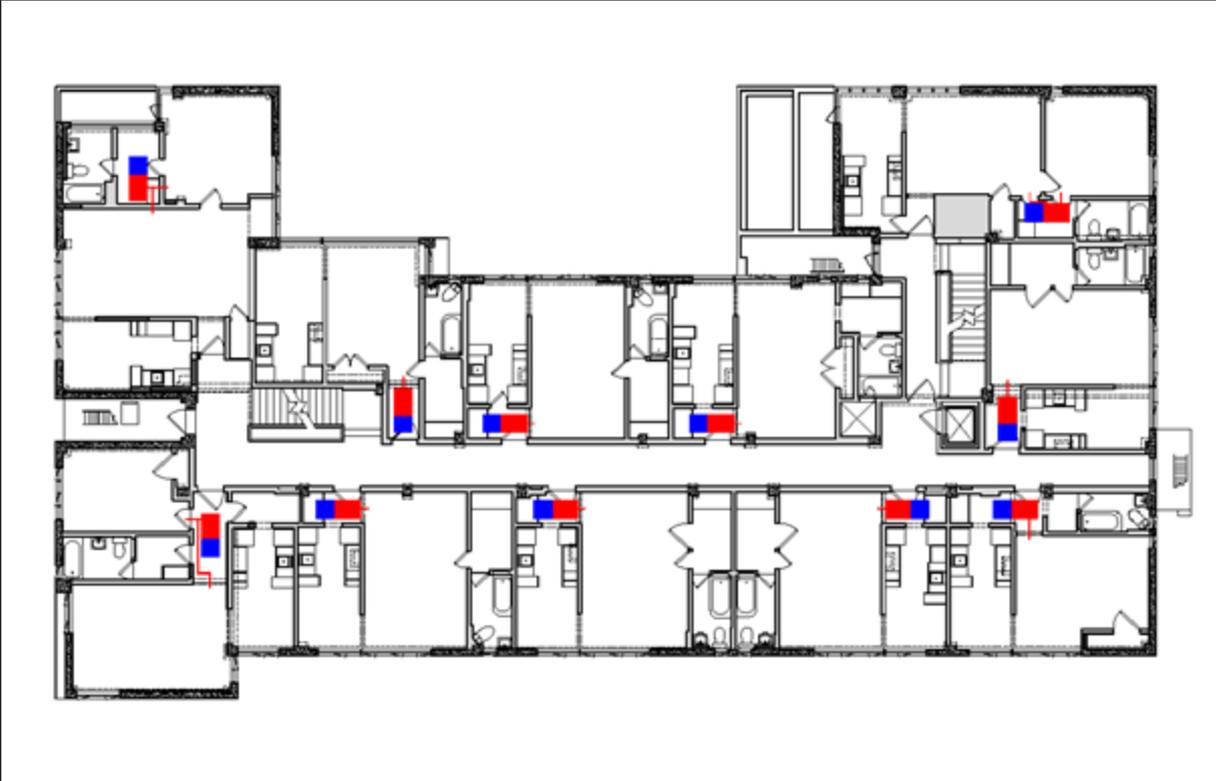
Scope of Work – Systems MEP (Mechanical HVAC) 2017

The Mechanical systems will completely upgraded.

A “mini-split” system will provide both heating and cooling in each unit. The mini-split (shown in plan in RED, return air in BLUE) will be located in the deep soffit at the entry to each unit. This lowered volume, now empty, was an original design element. Air will then be ducted into the main living space.

These units require no central ducting system, and are fed refrigerant through condensate lines in the wall and ceiling connected to condensers on the roof, and heat via electricity, run in the walls.

Kitchen ventilation will use the existing in-wall ducting system with new, larger ducts.



Diagrammatic plan showing partial mechanical system

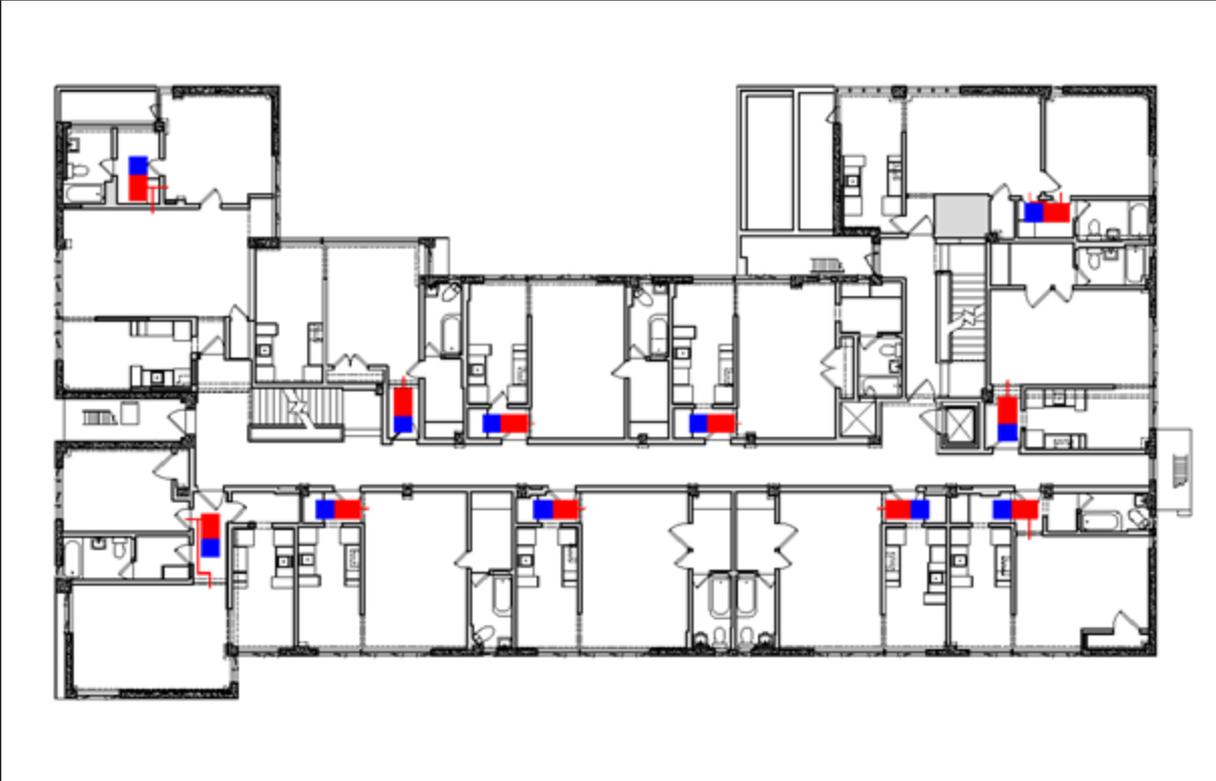
Scope of Work – Systems MEP (Mechanical HVAC)

2023 UPDATE:

This scope has not been completed but the plan remains unchanged.

Due to the electrical loading requirements, gas wall heaters were significantly explored, but the final decision was to retain the original scope of work.

This scope will be completed when the proposed Unit modifications due to ADA are approved.



Diagrammatic plan showing partial mechanical system

Scope of Work: Building Systems – Plumbing, Electrical, Fire Suppression

2017

Plumbing:

Building will be fully re-piped to serve fixtures in their original locations. All piping, with the exception of waste lines, will be concealed in-wall.

New hot water tanks will replace existing boiler system.

Existing gas service and lines will be modified to serve new locations.

Electrical:

Electrical service will be upgraded. A new transformer will be installed.

Building to be rewired to serve existing and new outlet / lighting locations.

Lighting scheme will adopt historic precedent with wall sconces and surface mount ceiling fixtures. No recessed lighting.

Addition of pre-wire for internet / TV service.

Fire Suppression:

The fire sprinkler system needs to be upgraded to current code to allow for removal of stair shaft enclosures. The existing system will be modified to comply.

All pipes will be mounted outboard of the ceiling.

Exit alarms and strobes will be added.

Egress:

Existing fire escapes are not needed for building egress, but will be restored to proper working order, in the event that someone uses them in an emergency.

Scope of Work: Building Systems – Plumbing, Electrical, Fire Suppression 2023 UPDATE

Plumbing:

-Piping is on hold due to proposed Unit modifications for ADA. Copper piping will be installed last in order to prevent possible theft.

-Boiler system full replacement is in progress.

-Gas meter will be approved when current scope of work is finalized. Due do EBEWE Ordinance, we are trying to reduce gas loading.

Electrical:

-Electrical service will be upgraded to 1200A. A transformer vault was approved by DWP and installed in June 2021.

-Rough wiring was installed throughout much of the building before vandals cut many of them, forcing them to be replaced.

-Further work on hold due to proposed Unit modifications for ADA.

Fire Suppression:

-Sprinklers have been installed in order to comply with NFPA13.

-Work has not been 100% completed due to proposed Unit modifications due to ADA.

-Water meters have been upgraded to account for increased supply for fire suppression system.

-Fire Alarm system is in plan check with Fire Dept.

Egress:

Fire escapes have not been upgraded at this time.

Scope of Work: Building Systems – Plumbing, Electrical, Fire Suppression 2023 UPDATE



DWP transformer
vault, fully installed

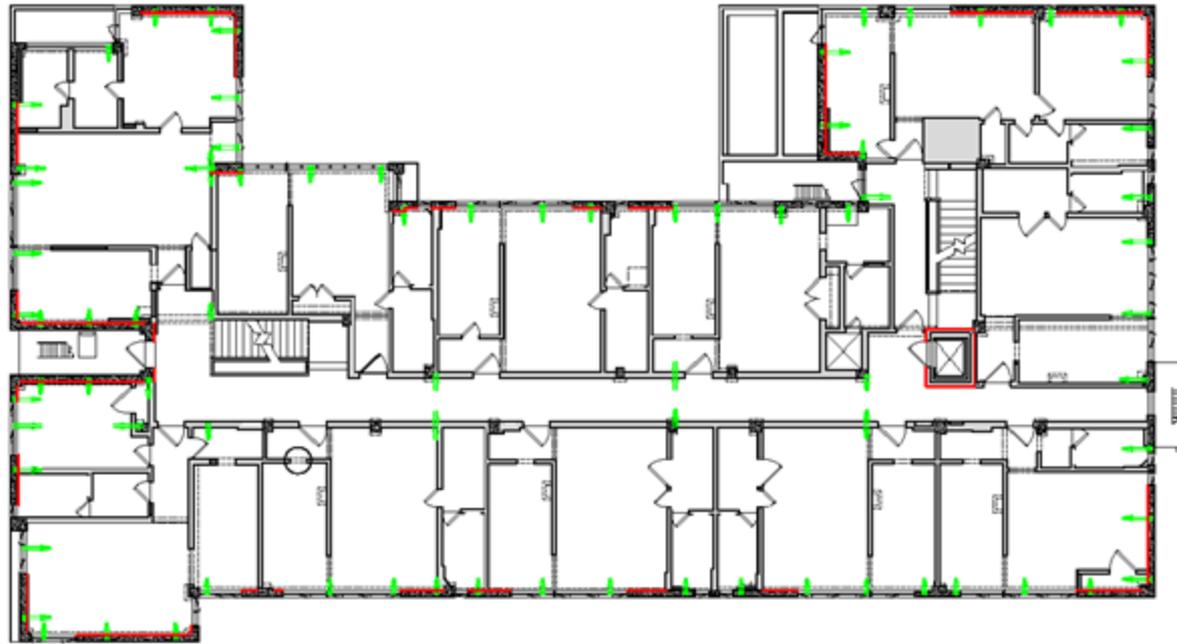


Fire Sprinkler
manifold example
system almost fully
installed



New water service /
meter, fully installed

Scope of Work – Building Systems – Voluntary Seismic Upgrade 2017



Diagrammatic plan showing partial structural upgrades – voluntary upgrades address known significant structural deficiencies with no visible impact to the historic fabric

There are 4 major components to the retrofit, to be completed to the extent feasible.

1) Out of Plane Anchors:
Anchoring the wood diaphragm to the concrete shell (anchors shown in GREEN). Epoxy connections will not be expressed on exterior façade.

1) Diaphragm Strengthening:
Re-sheathing the floor diaphragm to gain proper strength

1) Concrete Strengthening:
Fiber-Wrap the concrete shell (from the inside – locations shown in RED) to supplement existing rebar

1) Foundation work, currently in process.

Scope of Work – Building Systems – Voluntary Seismic Upgrade 2023 UPDATE



Example of anchor placed on interior wall

It was determined after the full scope was priced out that the only feasible portion was step 1 – anchor bolting.

A permit was acquired for this work in 2022 (21016-10000-03703) and work was completed in June 2023, with the permit finalized.

Scope of Work: Lobby 2017



The lobby will be restored to its original spatial layout and contain all features originally present.

This includes the planter, lightwell shaft, stairwell bench, reception office, original concrete finish, etc.



The current shaft enclosure, created for compliance with the Dorothy Mae Ordinance in the 1980s, will be removed pending final approval from LAFD and LADBS.

Scope of Work: Lobby 2023 UPDATE



The original stair shaft has been opened up and the bench and light has been exposed (X means SAVE)



Scope of Work: Hallways 2017



Restore original skylights,
removing paint

1) Bring fire sprinkler system up
to current code and

2) remove non-original shaft
enclosure elements installed for
Dorothy Mae compliance
(both pending final approval
from LAFD and LADBS)

Restore original finishes,
including 2 types of textured
plaster and wall and base
moulding.

Scope of Work: Hallways 2023 UPDATE



The fire sprinkler has been almost entirely installed.

Non-original shaft enclosure in the Lobby was removed but LAFD did not allow the removal of elements in the rear stair



Skylight (shown above) has been cleaned up

The texture change was original, but the exact material was not and has been stripped. Most walls have been stripped, with the knowledge of OHR.

Scope of Work – Units – Spatial Layout 2017



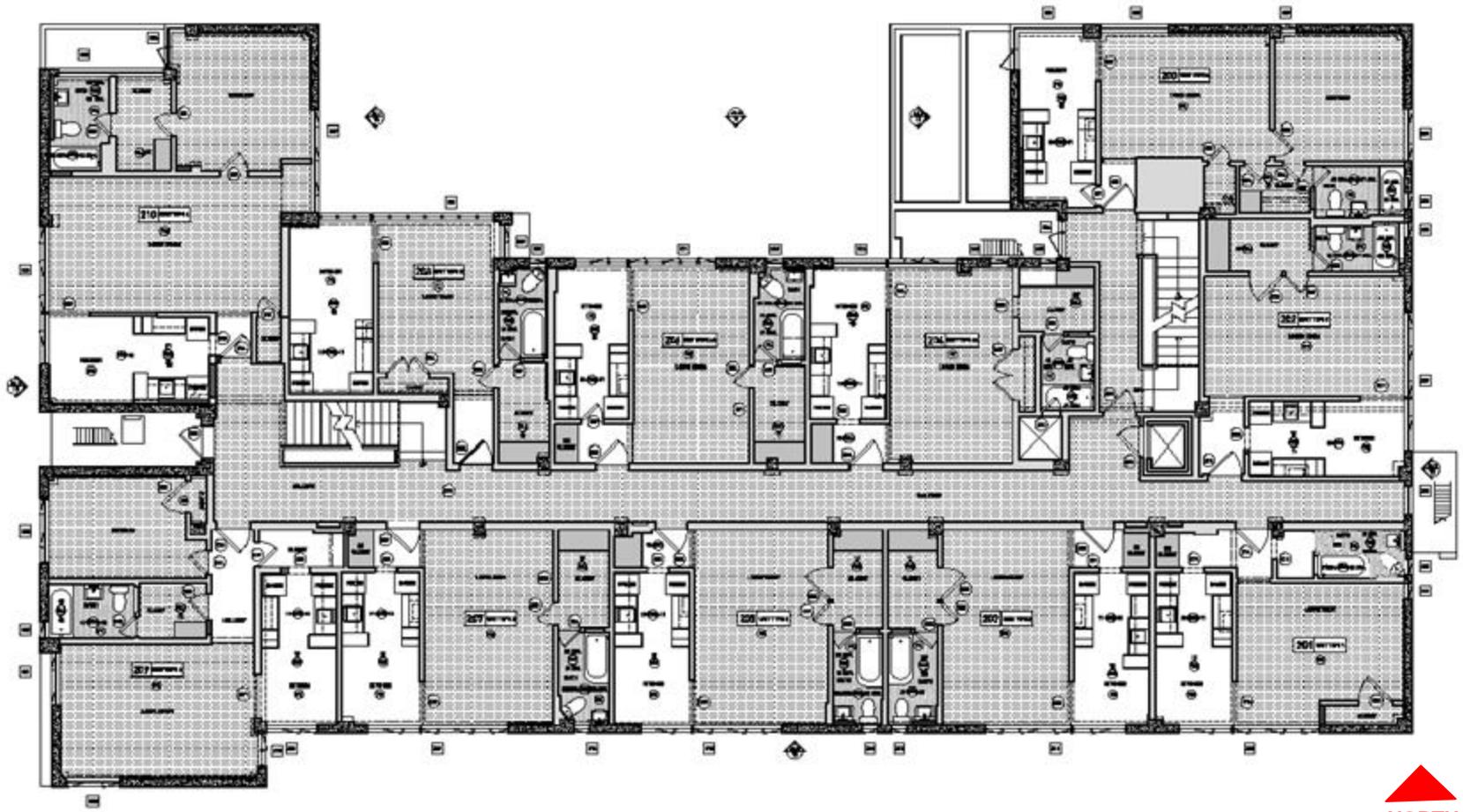
2nd Floor Selective Removal Plan, excerpted from Construction Documents, edited for clarity

Items in red are not original elements and will be removed.

Areas on the perimeter are non-original windows to be removed, and accompanying infill.

Most interior removal involves minor items such as non-original cabinetry and plumbing fixtures, with the exception of the northwest corner units, which were heavily modified on all 4 floors, including the addition of a second bathroom and kitchen.

Scope of Work - Units - Spatial Layout 2017



2nd Floor Proposed Rehabilitation Plan, excerpted from JSA Construction Documents, edited for clarity

Scope of Work: Units 2017



Renderings of a Typical Unit

All units will be restored to their original spatial layout. Existing original cabinetry will be restored where possible, with new matching existing to the extent feasible.

Finishes, including plaster textures and wall and base molding, will match original.

Bathrooms will be rehabilitated with all new plumbing fixtures (with exception of original tubs which are being retained). Existing original tile and accessories will be retained where possible, and period-appropriate items will be installed where new.

Scope of Work – Units – Kitchens 2023 UPDATE

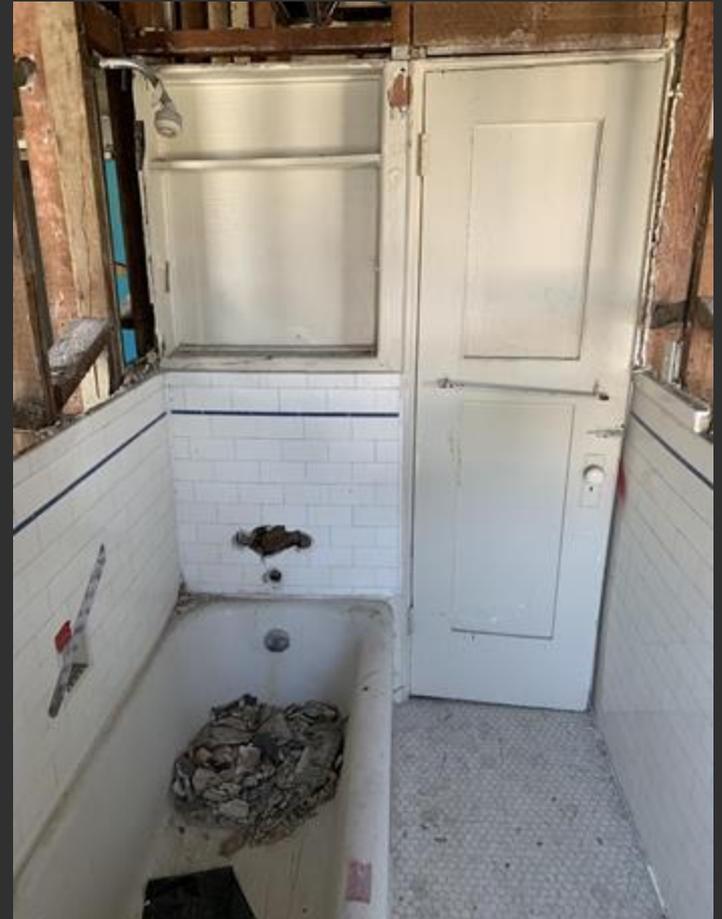


This is a newly-built cabinet designed to match original, done as a test. Original cabinetry for 2 full units have been saved and all the rest will be new to match.

Scope of Work – Units – Bathrooms 2023 UPDATE

While most of the units have been stripped, any original fabric, such as tile and tubs, have been retained.

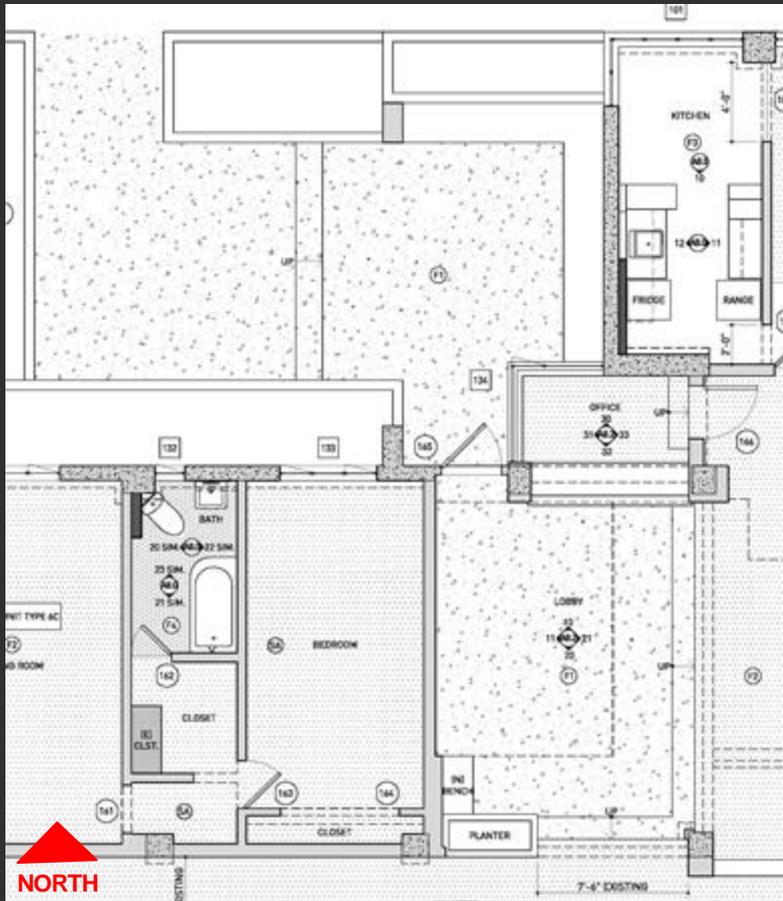
Finishes have been sourced to match this tile as closely as possible and will be presented to OHR when fully compiled.



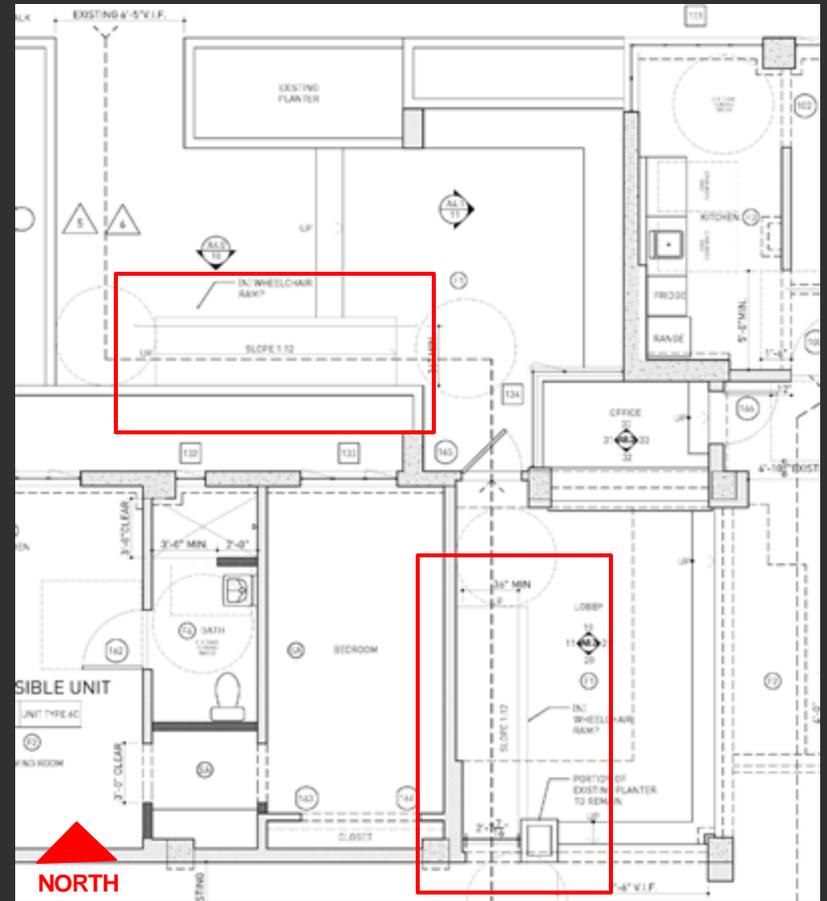
Permit Activity 2023 UPDATE

- Building permit issued on 1/16/2019
 - Pre-Inspection - 7/11/2019
 - Pre-Inspection - 5/19/2020
 - Special/Order Compliance - 6/17/2022
 - Special/Order Compliance - 10/18/2022
 - Wood Frame 10/26/2022
- Mechanical Permit issued on 1/31/2022
 - No inspection took place due to change from Gas Wall heaters to Heat Pumps.
- Electrical Permit Issued on 2/9/2022
 - Rough 2/24/2022
 - Rough 7/15/2022
 - Rough 09/14/2023
- Plumbing Permit issued on 1/31/2022
 - Rough Inspection 10/25/2022
 - Rough Inspection 09/19/23
- Fire sprinkler permit issued 6/28/2021
 - Plan Revision approval 10/27/2021
 - Overhead Hydro 12/4/2021
 - Rough 12/4/2021
 - Standpipe Hydro 12/4/2021
 - Rough 10/24/2022
- Anchor bolting permit issued on 2/3/2022
 - Permit Finaled on 6/27/2023
- Fire Alarm
 - Pre Inspection Scheduled 09/22/23

Proposed Accessibility Revisions to 2017 Scope of Work: Entry Courtyard and Lobby

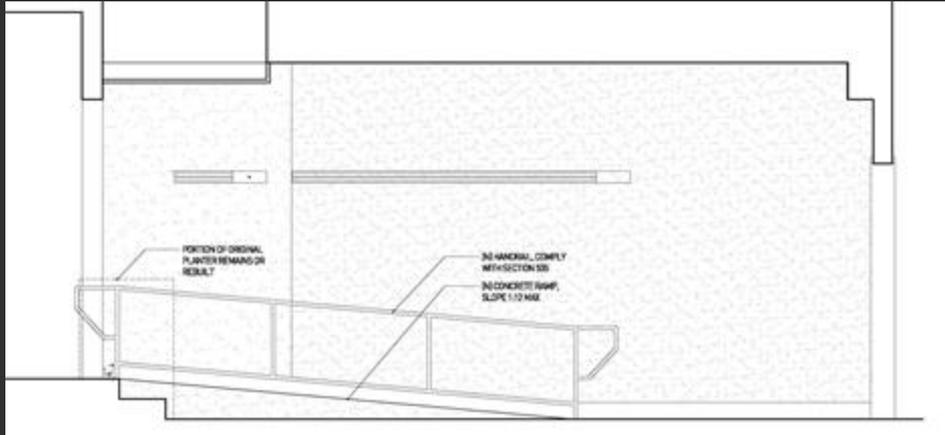


2017 Proposed Plan

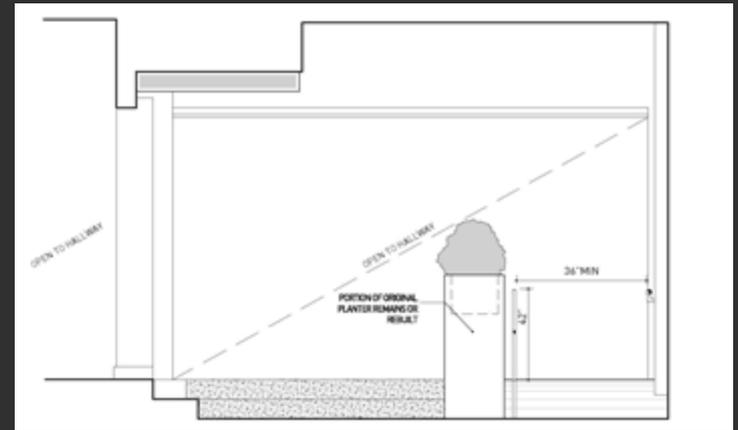


2023 Proposed Accessibility Plan

Proposed Accessibility Revisions to 2017 Scope of Work: Entry Courtyard and Lobby



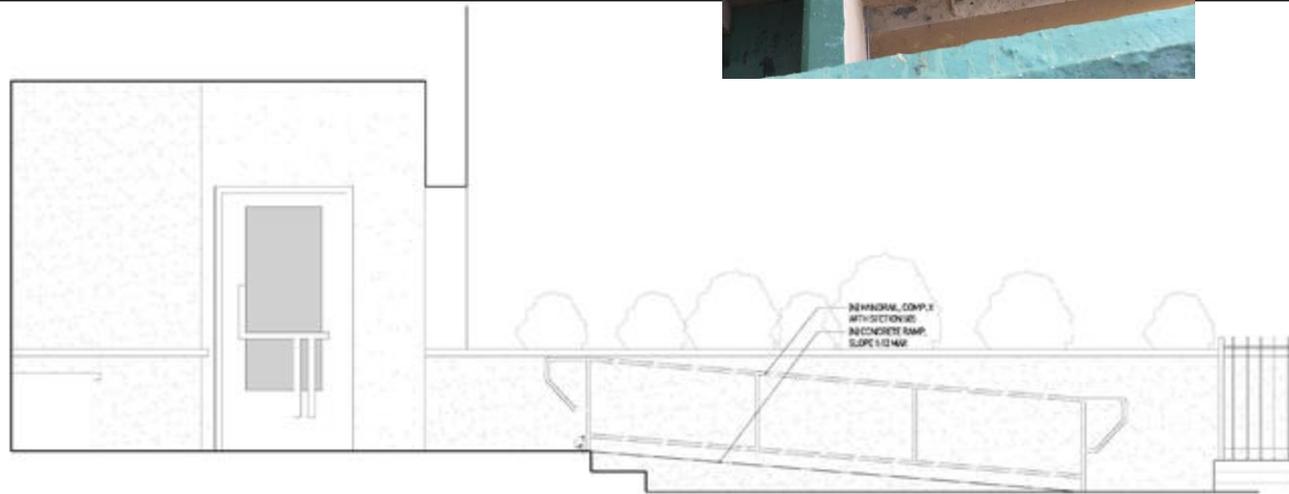
2023 Lobby ramp elevation



2023 Lobby ramp elevation,
showing modified planter

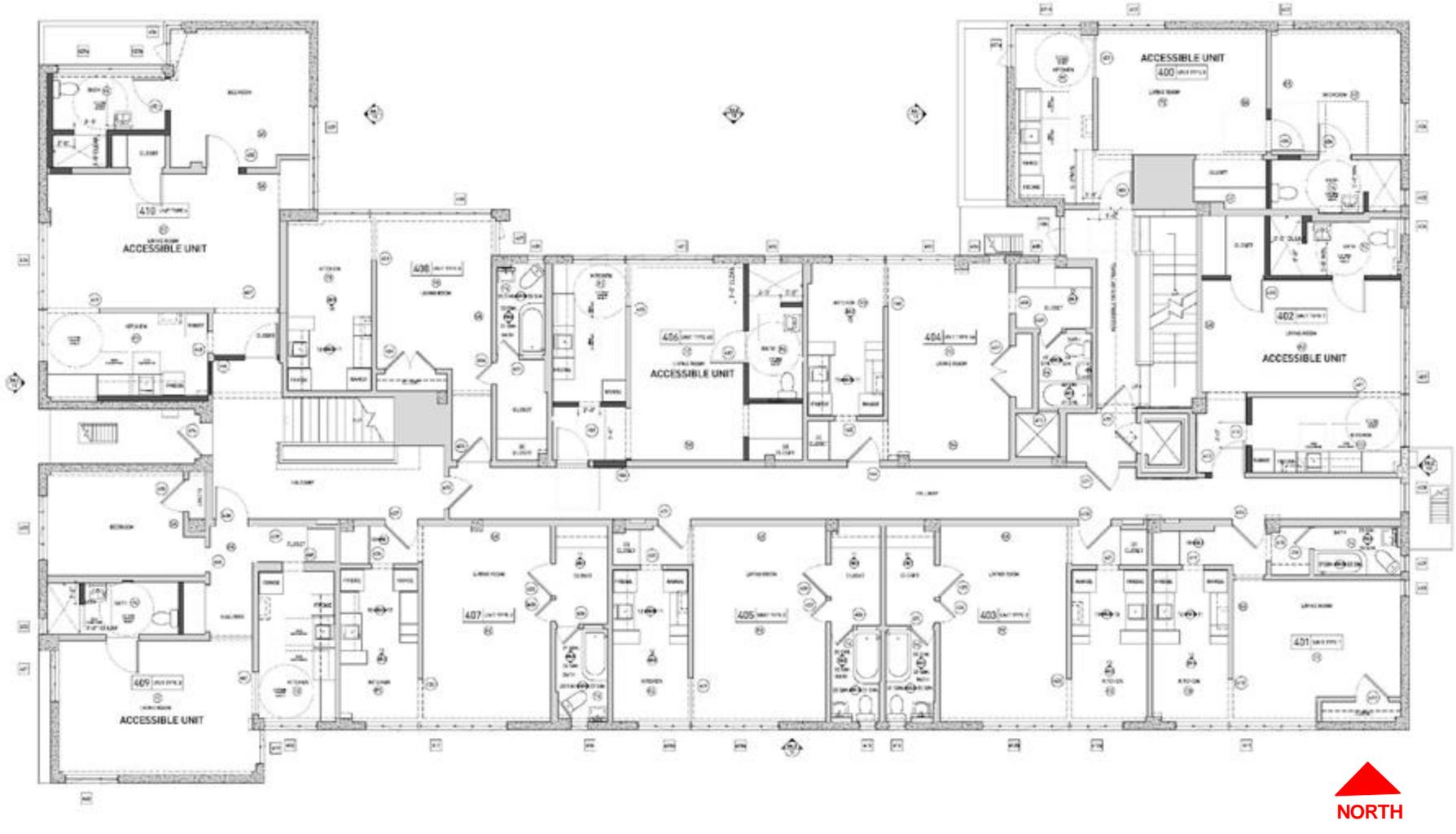


Proposed Accessibility Revisions to 2017 Scope of Work: Entry Courtyard and Lobby



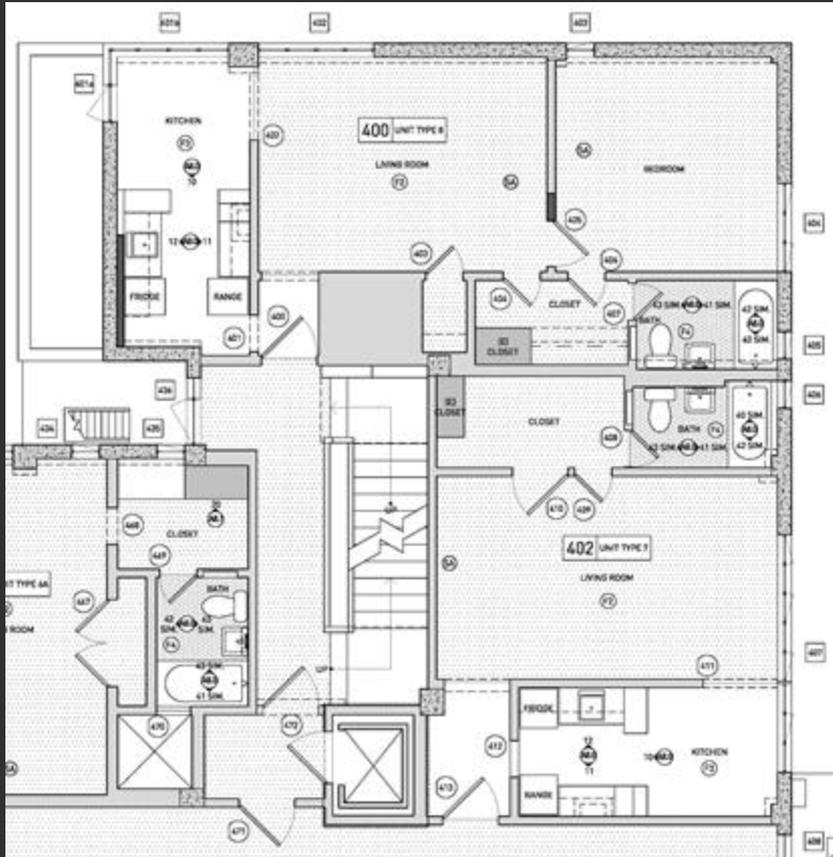
2023 Exterior Ramp elevation

Proposed Accessibility Revisions to 2017 Scope of Work: Units

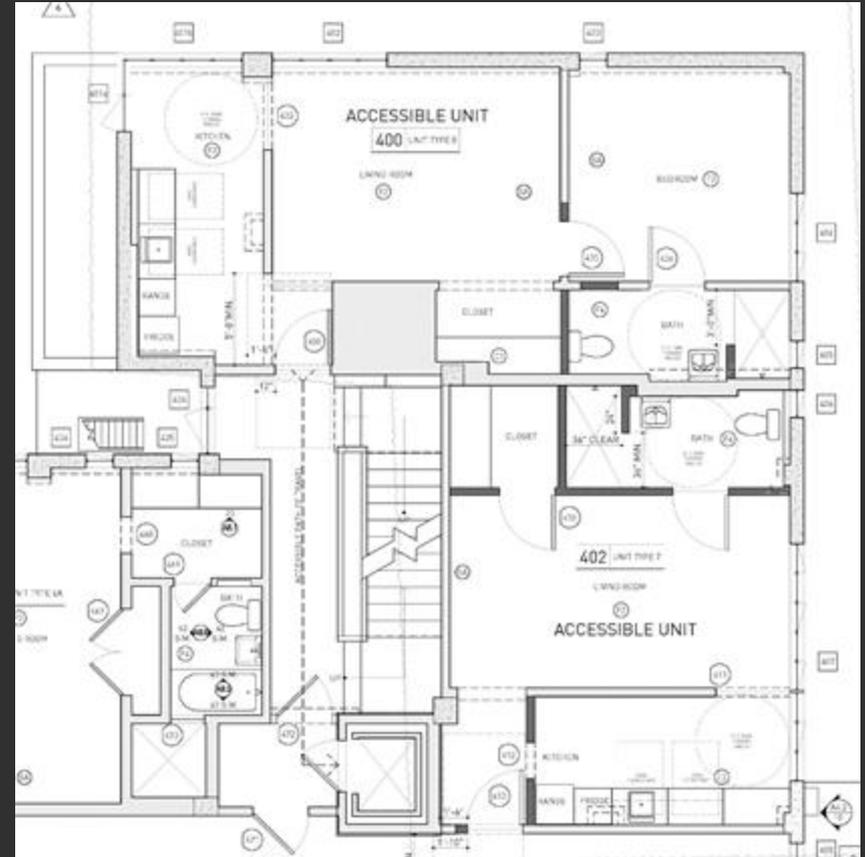


Units proposed to be modified to meet ADA access requirements, as much as is feasible. A total of 15 Units (of 43 total) over 3 floors will be impacted. The 3rd floor will remain unmodified from 2017 approved plan.

Proposed Accessibility Revisions to 2017 Scope of Work: Units



2017 Approved Plan: Units 400 and 402



2023 Proposed Accessibility Modifications: Units 400 and 402

Proposed Accessibility Revisions to 2017 Scope of Work: Units

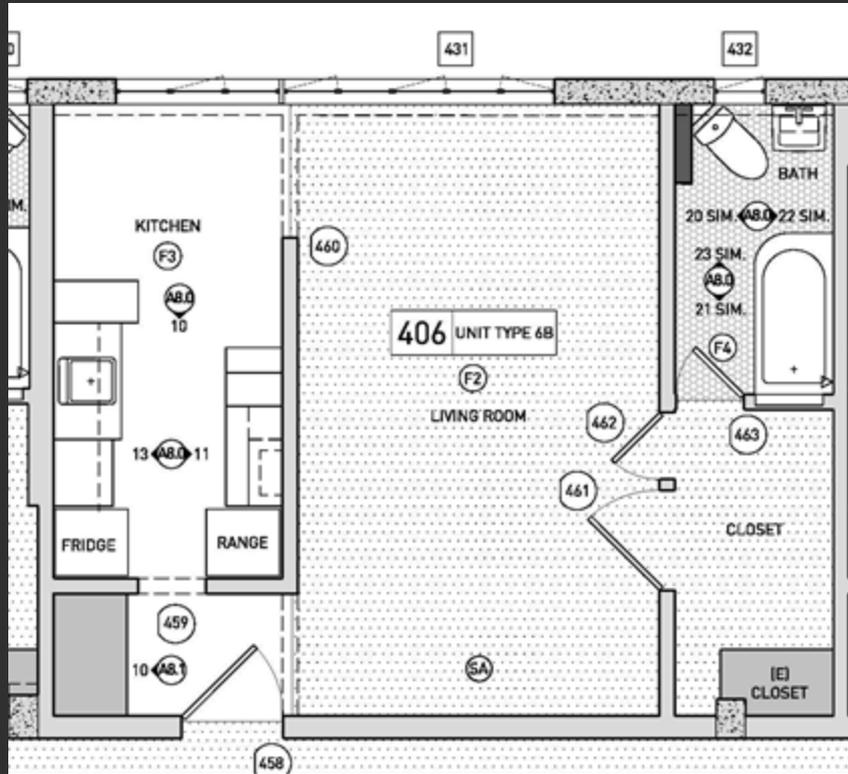


**View of Kitchen in
Unit 100 to be modified**

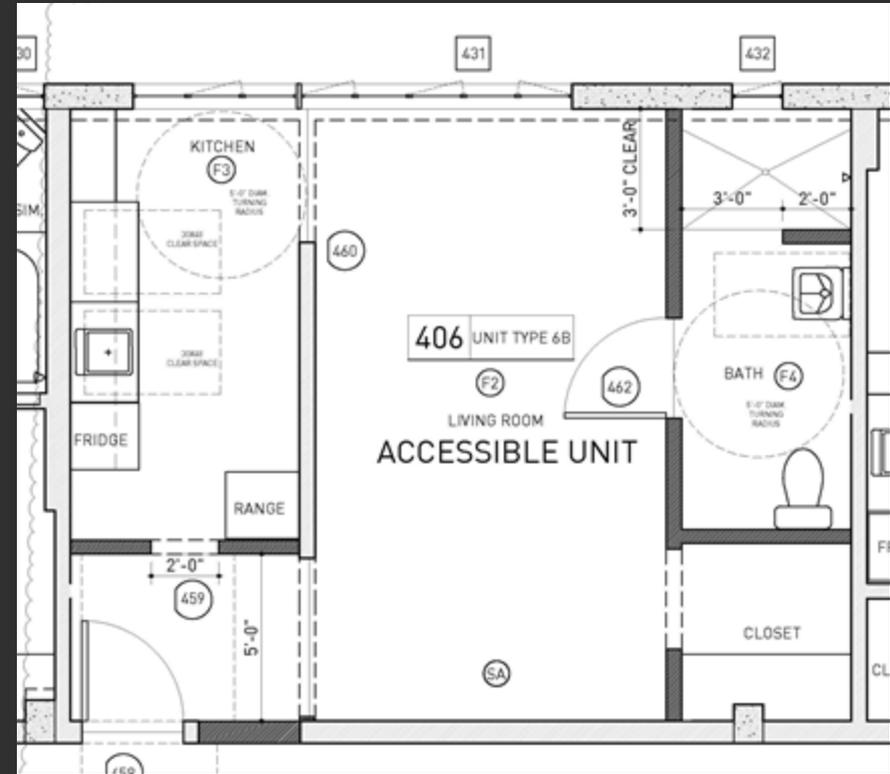


View of Wall in Unit 106 to be moved

Proposed Accessibility Revisions to 2017 Scope of Work: Units



2017 Approved Plan: Unit 406



2023 Proposed Accessibility Modifications: Unit 406

Proposed Accessibility Revisions to 2017 Scope of Work: Units



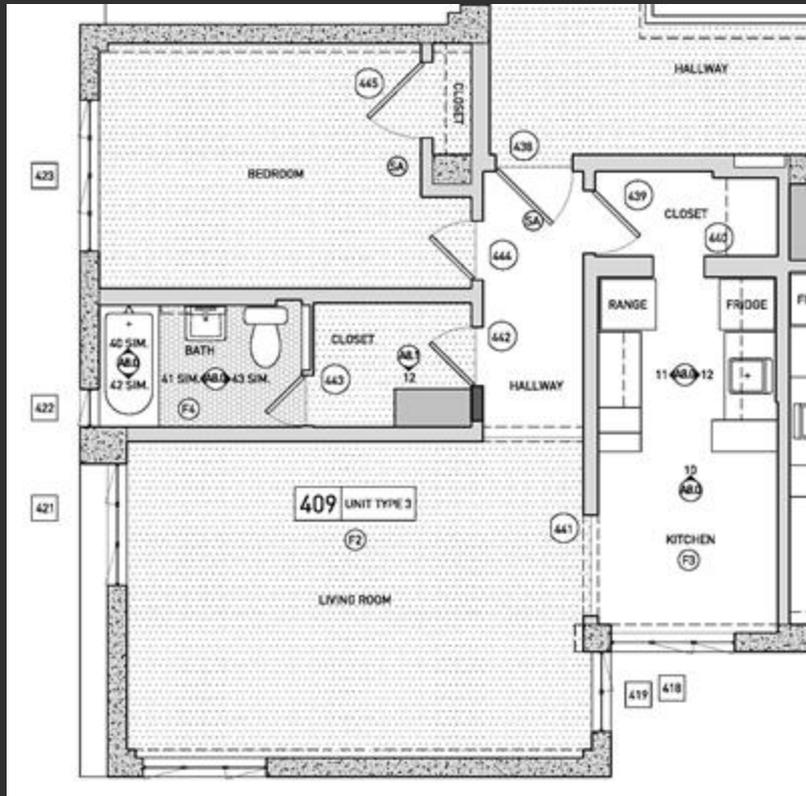
View of Kitchen and moved wall in Unit 206



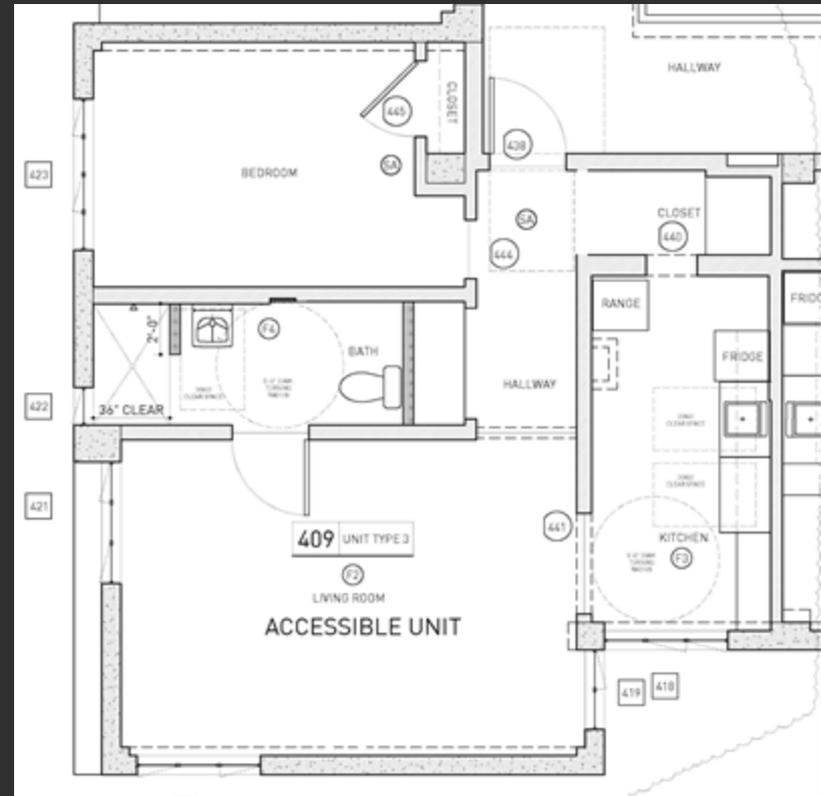
View of Entry in Unit 206 to be modified



Proposed Accessibility Revisions to 2017 Scope of Work: Units



2017 Approved Plan: Unit 409



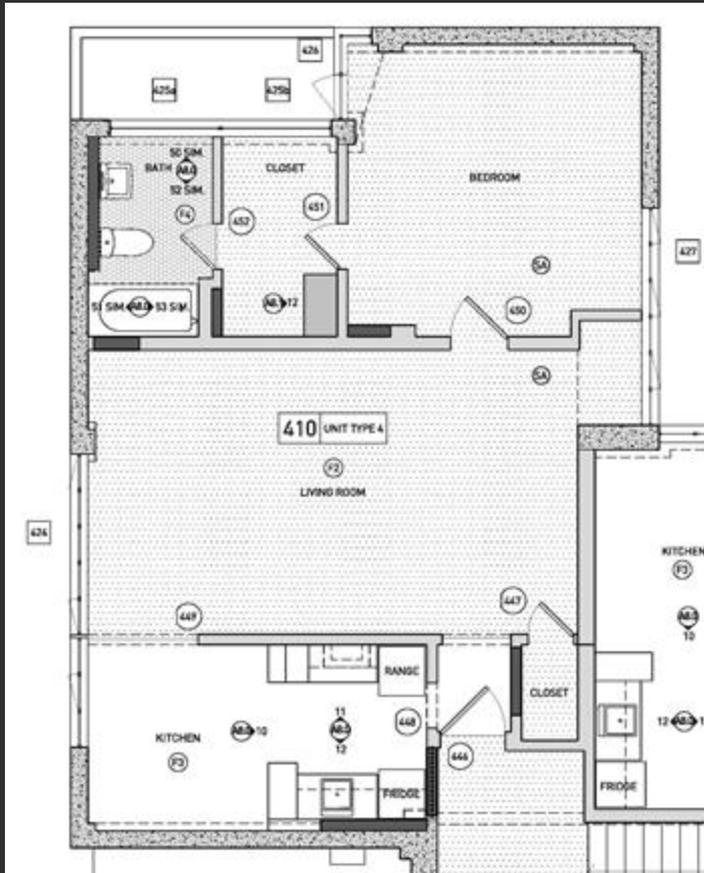
2023 Proposed Accessibility
Modifications: Unit 409

Proposed Accessibility Revisions to 2017 Scope of Work: Units



**Views of very tight, non-original
Bathroom in Unit 409 to be modified**

Proposed Accessibility Revisions to 2017 Scope of Work: Units



2017 Approved Plan: Unit 410



2023 Proposed Accessibility Modifications: Unit 410

Proposed Accessibility Revisions to 2017 Scope of Work: Units



Views of non-original Bathroom in
Unit 410 to be modified

Construction Schedule

2023 UPDATE

- Rough MEP on hold due to ADA revisions
 - Numerous discussions have taken place with OHR, and once scope is approved, work towards supplemental permitting will begin immediately.
 - Assuming scope is approved in near future, supplemental permit is expected by end of year.
- December 2023
 - Steel windows arrive and are installed
- January 2024
 - Rough MEP work continues based on revised plans
- April 2024
 - Rough MEP work completed
 - Drywall starts
 - Exterior work begins
- May 2024
 - Electrical switchgear arrives (\$100K fee paid to expedite to this time)
 - Drywall finishes
- June 2024
 - Interior doors and trim installed

Construction Schedule 2023 UPDATE

· July 2024

- Cabinetry and tile work begins
- “Mock Unit” to be reviewed with OHR to be done early 2024.

· August 2024

- Flooring installed
- Exterior work finalized

· September 2024

- Project completed