

WONG RESIDENCE
2635-2645 N. Nottingham Avenue;
2651 N. Nottingham Place
CHC-2025-2721-HCM
ENV-2025-2722-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—July 10, 2025](#)
3. [Categorical Exemption](#)
4. [Under Consideration Staff Report](#)
5. [Historic-Cultural Monument Application](#)

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

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2025-2721-HCM
ENV-2025-2722-CE

HEARING DATE: August 7, 2025
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 North Spring Street
Los Angeles, CA 90012
and via Teleconference (see
agenda for login information)

Location: 2635-2645 N. Nottingham Avenue;
2651 N. Nottingham Place
Council District: 4 – Raman
Community Plan Area: Hollywood
Land Use Designation: Very Low II Residential
Zoning: RE11-1
Area Planning Commission: Central
Neighborhood Council: Los Feliz
Legal Description: Tract 5337, Lot 122

EXPIRATION DATE: August 19, 2025

PROJECT: Historic-Cultural Monument Application for the
WONG RESIDENCE

REQUEST: Declare the property an Historic-Cultural Monument

OWNER: Michelle N. Jubelirer, Trustee
Jubelirer Living Trust
2651 Nottingham Place
Los Angeles, CA 90027

Michelle N. Jubelirer, Trustee
Jubelirer Trust
1025 N. Brand Boulevard, Suite 230
Glendale, CA 91202

APPLICANT: Michael Markarian
MB3 Consulting
1025 N. Brand Boulevard, Suite 230
Glendale, CA 91202

PREPARER: Charles J. Fisher
140 S. Avenue 57
Highland Park, CA 90042

RECOMMENDATION

That the Cultural Heritage Commission:

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

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Principal City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Senior Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Andrez Parra, Planning Assistant
Office of Historic Resources

Attachments: Commission/Staff Site Inspection Photos–July 10, 2025
Historic-Cultural Monument Application

FINDINGS

- The Wong Residence “embodies distinctive characteristics of a style, type, period, or method of construction” as an excellent example of single-family residence designed in the Mid-Century Modern architectural style.

CRITERIA

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

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

SUMMARY

The Wong Residence is a one story, single-family residence with an attached garage located on the southwest corner of Nottingham Place and Nottingham Avenue in Los Feliz. Constructed in 1969, the subject property was designed in the Mid-Century Modern architectural style by master architects Conrad Buff (1926-1989) and Donald Hensman (1924-2002) for Ronald T. Wong and his wife, Ruth Jee.

Roughly L-shaped in plan, the subject property is of post-and-beam construction with stucco cladding and has a flat roof with wide overhanging eaves and exposed rafter tails clad in rolled asphalt roofing. There are solar panels on a portion of the roof. The primary, north-facing elevation is composed of three sections: an eastern wing, a recessed portion in the center, and a west wing containing the garage. The eastern wing has paneling separated by wood supports and outriggers that extend beyond the roof line and span the east-facing facade. The recessed center portion features the primary entrance composed of double wood slab doors. Fronting the doors is the outrigger covered with a trellis that frames the tiled walkway. The western wing features an exposed wood string course and a slightly recessed wood double-bay garage door. On the rear, south-facing elevation there are floor-to-ceiling fixed windows and sliding doors flanked by plaster wall panels. The sliding doors lead out onto a raised wood deck that overlooks a large pool and landscaped yard. A chimney on the eastern facade is also visible from the rear.

Interior features of the subject property include wood floors; tiled entry that continues from the exterior tiled walkway; exposed wood ceiling beams; exposed wood ceiling planks; a fireplace with an elevated hearth; wood plank wall cladding; and wood built-ins.

The subject property has experienced a number of alterations over the years such as the addition of a retaining wall in 1970; the installation of a swimming pool in 1976; and the addition of a detached accessory dwelling unit and recreation room with an attached deck on piles in 2021.

Conrad Buff III was born in Glendale and grew up in Eagle Rock in Los Angeles in 1926. Buff III attended local Eagle Rock schools and served in the Navy during World War II in Maryland between 1942-1945. After the war, he enrolled in the University of Southern California (USC) School of Architecture, where he met Donald Hensman. Prior to graduation from USC in 1952, Buff and Hensman formed their architectural practice through which they designed tract and model homes for various developers. Later, both men returned to teach at USC while they were working professionals. Along with Hensman, Buff designed several notable properties such as the Case Study House No. 20B (Saul Bass House, 1958) in Altadena and the Case Study House No. 28 (1966) in Thousand Oaks, along with the Richard and Carol Soucek King House, aka Arroyo del Rey, in Pasadena (1979). Buff died in 1988 at the age of 62.

Donald Charles Hensman was born in Omaha, Nebraska, in 1924 but grew up in Hollywood, California. He served in the Navy during World War II, and following the war, he attended the USC School of Architecture on the GI Bill, where he met Buff and formed their architectural partnership. Hensman taught design at USC from 1952 until 1963 and was chairman of the USC/American Institute of Architects's education committee. Hensman passed away in Pasadena in 2002 at the age of 78.

The subject property was identified in the citywide historic resources survey, SurveyLA, as individually eligible for listing under the state and local designation programs as an excellent example of Mid-Century Modern residential architecture in Los Feliz, and as the work of master architects Buff, Straub, and Hensman.

DISCUSSION

The Wong Residence meets one of the criteria for designation under the Cultural Heritage Ordinance.

The subject property "embodies the distinctive characteristics of a style, type, period, or method of construction" as an excellent example of a single-family residence designed in the Mid-Century Modern architectural style.

The Mid-Century Modern architectural style encompasses a broad range of idioms and sub-styles that became popular after World War II. Largely influenced by the Case Study House Program that occurred between 1945 and 1966, the style generally emphasizes the direct expression of structural systems, the relationship between the indoor and outdoor spaces, and a lack of ornamentation. The subject property exhibits several characteristic features of the style, particularly the post-and-beam sub-style, including exposed wood beams, floor-to-ceiling windows, metal flush mounted windows, horizontal massing, and a low-pitched roof with overhanging eaves.

While the applicant also argues the subject property "represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age" as a significant example of the work of master architects Conrad Buff and Donald Hensman, there is not sufficient information provided in the nomination to support this finding. The preparer did not analyze the subject property in relation to the firm's body of work to evaluate significance as a notable work of Buff and Hensman, and did not express why the Wong Residence is a "significant example" of their work. The firm of Buff and Hensman was closely associated with the post-and-beam method of construction of postwar Modernism and was well known for the design of single-family residences that include several widely recognized significant works such as the Case Study House #20B/Saul Bass House in Altadena (1958, National Register of Historic Places), the Case Study House #28 in Thousand Oaks (1965, National Register of Historic Places), and the Arroyo Del Rey/King Residence in Pasadena (1979,

Pasadena Designated Monument). There were also multiple commissions in Los Angeles by Buff and Hensman that were identified in SurveyLA as eligible for listing under local and state designation programs: Chun House located at 2295 N. Verde Oak Drive (1960); the Binstock House located at 12251 W. Richwood Drive (1969); 1360 N. Laurel Way (1970); and 3012 N. Roscomare Road (1973).

Although the subject property has experienced some alterations over the years, it retains a high level of integrity of location, design, setting, workmanship, materials, feeling, and association to convey its significance.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

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

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

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

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

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

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

BACKGROUND

On May 13, 2025, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. On June 5, 2025, the Cultural Heritage Commission voted to take the subject property under consideration as a potential Historic-Cultural Monument. On July 10, 2025, a subcommittee of the Commission consisting of Commissioners Kanner and Buelna conducted a site inspection of the property, accompanied by staff from the Office of Historic Resources.









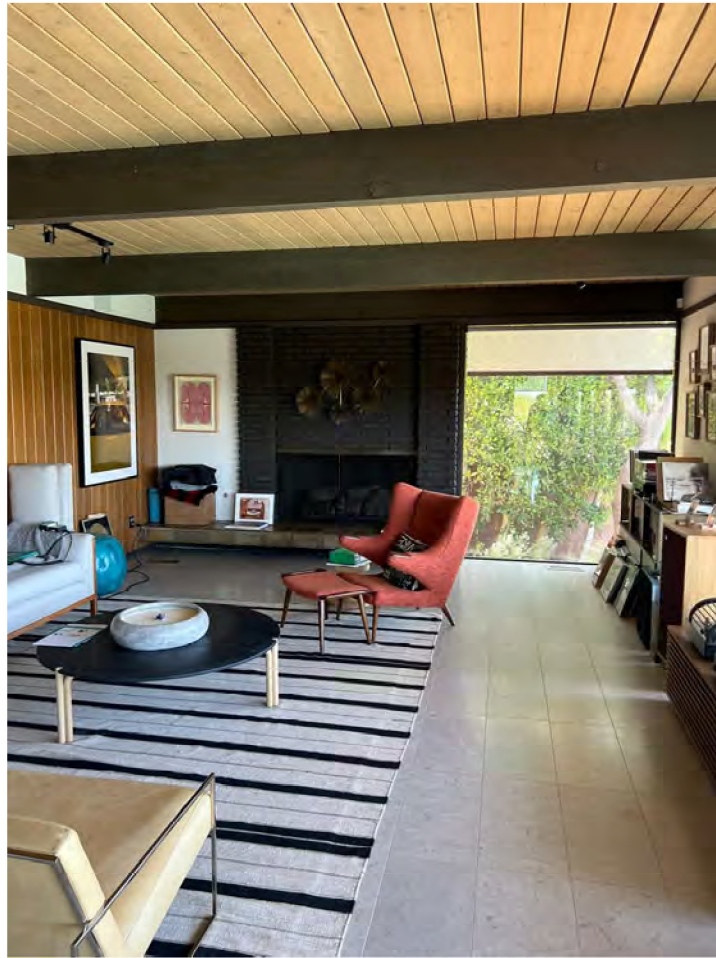
















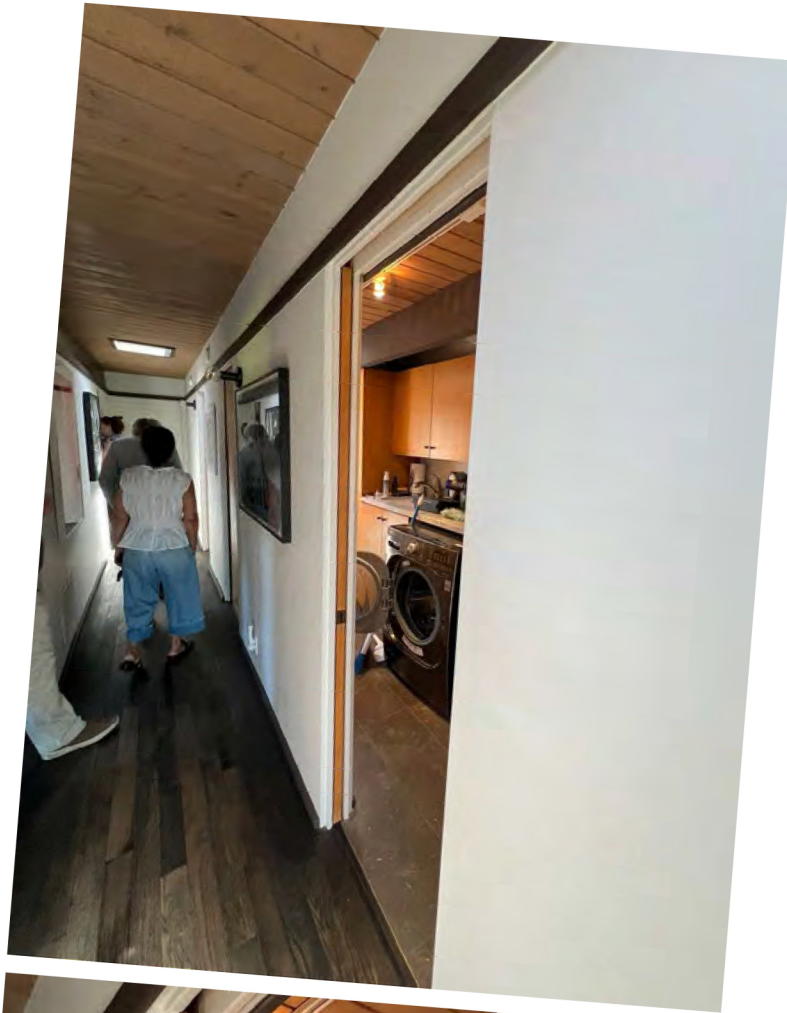




































NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

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

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

CHC-2025-2721-HCM

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2025-2722-CE

PROJECT TITLE

Wong Residence

COUNCIL DISTRICT

4

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

☐ Map attached.**2635-2645 N. Nottingham Avenue; 2651 N. Nottingham Place, Los Angeles, CA 90027**

PROJECT DESCRIPTION:

☐ Additional page(s) attached.

Designation of the Wong Residence as an Historic-Cultural Monument.

NAME OF APPLICANT / OWNER:

N/A

CONTACT PERSON (If different from Applicant/Owner above)

Andrez Parra

(AREA CODE) TELEPHONE NUMBER

213-756-1698

EXT.

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

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)CEQA Guideline Section(s) / Class(es) **8 and 31**☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

☐ Additional page(s) attached

Article 19, Section 15308, Class 8 of the State's Guidelines applies to where projects consist of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of the **Wong Residence** as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Andrez Parra

[SIGNED COPY IN FILE]

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

N/A

FEE:

N/A

RECEIPT NO.

N/A

REC'D. BY (DCP DSC STAFF NAME)

N/A

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2025-2721-HCM
ENV-2025-2722-CE

HEARING DATE: June 5, 2025
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012
and teleconference (see
agenda for login
information)

Location: 2635-2645 N. Nottingham Avenue;
2651 N. Nottingham Place
Council District: 4 – Raman
Community Plan Area: Hollywood
Land Use Designation: Very Low II Residential
Zoning: RE11-1
Area Planning Commission: Central
Neighborhood Council: Los Feliz
Legal Description: Tract 5337, Lot 122

EXPIRATION DATE: June 12, 2025

PROJECT: Historic-Cultural Monument Application for the
WONG RESIDENCE

REQUEST: Declare the property an Historic-Cultural Monument

OWNER: Michelle N. Jubelirer, Trustee
Jubelirer Living Trust
2651 Nottingham Place
Los Angeles, CA 90027

Michelle N. Jubelirer, Trustee
Jubelirer Trust
1025 N. Brand Boulevard, Suite 230
Glendale, CA 91202

APPLICANT: Michael Markarian
MB3 Consulting
1025 N. Brand Boulevard, Suite 230
Glendale, CA 91202

PREPARER: Charles J. Fisher
140 S. Avenue 57
Highland Park, CA 90042

RECOMMENDATION

That the Cultural Heritage Commission:

1. **Take the property under consideration** as an Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal warrants further investigation.
2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Principal City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Senior Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Andrez Parra, Planning Assistant
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The Wong Residence is a one story, single-family residence with an attached garage located on the southwest corner of Nottingham Place and Nottingham Avenue in Los Feliz. Constructed in 1969, the subject property was designed in the Mid-Century Modern architectural style by master architects Conrad Buff (1926-1989) and Donald Hensman (1924-2002) for Ronald T. Wong and his wife, Ruth Jee.

Roughly L-shaped in plan, the subject property is of post-and-beam construction with stucco cladding and has a flat roof with wide overhanging eaves and exposed rafter tails clad in rolled asphalt roofing. There are solar panels on a portion of the roof. The primary, north-facing elevation is composed of three sections: an eastern wing, a recessed portion in the center, and a west wing containing the garage. The eastern wing has paneling separated by wood supports and outriggers that extend beyond the roof line and span the east-facing facade. The recessed center portion features the primary entrance composed of double wood slab doors. Fronting the doors is the outrigger covered with a trellis that frames the tiled walkway. The western wing features an exposed wood string course and a slightly recessed wood double-bay garage door. On the rear, south-facing elevation there are floor-to-ceiling fixed windows and sliding doors flanked by plaster wall panels. The sliding doors lead out onto a raised wood deck that overlooks a large pool and landscaped yard. A chimney on the eastern facade is also visible from the rear.

Interior features of the subject property include wood floors; tiled entry that continues from the exterior tiled walkway; exposed wood ceiling beams; exposed wood ceiling planks; a fireplace with an elevated hearth; wood plank wall cladding; and wood built-ins.

The subject property has experienced a number of alterations over the years such as the addition of a retaining wall in 1970; the installation of a swimming pool in 1976; and the addition of a detached accessory dwelling unit and recreation room with an attached deck on piles in 2021.

Conrad Buff III was born in Glendale and grew up in Eagle Rock in Los Angeles in 1926. Buff III attended local Eagle Rock schools and served in the Navy during World War II in Maryland between 1942-1945. After the war, he enrolled in the University of Southern California (USC) School of Architecture, where he met Donald Hensman. Prior to graduation from USC in 1952, Buff and Hensman formed their architectural practice through which they designed tract and model homes for various developers. Later, both men returned to teach at USC while they were working professionals. Along with Hensman, Buff designed several notable properties such as the Case Study House No. 20B (Saul Bass House, 1958) in Altadena and the Case Study House No. 28 (1966) in Thousand Oaks, along with the Richard and Carol Soucek King House, aka Arroyo del Rey, in Pasadena (1979). Buff died in 1988 at the age of 62.

Donald Charles Hensman was born in Omaha, Nebraska, in 1924 but grew up in Hollywood, California. He served in the Navy during World War II, and following the war, he attended the USC School of Architecture on the GI Bill, where he met Buff and formed their architectural partnership. Hensman taught design at USC from 1952 until 1963 and was chairman of the USC/American Institute of Architects's education committee. Hensman passed away in Pasadena in 2002 at the age of 78.

The subject property was identified in the citywide historic resources survey, SurveyLA, as individually eligible for listing under the state and local designation programs as an excellent example of Mid-Century Modern residential architecture in Los Feliz, and as the work of master architects Buff, Straub, and Hensman.

CRITERIA

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

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

FINDINGS

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

BACKGROUND

On May 13, 2025, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete.

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



1. PROPERTY IDENTIFICATION

Proposed Monument Name: Wong Residence		First Owner/Tenant	
Other Associated Names:			
Street Address: 2651 Nottingham Place		Zip: 90027	Council District: 4
Range of Addresses on Property: 2651-53 Nottingham Pl & 2635-49 Nottingham Ave.		Community Name: Los Feliz	
Assessor Parcel Number: 5588-005-019	Tract: Tract No. 5337	Block: N/A	Lot: 122
Identification cont'd: 92 MB 10-11			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
		<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here: Swimming pool (1976)			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1969	<input checked="" type="radio"/> Factual <input type="radio"/> Estimated	Threatened? None
Architect/Designer: Buff and Hensman	Contractor: Ronald T. Wong (Owner)	
Original Use: Single Family Residence	Present Use: Single Family Residence	
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7) <input type="radio"/> Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: International Style		Stories: 1	Plan Shape: L-shaped
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood	Type: Select	
CLADDING	Material: Stucco, smooth	Material: Select	
ROOF	Type: Flat	Type: Flat	
	Material: Rolled asphalt	Material: Rolled asphalt	
WINDOWS	Type: Floor-to-Ceiling	Type: Fixed	
	Material: Wood	Material: Wood	
ENTRY	Style: Recessed	Style: Select	
DOOR	Type: Double	Type: Select	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

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

1970	Retaining wall added to property.
1976	Swimming pool added.
1994	Roof re-engineered and modified.
2011	Electric Vehicle charging sock installed.
2021	Accessory Dwelling Unit and Recreation room added.

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

<input type="checkbox"/> Listed in the National Register of Historic Places	
<input type="checkbox"/> Listed in the California Register of Historical Resources	
<input type="checkbox"/> Formally determined eligible for the National and/or California Registers	
<input type="checkbox"/> Located in an Historic Preservation Overlay Zone (HPOZ)	<input type="radio"/> Contributing feature <input type="radio"/> Non-contributing feature
<input checked="" type="checkbox"/> Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s): Los Feliz Improvement Association Historic Resources Survey 2019
Other historical or cultural resource designations: SurveyLA 3S; 3CS; 5S3	

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.

A. Proposed Monument Description - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

B. Statement of Significance - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

8. CONTACT INFORMATION

Applicant

Name: Michael V Markarian for Michelle Jubelirer		Company: MB3 Consulting	
Street Address: 1025 N Brand Boulevard Ste 230		City: Glendale	State: CA
Zip: 91202	Phone Number: 818-547-2445	Email: michael@MB3consult.com	

Property Owner

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

Name: Michelle N. Jubelirer, Trustee		Company: Jubelirer Living Trust	
Street Address: 2651 Nottingham Place		City: Los Angeles	State: CA
Zip: 90027	Phone Number: 917-674-4576	Email: michellejubelirer@gmail.com	

Nomination Preparer/Applicant's Representative

Name: Charles J. Fisher		Company:	
Street Address: 140 S. Avenue 57		City: Highland Park	State: CA
Zip: 90042	Phone Number: 323-256-3593	Email: arroyoseco@hotmail.com	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

APPLICATION CHECKLIST

- | | |
|---|---|
| 1. ✓ Nomination Form | 5. ✓ Copies of Primary/Secondary Documentation |
| 2. ✓ Written Statements A and B | 6. ✓ Copies of Building Permits for Major Alterations
(include first construction permits) |
| 3. ✓ Bibliography | 7. ✓ Additional, Contemporary Photos |
| 4. ✓ Two Primary Photos of Exterior/Main Facade
(8x10, the main photo of the proposed monument. Also
email a digital copy of the main photo to:
planning.ohr@lacity.org) | 8. Historical Photos |
| | 9. ✓ Zimas Parcel Report for all Nominated Parcels
(including map) |

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.



I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.



I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.



I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Charles J. Fisher

February 6, 2025

Name:

Date:

Signature:

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources
Department of City Planning
221 N. Figueroa St., Ste. 1350
Los Angeles, CA 90012

Phone: 213-874-3679
Website: preservation.lacity.org

Wong Residence
2651 Nottingham Place
Architectural Description

This single-story International style single family residence, which utilizes post and beam construction, is designed in a L-shaped plan with swimming pool at the rear. The exterior is clad in a smooth stucco. The house has a flat composition roof, an attached garage in the right front wing and a deep porch entry flowing in where the two wings come together with no windows in the front facade. The rear facade has seven large floor to ceiling fixed pane and sliding windows opening out to a wooden deck overlooking the swimming pool. An open wood and wire railing was recently added to the deck. The main entrance is inset at the rear of the front porch and has a double wooden doors.

Architectural details very wide eaves at the rear supported by 2”X 6” rafters which cross the width of the house with the exposed ceiling being the same plank pattern as the underside of the eaves. The rafters extend to the front of the house and reach out to an open bargeboard across the front of the main house going into the garage wing. Exposed wooden posts support each of the rafters in the exterior walls. A white brick exterior chimney is on the outer wall of the West façade. In addition to the afore mentioned rear porch railing, other alterations include the addition of the swimming pool in 1976, two rows of solar panels to the roof and a replacement garage door.

Interior features include hardwood floors, open beam plank ceilings (as noted before), an open floorplan, including an open kitchen within the living-dining room area, a brick fireplace with an elevated hearth covered in large tiles, and a built-in elevated buffet in the dining area.

Additional structures include a detached ADU & recreation room at the rear of the property built in 2021.

Summary

2651 Nottingham Place embodies the distinctive characteristics of the International architectural style, making it a valuable resource for the study of mid-20th century architecture in Los Angeles, and more specifically, as a noteworthy example of the architectural style of the firm of Buff and Hensman.

The citywide historic resources survey, SurveyLA, identified the subject property as individually eligible for listing under the national, state, and local designation programs, citing it as an excellent example of Mid-Century Modern residential architecture in Los Feliz; work of master architects Buff, Straub & Hensman.

Wong Residence

2651 Nottingham Place

Significance Statement

Erected in 1969, this International Style house was designed by the architectural partnership of Conrad Buff III and Donald C. Hensman and built under the auspices of its owner, Dr. Ronald T. Wong, a Long Beach dentist, who served as contractor for his new home.

The land that was inhabited for centuries by the Tongva people, who were renamed the Gabrieleños by the Spanish, due to their proximity to the San Gabriel Mission. The area was a part of the 6,647 acre Rancho Los Feliz, which was granted to Jose Vicente Feliz by Spanish California governor Pedro Fages in 1795 as one of the earliest land grants in California. Mexican Governor Manuel Micheltorena granted the rancho to Maria Ygnacia Verdugo. María Ygnacia Verdugo was the wife of one of the sons of Anastacio Maria Feliz. Anastacio was probably a cousin of José Vicente Feliz. When Maria's husband died, she petitioned for a grant in her name and in the name of her son José Antonio Feliz. Governor Micheltorena granted it to her in 1843.

As required by the United States Land Act of 1851, a claim for Rancho Los Feliz was filed with the Public Land Commission in 1852 by Juan Diego, and the grant was patented to María Ygnacia Feliz nee Verdugo in 1871. She deeded some of the rancho to her daughters in 1853. The remainder went to her son, Antonio Feliz.

In 1863, the executor of Antonio Félix's estate, Antonio F. Coronel, acquired ownership of what remained of Rancho de Los Feliz from the heirs of María Ygnacia Verdugo. The portion within the original city boundaries of Los Angeles had been deeded to Cyrus Lyon in the 1850s as 'donation lots'. Lyon sold his land on the former rancho to San Francisco real estate developer James Lick. The city's claim to this area had been based on its grant of "four-leagues square."

In 1882, Colonel Griffith Jenkins Griffith acquired 4,071 acres of Rancho Los Feliz. Colonel Griffith donated to the city of Los Angeles 3,015 acres (nearly half of the original rancho), which became Griffith Park (HCM 942), one of the largest city-owned parks in the country. At the time, the Lick estate still owned the southwest portion of the rancho, and there developed the Lick Tract, which later became a part of Hollywood.

In 1888, a portion the Rancho Los Feliz, along with of Lots 15 and 17 of the Lick Tract was subdivided by Griffith. In 1912, a portion of the Griffith Tract was subdivided as Hillhurst Park. A portion of acreage Lots 136 and 137 were subdivided into Tract No. 5337 on April 10, 1924.

Records indicate that the Wong's may have owned hillside Lot 122 of Tract No. 5337 as early as 1960, but may not have been able to build their personal home there as the racial covenants that encumbered much of the subdivided land in California were not completely eliminated until 1968. The Wongs took out the permit to build the house in December of that year.

The architects they hired were two of the best in the business. Their partnership began unofficially in 1948, while both were attending the University of Southern California (USC) School of Architecture and working together designing tract and model homes (but prior to beginning their practice), Buff and Hensman were asked by the Dean of the School of Architecture to take over the teaching duties left by the death of a senior professor. This meant that both Buff and Hensman were at the same time working professionals, students and teachers, all before being licensed or graduating. Both continued to teach and be associated with USC for many years.

Conrad Buff III (August 5, 1926 - October 10, 1988) was born in Eagle Rock, Los Angeles, California on August 5, 1926, to the creators of children's books Mary and Conrad Buff. His father Conrad Buff II was also a painter of the American southwest. Family acquaintances included architects Richard J. Neutra and Rudolph M. Schindler as well as opera singer Lawrence Tibbett. Redesigning the Buff II garage was one of Neutra's first architectural commissions in Los Angeles. Buff III attended local Eagle Rock schools. He graduated from U.S.C. School of Architecture in 1952. For ten years Buff was a faculty member of USC contributing design curriculum. Conrad served in the Navy in World War II at a base in Maryland, which was where he met his wife Elizabeth (Libby), a skipper's yeoman in the WAVES; film editor Conrad Buff IV is their son. After the War, Conrad decided to enroll at USC School of Architecture, where he met Donald Hensman, who had also just returned from the War.

Donald Charles Hensman was born in Omaha, Nebraska on October 19, 1924 and grew up in Hollywood, California. He served in the navy during World War II, as a parachute rigger in the South Pacific, and entered the USC architecture program by way of the GI Bill. It was at USC that Hensman met Conrad Buff III. Buff and Hensman were designers of tract homes for a number of regional developers. He returned to teach

architecture at his alma mater, USC from 1952 to 1963. He was eventually made assistant professor within USC's design curriculum and was chairman of the joint USC/American Institute of Architects education committee. Hensman remained active in the Pasadena architectural community until his death there on December 9, 2002.

The partnership originally included fellow USC alum and professor, Calvin C. Straub. Few architects and educators have had such a pervasive influence on architecture as Calvin C. Straub. He created an important body of work as the senior partner of Buff, Straub and Hensman. His work was widely published in *Sunset Magazine* and considered highly influential in shaping the vision iconography of the post-World War II contemporary southern Californian style. His and the firm's work bridged the gap between the influences of early arts and crafts architects and the early California modernists, creating a uniquely regional architectural form. For this work and his educational contributions he was described in "Toward a simpler way of Life" as "the father of California post and beam architecture". After serving in the Navy, Straub lectured at USC from 1946 to 1961. Moving to Scottsdale, AZ in 1961 and joining the faculty at the College of Architecture at Arizona State University.

The Buff, Straub, and Hensman firm's masterwork was Case Study House No. 20, the Saul Bass House (Altadena, 1958). It was built of factory-produced stressed skin panels and plywood vaults. Despite thorough engineering calculations, the architects were not awarded a building permit until a sample plywood vault had been temporarily erected and loaded with weights. Its open plan introduced the concept of zoning: the owner's zone with studio office, garden, master bedroom & bath; a formal zone with living and dining rooms and entry atrium, a family zone with kitchen, family room, dining terrace, two additional bedrooms and swimming pool.

Case Study House No. 28 (Thousand Oaks, 1966) was the last single family home built in the series. At 4,500 square feet, it was one of the largest in the series. The architects designed the house with classic concept in modern architecture of merging interior and exterior spaces through glass expanses and seamless materials. Face brick was incorporated into the house since it is located on a knoll overlooking a development where this was the unifying material. Previous houses in the program consisted primarily of glass and exposed steel, but the Janss Development Corporation and Pacific Clay Products wanted to demonstrate the advantages of the alternative materials.

For the Wong Residence, the design utilizes post and beam construction to allow for an open floorplan and a glass rear wall, opening up to the view of the city, taking full

advantage of the hillside location. The clean lines of the home are pure International style, leaving the house to blend in with its surroundings. The swimming pool, which was built three years after the house, takes full advantage of the open design and rear deck.

The International Style is a major architectural style and movement that began in Western Europe in the 1920s and dominated modern architecture until the 1970s. It is defined by strict adherence to functional and utilitarian designs and construction methods, typically expressed through minimalism. The style is characterized by modular and rectilinear forms, flat surfaces devoid of ornamentation and decoration, open and airy interiors that blend with the exterior, and the use of glass, steel, and concrete.

The use of wood and stucco, in lieu of steel and concrete in this house, while following the International Style design helps to give the structure a more organic look and feel. The post and beam construction is done in a manner to give the structure a much lighter look, giving it the clean lines and lack of ornamentation of the International Style. In fact most of the International Style houses that are Los Angeles HCMs are built of wood and stucco.

Donald Tong Wong was born in Guangzhou, Shunde, Guangdong, China on February 1, 1919, as Yen Tong Wong, and was brought to the United States at the age of 5 in 1924. He was naturalized sometime prior to 1940. He graduated from University of California at Berkeley in 1942 with a BS in Public Health and then entered the Army the following year. After the war, he earned a doctorate in dentistry from the University of California at San Francisco. He then moved to Long Beach and married Ruth Jee on September 30, 1947. He practiced dentistry in Long Beach for 44 years. With three daughters, the new house gave them more space for their family.

The Wongs sold the subject house to Dr. Nicholas M. and Dr. Katherine Barky on June 9, 1976 and ultimately settled in Westminster California, where Donald Wong passed away on October 8, 2010, at the age of 91. No record has been found on Ruth's passing. She would be 100 this year.

Mikulas Barky was a native of Dunajská Streda, in what is now Slovakia, on March 4, 1939. He and his wife, originally Katarina Brezina, immigrated on July 15, 1969 and he changed his name to Nicholas Barky at that time. She was born in the same place on November 10, 1943. They were naturalized in 1975. Dr. Nicholas Barky was an anesthesiologist.

The Barkys appear to have divorced around 1987 and Katherine deeded her interest in the house to her ex-husband and remarried to a man named Lowe and moved to Corona, California and eventually to Jackson, Wyoming.

Nicholas Barky married again in 1991, to a woman named Alice May, adding her to the title on August 13, 1991. On April 5, 2006, the Barkys sold the house to independent film producer and director David Moreton and retired to Santa Maria, California, where Dr. Barky passed away on April 27, 2011, at the age of 72.

Born on June 2, 1965, Moreton grew up in Salt Lake City, Utah. Much of his work involves LGBTQ themed films. An electric vehicle charging station was installed during Moreton's ownership. He sold it on August 9, 2010 to the Baxter's Playhouse Trust, which belonged to actors Scarlett Johansson and Ryan Reynolds, who lived in the house for the next two years.

On May 16, 2012, the property was acquired by artist and climate activist Marcus Oliver Reymann. Reymann is originally from Texas and according to Culturunners.com:

“Markus Reymann is director of TBA21-Academy, which he co-founded in 2011, a contemporary art organization fostering interdisciplinary dialogue and exchange surrounding the most urgent ecological, social and economic issues facing the oceans today. In March 2019, TBA21-Academy launched Open Space, a new global port for ocean literacy, research and advocacy. In September 2020, TBA21-Academy started the first fall semester of Ocean Uni, a tuition-free and collaborative pedagogical initiative. Latched to the launch of the UN Decade of Ocean Science for Sustainable Development (2021-2030). Ocean / Uni invites exchange and debate to garner knowledges and stake out new perspectives on the oceans and their intractable destabilizations.”

Reymann sold the property to the current owner on April 25, 2017. Considerable work has been done since then to restore the house and upgrade the electric system. A sensitively designed ADU and recreation room was added to the property in 2020.

The Wong Residence qualifies for Los Angeles Historic Cultural Monument status under category 3, as it “embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age” as it embodies the distinctive characteristics of the International style, with post and beam construction, making it a valuable resource for the study of mid-20th century Modern architecture in Los Angeles,

and more specifically, as an exceptional example of the International architectural style. It is also a significant example of the work of mater architects Conrad Buff III and Donald C. Hensman.

The Wong Residence is listed in several sources as one of Buff and Hensman's more significant projects:

1956 Mello Residence, Pasadena, CA
1958 Saul Bass Residence (Case Study House #20B), Altadena, CA
1959 Frank Residence, Pasadena, CA
1961 John Thomson Residence, Pasadena, CA
1962 Sidney Fine Residence, Pasadena, CA
1962 Residence for Mr. Steve McQueen, Los Angeles, CA
1963 Residence for Mr. & Mrs. Marcus Whiffen, Phoenix AZ
1963 Harry Roth Residence, Beverly Hills, CA
1965 Case Study House #28, Thousand Oaks, CA
1967 M. C. Gill Residence, Pasadena, CA
1968 Renovation for Judge Sandra Day O'Connor, Paradise Valley, AZ
1969 Laurence Harvey Residence, Palm Springs CA
1969 Wong Residence, Los Angeles, CA
1983 Harry Dorsey Residence, Playa del Rey, CA

The Wong House was fairly late in the firm's initial period. Utilizing the International Style, similar to many other of the firm's designs, the Wong House has its own unique feel, with the rear orientation over the swimming pool being its most iconic façade,

The citywide historic resources survey, SurveyLA, singles the subject property out as an excellent example of modern architecture and identified the subject property as individually eligible for listing under the national, state, and local registers even though it was less than 50 years old at the time of the survey.





Wong Residence

Bibliography

Books:

Gleye, Paul.....The Architecture of Los Angeles.....©1981, Rosebud Books
Johnston, Bernice Eastman.....California's Gabrielino Indians.....©1962, Southwest Museum
McAlester, Virginia and Lee.....A Field Guide to American Houses.....©1990, Alfred A. Knopf

Los Angeles Times Articles (attached):

PASSINGS; Conrad Buff III: Award Winning Architect.....October 14, 1988, Page B28
USC Honors Architects.....April 3, 1994, Page K6
Ronald T. Wong Obituary.....October 10, 2010, Page A40

Wikipedia Articles (attached):

Buff, Smith and Hensman
International Style

Other Internet articles:

INTERVIEW: David Moreton, From Producer to Director in 10 Minutes Flat.....Indiewire May 11, 1999
Buff and Hensman's Glorious 1959 Wong House Seeks \$5M.....Curbed LA, Feb 24, 2017
Gorgeous Modernist Architecture and a Celebrity Retreat by Jaqueline Tager.....Hollywood Home, Feb 27, 2017
Hollywood Individual Resources.....SurveyLA
Architecture You Love on Buff, Straub and Hensman..... US Modernist

Additional Data Sources:

California Marriage Index
California Death Index
Long Beach City Directories
Los Angeles City Building Permits
Los Angeles County Assessors Records

Los Angeles County Subdivision Maps

Immigration and Naturalization Documents

Social Security Death Index

United States Census Records

World War II Draft Cards



City of Los Angeles Department of City Planning

1/26/2023 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

2651 N NOTTINGHAM PL
2645 N NOTTINGHAM AVE
2635 N NOTTINGHAM AVE

ZIP CODES

90027

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2016-1450-CPU
CPC-1957-8211
ORD-129279
ORD-128730
ORD-111976
ENV-2016-1451-EIR

Address/Legal Information

PIN Number	153B193 150
Lot/Parcel Area (Calculated)	19,716.2 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID J2
Assessor Parcel No. (APN)	5588005019
Tract	TR 5337
Map Reference	M B 92-10/11 (SHTS 2-3)
Block	None
Lot	122
Arb (Lot Cut Reference)	None
Map Sheet	153B193 153B197

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Los Feliz
Council District	CD 4 - Nithya Raman
Census Tract #	1893.00
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	RE11-1
Zoning Information (ZI)	ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations
General Plan Land Use	Very Low II Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	Yes
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No

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

SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	Active: Griffith Park

Assessor Information

Assessor Parcel No. (APN)	5588005019
APN Area (Co. Public Works)*	0.441 (ac)
Use Code	0101 - Residential - Single Family Residence - Pool
Assessed Land Val.	\$3,979,530
Assessed Improvement Val.	\$1,282,845
Last Owner Change	04/25/2017
Last Sale Amount	\$4,900,049
Tax Rate Area	13
Deed Ref No. (City Clerk)	746699
	5-640
	454611
	1339639
	1270735
	1098284
	1-969
Building 1	
Year Built	1969
Building Class	D10C
Number of Units	1
Number of Bedrooms	4
Number of Bathrooms	3
Building Square Footage	2,835.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5588005019]

Additional Information

Airport Hazard	None
Coastal Zone	None
Santa Monica Mountains Zone	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None

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High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5588005019]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Assessor Parcel No. (APN)	5588005019
Address	2651 NOTTINGHAM PL
Year Built	1969
Use Code	0101 - Residential - Single Family Residence - Pool
Notes	The property is subject to AB 1482 if the owner is a corporation, limited liability company with a corporate member, or real estate trust. Does not apply to owner-occupied duplexes & government-subsidized housing.
Housing Crisis Act Replacement Review	No
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A

Public Safety

Police Information	
Bureau	Central
Division / Station	Northeast
Reporting District	1153
Fire Information	
Bureau	West

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Battalion	5
District / Fire Station	82
Red Flag Restricted Parking	No

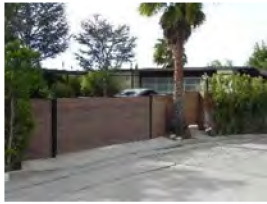
CASE SUMMARIES

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

Case Number:	CPC-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-1957-8211
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN

DATA NOT AVAILABLE

- ORD-129279
- ORD-128730
- ORD-111976



Primary Address: 2651 N NOTTINGHAM PL
 Other Address: 2635 N NOTTINGHAM AVE
 2645 N NOTTINGHAM AVE
 Name: Wong House
 Year built: 1968
 Architectural style: Modern, Mid-Century

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Post-War Modernism, 1946-1976
Sub theme:	Mid-Century Modernism, 1945-1970
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3CS;5S3
Reason:	Excellent example of Mid-Century Modern residential architecture in Los Feliz; work of master architects Buff, Straub & Hensman. Less than 50 years old, but not of exceptional importance.



Primary Address: 7830 W OCEANUS DR
 Other Address: 7836 W OCEANUS DR
 Name:
 Year built: 1967
 Architectural style: Modern, Mid-Century; Greek Revival

Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3CS;5S3
Reason:	Excellent and rare example of a single-family residence representing the original vision of the 1960s Mt. Olympus residential development. Less than 50 years old and not of exceptional importance; therefore, not eligible for listing in the National Register.



Buff, Smith and Hensman

Buff, Straub and Hensman is an architectural firm. The office has won more than 30 awards for house designs from the American Institute of Architects. The firm was known as Buff and Hensman when Cal Straub moved to Arizona and later Buff, Smith and Hensman when Dennis Smith bought the practice after Don Hensman's retirement.^[1]

Partners

The partnership, originally Buff, Straub, and Hensman, consisted of Conrad Buff III, Calvin Straub, and Donald (Don) Hensman, all of whom were American Institute of Architects (AIA)-affiliated, licensed architects.

Conrad Buff III FAIA (August 5, 1926 - 1989) was born in Eagle Rock, Los Angeles, California, to the creators of children's books Mary and Conrad Buff. His father Conrad Buff II was also a painter of the American southwest. Family acquaintances included Richard Neutra, Rudolph Schindler and opera singer Lawrence Tibbett; redesigning the Buff II garage was one of Neutra's first architectural commissions. Buff III attended local Eagle Rock schools. He graduated from U.S.C. School of Architecture in 1952. For ten years Buff was a faculty member of USC contributing design curriculum. Conrad served in the Navy in World War II at a base in Maryland, which was where he met his wife Elizabeth (Libby), a skipper's yeoman in the WAVES; film editor Conrad Buff IV is their son. After the War, Conrad decided to enroll at USC School of Architecture, where he met Donald Hensman, who had also returned from the War.

Donald C. Hensman FAIA (1924, Omaha, Nebraska - 2002) grew up in Hollywood, California. He served in the navy during World War II, as a parachute rigger in the South Pacific, and entered the USC architecture program by way of the GI Bill. It was at USC that Hensman met Conrad Buff. But prior to their collaboration with Straub, Buff and Hensman were designers of tract homes for a number of regional developers. He returned to teach architecture at his alma mater, USC from 1952 to 1963. He was eventually made assistant professor within USC's design curriculum and was chairman of the joint USC/American Institute of Architects education committee. Hensman remained active in the Pasadena architectural community until his death in 2002.

Calvin C. Straub FAIA (1920–1998) was born in Macon, Georgia. He studied at Texas A&M University and Pasadena City College before receiving his degree in architecture at the University of Southern California in 1945. After serving in the Navy, Straub lectured at USC from 1946 to 1961. Moving to Scottsdale, AZ in 1961 and joining the faculty at the College of Architecture at Arizona State University. Few architects and educators have had such a pervasive influence on architecture as Calvin C Straub.. He created an important body of work as the senior partner of Buff Straub and Hensmen, both previous students at USC. His work was widely published in Sunset Magazine and considered highly influential in shaping the vision iconography of the post-World War II contemporary southern Californian style. His and the firms work bridged the gap between the influences of early arts and crafts architects and the early California modernists, creating a uniquely regional architectural form. For this work and his educational contributions he was described in "Toward a simpler way of Life" as "the father of California post and beam architecture". His desert residence continued and extended the legacy of "design with climate" that he had begun decades again in southern California and preceded the now popular "green movement" in architecture by some 30 years. Until 1988 he held a professorship of design at Arizona State University in Tempe where his "world architecture" class attended by more than 15,000 general university students who were influenced by his contagious, jovial and animated love affair with the art of environmental design. He worked for the firm of A.B. Gallion before entering into a partnership with Conrad Buff and Donald Hensman (1956–61), and was a member of Schoneburger, Straub, Florence & Associates (1972–75). Straub also ran his own private practice in Arizona. He Received over 30 Honors and AIA awards. Apart from his work as an architect and lecturer, he also published *Design Process and Communications* (1978) and *The Man-Made Environment: An Introduction to World Architecture and Design* (1983). He retired in 1988 and died in 1998. His archives, drawings, project records, awards and project photographs many by famed Architectural photographer Julius Shulman are archived at the Arizona State University School of architecture library and archive.

Partnership

In 1948, while both attending the University of Southern California (USC) School of Architecture and working together designing tract and model homes (but prior to beginning their practice), Buff and Hensman were asked by the Dean of the School of Architecture to take over the teaching duties left by the death of a senior professor. This meant that both Buff and Hensman were at the same time working professionals, students and teachers, all before being licensed or graduating. Both continued to teach and be associated with USC for many years.

In 1961 Calvin Straub left the practice to teach architecture at Arizona State University. Buff and Hensman continued their partnership as Buff, Hensman and Associates. Conrad Buff died in 1989 and Dennis Smith joined the partnership the same year to form Buff, Smith and Hensman, from which Hensman retired in 1998. Smith carries on in the practice, located in Pasadena.

The Buff, Straub, and Hensman firm's masterwork was Case Study House #20, the Saul Bass House (Altadena, 1958). It was built of factory-produced stressed skin panels and plywood vaults. Despite thorough engineering calculations, the architects were not awarded a building permit until a sample plywood vault had been temporarily erected and loaded with weights. Its open plan introduced the concept of zoning: the owner's zone with studio office, garden, master bedroom & bath; a formal zone with living and dining rooms and entry atrium; a family zone with kitchen, family room, dining terrace, two additional bedrooms and swimming pool.

Architect Calvin Straub's own post-and-beam home in Pasadena was another project that brought the practice commissions.

Significant projects

- 1956 Mello Residence, Pasadena
- 1958 Saul Bass Residence (Case Study House #20B), Altadena
- 1959 Frank Residence, Pasadena^[2]
- 1961 John Thomson Residence
- 1962 Sidney Fine Residence
- 1962 Residence for Mr. Steve McQueen, Los Angeles
- 1963 Residence for Mr & Mrs Marcus Whiffen, Phoenix Az.^[3]
- 1963 Harry Roth Residence, Beverly Hills
- Penn/Walter Van der Kamp Residence, Los Angeles
- 1965 Case Study House #28
- 1967 M.C. Gill Residence, Pasadena^[4]
- 1968 Renovation for Judge Sandra Day O'Connor
- 1969 Laurence Harvey Residence, Palm Springs California ^[5]
- 1969 Wong Residence, Los Angeles^[6]



Case Study House #20B in 2014

- 1983 Harry Dorsey Residence, Playa del Rey, (AIA Pasadena and Foothill Chapter, Award of Merit 1984)



Case Study House #28 in 2015

Sources

- *Case Study Houses* by: Elizabeth Smith, Peter Goessel (ed). Taschen, February, 2002 ISBN 3-8228-6412-9,^[7] edited by Robert Winter, University of California Press, 1997 ISBN 0-520-20916-8

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External links

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- A Case Study in the Mechanics of Fame: Buff, Straub & Hensman, Julius Shulman, Esther McCoy and Case Study House No. 20 (<http://socalarchhistory.blogspot.com/2010/01/three-amigos-conrad-buff-iii-calvin.html>) (January 7, 2010) at Southern California Architectural History
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International Style

The **International Style** is a major architectural style and movement that began in western Europe in the 1920s and dominated modern architecture until the 1970s.^{[1][2]} It is defined by strict adherence to functional and utilitarian designs and construction methods, typically expressed through minimalism.^{[2][3]} The style is characterized by modular and rectilinear forms, flat surfaces devoid of ornamentation and decoration, open and airy interiors that blend with the exterior, and the use of glass, steel, and concrete.^{[4][5]}

The International Style is sometimes called **rationalist architecture** and the **modern movement**,^{[1][6][7][8]} although the former is mostly used in English to refer specifically to either Italian rationalism or the style that developed in 1920s Europe more broadly.^{[9][10]} In continental Europe, this and related styles are variably called Functionalism, *Neue Sachlichkeit* ("New Objectivity"), *De Stijl* ("The Style"), and Rationalism, all of which are contemporaneous movements and styles that share similar principles, origins, and proponents.^[11]

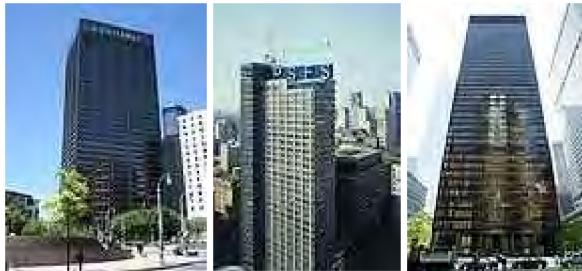
Rooted in the modernism movement,^[5] the International Style is closely related to "Modern architecture" and likewise reflects several intersecting developments in culture, politics, and technology in the early 20th century.^[5] After being brought to the United States by European architects in the 1930s, it quickly became an "unofficial" North American style, particularly after World War II.^[5] The International Style reached its height in the 1950s and 1960s, when it was widely adopted worldwide for its practicality and as a symbol of industry, progress, and modernity. The style remained the prevailing design philosophy for urban development and reconstruction into the 1970s, especially in the Western world.^[4]

The International Style was one of the first architectural movements to receive critical renown and global popularity.^[5] Regarded as the high point of modernist architecture, it is sometimes described as the "architecture of the modern movement" and credited with "single-handedly transforming the skylines of every major city in the world with its simple cubic forms".^{[5][12]} The International Style's emphasis on transcending historical and cultural influences, while

International Style architecture



<u>Lovell House</u> in Los Angeles (1927–29), by <u>Richard Neutra</u>	<u>Villa Savoye</u> in Paris (1928–31), by <u>Le Corbusier</u>
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<u>Equitable Building</u> in Atlanta (1966–68), by <u>Skidmore, Owings & Merrill</u>	<u>Loews Hotel</u> in Philadelphia (completed 1932), by <u>George Howe and William Lescaze</u>	<u>Seagram Building</u> in New York City (1955–58), by <u>Mies van der Rohe</u>
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<u>Paimio Sanatorium</u> in Finland, (1929–1930) by <u>Alvar Aalto</u>	<u>Istiqlal Mosque</u> in Jakarta (completed 1978), by <u>Friedrich Silaban</u>
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Years active	1920s–1970s
Location	Worldwide

historical and cultural influences, while

favoring utility and mass-production methods, made it uniquely versatile in its application; the style was ubiquitous in a wide range of purposes, ranging from social housing and governmental buildings to corporate parks and skyscrapers.

Nevertheless, these same qualities provoked negative reactions against the style as monotonous, austere, and incongruent with existing landscapes; these critiques are conveyed through various movements such as postmodernism, new classical architecture, and deconstructivism.^[13]

Postmodern architecture was developed in the 1960s in reaction to the International Style, becoming dominant in the 1980s and 1990s.

Concept and definition

The term "International Style" was first used in 1932 by the historian Henry-Russell Hitchcock and architect Philip Johnson to describe a movement among European architects in the 1920s that was distinguished by three key design principles: (1) "Architecture as volume – thin planes or surfaces create the building's form, as opposed to a solid mass"; (2) "Regularity in the facade, as opposed to building symmetry"; and (3) "No applied ornament".^[14]

International style is an ambiguous term; the unity and integrity of this direction is deceptive. Its formal features were revealed differently in different countries. Despite the unconditional commonality, the international style has never been a single phenomenon.^[15] However, International Style architecture demonstrates a unity of approach and general principles: lightweight structures, skeletal frames, new materials, a modular system, an open plan, and the use of simple geometric shapes.

The problem of the International Style is that it is not obvious what type of material the term should be applied to: at the same time, there are key monuments of the 20th century (Le Corbusier's Villa Savoye; Wright's Fallingwater House) and mass-produced architectural products of their time.^[16] Here it is appropriate to talk about the use of recognizable formal techniques and the creation of a standard architectural product, rather than iconic objects.

Hitchcock and Johnson's 1932 MoMA exhibition catalog identified three principles of the style: volume of internal space (as opposed to mass and solidity), flexibility and regularity (liberation from classical symmetry). and the expulsion of applied ornamentation ('artificial accents').^[17]

Common characteristics of the International Style include: a radical simplification of form, a rejection of superfluous ornamentation, bold repetition and embracement of sleek glass, steel and efficient concrete as preferred materials. Accents were found to be suitably derived from natural design irregularities, such as the position of doors and fire escapes, stair towers, ventilators and even electric signs.^[17]

Further, the transparency of buildings, construction (called the honest expression of structure), and acceptance of industrialized mass-production techniques contributed to the international style's design philosophy. Finally, the machine aesthetic, and logical design decisions leading to support building function were used by the



Kiefhoek Worker's Housing project, now a Museum, Rotterdam, by Jacobus Oud (1930)

International architect to create buildings reaching beyond historicism. The ideals of the style are commonly summed up in three slogans: ornament is a crime, truth to materials, form follows function; and Le Corbusier's description: "A house is a machine to live in".^{[18][19]}

International style is sometimes understood as a general term associated with such architectural phenomena as Brutalist architecture, constructivism, functionalism, and rationalism.

Phenomena similar in nature also existed in other artistic fields, for example in graphics, such as the International Typographic Style and Swiss Style.^{[20][21]}

The Getty Research Institute defines it as "the style of architecture that emerged in The Netherlands, France, and Germany after World War I and spread throughout the world, becoming the dominant architectural style until the 1970s. The style is characterized by an emphasis on volume over mass, the use of lightweight, mass-produced, industrial materials, rejection of all ornament and colour, repetitive modular forms, and the use of flat surfaces, typically alternating with areas of glass."^[22] Some researchers consider the International Style as one of the attempts to create an ideal and utilitarian form.^[16]

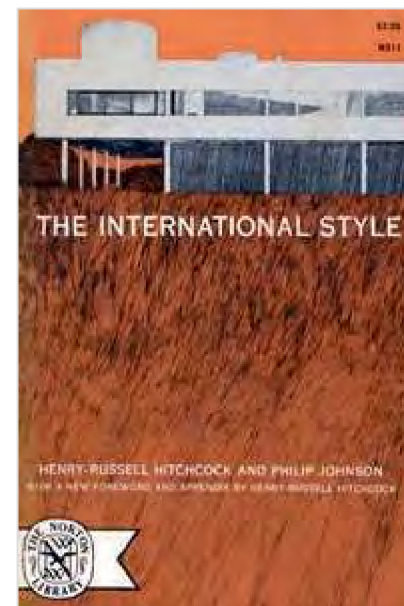
Background

Around the start of the 20th century, a number of architects around the world began developing new architectural solutions to integrate traditional precedents with new social demands and technological possibilities. The work of Victor Horta and Henry van de Velde in Brussels, Antoni Gaudí in Barcelona, Otto Wagner in Vienna and Charles Rennie Mackintosh in Glasgow, among many others, can be seen as a common struggle between old and new. These architects were not considered part of the International Style because they practiced in an "individualistic manner" and seen as the last representatives of Romanticism.

The International Style can be traced to buildings designed by a small group of modernists, the major figures of which include Ludwig Mies van der Rohe, Jacobus Oud, Le Corbusier, Richard Neutra and Philip Johnson.^[23]

The founder of the Bauhaus school, Walter Gropius, along with prominent Bauhaus instructor, Ludwig Mies van der Rohe, became known for steel frame structures employing glass curtain walls. One of the world's earliest modern buildings where this can be seen is a shoe factory designed by Gropius in 1911 in Alfeld, Germany, called the Fagus Works building. The first building built entirely on Bauhaus design principles was the concrete and steel Haus am Horn, built in 1923 in Weimar, Germany, designed by Georg Muche.^[24] The Gropius-designed Bauhaus school building in Dessau, built 1925–26 and the Harvard Graduate Center (Cambridge, Massachusetts; 1949–50) also known as the Gropius Complex, exhibit clean lines^[25] and a "concern for uncluttered interior spaces".^[23]

Marcel Breuer, a recognized leader in Béton Brut (Brutalist) architecture and notable alumnus of the Bauhaus,^[26] who also pioneered the use of plywood and tubular steel in furniture design,^[27] and who after leaving the Bauhaus would later teach alongside Gropius at Harvard, is as well an important contributor to Modernism and the International Style.^[28]



Cover of *The International Style* (1932, reprinted 1996) by Henry-Russell Hitchcock and Philip Johnson

Prior to use of the term 'International Style', some American architects—such as Louis Sullivan, Frank Lloyd Wright, and Irving Gill—exemplified qualities of simplification, honesty and clarity.^[29] Frank Lloyd Wright's Wasmuth Portfolio had been exhibited in Europe and influenced the work of European modernists, and his travels there probably influenced his own work, although he refused to be categorized with them. His buildings of the 1920s and 1930s clearly showed a change in the style of the architect, but in a different direction than the International Style.^[29]

In Europe the modern movement in architecture had been called Functionalism or Neue Sachlichkeit (New Objectivity), *L'Esprit Nouveau*, or simply Modernism and was very much concerned with the coming together of a new architectural form and social reform, creating a more open and transparent society.^[30]

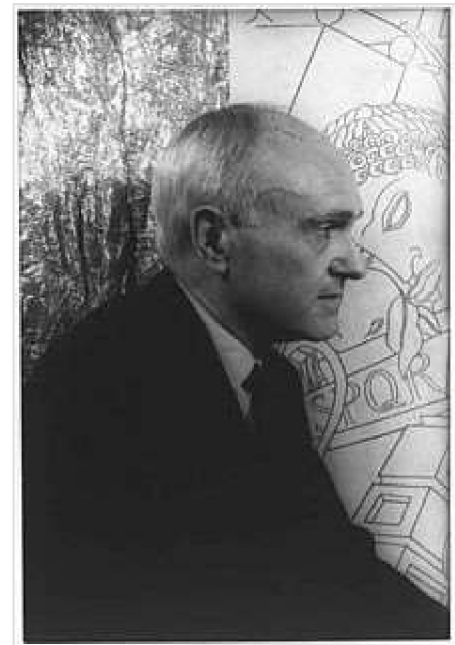
The "International Style", as defined by Hitchcock and Johnson, had developed in 1920s Western Europe, shaped by the activities of the Dutch De Stijl movement, Le Corbusier, and the Deutscher Werkbund and the Bauhaus. Le Corbusier had embraced Taylorist and Fordist strategies adopted from American industrial models in order to reorganize society. He contributed to a new journal called *L'Esprit Nouveau* that advocated the use of modern industrial techniques and strategies to create a higher standard of living on all socio-economic levels. In 1927, one of the first and most defining manifestations of the International Style was the Weissenhof Estate in Stuttgart, overseen by Ludwig Mies van der Rohe. It was enormously popular, with thousands of daily visitors.^{[31][32]}



The Weissenhof Estate, Stuttgart, Germany (1927)

1932 MoMA exhibition

The exhibition *Modern Architecture: International Exhibition* ran from February 9 to March 23, 1932, at the Museum of Modern Art (MoMA), in the Heckscher Building at Fifth Avenue and 56th Street in New York.^[33] Beyond a foyer and office, the exhibition was divided into six rooms: the "Modern Architects" section began in the entrance room, featuring a model of William Lescaze's Chrystie-Forsyth Street Housing Development in New York. From there visitors moved to the centrally placed Room A, featuring a model of a mid-rise housing development for Evanston, Illinois, by Chicago architect brothers Monroe Bengt Bowman and Irving Bowman,^[34] as well as a model and photos of Walter Gropius's Bauhaus building in Dessau. In the largest exhibition space, Room C, were works by Le Corbusier, Ludwig Mies van der Rohe, J. J. P. Oud and Frank Lloyd Wright (including a project for a house on the Mesa in Denver, 1932). Room B was a section titled "Housing", presenting "the need for a new domestic environment" as it had been identified by historian and critic Lewis Mumford. In Room D were works by Raymond Hood (including "Apartment Tower in the Country" and the McGraw-Hill Building) and Richard Neutra. In Room E was a section titled "The extent of modern architecture", added at the last minute,^[35] which included the works of thirty-seven modern architects from fifteen countries who were said to be influenced by the works of Europeans of the 1920s. Among these works was shown Alvar Aalto's Turun Sanomat newspaper offices building in Turku, Finland.



Philip Johnson co-defined the International Style with Henry-Russell Hitchcock as a young college graduate, and later became one of its practitioners.

After a six-week run in New York City, the exhibition then toured the US – the first such "traveling-exhibition" of architecture in the US – for six years.^[36]

Curators

MoMA director Alfred H. Barr hired architectural historian and critic Henry-Russell Hitchcock and Philip Johnson^[35] to curate the museum's first architectural exhibition. The three of them toured Europe together in 1929 and had also discussed Hitchcock's book about modern art. By December 1930, the first written proposal for an exhibition of the "new architecture" was set down, yet the first draft of the book was not complete until some months later.

Publications

The 1932 exhibition led to two publications by Hitchcock and Johnson:

- The exhibition catalog, "Modern Architecture: International Exhibition"^[17]
- The book, *The International Style: Architecture Since 1922*, published by W. W. Norton & Co. in 1932.
 - reprinted in 1997 by W. W. Norton & Company^[37]

Previous to the 1932 exhibition and book, Hitchcock had concerned himself with the themes of modern architecture in his 1929 book *Modern Architecture: Romanticism and Reintegration*.

According to Terence Riley: "Ironically the (exhibition) catalogue, and to some extent, the book *The International Style*, published at the same time of the exhibition, have supplanted the actual historical event."^[38]

Exemplary Uses of the International Style

The following architects and buildings were selected by Hitchcock and Johnson for display at the exhibition *Modern Architecture: International Exhibition*:

Architect	Building	Location	Date
<u>Jacobus Oud</u>	Workers Houses (house blocks Kiefhoek)	 <u>Rotterdam</u> , The Netherlands	1924–1927
<u>Otto Eisler</u>	<u>Semi-detached Villa</u> (http://www.bam.brno.cz/en/object/c049-semi-detached-villa?filter=code)	 <u>Brno</u> , Czech Republic	1926–1927
<u>Walter Gropius</u>	<u>Fagus Factory</u>	 <u>Alfeld</u> , Germany	1911
	<u>Bauhaus School</u>	 <u>Dessau</u> , Germany	1926
	City Employment Office	 <u>Dessau</u> , Germany	1928
<u>Ludwig Mies van der Rohe</u>	Apartment House, <u>Weissenhof Estate</u>	 <u>Stuttgart</u> , Germany	1927
	<u>German pavilion</u> at the <u>Barcelona Expo</u>	 <u>Barcelona</u> , Spain	1929
	<u>Villa Tugendhat</u>	 <u>Brno</u> , Czech Republic	1930
<u>Le Corbusier</u>	<u>Villa Stein</u>	 <u>Garches</u> , France	1927
	<u>Villa Savoye</u>	 <u>Poissy</u> , France	1930
	<u>Carlos de Beistegui</u> Champs-Élysées Penthouse	 <u>Paris</u> , France	1931
<u>Erich Mendelsohn</u>	<u>Schocken Department Store</u>	 <u>Chemnitz</u> , Germany	1928–1930
<u>Frederick John Kiesler</u>	<u>Film Guild Cinema</u>	 <u>New York City</u> , US	1929
<u>Raymond Hood</u>	<u>McGraw-Hill Building</u>	 <u>New York City</u> , US	1931
<u>George Howe & William Lescaze</u>	<u>Loews Philadelphia Hotel</u>	 <u>Philadelphia</u> , US	1932
Monroe Bengt Bowman & Irving Bowman	Lux apartment block	 <u>Evanston</u> , US	1931
<u>Richard Neutra</u>	<u>Lovell House</u>	 <u>Los Angeles</u> , US	1929
<u>Otto Haesler</u>	Rothenberg Siedlung	 <u>Kassel</u> , Germany	1930
Karl Schneider	Kunstverein	 <u>Hamburg</u> , Germany	1930
<u>Alvar Aalto</u>	Turun Sanomat building	 <u>Turku</u> , Finland	1930



Villa Savoye, Paris, Le Corbusier



Bauhaus School, Dessau, Walter Gropius



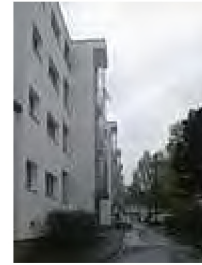
Fagus Factory, Alfeld, Walter Gropius



German Pavilion, Barcelona, Mies van der Rohe



Villa Tugendhat, Brno, Mies van der Rohe



Rothenberg Siedlung, Kassel, Otto Haesler



Lovell House, Los Angeles, Rudolph Schindler (garden by Richard Neutra)



McGraw-Hill Building, New York City, Raymond Hood



Loews Philadelphia Hotel, Philadelphia, George Howe and William Lescaze



Turun Sanomat, Turku, Alvar Aalto

Notable omissions

The exhibition excluded other contemporary styles that were exploring the boundaries of architecture at the time, including: Art Deco; German Expressionism, for instance the works of Hermann Finsterlin; and the organicist movement, popularized in the work of Antoni Gaudí. As a result of the 1932 exhibition, the principles of the International Style were endorsed, while other styles were classed less significant.

In 1922, the competition for the Tribune Tower and its famous second-place entry by Eliel Saarinen gave some indication of what was to come, though these works would not have been accepted by Hitchcock and Johnson as representing the "International Style". Similarly, Johnson, writing about Joseph Urban's recently completed New School for Social Research in New York, stated: "In the New School we have an anomaly of a building supposed to be in a style of architecture based on the development of the plan from function and facade from plan but which is a formally and pretentiously conceived as a Renaissance palace. Urban's admiration for the New Style is more complete than his understanding."^[35]

California architect Rudolph Schindler's work was not a part of the exhibit, though Schindler had pleaded with Hitchcock and Johnson to be included.^[39] Then, "[f]or more than 20 years, Schindler had intermittently launched a series of spirited, cantankerous exchanges with the museum."^[40]

Before 1932

Architect	Building	Location	Date
<u>Johannes Duiker</u> and Bernard Bijvoet	<u>Zonnestraal Sanatorium</u>	 <u>Hilversum</u> , Netherlands	1926–1928
<u>Robert Mallet-Stevens</u>	<u>houses on Rue Mallet-Stevens</u> (https://commons.wikimedia.org/wiki/Category:Immeubles_formant_la_rue_Mallet-Stevens/)	 <u>Paris</u> , France	1927
	<u>Villa Cavois</u> (http://www.villa-cavois.fr/)	 <u>Croix</u> , France	1929
<u>Eileen Gray</u>	<u>E-1027</u>	 <u>Cap Martin</u> , France	1929
<u>Alejandro Bustillo</u>	House of <u>Victoria Ocampo</u>	 <u>Buenos Aires</u> , Argentina	1929
<u>Alvar Aalto</u>	<u>Paimio Sanatorium</u>	 <u>Turku</u> , Finland	1930
<u>Leendert van der Vlugt</u>	<u>Van Nelle Factory</u>	 <u>Rotterdam</u> , Netherlands	1926–1930
<u>Joseph Emberton</u>	<u>Royal Corinthian Yacht Club</u>	 <u>Essex</u> , England	1931

1932–1944

The gradual rise of the Nazi regime in Weimar Germany in the 1930s, and the Nazis' rejection of modern architecture, meant that an entire generation of avant-gardist architects, many of them Jews, were forced out of continental Europe. Some, such as Mendelsohn, found shelter in England, while a considerable number of the Jewish architects made their way to Palestine, and others to the US. However, American anti-Communist politics after the war and Philip Johnson's influential rejection of functionalism have tended to mask the fact that many of the important architects, including contributors to the original Weissenhof project, fled to the Soviet Union. This group also tended to be far more concerned with functionalism and its social agenda. Bruno Taut, Mart Stam, the second Bauhaus director Hannes Meyer, Ernst May and other important figures of the International Style went to the Soviet Union in 1930 to undertake huge, ambitious, idealistic urban planning projects, building entire cities from scratch. In 1936, when Stalin ordered them out of the country, many of these architects became stateless and sought refuge elsewhere; for example, Ernst May moved to Kenya.^[41]



The Glass Palace, Heerlen, Netherlands, Frits Peutz (1935).

The White City of Tel Aviv is a collection of over 4,000 buildings built in the International Style in the 1930s. Many Jewish architects who had studied at the German Bauhaus school designed significant buildings here.^[42] A large proportion of the buildings built in the International Style can be found in the area planned by Patrick Geddes, north of Tel Aviv's main historical commercial center.^[43] In 1994, UNESCO proclaimed the White City a World Heritage Site, describing the city as "a synthesis of outstanding significance of the various trends of the Modern Movement in architecture and town planning in the early part of the 20th century".^[44] In 1996, Tel Aviv's White City was listed as a World Monuments Fund endangered site.^[45]



Dizengoff Circle, White City, Tel Aviv, by Genia Averbuch, 1934

The residential area of Södra Ängby in western Stockholm, Sweden, blended an international or functionalist style with garden city ideals. Encompassing more than 500 buildings, most of them designed by Edvin Engström, it remains the largest coherent functionalist or "International Style" villa area in Sweden and possibly the world, still well-preserved more than a half-century after its construction in 1933–40 and protected as a national cultural heritage.

Zlín is a city in the Czech Republic which was in the 1930s completely reconstructed on principles of functionalism. In that time the city was a headquarters of Bata Shoes company and Tomáš Baťa initiated a complex reconstruction of the city which was inspired by functionalism and the Garden city movement. Tomas Bata Memorial is the most valuable monument of the Zlín functionalism. It is a modern paraphrase of the constructions of high gothic style period: the supporting system and colourful stained glass and the reinforced concrete skeleton and glass.



The Kavanagh Building in Buenos Aires, by Sánchez, Lagos & de la Torre (1936).

With the rise of Nazism, a number of key European modern architects fled to the US. When Walter Gropius and Marcel Breuer fled Germany they both arrived at the Harvard Graduate School of Design, in an excellent position to extend their influence and promote the Bauhaus as the primary source of architectural modernism. When Mies fled in 1938, he first fled to England, but on emigrating to the US he went to Chicago, founded the Second School of Chicago at IIT and solidified his reputation as a prototypical modern architect.

Architect	Building	Location	Date
<u>Ove Arup</u>	<u>Labworth Café</u>	 <u>Essex, England</u>	1932–1933
<u>Jorge Kálnay</u>	<u>Luna Park</u>	 <u>Buenos Aires, Argentina</u>	1932
<u>Leendert van der Vlugt</u>	<u>Sonneveld House</u>	 <u>Rotterdam, Netherlands</u>	1932–1933
<u>Carlos Ramos</u>	<u>Radio Pavilion of the Oncology Institute</u>	 <u>Lisbon, Portugal</u>	1933
<u>Hans Scharoun</u>	<u>Schminke House</u>	 <u>Löbau, Germany</u>	1933
<u>Frits Peutz</u>	<u>Glaspaleis</u>	 <u>Heerlen, Netherlands</u>	1933
<u>František Lydie Gahura</u>	<u>Tomas Bata Memorial</u>	 <u>Zlín, Czech Republic</u>	1933
<u>Oscar Stonorov</u> and <u>Alfred Kastner</u>	<u>Carl Mackley Houses</u>	 <u>Philadelphia, US</u>	1933–1934
<u>Edvin Engström</u>	<u>Södra Ängby</u>	 <u>Stockholm, Sweden</u>	1933–1939
<u>Genia Averbuch</u>	<u>Dizengoff Square</u>	 <u>Tel Aviv, Israel</u>	1934–1938
<u>Dov Karmi</u>	<u>Max-Liebling House</u>	 <u>Tel Aviv, Israel</u>	1936
<u>Yehuda Lulka</u>	<u>Thermometer House</u>	 <u>Tel Aviv, Israel</u>	1935
<u>Erich Mendelsohn</u>	<u>Weizmann House</u>	 <u>Rehovot, Israel</u>	1936
<u>Wells Coates</u>	<u>Isokon building</u>	 <u>London, England</u>	1934
<u>Berthold Lubetkin</u>	<u>Highpoint I</u>	 <u>London, England</u>	1935
<u>Maxwell Fry</u>	<u>Sun House</u>	 <u>London, England</u>	1935
<u>Neil & Hurd</u>	<u>Ravelston Garden</u>	 <u>Edinburgh, Scotland</u>	1936
<u>Sánchez, Lagos & de la Torre</u>	<u>Kavanagh Building</u>	 <u>Buenos Aires, Argentina</u>	1936
<u>Paul Thiry</u>	<u>Thiry House</u> ^[46]	 <u>Seattle, Washington, US</u>	1936
<u>Walter Gropius</u>	<u>Gropius House</u>	 <u>Lincoln, Massachusetts, US</u>	1937–1938
<u>Hamilton Beatty and Allen Strang</u>	<u>Willard and Fern Tompkins House</u>	 <u>Monona, Wisconsin, US</u>	1937
<u>William Ganster</u> and <u>William Pereira</u>	<u>Lake County Tuberculosis Sanatorium</u>	 <u>Waukegan, Illinois, US</u>	1938–1939

1945–present

After World War II, the International Style matured; Hellmuth, Obata & Kassabaum (later renamed HOK) and Skidmore, Owings & Merrill (SOM) perfected the corporate practice, and it became the dominant approach for decades in the US and Canada. Beginning with the initial technical and formal inventions of 860-880 Lake Shore Drive Apartments in Chicago, its most famous examples include the United Nations headquarters, the Lever House, the Seagram Building in New York City, and the campus of the United States Air Force Academy in

Colorado Springs, Colorado, as well as the Toronto-Dominion Centre in Toronto. Further examples can be found in mid-century institutional buildings throughout North America and the "corporate architecture" spread from there, especially to Europe.

In Canada, this period coincided with a major building boom and few restrictions on massive building projects. International Style skyscrapers came to dominate many of Canada's major cities, especially Ottawa, Montreal, Vancouver, Calgary, Edmonton, Hamilton, and Toronto. While these glass boxes were at first unique and interesting, the idea was soon repeated to the point of ubiquity. A typical example is the development of so-called Place de Ville, a conglomeration of three glass skyscrapers in downtown Ottawa, where the plans of the property developer Robert Campeau in the mid-1960s and early 1970s—in the words of historian Robert W. Collier, were "forceful and abrasive[;] he was not well-loved at City Hall"—had no regard for existing city plans, and "built with contempt for the existing city and for city responsibilities in the key areas of transportation and land use".^[47] Architects attempted to put new twists into such towers, such as the Toronto City Hall by Finnish architect Viljo Revell. By the late 1970s a backlash was under way against modernism—prominent anti-modernists such as Jane Jacobs and George Baird were partly based in Toronto.

The typical International Style or "corporate architecture" high-rise usually consists of the following:

1. Square or rectangular footprint
2. Simple cubic "extruded rectangle" form
3. Windows running in broken horizontal rows forming a grid
4. All facade angles are 90 degrees.

In 2000 UNESCO proclaimed University City of Caracas in Caracas, Venezuela, as a World Heritage Site, describing it as "a masterpiece of modern city planning, architecture and art, created by the Venezuelan architect Carlos Raúl Villanueva and a group of distinguished avant-garde artists".

In June 2007 UNESCO proclaimed Ciudad Universitaria of the Universidad Nacional Autónoma de México (UNAM), in Mexico City, a World Heritage Site due to its relevance and contribution in terms of international style movement. It was designed in the late 1940s and built in the mid-1950s based upon a masterplan created by architect Enrique del Moral. His original idea was enriched by other students, teachers, and diverse professionals of several disciplines. The university houses murals by Diego Rivera, Juan O'Gorman and others. The university also features Olympic Stadium (1968). In his first years of practice, Pritzker Prize winner and Mexican architect Luis Barragán designed buildings in the International Style. But later he evolved to a more traditional local architecture. Other notable Mexican architects of the International Style or modern period are Carlos Obregón Santacilia, Augusto H. Alvarez, Mario Pani, Federico Mariscal, Vladimir Kaspé, Enrique del Moral, Juan Sordo Madaleno, Max Cetto, among many others.




Seagram Building, New York,
Ludwig Mies van der Rohe (1958)



Tower C of Place de Ville

In Brazil Oscar Niemeyer proposed a more organic and sensual^[48] International Style. He designed the political landmarks (headquarters of the three state powers) of the new, planned capital Brasilia. The masterplan for the city was proposed by Lúcio Costa.

Architect	Building	Location	Date
<u>Ludwig Mies van der Rohe</u>	<u>Illinois Institute of Technology campus (including S. R. Crown Hall)</u>	 <u>Chicago, US</u>	1945–1960
	<u>860–880 Lake Shore Drive Apartments</u>	 <u>Chicago, US</u>	1949
<u>Pietro Belluschi</u>	<u>Commonwealth Building</u>	 <u>Portland, Oregon, US</u>	1948
Oscar Niemeyer, Le Corbusier, Harrison & Abramovitz	<u>Headquarters of the United Nations</u>	 <u>New York City, US</u>	1950s
<u>Michael Scott</u>	<u>Busaras</u>	 <u>Dublin, Ireland</u>	1945–1953
<u>Kemp, Bunch & Jackson</u>	<u>Eight Forty One</u>	 <u>Jacksonville, US</u>	1955
Ron Phillips and Alan Fitch	<u>City Hall, Hong Kong</u>	 <u>Victoria City, Hong Kong</u>	1956
Alberto Belgrano Blanco, José A. Hortal and Marcelo Martínez de Hoz	<u>Alas Building</u>	 <u>Buenos Aires, Argentina</u>	1957
<u>John Bland</u>	<u>Old City Hall</u>	 <u>Ottawa, Canada</u>	1958
<u>Emery Roth & Sons</u>	<u>10 Lafayette Square</u>	 <u>Buffalo, New York, US</u>	1958–1959
Kelly & Gruzen	<u>High School of Graphic Communication Arts</u>	 <u>Manhattan, New York City, US</u>	1959
<u>Arne Jacobsen</u>	<u>SAS Royal Hotel</u>	 <u>Copenhagen, Denmark</u>	1958–60
Stanley Roscoe	<u>Hamilton City Hall</u>	 <u>Hamilton, Canada</u>	1960
<u>John Lautner</u>	<u>Chemosphere</u>	 <u>Los Angeles, US</u>	1960
<u>Carlos Arguelles</u>	<u>Philamlife Building</u>	 <u>Manila, Philippines</u>	1961
<u>I. M. Pei</u>	<u>Place Ville-Marie</u>	 <u>Montreal, Canada</u>	1962
<u>Charles Luckman</u>	<u>Prudential Tower</u>	 <u>Boston, US</u>	1964
<u>George Dahl</u>	<u>First National Bank Tower</u>	 <u>Dallas, US</u>	1965
Abugov & Sunderland	<u>CN Tower</u>	 <u>Edmonton, Canada</u>	1966
Various architects	<u>Montreal Metro, initial network</u>	 <u>Montreal, Canada</u>	1966
<u>Ludwig Mies van der Rohe</u>	<u>Toronto-Dominion Centre</u>	 <u>Toronto, Canada</u>	1967
	<u>Westmount Square</u>	 <u>Montreal, Canada</u>	1967
<u>Skidmore, Owings & Merrill</u>	<u>Equitable Building</u>	 <u>Atlanta, US</u>	1968
<u>Hermann Henselmann et al.</u>	<u>Berlin TV Tower</u>	 <u>Berlin, Germany</u>	1969
<u>Michael Manser</u>	<u>Capel Manor House</u>	 <u>Horsmonden, UK</u>	1971
<u>Campeau Corporation</u>	<u>Place de Ville</u>	 <u>Ottawa, Canada</u>	1967–1972

Architect	Building	Location	Date
<u>Arthur C.F. Lau</u>	<u>Stelco Tower</u>	 <u>Hamilton, Canada</u>	1973
<u>Crang & Boake</u>	<u>Hudson's Bay Centre</u>	 <u>Toronto, Canada</u>	1974
<u>Jerzy Skrzypczak</u>	<u>Chałubińskiego 8</u>	 <u>Warsaw, Poland</u>	1975–1978
<u>Friedrich Silaban</u>	<u>Borobudur Hotel</u>	 <u>Jakarta, Indonesia</u>	1974
	<u>Istiqlal Mosque</u>	 <u>Jakarta, Indonesia</u>	1978
<u>Pedro Moctezuma Díaz Infante</u>	<u>Torre Ejecutiva Pemex</u>	 <u>Mexico City, Mexico</u>	1982

Criticism

In 1930, Frank Lloyd Wright wrote: "Human houses should not be like boxes, blazing in the sun, nor should we outrage the Machine by trying to make dwelling-places too complementary to Machinery."^[49]

In Elizabeth Gordon's well-known 1953 essay, "The Threat to the Next America", she criticized the style as non-practical, citing many instances where "glass houses" are too hot in summer and too cold in winter, empty, take away private space, lack beauty and generally are not livable. Moreover, she accused this style's proponents of taking away a sense of beauty from people and thus covertly pushing for a totalitarian society.^[50]

In 1966, architect Robert Venturi published *Complexity and Contradiction in Architecture*,^[51] essentially a book-length critique of the International Style. Architectural historian Vincent Scully regarded Venturi's book as 'probably the most important writing on the making of architecture since Le Corbusier's *Vers une Architecture*.^[52] It helped to define postmodernism.

Best-selling American author Tom Wolfe wrote a book-length critique, *From Bauhaus to Our House*, portraying the style as elitist.

One of the supposed strengths of the International Style has been said to be that the design solutions were indifferent to location, site, and climate; the solutions were supposed to be universally applicable; the style made no reference to local history or national vernacular. This was soon identified as one of the style's primary weaknesses.^[53]

In 2006, Hugh Pearman, the British architectural critic of *The Times*, observed that those using the style today are simply "another species of revivalist", noting the irony.^[54] The negative reaction to internationalist modernism has been linked to public antipathy to overall development.^{[55][56]}

In the preface to the fourth edition of his book *Modern Architecture: A Critical History* (2007), [Kenneth Frampton](#) argued that there had been a "disturbing Eurocentric bias" in histories of modern architecture. This "Eurocentrism" included the US.^[57]

Architects

- [Alvar Aalto](#)
- [Max Abramovitz](#)
- [Luis Barragán](#)
- [Welton Becket](#)
- [Pietro Belluschi](#)
- [Geoffrey Bazeley](#)
- [Max Bill](#)
- [Marcel Breuer](#)
- [Roberto Burle Marx](#)
- [Gordon Bunshaft](#)
- [Natalie de Blois](#)
- [Henry N. Cobb](#)
- [George Dahl](#)
- [Sir Frederick Gibberd](#)
- [Charles and Ray Eames](#)
- [Otto Eisler](#)
- [Joseph Emberton](#)
- [Bohuslav Fuchs](#)
- [Paul Furiet](#)
- [Heydar Ghiai](#)
- [Landis Gores](#)
- [Bruce Graham](#)
- [Eileen Gray](#)
- [Walter Gropius](#)
- [Otto Haesler](#)
- [Arieh El-Hanani](#)
- [Wallace Harrison](#)
- [Hermann Henselmann](#)
- [Raymond Hood](#)
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- [Richard Kauffmann](#)
- [Fazlur Khan](#)
- [Frederick John Kiesler](#)
- [Friedrich Silaban](#)
- [Le Corbusier](#)
- [William Lescaze](#)
- [Charles Luckman](#)
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- [Michael Manser](#)
- [Alfred Mansfeld](#)
- [Erich Mendelsohn](#)
- [John O. Merrill](#)
- [Hannes Meyer](#)
- [Ludwig Mies van der Rohe](#)
- [Richard Neutra](#)
- [Oscar Niemeyer](#)
- [Eliot Noyes](#)
- [Gyo Obata](#)
- [Jacobus Oud](#)
- [Nathaniel A. Owings](#)
- [Mario Pani](#)
- [I. M. Pei](#)
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- [Arieh Sharon](#)
- [Louis Skidmore](#)
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- [Raphael Soriano](#)
- [Edward Durell Stone](#)
- [Paul Thiry](#)
- [Carlos Raúl Villanueva](#)
- [Leendert van der Vlugt](#)
- [Munio Weinraub](#)
- [Lloyd Wright](#)
- [Minoru Yamasaki](#)
- [The Architects Collaborative](#)
- [Toyo Ito](#)

See also

- [Critical regionalism](#)
- [Expressionist architecture](#)
- [Functionalism \(architecture\)](#)
- [High-tech architecture](#)
- [Modern architecture](#)
- [Northwest Regional style](#)
- [Organic architecture](#)

- Swiss Style (design)
- International Typographic Style

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External links

- "How Chicago Sparked the International Style of Architecture in America" (<https://www.architecturaldigest.com/gallery/how-chicago-sparked-international-style-of-architecture-in-america>). *Architectural Digest*.
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PASSINGS: Richard Byrd Jr.; Son of Famed Explorer

Los Angeles Times (1923-1995); Oct 14, 1988; ProQuest Historical Newspapers: Los Angeles Times
pg. B28

PASSINGS

■ **Conrad Buff III; Award-Winning Architect**

Conrad Buff III, 62, a well-known architect whose clients included some of the biggest names in the entertainment world. Buff joined with Donald C. Hensman while the two were still architectural students at USC and formed their own firm. Over the years Buff-Hensman had more than 500 designs and commissions and built more than 6,000 structures. Buff-Hensman received dozens of awards, 30 from the American Institute of Architects alone. In Pasadena on Monday of cancer of the larynx.

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USC Honors Architects

Los Angeles Times (1923-1995); Apr 3, 1994; ProQuest Historical Newspapers: Los Angeles Times
pg. K6

USC Honors Architects

Architects Calvin C. Straub, FAIA, and Donald C. Hensman, FAIA, will be honored as the 1994 distinguished alumni of the USC School of Architecture at the annual dinner of the school's Architectural Guild.

A memorial tribute to architect Conrad Buff III, a former partner of Straub and Hensman who died in 1988, will be a part of the April 19 program.

"Every California architect educated after the early '50s has been influenced by the work of Buff, Straub and Hensman,"

said Victor Regnier, dean of the USC School of Architecture. The three men were influential in the invention of new architectural forms, Regnier said. "Their legacy extends from the Case Study House program to the development of post-and-beam construction," he said.

For more information on the dinner, to be held on the USC campus, contact the Architectural Guild office at (213) 740-4471.

— OBITUARIES/FUNERAL ANNOUNCEMENTS —

WONG, Ronald T.

February 1, 1919 - October 8, 2010

Ronald T. Wong born on February 1, 1919, passed on October 8, 2010. Ron received his B.S. in Public Health at UCB and his Doctorate in Dentistry from UCSF and practiced for 44 years in Long Beach. He will be missed by wife Ruth, daughters Patricia, Bonnie and Anita and grandchildren Matthew, Alex, Marisa and Lauren.

Ron's broad smile, dry wit and sense of humor will be missed by family and friends. A memorial service will be held on Oct. 16th at 11:00am at Journey Evangelical Church, 14614 Magnolia St. Westminster, CA 92683. In lieu of flowers, donations may be made to Journey Evangelical Church Missions.

— THE — HOLLYWOOD HOME

by Jacqueline Tager

+

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February 28th, 2017 by thehollywoodhome

[Gorgeous Modernist Architecture and a Celebrity Retreat – 2651 Nottingham](#)

[Homes](#), [Los Feliz](#) [2651 Nottingham Place](#) [Buff and Hensman](#) [Los Feliz](#) [Los Feliz Hills](#) [Los Feliz Homes](#) [Los Feliz Real Estate](#) [Ryan Reynolds](#) [Scarlett Johansson](#) [Wong House](#) [3 Comments](#)

The Wong House is a rare piece of Los Angeles modernist architecture at its finest and most exclusive. 2651 Nottingham was designed by [Buff and Hensman](#), a firm that came to define Southern California post-war architecture. Owned once by Scarlet Johansson and Ryan Reynolds, the home has undergone significant restoration, but the stunning downtown to ocean views are as timeless as ever.





2651 Nottingham
Los Angeles, CA 90027
Listing: \$4,999,999
Bedrooms: 3
Bathrooms: 3
Square Feet: 2,835
Year Built: 1969
Lot Size: 19,230 sf



Floor to ceiling windows throughout the home look out over the saltwater swimming pool and the Los Feliz Hills below. Views span from Downtown to the ocean.



The house has that ideal indoor/outdoor flow we love so much in LA, creating a relaxing atmosphere if you're having a summer party or an intimate al fresco dinner with friends.



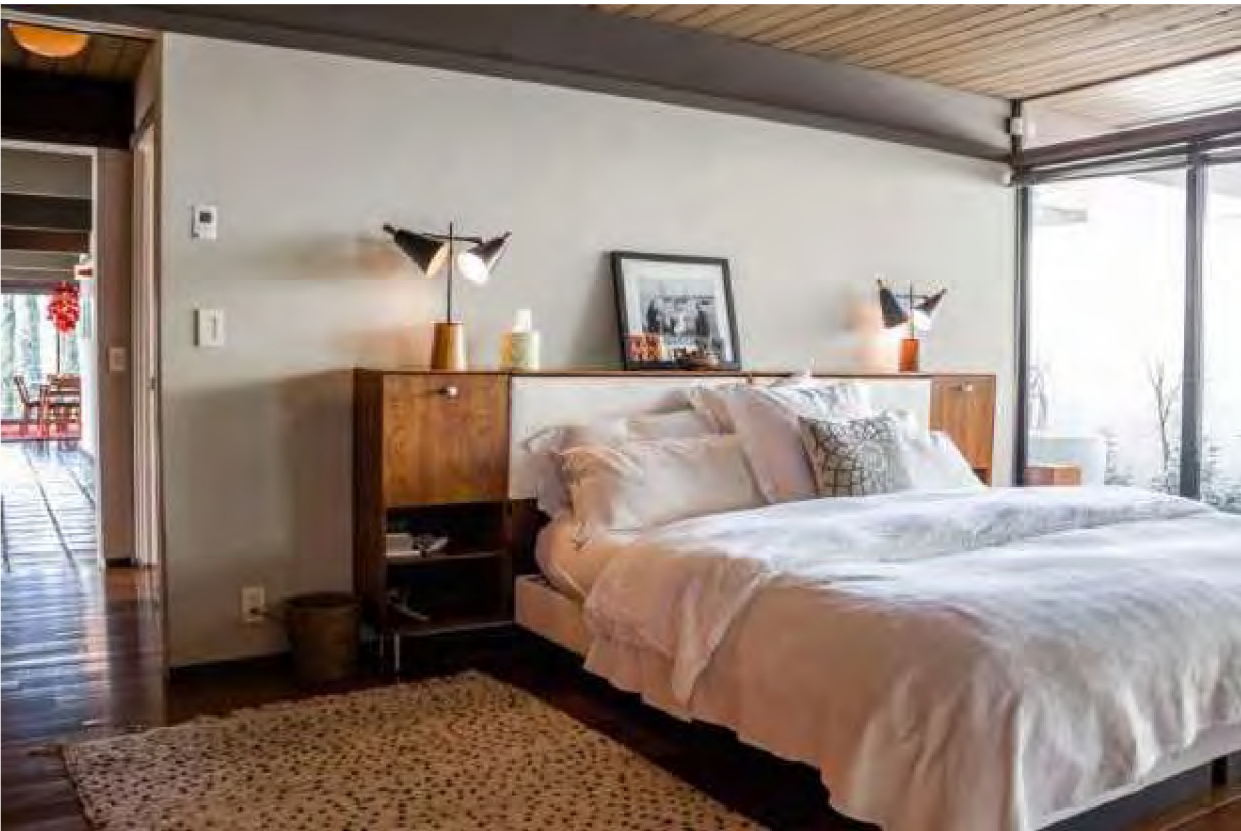
Buff and Hensmen garnered more than forty A.I.A. awards and were known for their beautifully proportioned spaces and quality materials and workmanship.



Are those Andy Warhols I see? Wood beamed ceilings, hardwood floors, and an oversized wood burning fireplace all complete a second living room area.



Three bedrooms, and three bathrooms complete the home. All spacious, bright, and airy.



All of the public rooms lead to the outside deck, the large yard, and the saltwater pool.



Enclosed and private, this exceptional home sits high above Los Feliz boulevard and just below the Griffith Observatory. It's a can't-miss one of a kind.



To tour 2651 Nottingham, or find other homes for sale in the area, call me at (323) 697-3040 or email me at jacqueline.tager@sothebyshomes.com.



Listing provided courtesy of Barry Sloane, Heidi Lake and Marc Silver, Sotheby's International Realty.

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3 Responses to “Gorgeous Modernist Architecture and a Celebrity Retreat – 2651 Nottingham”

1.  [Isa Melve](#) says:
[March 30, 2017 at 12:10 am](#)

Loving the information on this internet internet site , you have done wonderful job on the posts .

[Reply](#).

2.  [Lisha Bastain](#) says:
[April 14, 2017 at 6:09 pm](#)

in the lindy book, posted in the paper. the museum in niobara has a great picture of it

[Reply](#).

3. [Gorgeous Modernist Architecture and a Celebrity Retreat The Hollywood Home](#) says:
[April 23, 2017 at 11:54 am](#)

Hollis Matheney

Owned by Scarlet Johansson

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BUFF / STRAUB / HENSMAN / SMITH

[Bibliography](#)



CONRAD BUFF III, FAIA (1926-1989)

Buff was born and raised in Eagle Rock CA. His parents were Mary and Conrad Buff II, creators of illustrated children's books. Family acquaintances included [Richard Neutra](#) and [Rudolph Schindler](#). Redesigning the Buff garage was one of Neutra's early independent architectural commissions. Buff attended Eagle Rock High School. He served in the Navy in WWII and graduated from USC School of Architecture in 1952, where he befriended fellow architect Donald C. Hensman.



CALVIN C. STRAUB, FAIA (1920-1998)

Straub was born in Macon GA. He studied at Texas A&M University and Pasadena City College before receiving his degree in architecture at USC in 1945. After serving in the Navy, Straub lectured at USC from 1946 to 1961 and later at Arizona State University. He worked for A. B. Gallion before entering into a partnership with Buff & Hensman (1956-1961) and Schoneburger Strau Florence (1972-1975). He wrote *Design Process and Communications* (1978) and *The Man-Made Environment: An Introduction to World Architecture and Design* (1983). Until retirement in 1988 he taught at Arizona State University where his world architecture class attended by more than 15,000 students. Straub also ran his own private practice earning over 30 awards. His archives are at Arizona State University.



DONALD CHARLES HENSMAN, FAIA (1924-2002)

Hensman grew up in the Hollywood area of Los Angeles CA, graduated from Hollywood HS in 1941, and served in the Navy during WWII. He got an architecture degree from USC in 1952 where he later taught 1952 to 1963. Hensman retired in 1997. Just before he died in 2002, the Pasadena Heritage Oral History Project did a 10-part interview, led by Sarah Cooper. Parts: [1A](#) [1B](#) [2A](#) [2B](#) [3A](#) [3B](#) [4A](#) [4B](#) [5A](#) [5B](#), courtesy of Pasadena Heritage.





1969 - The Wong House, [2651 Nottingham Place](#), Los Angeles CA. Kitchen was renovated. Sold to Scarlett Johansson and Ryan Reynolds. Sold in 2012. Sold in 2017 to Michele Jubelirer.



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INTERVIEW: David Moreton, From Producer to Director in 10 Minutes Flat

INTERVIEW: David Moreton, From Producer to Director in 10 Minutes Flat

BY INDIEWIRE

MAY 11, 1999 2:00 AM

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INTERVIEW: David Moreton, From Producer to Director in 10 Minutes Flat



by Aaron Krach



June 1997, David Moreton read Todd Stephens' script for "**Edge of Seventeen**." Taken by the material, he signed on as co-producer with Stephens. Five months later they were on location, with Stephens directing his personal and humorous account of coming of age in Ohio, circa 1984. A few days later, Stephens discovered that directing such an autobiographical film, in his hometown, wasn't going to be as easy as he thought. He decided "Edge of Seventeen" needed more objective eyes and tapped Moreton to step into the director's chair. Without missing a beat, Moreton guided "Edge" to completion six weeks later. During 1998, the enjoyable crowd-pleaser picked up numerous awards at Outfest in Los Angeles and San Francisco's Gay & Lesbian Film Festival before screening in the American Spectrum at Sundance '99. "Edge of Seventeen," care of **Strand Releasing**, opens on May 14.

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indieWIRE: What was your first reaction when Stephens asked you to step in as director?

David Moreton: My first reaction was excitement. I had wanted to direct a feature anyway. We were way into production. We had started filming and Todd decided that he couldn't do it. Todd came to me and asked if I would take over. I jumped at the chance and said yes and so one morning I found myself with 50 extras, a cast and crew staring at me saying, "What do we do." I had only been the director for all of 10 minutes. It was kind of an intense experience. I didn't have time to have a nervous breakdown. Truly, I benefited from the fact that I didn't have time to get nervous.

iW: Do you think you benefited from having been the producer and thus having been very involved already.

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cast and crew and they were friends. As corny as it sounds, this movie was a fascinating collaborative process.

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iW: How was it to collaborate with someone who not only wrote a script, but a very autobiographical one as well?

Moreton: It's important that the script was autobiographical for Todd. So despite the fact that Todd wasn't there, we tried very hard to remain true to his story. That was very helpful when you don't know what to do or feel lost a bit. It was good to ground ourselves in that.

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iW: One of the key elements in accurately capturing the feel of 1984 is the tremendous amount of 80s music in the film, Annie Lennox, Tony Basil, etc. How did you manage to get the rights to so much music?

Moreton: When we were showing the script around initially, people would say "Oh this is great, but you'll never get this music." So we got freaked out and we decided we'd better try. It was important for me to have a great soundtrack. Music of that era was very important for me. I think that music for teenagers is an escape from their problems. The key is getting a good supervisor who has the connections. We had Gerry Gershman, who was really great. He knew Annie Lennox's manager. He knew Tom Bailey's record company's executive. (Bailey, previously of the Thompson Twins, composed the score.) Before we even started filming, he started working on it. It helped that we started early and it helped that he was persistent. It also helped that people liked the movie. We also ended up spending money on it. Not a lot. It's funny cause I thought it was so much, but now I've talked other people



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sung, unless we knew we had the rights before we shot the scene.

iW: “Edge of Seventeen” premiered on the gay film fest circuit before heading to mainstream fests like Sundance. What do you think of the ever-expanding circuit of gay and lesbian festivals?

Moreton: I think it’s great. Although, I encourage people to open in straight fest because it gets more exposure. Actually, I go back and forth. For example, at Outfest in LA; if your movie is well received, you meet so many people in Hollywood. Because all the people who run the festival work for studios, you meet all these people. So by all means, do those festivals and your film does get exposure. I also think they are great at bringing gay films that would never get distributed to an audience that would appreciate them. And I’m not sure they should be distributed, cause it would be even harder for other movies to get an audience.

iW: You had a particularly good experience in San Francisco with your parents in the audience.

Moreton: My parents went to see the film at the Castro Theater during the San Francisco Gay & Lesbian Film Festival. It was sold out, 1,200 screaming people. I am so happy they saw it there, cause you can’t ask for a better audience. That was an unbelievable experience and I don’t think I will ever have it again, unless I make another gay film. It was just so cool. The audience interacted with the movie. They booed and cheered. Two distributors came up to me afterwards and wanted the movie because of the reaction. One of them was Strand, which we eventually went with.

iW: Your path to filmmaking is definitely out of the ordinary. How did you get from Wall Street to Edge of Seventeen?

Moreton: I was an English major as an undergrad and then I worked for awhile. Then I got an MBA at Wharton and worked on Wall Street. I went through three jobs very quickly after graduate school. It was very apparent to me that it wasn’t the right career. The only thing I ever wanted to do was film. But when I was young I thought, “Oh that’s not what real people do for a living.” So I didn’t pursue it until I was nearing 30 and I realized I couldn’t go through the rest of my life sitting behind a desk.

[Aaron Krach is a freelance writer and regular contributor to indieWIRE.]

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Buff and Hensman's glorious 1969 Wong House seeks \$5M

3

The former love nest of Scarlett Johansson and Ryan Reynolds

By **Bianca Barragan** | Feb 24, 2017, 4:55pm PST | **3 comments**



Courtesy of Marc Silver and Barry Sloane/[Sotheby's International Realty](#)

The Wong House, a fabulous post and beam “on one of the best Los Feliz streets,” has the celebrity seal of approval: it was previously owned by then-couple Scarlett Johansson and Ryan Reynolds. (The pair divorced in 2011.)

Built in 1969, the Buff & Hensman-designed residence has since been updated, notably in the kitchen, which features walls of glass and views of Downtown. Sliding glass doors open off the kitchen, allowing for a smooth flow between the kitchen and the patio area immediately outside.

One of the three bedrooms is a master suite with dual sinks and an outdoor bathtub on its own private patio.

The rear yard is a grassy, mostly flat space with a fire pit and pool, as well as that aforementioned patio. The yard—fenced in by hedges and landscaping—is “totally private.”

Last sold in 2012 for \$3.5 million, the Wong house is listed for \$4.999 million.









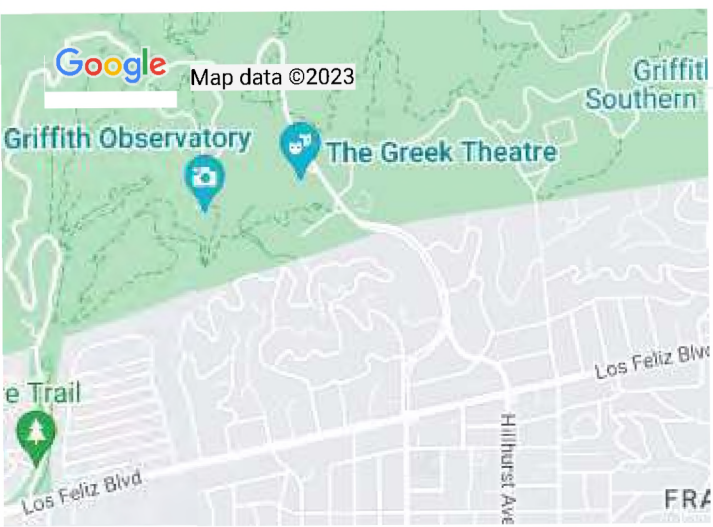


- [2651 Nottingham Place](#) [Sotheby's International Realty]



Wong House

2651 Nottingham Pl., Los Angeles, CA



Building Permit History
2651 Nottingham Place
Los Feliz

- December 10, 1968: Grading Permit No. LA79381 to provide building pad for construction of new residence. *See dwelling application.*
Owner: Dr. and Mrs. Ronald T. Wong
Architect: Buff & Hensman
Engineer: None
Contractor: Owner
Cost: 1,200 cubic yards
- December 10, 1968: Building Permit No. LA79382 to construct a 1-story 2,766 square foot frame and stucco single family residence and attached garage at 2651 Nottingham Place on Lot 122 of Tract No. 5337.
Owner: Dr. and Mrs. Ronald T. Wong
Architect: Buff & Hensman
Engineer: None
Contractor: Owner
Cost: \$50,000.00
- January 16, 1970: Building Permit No. LA02697 to construct a 50' long 5' high retaining wall
Owner: Dr. Ronald T. Wong
Architect: None
Engineer: George L. Benton
Contractor: McKnight Construction
Cost: \$800.00
- August 13, 1976: Building Permit No. LA31148 to construct a 52' X 22' 8.6 foot deep swimming pool
Owner: Nicholas Bakky
Architect: None
Engineer: R. J. Kolodziej
Contractor: Anthony Pools
Cost: \$10,000.00

August 23, 1994: Building Permit No. VN57397 install modified roof per 24511 & CBO 3992, 44 squares.
Owner: Nicholas Barky
Architect: None
Engineer: Heinz Meier
Contractor: GES Roofing
Cost: \$12,000.00

June 27, 2011: Electrical Permit No. WO14113350 to install electric vehicle charging deck.
Owner: Mihaela Evans Trustee, Baxter Playhouse Trust
Architect: None
Engineer: George J Fosdyke
Contractor: Aerovironment Inc.
Cost: Not Shown

March 24, 2021: Building Permit No. ON41212 to construct a new ASU and recreation room (No interconnection between deck and ADU) with attached deck on piles.
Owner: Michelle N Jubelirer Trustee, Jubelrer Living Trust
Architect: Ben Curtis Sturgill
Engineer: Alexandre Basso and Richard Rybak
Contractor: The Machina Group, Inc
Cost: \$100,000.00

November 2, 2022: Electrical Permit No. WO24157362 to upgrade service to class 320.
Owner: Michelle N Jubelirer Trustee, Jubelrer Living Trust
Architect: None
Engineer: None
Contractor: Jeff Retich Electric, Inc.
Cost: Not Shown

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT 122	BLK. -	TRACT 5337	CENSUS TRACT 1293
2. JOB ADDRESS	2651 Nottingham Place			DIST. MAP 153-193
3. BETWEEN CROSS STREETS	Nottingham Ave. AND Term.			ZONE RE-11-1
4. PURPOSE OF GRADING	to provide building pad			FIRE DIST. MFD
5. OWNER	Dr. & Mrs. Ronald T. Wong			LOT (TYPE) Rev Con
6. OWNER'S ADDRESS	4200 Cerritos Ave.			LOT SIZE 1 acre
7. PLANS BY	CIVIL ENG.	STATE LICENSE	PHONE	
Buff & Hensman Architects		C-2203	652-5100	
8. FOUNDATION	ENGINEER	STATE LICENSE	PHONE	ALLEY
9. GEOLOGIST		PHONE		BLOG. LINE Hill bota
10. CONTRACTOR	owner	STATE LICENSE	PHONE	AFFIDAVITS
11. CONTRACTOR'S ADDRESS		STATE LICENSE	PHONE	
12. LENDER		BRANCH OFFICE	PHONE	
13. JOB ADDRESS	2651 Nottingham Place			DISTRICT OFFICE LA
14. NUMBER CUBIC YARDS	CUT 2100 1200	FILL none		GRADING Yes
15. COMPACTED FILLS	YES	NO <input checked="" type="checkbox"/>	BOARD FILE	CRIT. SOIL Yes
RETAINING WALL REQUIRED	YES	NO <input checked="" type="checkbox"/>	YARDAGE APPROVED	HIGHWAY DED.
MAXIMUM SLOPE	CUT	FILL	APPLICATION CHECKED	FLOOD
APPROVED SOIL TESTING AGENCY			PLANS CHECKED	CONS.
BOND \$1200.00	<input type="checkbox"/> CASH	POSTED CA 156925	CORRECTIONS VERIFIED	ZONED BY
<input checked="" type="checkbox"/> SURETY		12/10/68 yhr	PLANS APPROVED	FILE WITH
P.C. No. U3955			APPLICATION APPROVED	INSPECTOR
P.C. 20.00	S.P.C.	G.P.I. 500	G.P. 92.40	I.F. TYPYST JP

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

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MC-10-68	636275	79381	92.40

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Signed [Signature]
(Owner or Agent)

I certify that all of the land included in the Tentative Tract Map is under my ownership or land on which offsite rights have been granted.

Signed _____ (Owner or Agent)	Name	Date
Bureau of Engineering	ADDRESS APPROVED	
	DRIVEWAY APPROVED	
	FLOOD CLEARANCE APPROVED	
	DRAINAGE TO WATERCOURSE APPROVED	
	GRADING IN WATERCOURSE APPROVED	
	GRADING ON PUBLIC PROPERTY APPROVED	
Plumbing	SPRINKLER SYSTEM APPROVED	
	APPROVED UNDER	

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APPLICATION

4873-12

**1 APPLICATION FOR INSPECTION OF NEW BUILDING
AND FOR CERTIFICATE OF OCCUPANCY**

B&S B-1—Rev.
D-2

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT 122	BLK. -	TRACT 5337	CENSUS TRACT 1893
2. PURPOSE OF BUILDING	(01) dwelling & GARAGE			DIST. MAP 153-193
3. JOB ADDRESS	2651 Nottingham Place			ZONE RE-1-1
4. BETWEEN CROSS STREETS	Nottingham Ave. AND Term.			FIRE DIST. MFD
5. OWNER'S NAME	Dr. & Mrs. Ronald T. Wong			INSIDE COR. LOT KEY (REV. COR.)
6. OWNER'S ADDRESS	4200 Cerritos Ave. Long Beach			LOT SIZE 11,000
7. ARCHITECT OR DESIGNER	Buff & Hensman AIA C-2203			REAR ALLEY
8. ENGINEER	-			SIDE ALLEY
9. CONTRACTOR	owner			BLDG. LINE
10. SIZE OF NEW BLDG.	STORIES 1	HEIGHT 9	NO. OF EXISTING BUILDINGS ON LOT AND USE none	AFFIDAVITS
11. MATERIAL OF CONSTRUCTION	EXT. WALLS wd, fr, stucco	ROOF comp & grav.	FLOOR wd	
12. JOB ADDRESS	2651 Nottingham Place			DISTRICT OFFICE
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$50,000			GRADING
PURPOSE OF BUILDING DWELLING & GARAGE				CRIT. SOIL
TYPE V GROUP R STORIES 1				HIGHWAY DED.
BLDG. AREA MAX. OCC. TOTAL				FLOOD
DWELL. UNITS 1 GUEST ROOMS SPACES PARKING 2 REQ'D PROVIDED				CONS.
SPRINKLERS REQ'D SPECIFIED				APPROVED BY
P.C. No. U3955				FILE WITH
P.C. 102.05 S.P.C. G.P.I. B.P. 172.70 I.F. O.S. C/O				INSPECTOR
TYPYST YD				

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636295 • 79382 2-1CK 172.70

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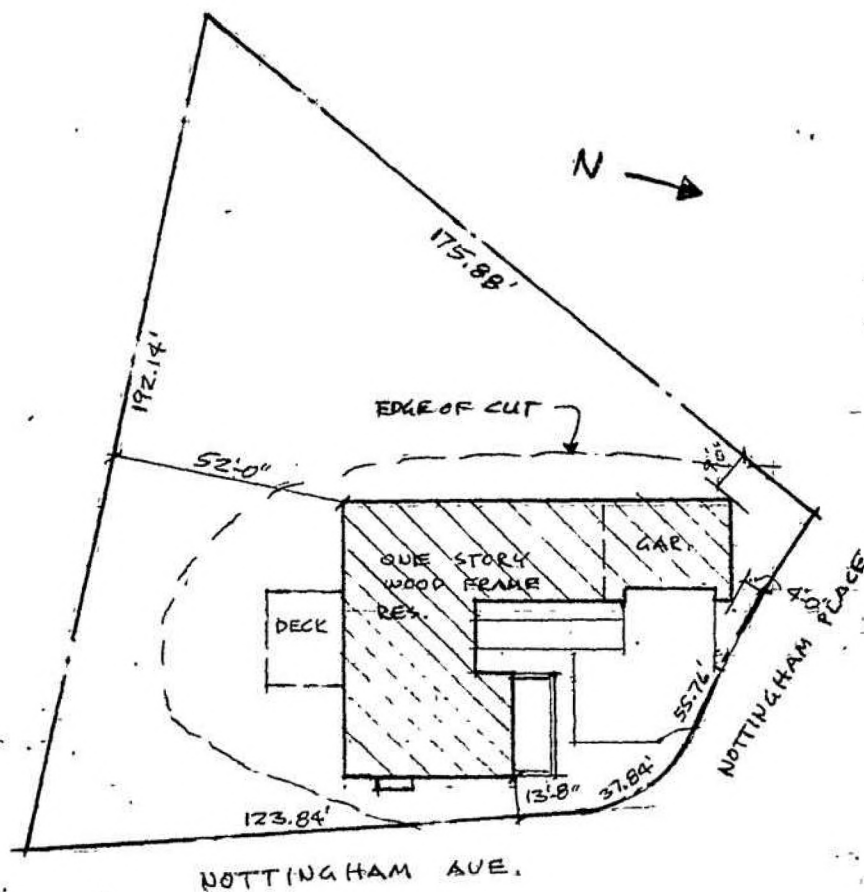
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Signed	Name	Date
(Owner or Agent)	Warren	8-7-68
Bureau of Engineering	ADDRESS APPROVED	
	SEWERS AVAILABLE	
	DRIVEWAY APPROVED	
	HIGHWAY DEDICATION REQUIRED	
	COMPLETED	
	FLOOD CLEARANCE APPROVED	
Conservation	APPROVED FOR ISSUE	
	FILE #	
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED	
Planning	APPROVED UNDER CASE #	
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)	
Traffic	APPROVED FOR	

LOT 122 - TRACT 5337

ON LOT 122, TRACT 5337, ALL DIMENSIONS ON LOT 122, TRACT 5337

NO. 122 NORTH E. • • A - 800 1050



1 APPLICATION FOR INSPECTION OF NEW BUILDING CITY OF LOS ANGELES AND FOR CERTIFICATE OF OCCUPANCY				B & S B-1-R 10-68 DEPT. OF BUILDING AND SAFETY	
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1. LEGAL DESCR.	LOT	BLK.	TRACT	CENSUS TRACT	
	122		5337	1893	
2. PURPOSE OF BUILDING				DIST. MAP	
(23) Retaining Wall (pw sk. L. B-3761)				153-193	
3. JOB ADDRESS				ZONE	
2651 Nottingham Place				RE11-1	
4. BETWEEN CROSS STREETS				FIRE DIST.	
Nottingham Pl. AND				M.F.D.	
5. OWNER'S NAME				LOT (TYPE)	
Dr. Ronald T. Wong				corner	
6. OWNER'S ADDRESS				LOT SIZE	
2645 W Nottingham Ave.				irregular	
7. ARCHITECT OR DESIGNER				STATE LICENSE No. PHONE	
8. ENGINEER				STATE LICENSE No. PHONE	
George I. Benton 14594				9318167	
9. CONTRACTOR				STATE LICENSE No. PHONE	
McKnight Const.				ED7-1281	
10. LENDER				ADDRESS	
11. SIZE OF NEW BLDG.				NO. OF EXISTING BUILDINGS ON LOT AND USE	
50' Long 5' Hi				dwg. & garage	
12. MATERIAL OF CONSTRUCTION				FLOOR	
cont. blk. & conc.					
13. JOB ADDRESS				DISTRICT OFFICE	
1 2651 Nottingham Pl.				LA	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING				GRADING	
\$ 800/-				yes	
PURPOSE OF BUILDING (23)				CRIT. SOIL	
Retaining Wall				yes	
INSPECTION ACTIVITY				HIGHWAY DED.	
TYPE				FLOOD	
GRJJP				CONS.	
BLDG AREA				ZONED BY	
MAX OCC.				Lyle	
DWELL UNITS				FILE WITH	
GUEST ROOMS				LA 79381/68	
PARKING SPACES				INSPECTOR	
REQ'D PROVIDED				B	
SPRINKLERS REQ'D SPECIFIED				TYPYST	
P.C. No.				gac	
P.C.					
S.P.C.					
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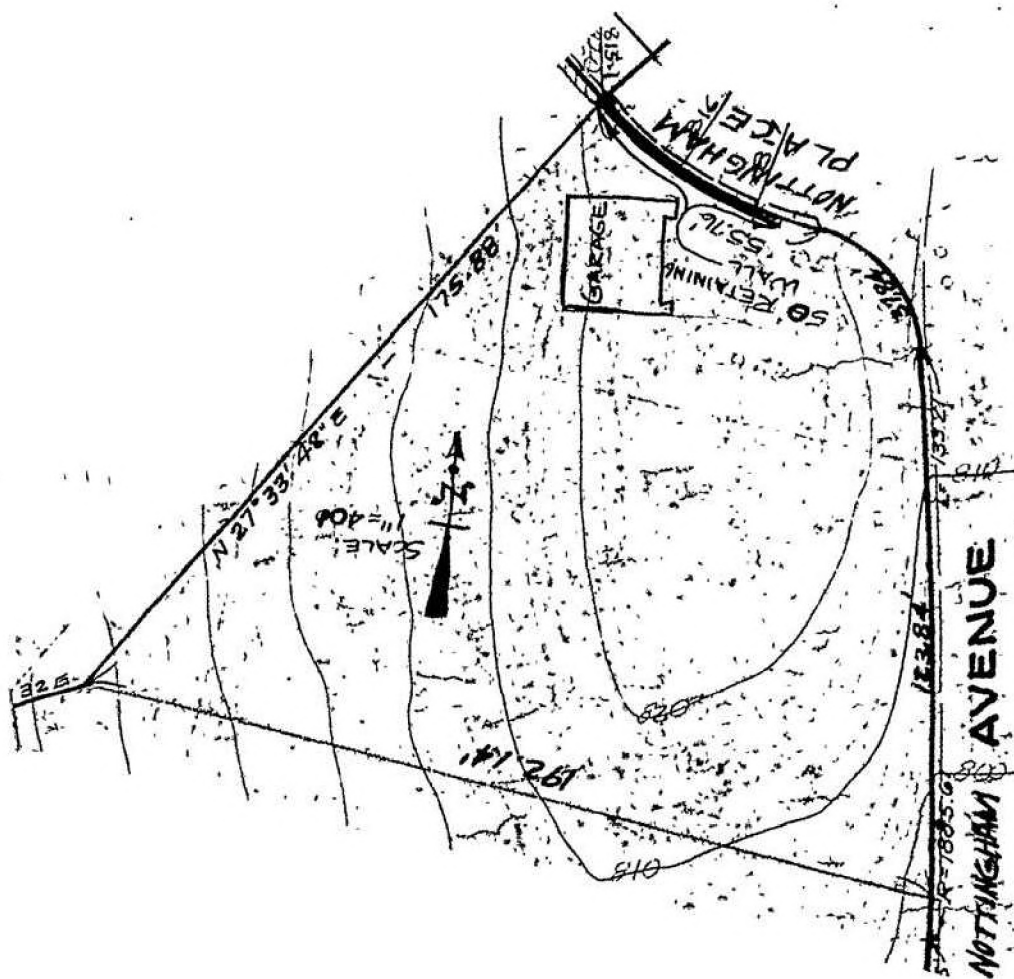
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"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed	Name	Date
George I. Benton (Owner or Agent)	L. Dalton	1/16/70
Bureau of Engineering	ADDRESS APPROVED	
	SEWERS AVAILABLE	
	NOT AVAILABLE	
	DRIVEWAY APPROVED	
	HIGHWAY DEDICATION REQUIRED	
	COMPLETED	
	FLOOD CLEARANCE APPROVED	
Conservation	APPROVED FOR ISSUE	
	FILE #	
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED	
Planning	APPROVED UNDER	
	CASE #	
Fire	APPROVED (TITLE 19)	
	(L.A.M.C.-5700)	
Traffic	APPROVED FOR	



7

APPLICATION FOR INSPECTION OF NEW SWIMMING POOL AND ACCESSORIES CITY OF LOS ANGELES AND FOR CERTIFICATE OF OCCUPANCY DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

B&S B-52 (R1.74)

1. LEGAL DESCR.	LOT	BLK.	TRACT	DIST. MAP
	122		5337	153-193
2. POOL USE	PRIVATE	PUBLIC	STANDARD PLAN NO.	CENSUS TRACT
(20)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	229	1892-00
3. JOB ADDRESS	2651 Nottingham Place, L.A.			ZONE
BETWEEN CROSS STREETS				RE 11-1
AND				FIRE DIST.
OWNER'S NAME				LOT (TYPE)
Nicholas Bakky				INT.
OWNER'S ADDRESS				LOT SIZE
CITY				1KREG
ARCHITECT OR ENGINEER				ALLEY
R.J. Kolodziej 17818				BLDG. LINE
CONTRACTOR				HILLS.
Anthony Pools 190179				AFFIDAVITS
QUALIFIED ELECTRICAL INSTALLER				
STATE LICENSE NO.				
QUALIFIED PLUMBING INSTALLER				
CITY REGIST. OR STATE LICENSE NO.				
BRANCH LENDER				
ADDRESS				
CITY				
12. MATERIAL OF CONSTRUCTION				
Gunitite				
NO. OF EXISTING BUILDINGS ON LOT AND USE				
(1) DWL ATT (3A)				
13. JOB ADDRESS				DISTRICT OFFICE
2651 Nottingham Place				CRIT. SOIL
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED POOL				
\$10,000				
PERMIT FEES		SUBTOTAL	TOTAL	GRADING
ELECTRICAL		15		YES
ISSUING FEE		7		HIGHWAY DED.
SUBS. TO FIBER		NSP.	22	FLOOD
PLUMBING		30		CONS.
ISSUING FEE		7		ZONED BY
WATER HEATER		9		FIVE WITH
GAS OUTLETS		5		INSPECTOR
BUILDING			42.08	
PERMIT			161.00	
B.P.C.	P.R.C.	S.P.C.	TOTAL PERMIT FEE	INSPECTION ACTIVITY
56.95	5.00	X	136.00	COMB. GEN. MAJ. S. CONS.
P.C. No. 845244				TYPYST P.M.
PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.				
CASHIER'S USE ONLY				
AUG-11-76 111515 : : U-6CK 61.95				
AUG-11-76 111525 : : U-7CK 30.00				
AUG-13-76 117655 031148 U-2CK 136.00				

STATEMENT OF RESPONSIBILITY

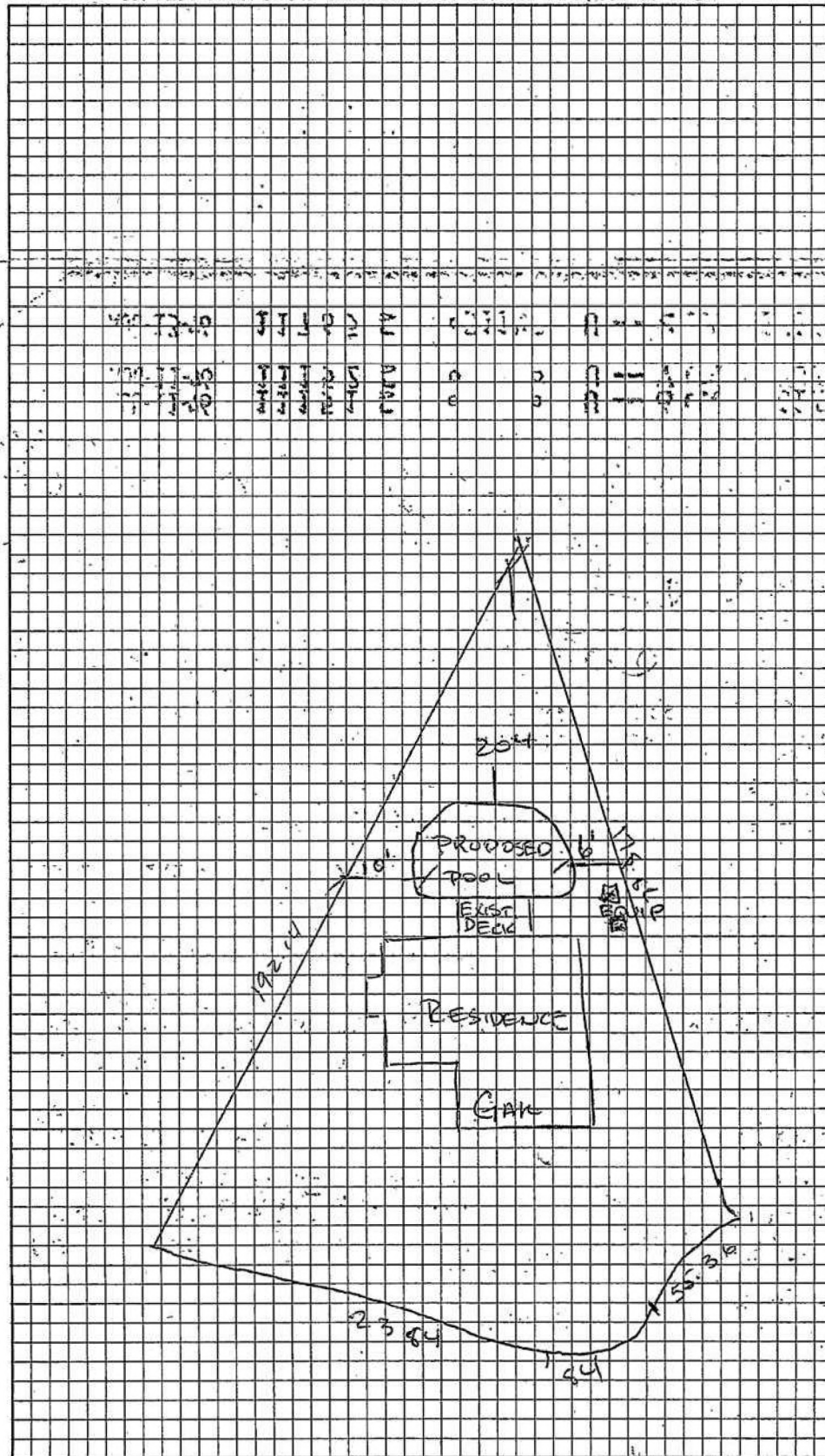
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed _____ Date _____
(Owner or Agent)

Bureau of Engineering	ADDRESS APPROVED		
	SEWERS	SEWERS AVAILABLE	
		NOT AVAILABLE	
	SFC PAID	NO SEWER/PLUMBING REQ'D.	
	SFC DUE	SFC NOT APPLICABLE	
	DRIVEWAY		
	HIGHWAY DEDICATION	REQUIRED	
		COMPLETED	
	FLOOD CLEARANCE		
Conservation	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/>		
Plumbing	PRIVATE SEWAGE SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
County Health Department	APPROVED		

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



3 APPLICATION FOR INSPECTION		CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY		TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY	
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.					
1. LOT	122	BLOCK	5337	COUNCIL DISTRICT NO.	13
2. PRESENT USE OF BUILDING	RESIDENCE / GAR			NEW USE OF BUILDING	SAME
3. JOB ADDRESS	2651 NOTTINGHAM PLACE			ZONE	RE11-1
4. BETWEEN CROSS STREETS	NOTTINGHAM WAY AND GLENDOWNEY			FIRE DIST.	MFD
5. OWNER'S NAME	NICHOLAS BARKY			LOT TYPE	INT
6. OWNER'S ADDRESS	2651 NOTTINGHAM PLACE, LOS ANGELES 90027			LOT SIZE	1RR
7. ENGINEER	N/A			ALLEY	
8. ARCHITECT OR DESIGNER	HEINZ MEIER			BLOC. LINE	HILLSIDE
9. ARCHITECT OR ENGINEER'S ADDRESS	16571 CHATTANOOGA PL. BOULEVARD 90272			AFFIDAVITS	20700f
10. CONTRACTOR	GES ROOFING 430328 608390 843-0544			P.C. REQ'D	
11. SIZE OF EXISTING BLDG.	STORIES 1 HEIGHT 1 NO. OF EXISTING BUILDINGS ON LOT AND USE				
12. CONST. MATERIAL	EXT. WALLS BUR ROOF BUR FLOOR				
13. JOB ADDRESS	2651 NOTTINGHAM PL			DISTRICT OFFICE	LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 12,000.00			SEISMIC STUDY ZONE	
15. NEW WORK (Describe)	INSTALL MODIFIED ROOF PER RR 24511 & 1C803992			GRADING	FLOOD
NEW USE OF BUILDING	ZMK			HWY. DED.	CONS.
TYPE	GROUP	FLOOR AREA	PLANS CHECKED	APPLICATION APPROVED	TYPIST
DWELL UNITS	MAX OCC.	TOTAL	Heber Mar 8-74	INSPECTION ACTIVITY	INSPECTOR
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	COMB GEN MAJRS	COMB GEN MAJRS	COMB GEN MAJRS
PC	GPI	CONT INSP	SYSTEMS	0 & S-3 (R 2/87)	
SFC	PM				
BP	EI	120			
IF	FII	XX			
SD	OSS	YES			
DIST OFFICE	SSSS				
P.E. NO.	CIO	POSS			
<p>Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.</p> <p>08/23/94 04:44:40PM VM04 T-7894 C 25 BLDG PERMITS R 122.00 INVOICE # 0084749 RR EI RESIDENTIAL 1.20 ONE STOP 2.46 SYS DEV 7.39 MISCELLANEOUS 5.00 CITY PLANT SURC 3.60 TOTAL 141.71 CHECK 141.71</p> <p>94VN 57397</p>					

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION
 16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Date 1-10-1991 Lic. Class C-39 Lic. Number 608390 Contractor James J. Barker (Signature)

OWNER-BUILDER DECLARATION
 17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code. Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):
☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.
☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.
☐ I am exempt under Sec. _____ B. & P. C. for this reason.
 Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION
 18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C. C.).
 Policy No. PC 946633 Insurance Company REPUBLIC INDEMNITY
☐ Certified copy is hereby furnished.
☒ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.
 Date 8-23-94 Applicant's Signature James J. Barker
 Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
 19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
 Date _____ Applicant's Signature _____
 NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY
 20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
 Lender's Name _____ Lender's Address _____

21. I certify that I have read this application and affirm that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.
 I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0262 LAMC)

Signed James J. Barker Sebastian 8-23-94
 Owner or agent having property owner's consent Position Date

Bureau of
Engineering

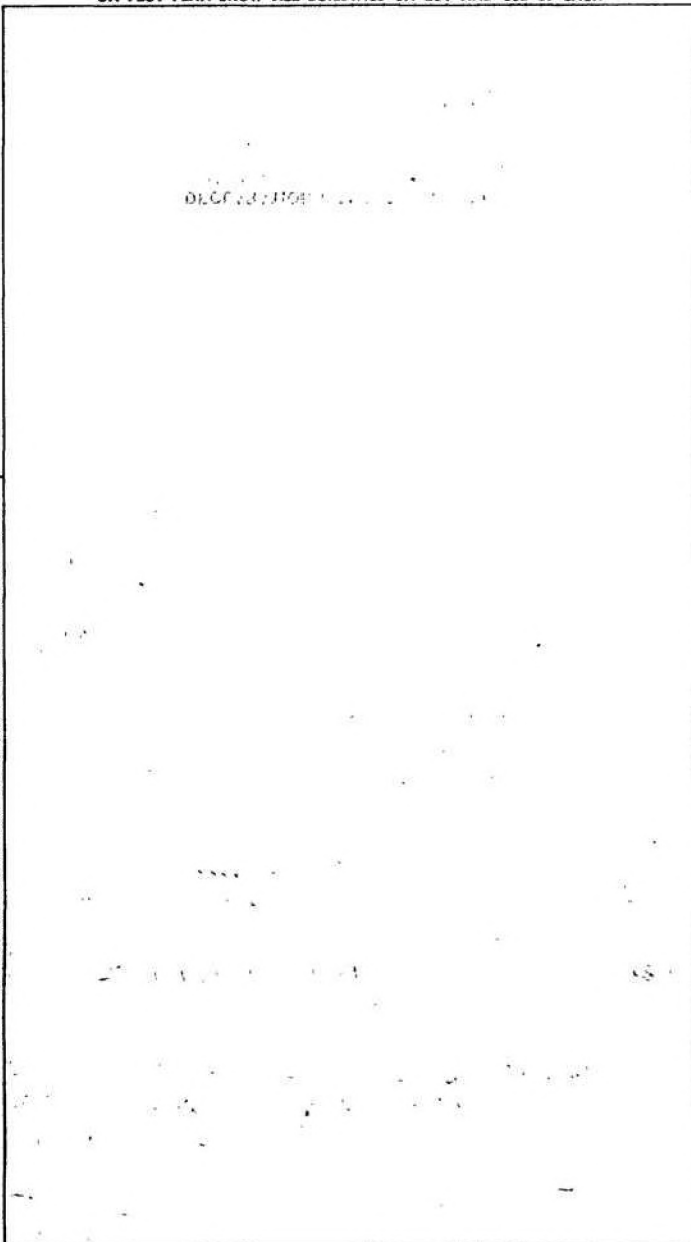
4770

ADDRESS APPROVED		
DRIVEWAY		
HIGHWAY	REQUIRED	
DEDICATION	COMPLETED	
FLOOD CLEARANCE		
SEWERS AVAILABLE		
NOT AVAILABLE		
SFC PAID		
SFC DUE		
SFC NOT APPLICABLE		
Grading	PRIVATE SEWAGE SYSTEM APPROVED	
Conservation	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>	
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)	
Housing	HOUSING AUTHORITY APPROVAL	
Planning	APPROVED UNDER CASE #	
Traffic	APPROVED FOR	
Construction Tax	RECEIPT NO.	DWELLING UNITS

LEGAL DESCRIPTION

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE





Electrical
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

Issued On: 06/27/2011

**APPLICATION FOR ELECTRICAL
PLAN CHECK AND INSPECTION**

Last Status: Issued

Status Date: 06/27/2011

1. PROPERTY OWNER

Evans, Mihaela Tr

9100 Wilshire Blvd NO 1000W

BEVERLY HILLS CA 90212

2. APPLICANT INFORMATION (Relationship: Net Applicant)

Martin Young -

222 E Huntington Dr

MONROVIA, CA 91016

(626)357-9980

3. TENANT INFORMATION**4. CONTRACTOR, ARCHITECT & ENGINEER NAME**

(C) Aerovironment Inc

ADDRESS

181 West Huntington Drive, Suite Monrovia, CA 91016

CLASS LICENSE # PHONE #

C10 946935 (626)357-9980

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (626)359-1894.

6. DESCRIPTION OF WORK

Install Electric Vehicle Charging Dock

7. COUNCIL DISTRICT: 4**8. APPLICATION PROCESSING INFORMATION**

Plan Check By:

OK for Cashier:

Signature: _____ Date: _____

For inspection requests, call toll-free (888) LA4BUILD (524-2845).

Outside LA County, call (213) 482-0000 or request inspections via

www.ladbs.org. To speak to a Call Center agent, call 311 or

(866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only**W/O #: 14113350****NOTICE:**

The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy.

In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

9. FEE INFORMATION**Inspection Fee Period**

Permit Fee: 59.40

INSPECTION TOTAL Electrical	59.40
Permit Total	59.40
Permit Fee Subtotal Electrical	55.00
Permit One Stop Surcharge	1.10
Permit Sys. Development Surcharge	3.30
Permit Issuing Fee	0.00

Payment Date: 06/27/11

Receipt No: IN0501245747

Amount: \$59.40

10. FEE ITEM INFORMATION**NEW BRANCH CIRCUIT**

Ltg/Gen Rec, Dwel App, Non-Dwell App

(1)

17.00

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

11. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **C10** License No.: **946935** Contractor: **AEROVIRONMENT INC.**

12. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **TWIN CITY FIRE INC CO.** Policy Number: **72WBTS4420**

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE. INTEREST, AND ATTORNEY'S FEES.

13. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

14. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

15. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **MARTIN YOUNG** Sign: **Internet e-Permit System Declaration** Date: **06/27/2011**

☒ Contractor ☐ Authorized

2653 N Nottingham Pl



Permit #:

19010 - 20000 - 05887

Plan Check #: B19VN22145

Printed: 05/25/21 08:39 AM

Event Code:

Bldg-New GREEN - MANDATORY 1 or 2 Family Dwelling Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 05/24/2021 Last Status: Issued Status Date: 05/24/2021
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1. TRACT TR 5337	BLOCK 122	LOT(s) 122	ARB M B 92-10/11 (SHTS 2-3)	COUNTY MAP REF # 153B193	PARCEL ID # (PIN #) 150	2. ASSESSOR PARCEL # 5588 - 005 - 019
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3. PARCEL INFORMATION Area Planning Commission - Central LADBS Branch Office - LA Baseline Hillside Ordinance - Yes Council District - 4 Certified Neighborhood Council - Los Feliz	Community Plan Area - Hollywood Census Tract - 1893.00 District Map - 153B193 Environmentally Sensitive Area - YES Energy Zone - 9	Fire District - VHFHSZ Hillside Grading Area - YES Hillside Ordinance - YES Near Source Zone Distance - 0 Thomas Brothers Map Grid - 593-J2
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ZONES(S): RE11-1

4. DOCUMENTS Z1 - Z1-2462 Modifications to SF Zones : HLSAREA - Yes ORD - ORD-111976 ORD - ORD-128730 ORD - ORD-129279	CPC - CPC-1957-8211 CPC - CPC-2016-1450-CPU BHO - Yes
---	---

5. CHECKLIST ITEMS Special Inspect - Concrete>2.5ksi Special Inspect - Epoxy Bolts Special Inspect - Grade Beam/Caisson	Special Inspect - Structural Observation Fabricator Req'd - Shop Welds Fabricator Req'd - Structural Steel	Storm Water - LID Project Std. Work Descr - Seismic Gas Shut Off Valve Combine Plumbg - Wrk. per 91.107.2.1.1.1
---	--	---

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION		
Owner(s): JUBELIRER, MICHELLE N TR JUBELIRE 2651 NOTTINGHAM PL LOS ANGELES CA 90027		
Tenant:		
Applicant: (Relationship: Architect) BEN CURTIS STURGILL - 314 E. BROADWAY "E" GLENDALE CA 91205 (818) 240-2095		

7. EXISTING USE	PROPOSED USE (01) Accessory Dwelling Unit (23) Recreation Room	8. DESCRIPTION OF WORK NEW ADU AND RECREATION ROOM (NO INTERCONNECTION BETWEEN DECK AND ADU) WITH ATTACHED DECK ON PILES
------------------------	---	--

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

10. APPLICATION PROCESSING INFORMATION BLDG. PC By: Albert Servin OK for Cashier: Ramona Javelona Signature: _____	DAS PC By: _____ Coord. OK: _____ Date: _____	For Cashier's Use Only W/O #: 91005887
--	---	---

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period		
Permit Valuation: \$100,000	PC Valuation: \$0	
FINAL TOTAL Bldg-New	3,916.36	Planning Gen Plan Maint Surcharg 65.72
Permit Fee Subtotal Bldg-New	894.00	School District Residential Level 1 2,109.36
Energy Surcharge		Dwelling Unit Construction Tax 0.00
Electrical	232.44	Residential Development Tax 0.00
HVAC	116.22	CA Bldg Std Commission Surchar 4.00
Plumbing	232.44	Green Building
Plan Check Subtotal Bldg-New	0.00	Permit Issuing Fee 27.00
Plan Maintenance	17.88	Linkage Fee 0.00
E.Q. Instrumentation	13.00	
D.S.C. Surcharge	45.99	
Sys. Surcharge	91.98	
Planning Surcharge	56.33	
Planning Surcharge Misc Fee	10.00	
Sewer Cap ID:	Total Bond(s) Due:	

12. ATTACHMENTS Plot Plan Signed Declaration



* 0 8 0 0 1 1 9 0 1 0 2 0 0 0 0 0 5 8 8 7 F N *

Payment Date: 05/24/21
Receipt No: 1028860
Amount: \$3,916.36
Method: ECHECK

2021ON 41212

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")**19010 - 20000 - 05887**

(P) Floor Area (ZC): +517 Sqft / 517 Sqft
(P) Height (ZC): +26 Feet / 26 Feet
(P) Length: +37.1 Feet / 37.1 Feet
(P) Residential Floor Area: +517 Sqft / 517 Sqft
(P) Stories: +1 Stories / 1 Stories
(P) Width: +25.3 Feet / 25.3 Feet
(P) Accessory Dwelling Unit: +1 Units / 1 Units
(P) NFPA-13D Fire Sprinklers Thru-out
(P) R3 Occ. Group: +517 Sqft / 517 Sqft
(P) Parking Req'd for Bldg (Auto+Bicycle): +1 Stalls / 1

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** [1] the max. allowable RFA per the slope band analysis is 6891.09 sf. the total RFA for the site is 2835 sf. (sfd) + 300 sf (garage) + 250 sf (ADU) + 202 sf (Rec.room) = 3587 sf. [2] dwelling tax fees do not apply to ADU less than 750 sf. [3] Per the Fire Department, upgrade construction type to VA

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

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(A) STURGILL, BEN CURTIS	314 E BROADWAY # E,	GLENDAL, CA 91205		C23174	
(C) MACHINA GROUP INC THE	5758 BURNET AVE,	VAN NUYS, CA 91411	B	957436	(323) 420-7668
(E) BASSO, ALEXANDRE	7231 SUMMITROSE ST,	TUJUNGA, CA 91042		C77670	
(E) RYBAK, RICHARD	20312 TAU PLACE,	CHATSWORTH, CA 91311		GE2131	
(G) HAENSCHKE, EIRIK FRANCIS	9616 GIERSON AVE,	CHATSWORTH, CA 91311		EG1597	

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** License No.: **957436** Contractor: **MACHINA GROUP INC THE**

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations

- ☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **ACCREDITED SURETY & CASUALTY**

Policy Number: **1ATCA16000884**

- ☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

21. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: _____ Sign: _____ Date: _____ ☐ Contractor ☐ Authorized Agent

Job Address:

2651 Nottingham Place

Application #:

19010-2000V-05887

City of Los Angeles – Department of Building and Safety

Signature Declaration Attachment Form

Instructions

Applicant (contractor, owner, or agent): Complete and sign the appropriate statements below only after completely reviewing the entire permit application for accuracy. Also, indicate the job address on the top of the form. This attachment will become part of the permit application.

Building and Safety Staff Member: Complete the "APPLICATION#:" and make sure the job address is shown above. Give a copy of the permit application to the applicant.

"Signature Declaration"

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAM C). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class:

B

License No.:

957 436

Contractor:

the MACHINA Group

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier:

Ventura Capital Insurance

Policy Number:

IATCA 16000884-2

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

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I certify that notification of asbestos removal is either not applicable or has been submitted to the AQ.MD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.agmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any):

Lender's Address:

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name:

MARISTIA LOVELL

Sign:

[Signature]

Date:

05/03/14

() Owner

(X) Contractor

() Authorized Agent

Bldg-New
1 or 2 Family Dwelling
Plan Check

City of Los Angeles - Department of Building and Safety

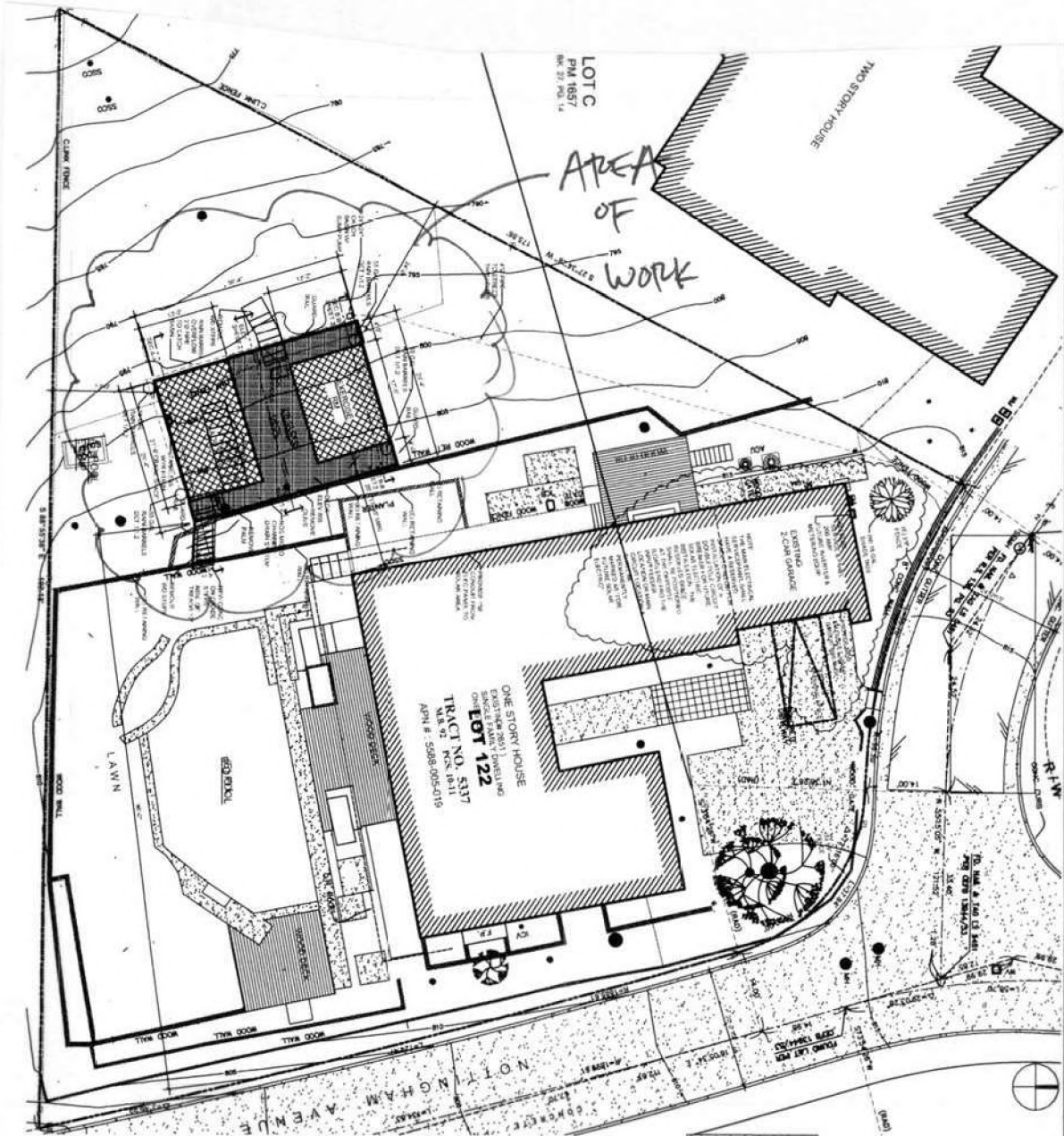
Plan Check #: B19VN22145

Initiating Office: VAN NUYS

Printed on: 02/06/20 07:43:18

PLOT PLAN ATTACHMENT

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



READY TO ISSUE
BY ALBERT SERVIN
APR 30 2021
Signature _____

LOS ANGELES UNIFIED SCHOOL DISTRICT
Developer Fee Program Office, P. O. Box 513307, Los Angeles, CA 90051
Phone (213) 241-0715 Fax (213) 241-8022

**Notice of 90-Day Refund/Protest Policy for
School Facilities Fees (Developer Fees)**

Dear Developer / Owner:

The Los Angeles Unified School District, in accordance with the California Education and Government Codes, collects school facilities fees (developer fees) to provide funding for school construction costs. **These fees must be paid before the Department of Building and Safety will issue you a building permit.** Fees are assessed on the basis of assessable square footage, pursuant to Education Code section 17620, et seq., and Government Code section 65995, et seq.

The law allows for refunds or waivers of certain developer fees. **However, requests for refunds or waivers, or any other written form of protest of fees must be received by the Developer Fee Program Office within 90 calendar days after the payment of such fees.** Only a written request is required within the 90-day deadline and not all required supporting documentation. Applications for waivers and refunds may be obtained from the Developer Fee Program Office.

Be advised that the Developer Fee Program Office will not process refund requests or protests that are received after the 90-day deadline, and all such correspondence must be sent directly to the Developer Fee Program Office and not the Department of Building & Safety.

If you have any questions on types of refunds or credits available, please call the Developer Fee program Office at (213) 241-0715.

Please sign the statement below to indicate that you were notified of this policy and submit the signed portion of this acknowledgement to the cashier prior to the payment of your school facilities fees. Thank you.

Los Angeles Unified School District
Developer Fee Program Office

Note: Your project must meet exemption criteria to qualify for a refund or waiver of fees.

Less than 500 sq. ft.	Cancelled / Expired Permit	Agricultural Structure	Private School (K -12)
Demolition Credit	Senior Citizen Development	Reduced Square Footage	Disaster
Affordable Housing Complex	Mobile Home	Church	Government Building

----- Detach Here -----

**Los Angeles Unified School District
Acknowledgement of 90-Day Refund/Protest Policy for School Facilities Fees (Developer Fees)**

My signature acknowledges that I have been informed {or I am acting on behalf of the owner(s) and will inform the owner(s)} of the " Notice of the 90-Day Refund/Protest Policy for School Facilities Fees (Developer Fees) " in accordance with Government Code section 66020. I understand that failure to submit an application for a refund, or letter of protest, to the Developer Fee Program Office within 90 calendar days of payment of school facilities fees, waives my right (or owner's right) to be eligible for any refund or exemption of such fees.

Anastasia Lovelis

Developer Owner / Agent (print)

Signature

05/21/2021

Date

Job Address(es)

2653 Nottingham Place LA CA



Electrical
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

**APPLICATION FOR ELECTRICAL
PLAN CHECK AND INSPECTION**

Issued On: 11/02/2022

Last Status: Issued

Status Date: 11/02/2022

1. PROPERTY OWNER

JUBELIRER, MICHELLE N TR JUBELIRER 2651 NOTTINGHAM PL

LOS ANGELES CA 90027

2. APPLICANT INFORMATION (Relationship: Not Applicant)

JEFF RETICH

1623 VALECROFT AVE

WESTLAKE VILLAGE, CA 91361 (818) 424-2871

3. TENANT INFORMATION**4. CONTRACTOR, ARCHITECT, & ENGINEER NAME****ADDRESS****CLASS LICENSE #****PHONE #**

(C) RETICH JEFF ELECTRIC INC P O BOX 595, AGOURA, CA 91301

C10 759995

(818) 424-2871

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (818)424-2871.

6. DESCRIPTION OF WORK

upgrade service to class 320

7. CHECKLIST ITEMS:**8. COUNCIL DISTRICT:** 4**9. APPLICATION PROCESSING INFORMATION**

Plan Check By:

OK for Cashier:

Signature: _____ Date: _____

For inspection requests, call toll-free **(888) LA4BUILD (524-2845)**.
Outside LA County, call (213) 473-3231 or request inspections via **www.ladbs.org**. To speak to a Call Center agent, call **311** or (866) 4LACITY
(452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only**W/O #: 24157362****NOTICE:**

The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

10. FEE INFORMATION**Inspection Fee Period**Permit Fee: **306.29**

INSPECTION TOTAL Electrical	306.29
Permit Total	306.29
Permit Fee Subtotal Electrical	258.00
Permit D.S.C. Surcharge	8.43
Permit Sys. Development Surcharge	16.86
Permit Issuing Fee	23.00

Payment Date: 11/02/22

Receipt No: ON1044144

Amount: \$306.29

2651 N Nottingham Pl
22041 - 90000 - 57362

11. FEE ITEM INFORMATION**NEW BRANCH CIRCUIT**

Ltg/Gen Rec, Dwell App, Non-Dwell App (10) 170.00

PANELBOARDS AND SWITCHBOARDS

Panel 201-600 Amp (1) 38.00

SERVICES

Services 0-200 Amp (1) 16.00 Services 201-600 Amp (1) 34.00

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12. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **C10** License No.: **759995** Contractor: **RETICH JEFF ELECTRIC INC**

13. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **COLONY INSURANCE** Policy Number: **cps7660939**

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

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I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

16. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

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- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **JEFF RETICH**

Sign: **Internet e-Permit System Declaration**

Date: **11/02/2022**



Contractor



Authorized Agent

Photographs

Wong Residence



Wong Residence, front facade, 2651 Nottingham Place, February 9, 2023, (Photograph by Charles J. Fisher)



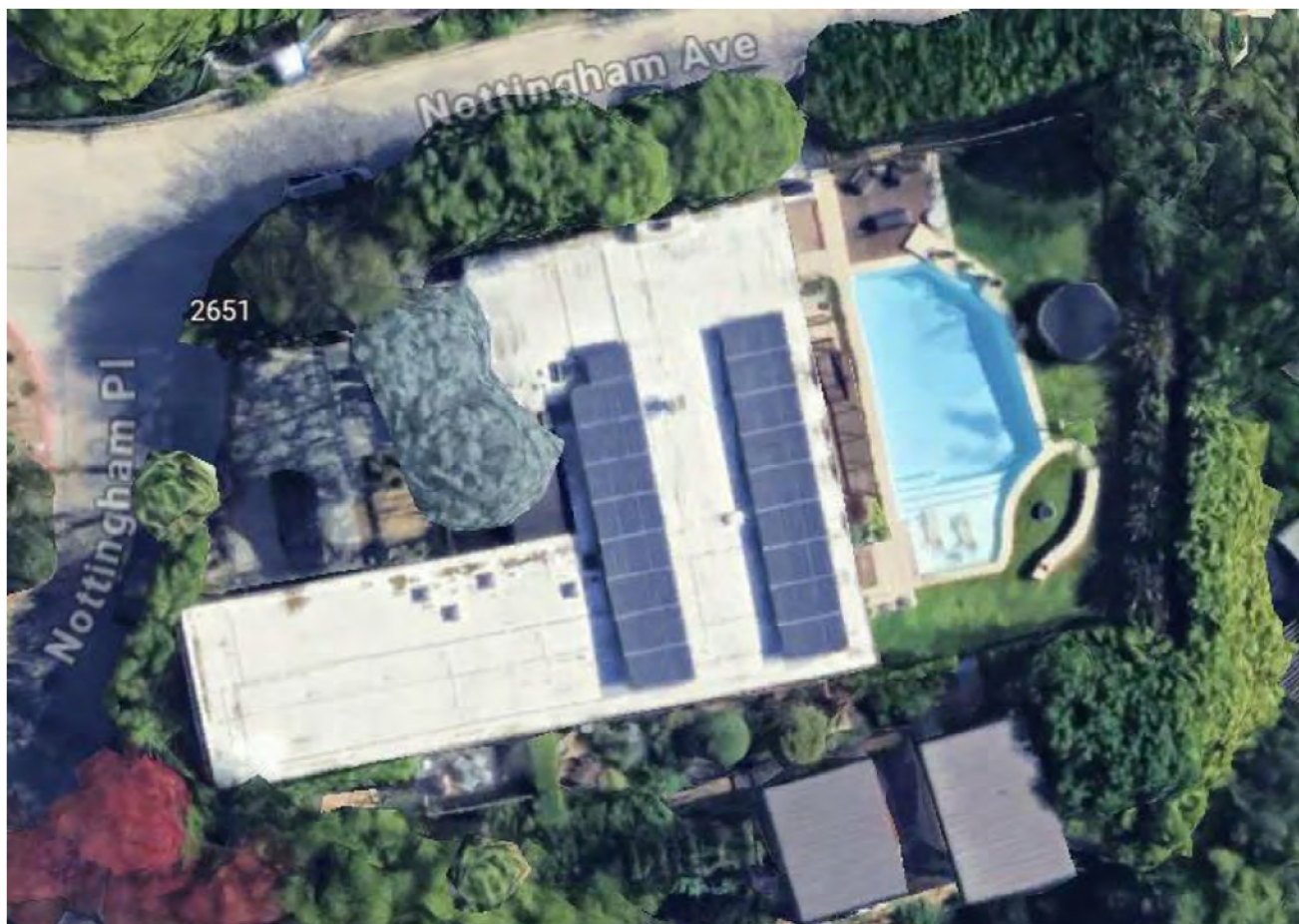
Wong Residence, front facade, 2651 Nottingham Place, February 9, 2023, (Photograph by Charles J. Fisher)



Wong Residence, rear facade, 2651 Nottingham Place, February 9, 2023, (Photograph by Charles J. Fisher)



Wong Residence, rear facade, 2651 Nottingham Place, February 9, 2023, (Photograph by Charles J. Fisher)



Wong Residence, satellite view, 2651 Nottingham Place, January, 2024, (Photograph by Google Earth)



Wong Residence, rear facade at dusk, 2651 Nottingham Place, unknown date, (Photographer Unknown)



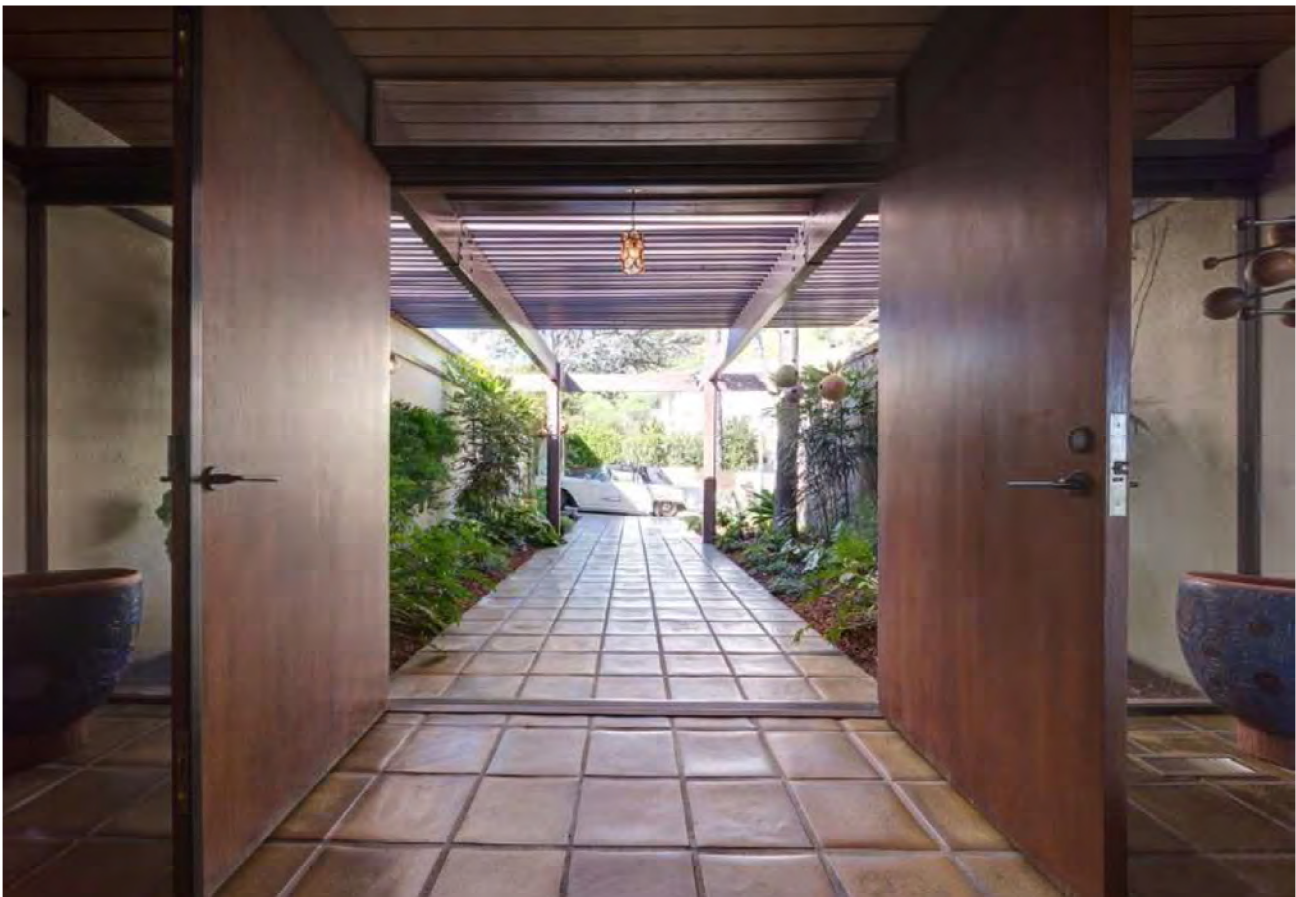
Wong Residence, garage, 2651 Nottingham Place, February 9, 2023, (Photograph by Charles J. Fisher)



Wong Residence, wide rear eaves, 2651 Nottingham Place, February 9, 2023, (Photograph by Charles J. Fisher)



Wong Residence, front porch, 2651 Nottingham Place, circa 2017, (Multiple listing Service Photograph)



Wong Residence, front entry, 2651 Nottingham Place, circa 2017, (Multiple Listing Service Photograph)



Wong Residence, entry foyer, 2651 Nottingham Place, February 9, 2023, (Photograph by Charles J. Fisher)



Wong Residence, living room, 2651 Nottingham Place, February 28, 2017, (Photograph by Jaqueline Tager)



Wong Residence fireplace in den, 2651 Nottingham Place, February 9, 2023, (Photograph by Charles J. Fisher)



Wong Residence, living room, 2651 Nottingham Place, February 9, 2023, (Photograph by Charles J. Fisher)



Wong Residence, dining area, 2651 Nottingham Place, February 9, 2023, (Photograph by Charles J. Fisher)



Wong Residence, kitchen, 2651 Nottingham Place, unknown date, (Photographer unknown)



Wong Residence, 2651 Nottingham Place, circa 2017, (Multiple Listing Service Photograph)



Wong Residence, 2651 Nottingham Place, circa 2017, (Multiple Listing Service Photograph)

RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Not Eligible
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	Not Eligible
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	High
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	Active: Griffith Park
Zanja System 1 Mile Buffer	No

Assessor Information

Assessor Parcel No. (APN)	5588005019
Ownership (Assessor)	
Owner1	JUBELIRER,MICHELLE N TR JUBELIRER TRUST
Address	1025 N BRAND BLVD STE 230 GLENDALE CA 91202
Ownership (Bureau of Engineering, Land Records)	
Owner	JUBELIRER, MICHELLE N. (TR) JUBELIRER LIVING TRUST DTD 7-28-2008
Address	2651 NOTTINGHAM PLACE LOS ANGELES CA 90027
APN Area (Co. Public Works)*	0.441 (ac)
Use Code	0101 - Residential - Single Family Residence - Pool
Assessed Land Val.	\$3,979,530
Assessed Improvement Val.	\$1,334,671
Last Owner Change	04/25/2017
Last Sale Amount	\$4,900,000
Tax Rate Area	13
Deed Ref No. (City Clerk)	746699
	5-640
	454611
	1339639
	1270735

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

	1098284
	1-969
Building 1	
Year Built	1969
Building Class	D10C
Number of Units	1
Number of Bedrooms	4
Number of Bathrooms	3
Building Square Footage	2,835.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5588005019]

Additional Information

Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No

Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	Medium
Mountain Lion Potential	Medium
Monarch Butterfly Potential	No

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None

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

Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Rent Stabilization Ordinance (RSO)	No [APN: 5588005019]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	Yes
Assessor Parcel No. (APN)	5588005019
Address	2651 NOTTINGHAM PL
Year Built	1969
Use Code	0101 - Residential - Single Family Residence - Pool
Notes	The Just Cause Ordinance applies after the expiration of the initial lease or after 6 months of continuous occupancy, whichever comes first.
Housing Crisis Act Replacement Review	No
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	Yes
Public Safety	
Police Information	
Bureau	Central
Division / Station	Northeast
Reporting District	1153
Fire Information	
Bureau	West
Battalion	5
District / Fire Station	82
Red Flag Restricted Parking	No

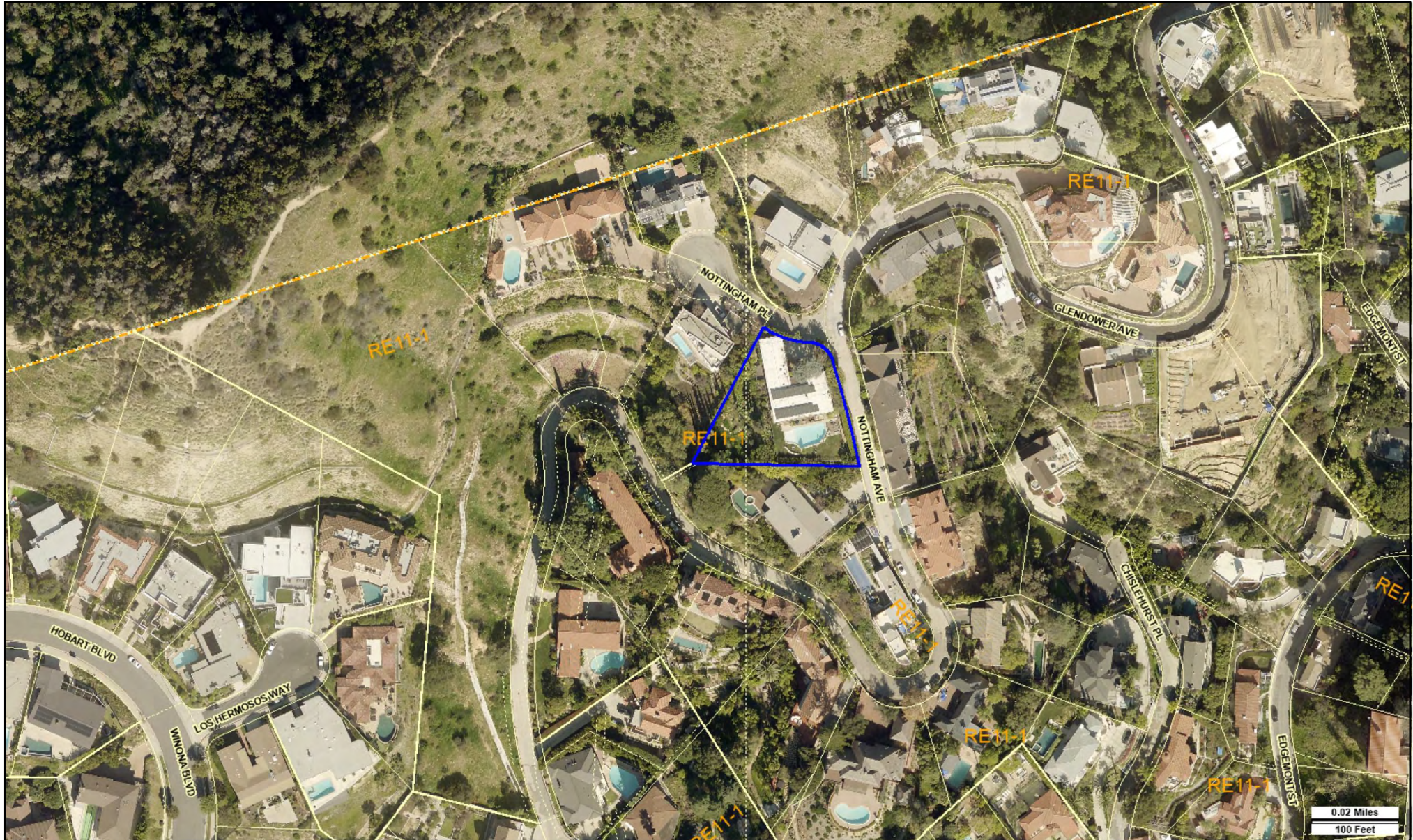
CASE SUMMARIES

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

Case Number:	CPC-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-2008-4683-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	A CODE AMENDMENT TO REVISE THE CURRENT HILLSIDE AREA DEFINITION AND ESTABLISH A NEW DEPARTMENT OF CITY PLANNING HILLSIDE AREA MAP.
Case Number:	CPC-1957-8211
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	ENV-2008-4684-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	A CODE AMENDMENT TO REVISE THE CURRENT HILLSIDE AREA DEFINITION AND ESTABLISH A NEW DEPARTMENT OF CITY PLANNING HILLSIDE AREA MAP.

DATA NOT AVAILABLE

CPC-9708
ORD-181128
ORD-129279
ORD-128730
ORD-111976



Address: 2651 N NOTTINGHAM PL

APN: 5588005019

PIN #: 153B193 150

Tract: TR 5337

Block: None

Lot: 122

Arb: None

Zoning: RE11-1

General Plan: Very Low II Residential

