

HOGAN RESIDENCE
8527 West Brier Drive
CHC-2017-3228-HCM
ENV-2017-3229-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—September 28, 2017](#)
3. [Categorical Exemption](#)
4. [Under Consideration Staff Recommendation 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-2017-3228-HCM
ENV-2017-3229-CE**

HEARING DATE: October 19, 2017
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 8527 West Brier Drive
Council District: 4 - Ryu
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Bel Air – Beverly Crest
Legal Description: Tract TR 798, Lot 279

EXPIRATION DATE: November 21, 2017

PROJECT: Historic-Cultural Monument Application for the
HOGAN RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

**OWNERS/
APPLICANTS:** Christopher and Susanna Musotto Caparro
8527 Brier Drive
Los Angeles, CA 90046

PREPARER: Katie E. Horak and Mickie Torres-Gil
Architectural Resources Group, Inc.
8 Mills Place, #300
Pasadena, CA 91105

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Declare the subject property** a 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, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, Planning Assistant
Office of Historic Resources

Attachments: Commission/ Staff Site Inspection Photos—September 28, 2017
Historic-Cultural Monument Application

FINDINGS

- The Hogan Residence "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction" as an excellent example of post and beam Mid-Century Modern style residential architecture.

CRITERIA

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

SUMMARY

The 1964 Hogan Residence is a two-story single-family dwelling with an attached carport located on the north side of Brier Drive in the Laurel Canyon neighborhood of Los Angeles. The subject property is slightly set back from the property line and occupies the majority of a 3,724-foot rectangular parcel, which slopes steeply downward towards a small canyon on the north. It was designed by noted Los Angeles-area architect Douglas Rucker in the Mid-Century Modern/ Post and Beam style for Jack Hogan, a television actor whose career extended from the mid-1950s through the early 1990s.

Rectangular in plan, the subject property cantilevers over the hillside and is supported by a structural system of wood posts on concrete footings and tension cables. It features wood-frame construction with exterior walls of paneled redwood siding and a flat, built-up roof with wide, overhanging eaves and exposed wood beams. The primary (south) façade is dominated by a two-car carport recessed beneath a cantilevered roof eave supported by three wood posts. A recessed entrance is approached by a pebbled concrete walkway and features a solid wood door flanked by narrow sidelights with obscure glass. Fenestration at this elevation consists of clerestory windows that wrap around to the east façade. The rear (north) façade features two wood decks that span the length of the building at each floor, fixed floor-to-ceiling windows, transom windows on the second floor, and sliding glass doors. Fenestration on the east façade comprises two stacked wood windows with obscure glass, paired clerestory windows wrapping from the primary (south) façade, a non-original sliding aluminum window, a narrow jalousie window on the second floor, and a non-original hopper window on the first floor. Fenestration on the west façade is minimal and comprises a fixed window and transom with obscure glass in the carport, a narrow jalousie window on the second floor, and a sliding aluminum window on the first floor. The interior of the building consists of three bedrooms, two and one-half bathrooms, kitchen, dining room, and living room. Featured elements include built-in wood shelving and cabinetry, floor-to-ceiling paneled redwood siding, a pine ceiling with painted beams that extend to the exterior, brick fireplace, and wood transom panels that demarcate entrances.

Douglas Rucker is a well-known Malibu architect and author who has designed more than 80 residential and commercial projects and over 50 remodels/additions. Born and raised in Illinois, Rucker received his Bachelor of Science (B.S.) in Architecture from the University of Illinois at Urbana-Champaign in 1950; he then worked as a draftsman in Denver and San Diego before moving to Altadena and becoming a licensed architect. Rucker worked for various firms in the greater Los Angeles region, including architect Ray Jones of Glendale and architecture firm Gilman & Young of Brentwood. In 1957, Rucker opened his own Pacific Palisades firm as part of a partnership and in 1958, he opened his own, eponymous firm in Malibu. During the firm's tenure, Rucker primarily designed single-family, Post and Beam residences in Malibu; some projects were also located in Calabasas, Santa Monica, and Los Angeles. Though now retired from architecture, Rucker lives in the Santa Monica Mountains, has since authored ten books, and has a photography collection at several local galleries.

It appears that the subject property has experienced only minor structural and cosmetic alterations over time. In 1974, various portions of the subfloor, joists and girders were replaced in-kind. Both decks were also replaced in-kind and deck supports added in 2002. A new rectangular window was added on the side (west) elevation, at the first floor level, in 2016. Although not permitted, some windows appear to have been replaced, including original jalousie windows in the first floor bathrooms. Interior modifications include the replacement of original flooring (carpet) with tile, kitchen and bath remodels, and the replacement of original staircase treads.

DISCUSSION

The Hogan Residence successfully meets one of the Historic-Cultural Monument criteria.

The subject property “embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction” as an excellent example of post and beam Mid-Century Modern style residential architecture. The post and beam design aesthetic is representative of the adaptation of early European and American modern architectural precedents to the climate, material palette, economy, and topography of Southern California. The style was introduced to the broader public between the 1940s and 1960s by the Case Study House program, an internationally recognized program of single-family residences created by *Arts & Architecture* magazine editor, John Entenza. The hallmark of post and beam design, as exhibited by the subject property, is the direct expression of structural framing, consisting of beams supported by posts, allowing for large expanses of glass, flexible and open floor plans, and the seamless integration of indoor and outdoor living space. The subject property also retains other characteristic features of the style that include geometric massing, dramatic cantilevers and overhangs, and a seamless relationship between indoor and outdoor spaces.

While the applicant argues that the subject property is also “a notable work of a master builder, designer or architect whose individual genius influenced his or her age” as an important work of Los Angeles area architect Douglas Rucker, the information provided does not support this finding.

The subject property appears to be highly intact and retains a high level of integrity of location, design, setting, materials, workmanship, feeling, and association.

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

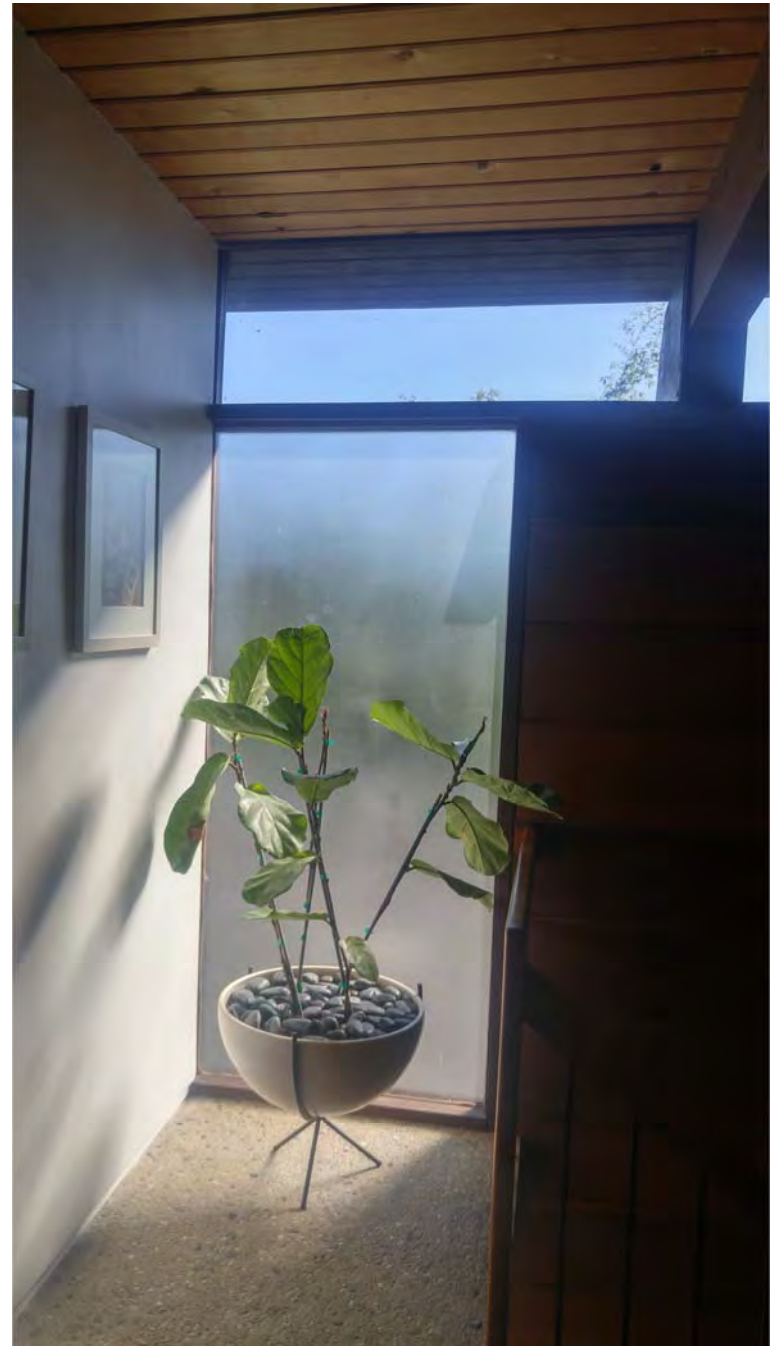
The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

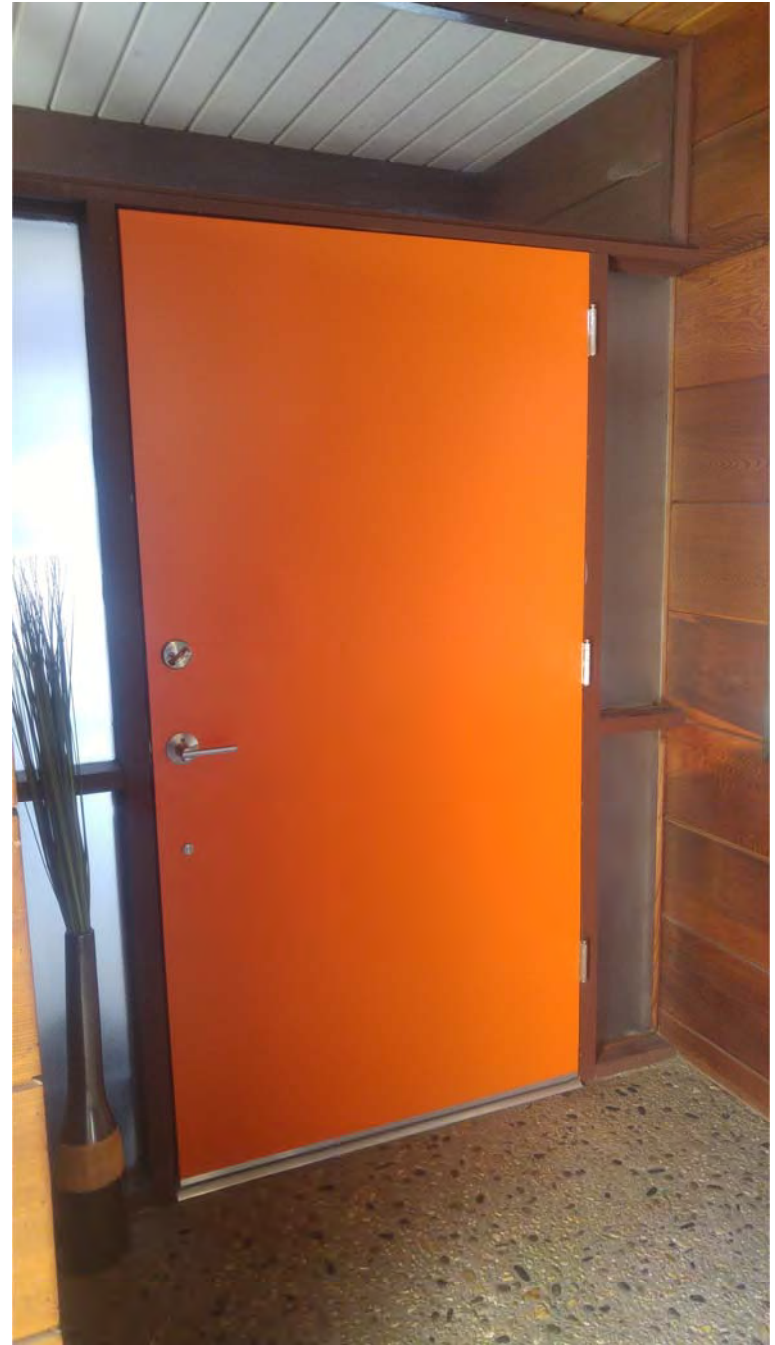
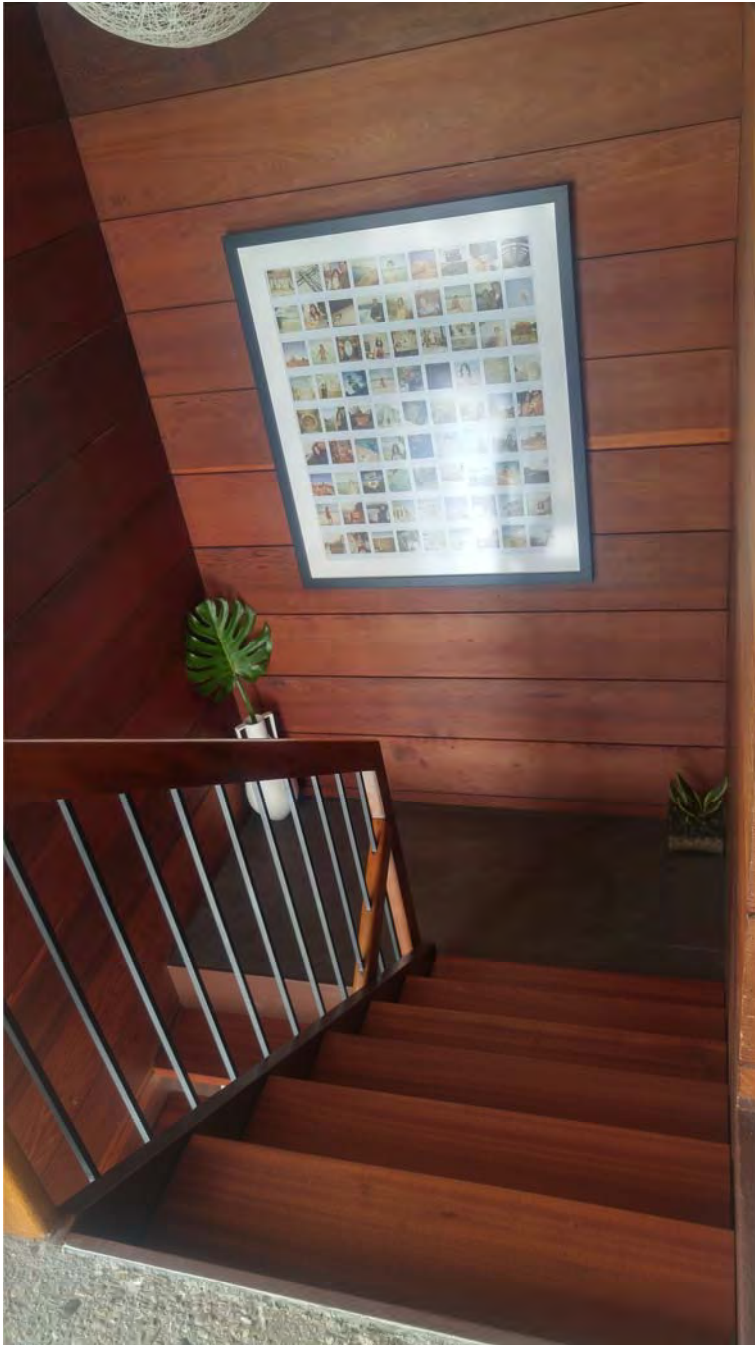
The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior’s Standards for the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

Categorical Exemption ENV-2017-3229-CE was prepared on October 2, 2017.

BACKGROUND

On September 7, 2017, the Cultural Heritage Commission voted to take the property under consideration. On September 28, a subcommittee of the Commission consisting of Commissioners Barron and Milofsky visited the property, accompanied by staff from the Office of Historic Resources.





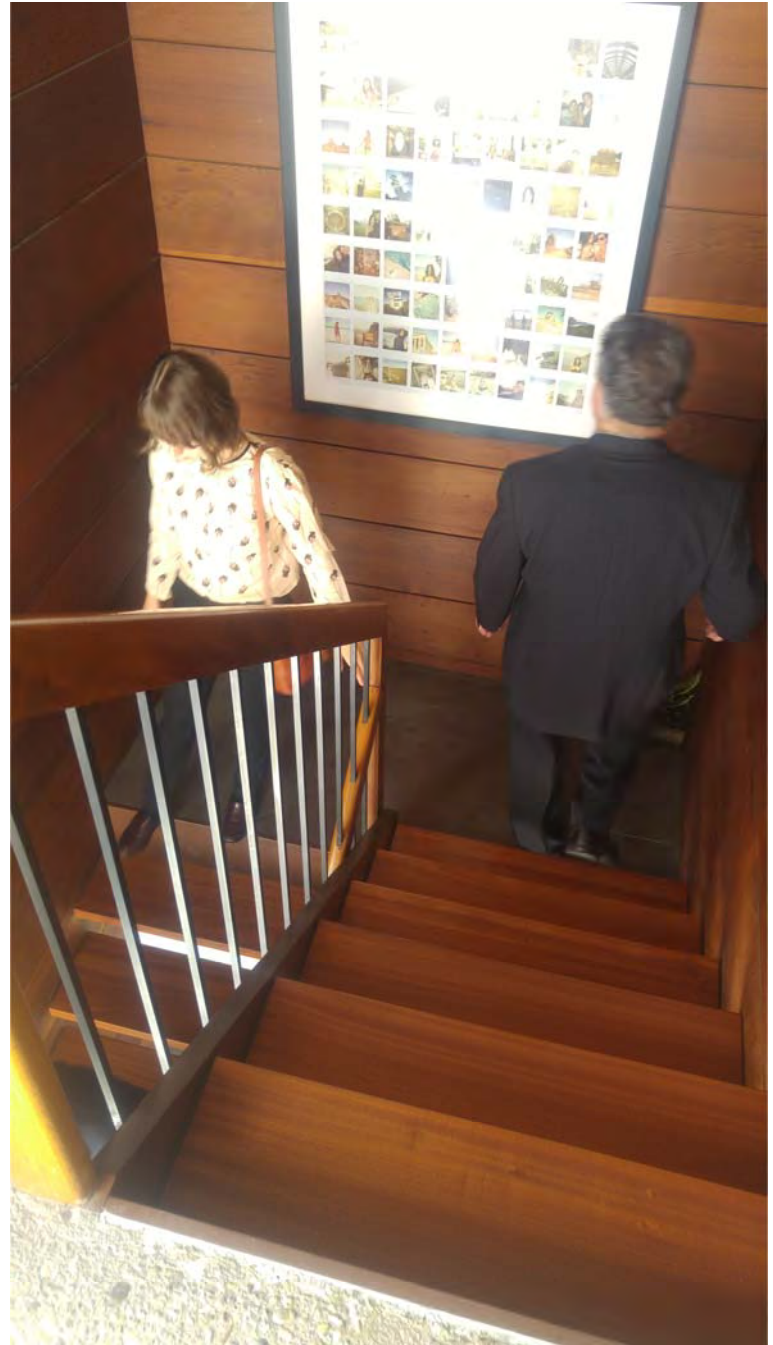


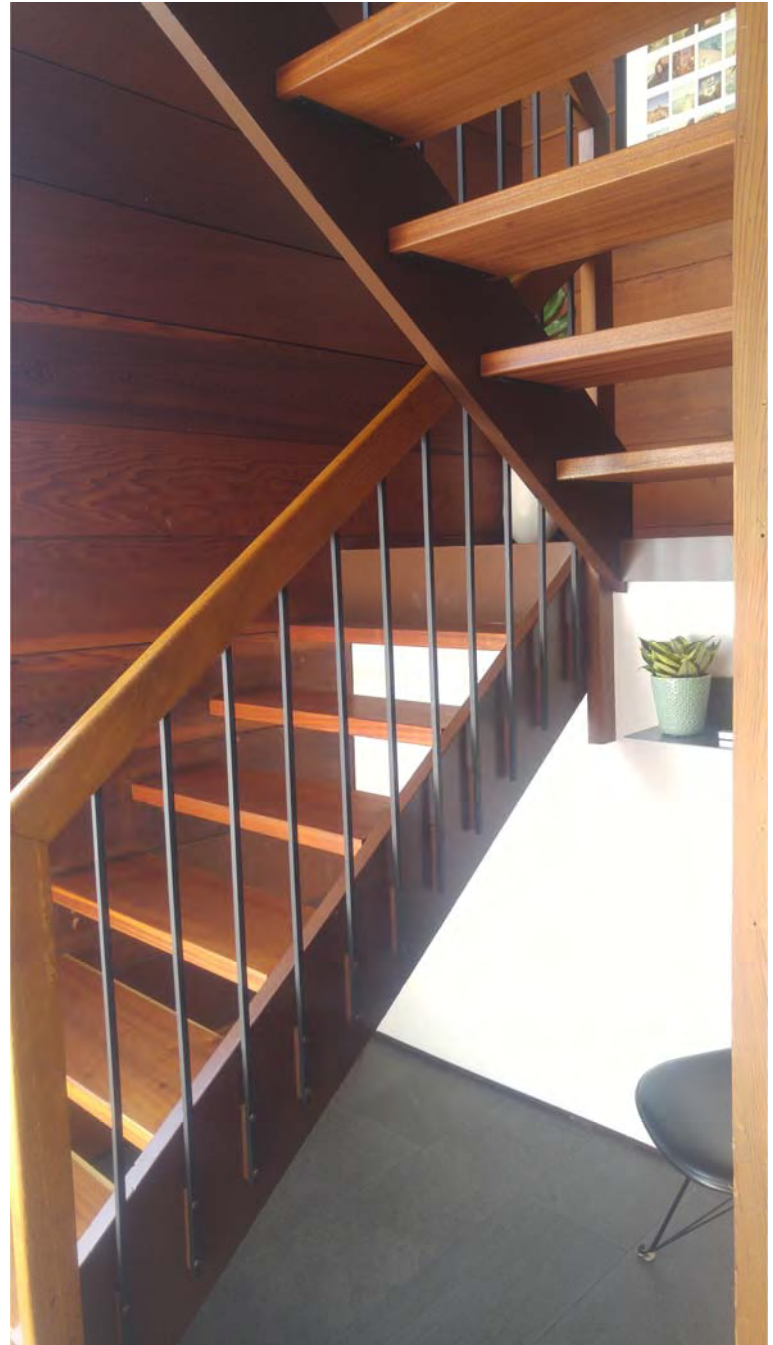


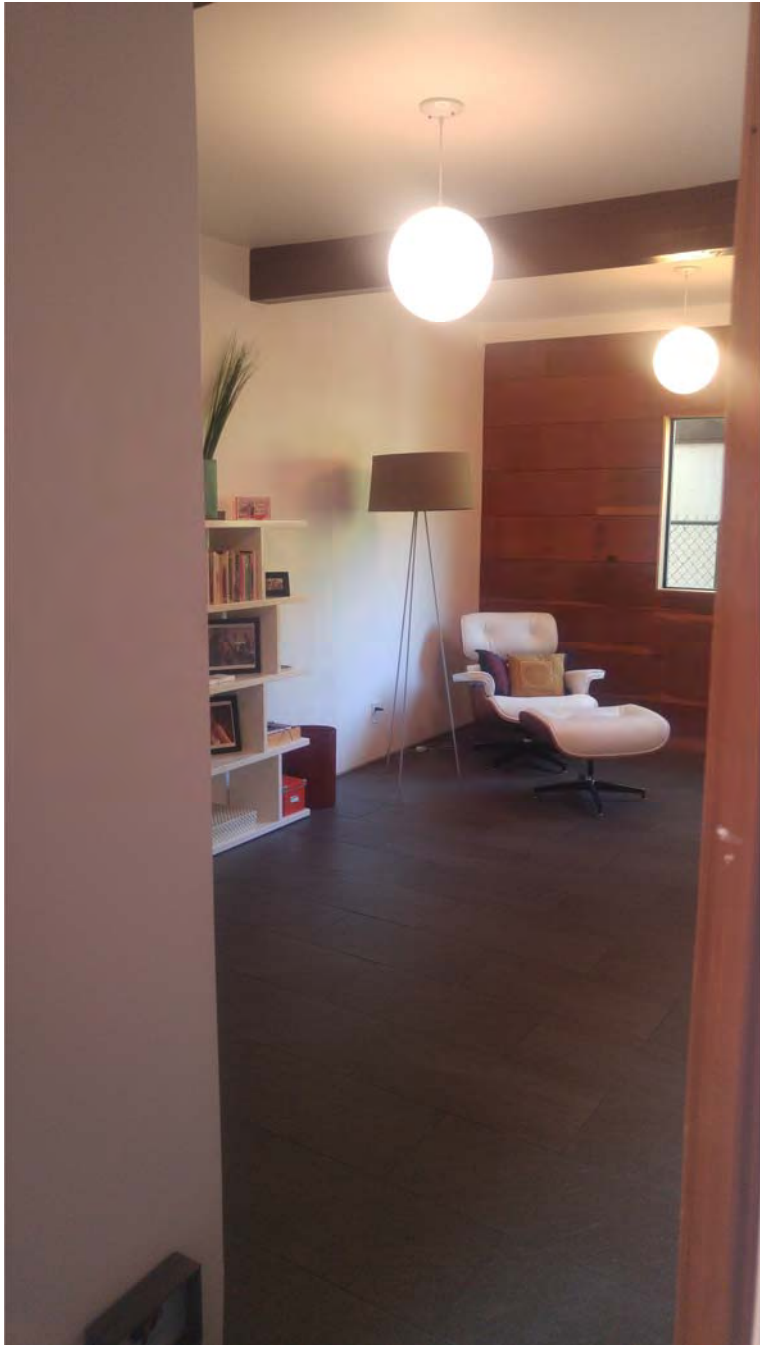




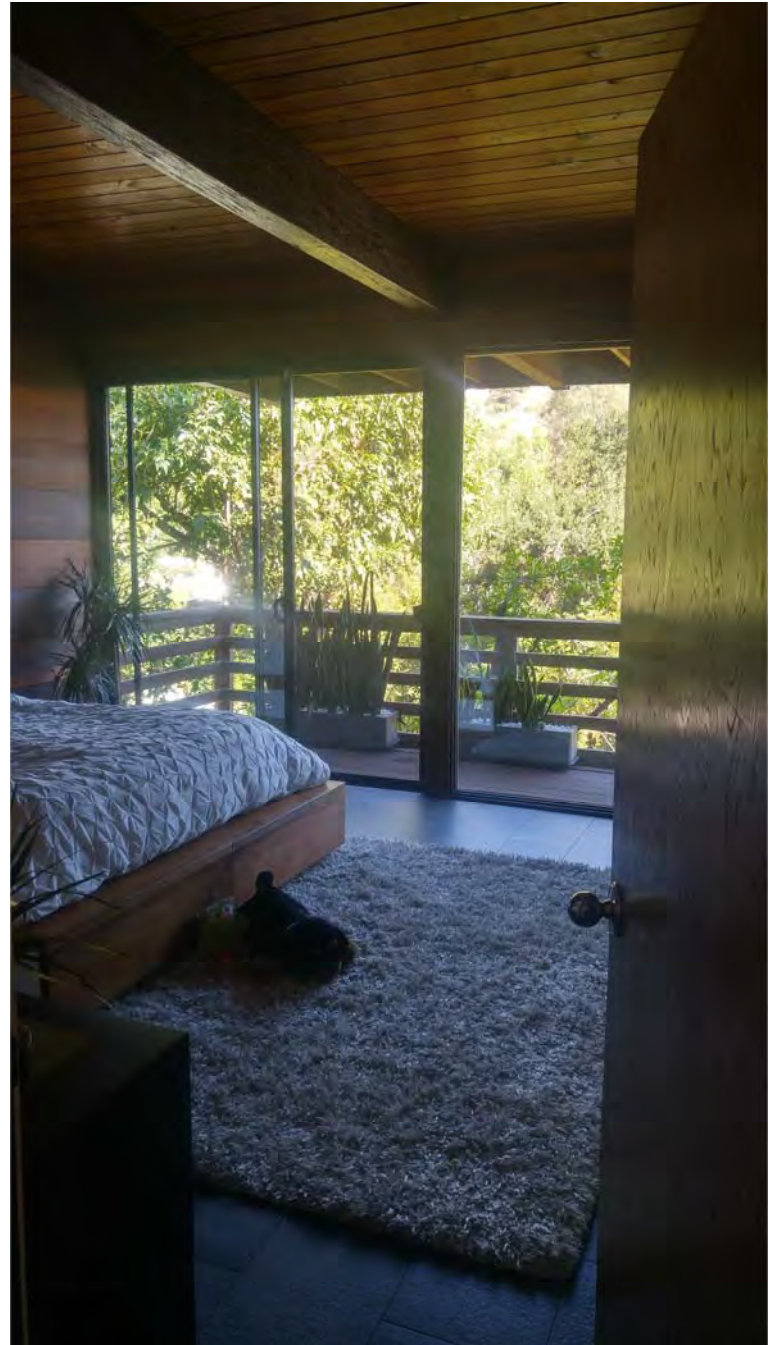




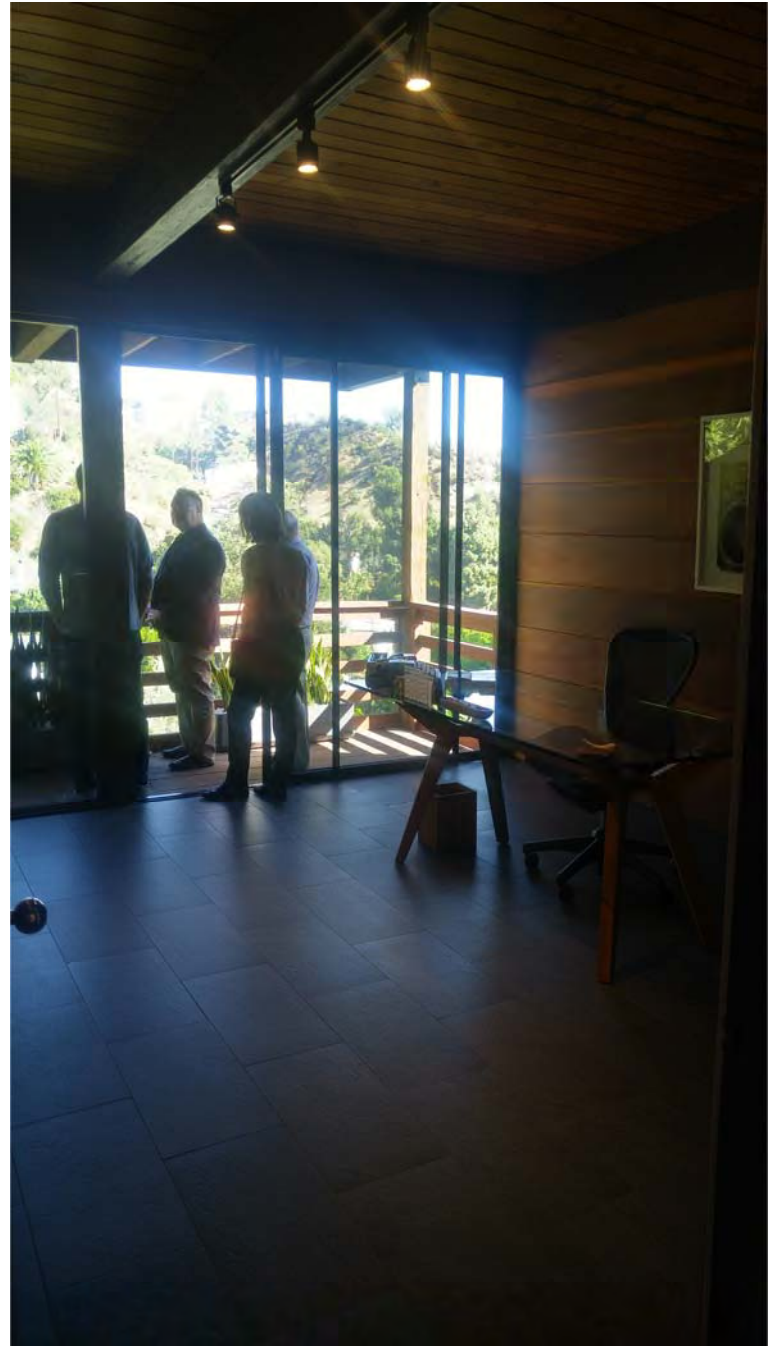


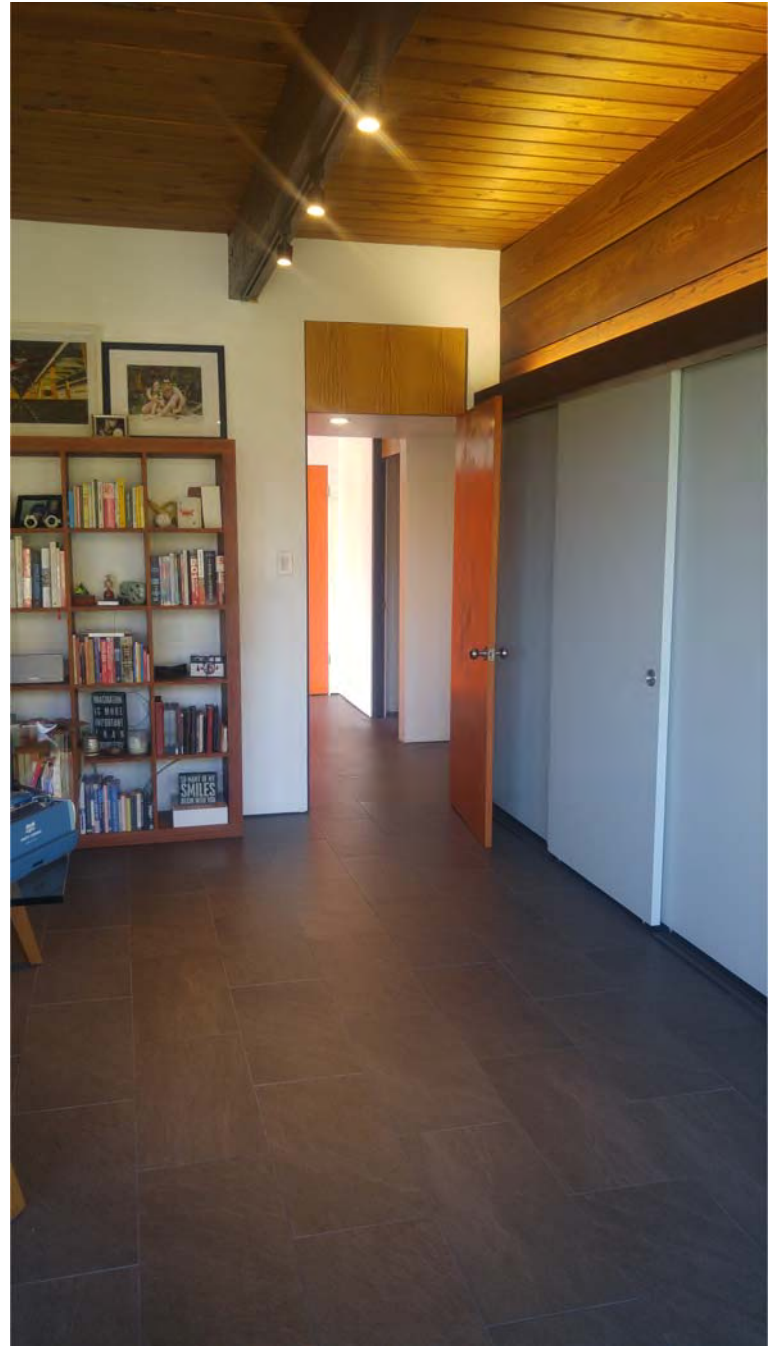


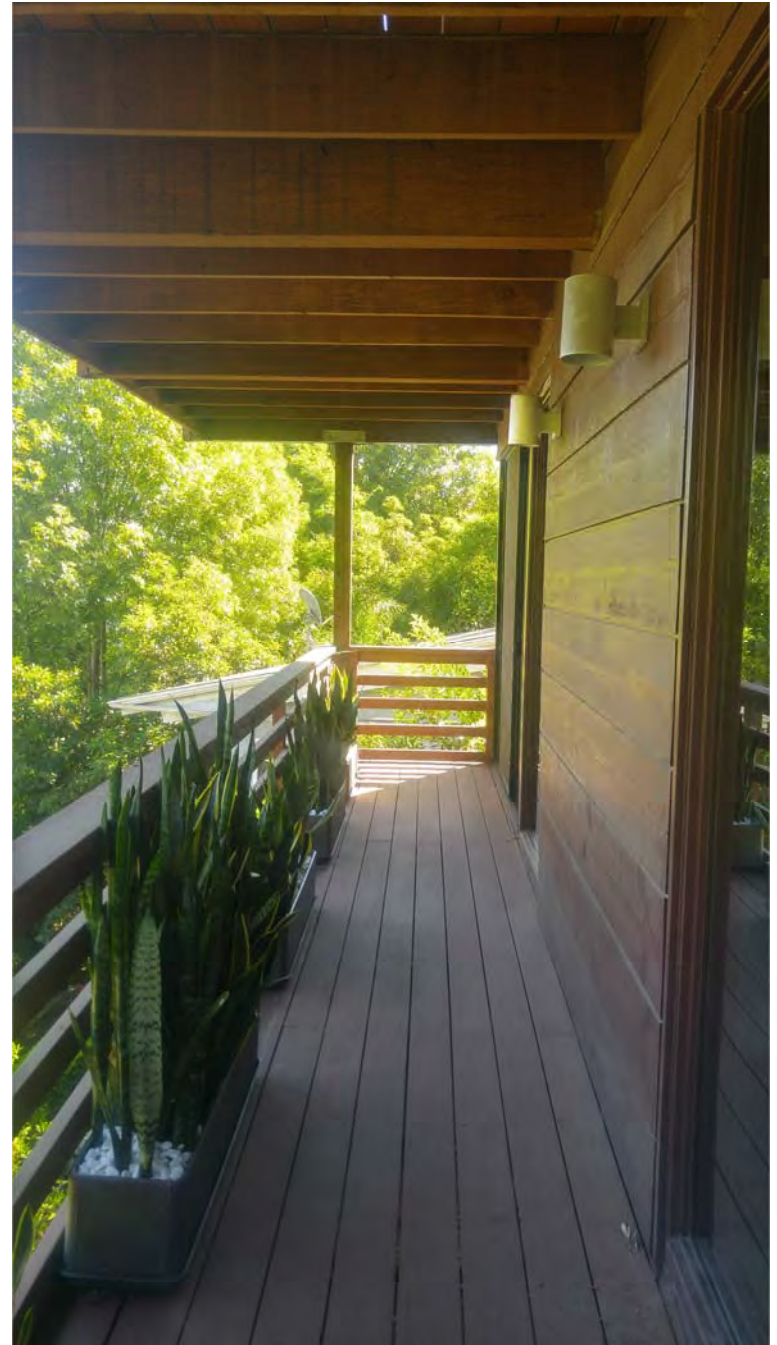
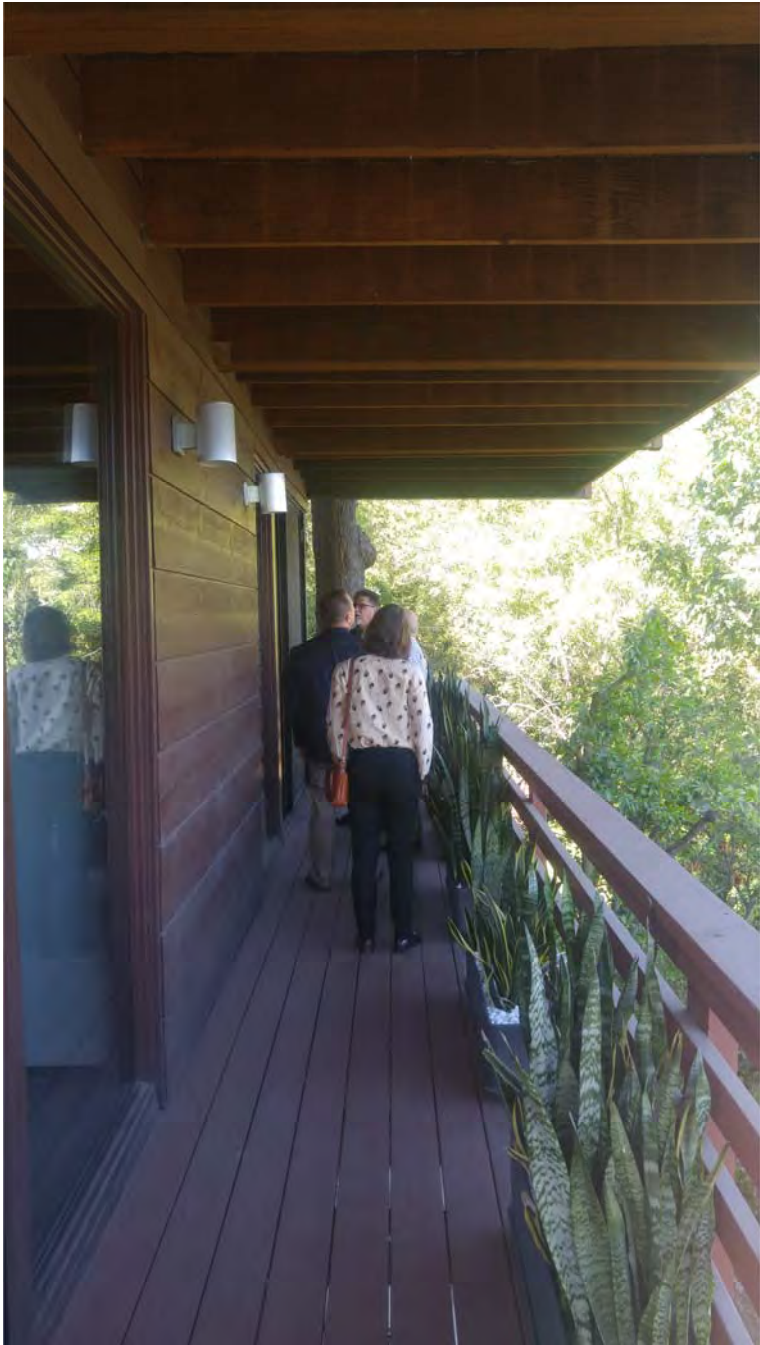


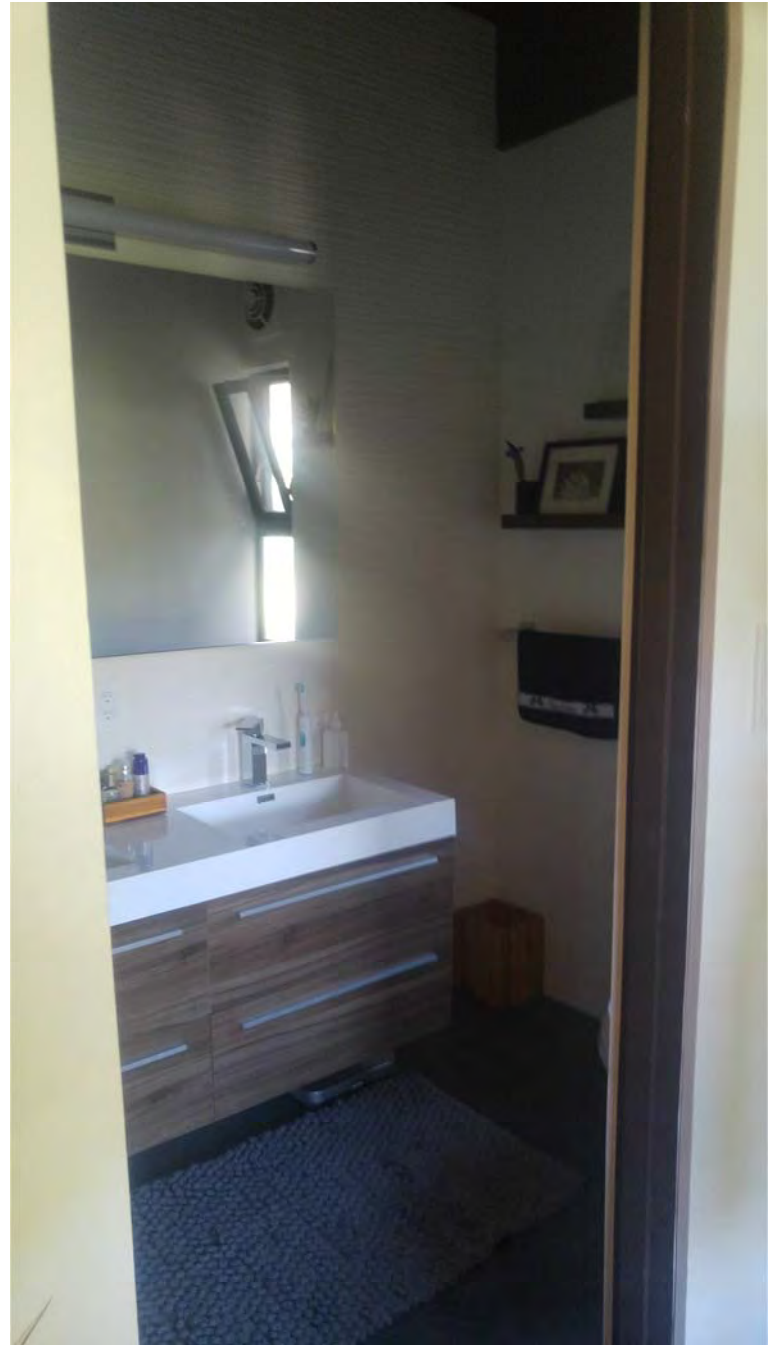




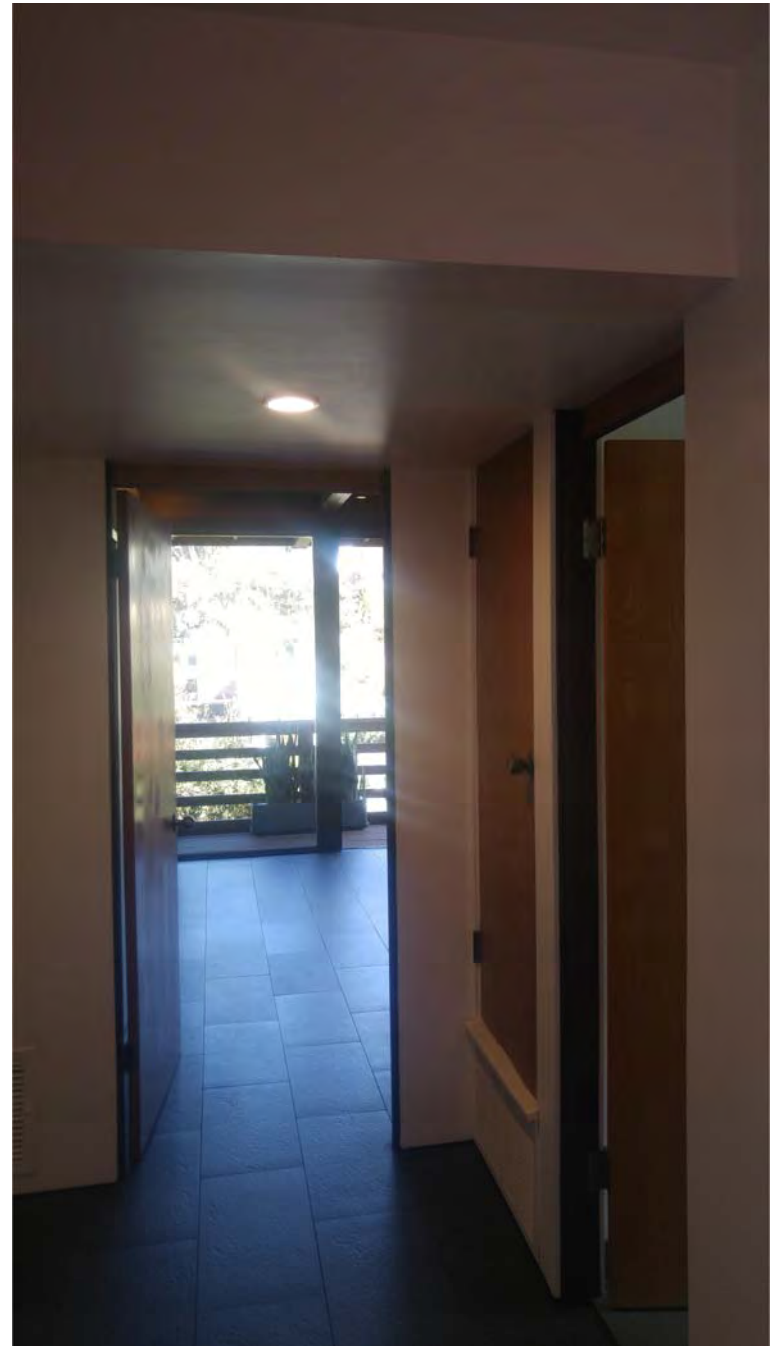
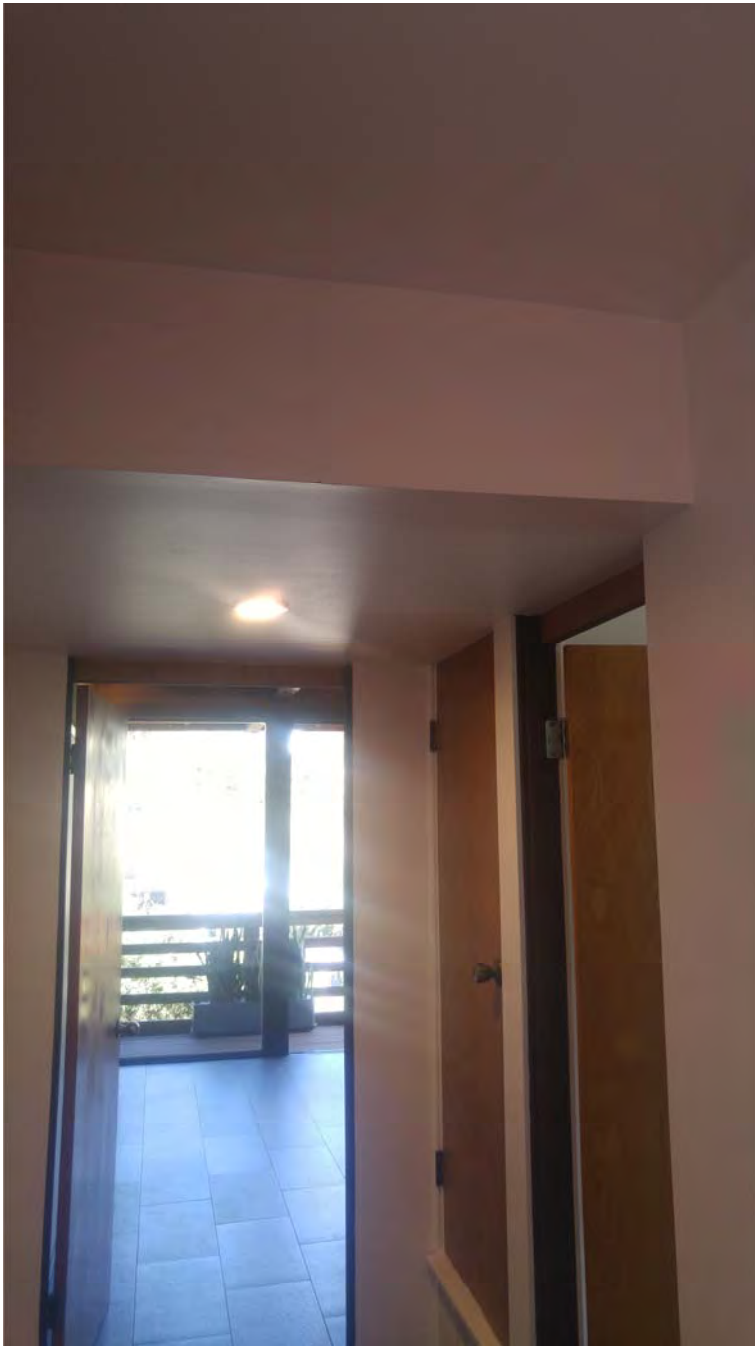


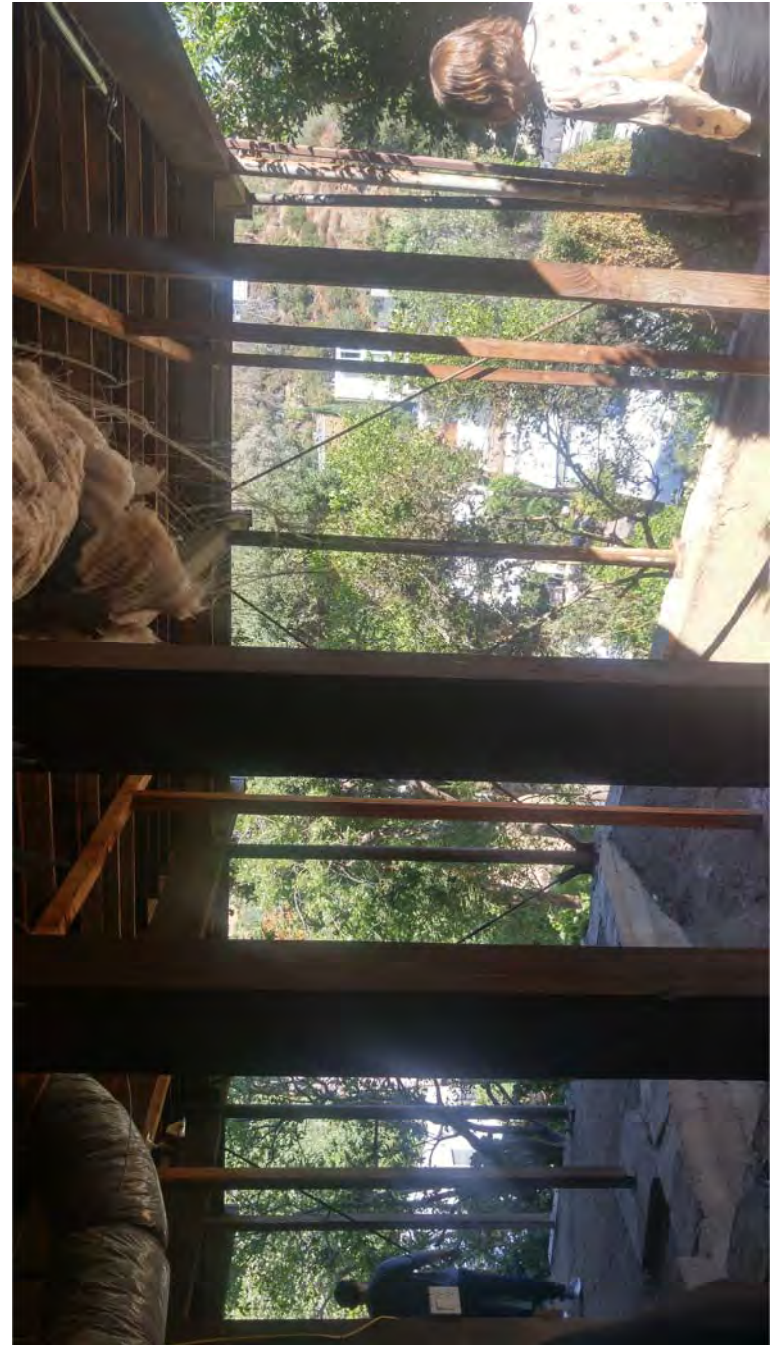












COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK
 200 NORTH SPRING STREET, ROOM 360
 LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act 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). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 4
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PROJECT TITLE Hogan Residence	LOG REFERENCE ENV-2017-3229-CE CHC-2017-3228-HCM
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PROJECT LOCATION
 8527 West Brier Drive, Los Angeles, CA 90046

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
 Designation of the Hogan Residence as an Historic-Cultural Monument.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

CONTACT PERSON Melissa Jones	AREA CODE 213	TELEPHONE NUMBER 978-1192	EXT.
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EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
x CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1

Class 8 & 31 Category _____ (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION: Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's 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." 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 **Hogan 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.

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

SIGNATURE [SIGNED COPY IN FILE]	TITLE Planning Assistant	DATE October 2, 2017
FEE:	RECEIPT NO.	REC'D. BY
		DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record

IF FILED BY THE APPLICANT:

NAME (PRINTED) _____

SIGNATURE _____

DATE _____

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2017-3228-HCM
ENV-2017-3229-CE

HEARING DATE: September 7, 2017
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 8527 West Brier Drive
Council District: 4 - Ryu
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Bel Air – Beverly Crest
Legal Description: Tract TR 798, Lot 279

PROJECT: Historic-Cultural Monument Application for the
HOGAN RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

**OWNERS/
APPLICANTS:** Christopher and Susanna Musotto Capparo
8527 Brier Drive
Los Angeles, CA 90046

PREPARER: Katie Horak and Mickie Torres-Gil
Architectural Resources Group
8 Mills Place, Suite 300
Pasadena, CA 91105

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Take the property under consideration** as a 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, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, Planning Assistant
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The 1964 Hogan Residence is a two-story single-family dwelling with an attached carport located on the north side of Brier Drive in the Laurel Canyon neighborhood of Los Angeles. The subject property is slightly set back from the property line and occupies the majority of a 3,724-foot rectangular parcel, which slopes steeply downward towards a small canyon on the north. It was designed by noted Los Angeles-area architect Douglas Rucker in the Mid-Century Modern/ Post and Beam style for Jack Hogan, a television actor whose career extended from the mid-1950s through the early 1990s. The subject property appears to be one of few buildings designed by Rucker in the City of Los Angeles.

Rectangular in plan, the subject property cantilevers over the hillside and is supported by a structural system of wood posts on concrete footings and tension cables. It features wood-frame construction with exterior walls of paneled redwood siding and a flat, built-up roof with wide, overhanging eaves and exposed wood beams. The primary (south) façade is dominated by a two-car carport recessed beneath a cantilevered roof eave supported by three wood posts. A recessed entrance is approached by a pebbled concrete walkway and features a solid wood door flanked by narrow sidelights with obscure glass. Fenestration at this elevation consists of clerestory windows that wrap around to the east façade. The rear (north) façade features two wood decks that span the length of the building at each floor, fixed floor-to-ceiling windows, transom windows on the second floor, and sliding glass doors. Fenestration on the east façade comprises two stacked wood windows with obscure glass, paired clerestory windows wrapping from the primary (south) façade, a non-original sliding aluminum window, a narrow jalousie window on the second floor, and a non-original hopper window on the first floor. Fenestration on the west façade is minimal and comprises a fixed window and transom with obscure glass in the carport, a narrow jalousie window on the second floor, and a sliding aluminum window on the first floor. The interior of the building consists of three bedrooms, two and one-half bathrooms, kitchen, dining room, and living room. Featured elements include built-in wood shelving and cabinetry, floor-to-ceiling paneled redwood siding, a pine ceiling with painted beams that extend to the exterior, brick fireplace, and wood transom panels that demarcate entrances.

Douglas Rucker is a well-known Malibu architect and author who has designed more than 80 residential and commercial projects and over 50 remodels/additions. Born and raised in Illinois, Rucker received his Bachelor of Science (B.S.) in Architecture from the University of Illinois in Champaign-Urbana in 1950; he then worked as a draftsman in Denver and San Diego before moving to Altadena and becoming a licensed architect. Rucker worked for various firms in the greater Los Angeles region, including architect Ray Jones of Glendale and architecture firm Gilman & Young of Brentwood. In 1957, Rucker opened his own Pacific Palisades firm as part of a partnership and in 1958, he opened his own, eponymous firm in Malibu. During the firm's tenure, Rucker primarily designed single-family, Post and Beam residences in Malibu; some projects were also located in Calabasas, Santa Monica, and Los Angeles. Though now retired from architecture, Rucker lives in the Santa Monica Mountains, has since authored ten books, and has a photography collection at several local galleries.

Based on permit records and current photos, it appears that the subject property has experienced only minor structural and cosmetic alterations over time. In 1974, various portions of the subfloor, joists and girders were replaced in-kind. Both decks were also replaced in-kind and deck supports added in 2002. A new rectangular window was added on the side (west) elevation, at the first floor level, in 2016. Although not permitted, some windows appear to have been replaced, including original jalousie windows in the first floor bathrooms. Interior modifications include the replacement

of original flooring (carpet) with tile, kitchen and bath remodels, and the replacement of original staircase treads.

CRITERIA

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

FINDINGS

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

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



1. PROPERTY IDENTIFICATION

Proposed Monument Name: Hogan Residence		Current address	
Other Associated Names:			
Street Address: 8527 Brier Drive		Zip: 90046	Council District: 4
Range of Addresses on Property:		Community Name: Hollywood	
Assessor Parcel Number: 5556-012-028	Tract: 798	Block: None	Lot: 279
Identification cont'd:			
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:			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1964	<input checked="" type="radio"/> Factual <input type="radio"/> Estimated	Threatened? None
Architect/Designer: Douglas Rucker	Contractor: Ray Webb	
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: Mid-Century Modernism		Stories: 2	Plan Shape: Rectangular
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood	Type: Select	
CLADDING	Material: Wood tongue-and-groove	Material: Select	
ROOF	Type: Flat	Type: Select	
	Material: Rolled asphalt	Material: Select	
WINDOWS	Type: Floor-to-Ceiling	Type: Jalousie/Louver	
	Material: Aluminum	Material: Aluminum	
ENTRY	Style: Recessed	Style: Select	
DOOR	Type: Plank	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.	
1974	Various timbers replaced due to dry rot and termite damage (Permit # 33532)
C. 1980s	Bathrooms renovated, tile added (no permit)
2002	Mid-level deck replaced and supports added (Permit #02016-20000-13835)
C. 2016	Minor interior renovations, including cosmetic alterations in kitchen and bathrooms; stair treads replaced; flooring replaced
C. 2016	Small window added to west elevation, at first floor level (not visible from the street)
Unknown	Replacement of some secondary windows in original openings, including small bathroom windows

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 type="checkbox"/> Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s):
Other historical or cultural resource designations:	

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):	
<input type="checkbox"/>	Reflects the broad cultural, economic, or social history of the nation, state, or community
<input type="checkbox"/>	Is identified with historic personages or with important events in the main currents of national, state, or local history
<input checked="" type="checkbox"/>	Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction
<input checked="" type="checkbox"/>	A notable work of a master builder, designer, 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: Christopher Charles Caparro		Company:	
Street Address: 8527 Brier Drive		City: Los Angeles	State: CA
Zip: 90046	Phone Number: 310-600-9266	Email: caparro@gmail.com	

Property Owner

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

Name: Christopher Charles Caparro		Company: Capparo+Co.	
Street Address: 8527 Brier Drive		City: Los Angeles	State: CA
Zip: 90046	Phone Number: 310-600-9266	Email: caparro@gmail.com	

Nomination Preparer/Applicant's Representative

Name: Katie Horak and Mickie Torres-Gil		Company: Architectural Resources Group	
Street Address: 8 Mills Place, Ste. 300		City: Pasadena	State: CA
Zip: 91105	Phone Number: 626-583-1401 x103	Email: k.horak@arg-la.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

- | | |
|---|--|
| <ul style="list-style-type: none"> 1. ✓ Nomination Form 2. ✓ Written Statements A and B 3. ✓ Bibliography 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) | <ul style="list-style-type: none"> 5. ✓ Copies of Primary/Secondary Documentation 6. ✓ Copies of Building Permits for Major Alterations (include first construction permits) 7. ✓ Additional, Contemporary Photos 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.

CHRISTOPHER CAPARRO

1/27/17

Name:

Date:

Signature:

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

Office of Historic Resources
Department of City Planning
200 N. Spring Street, Room 620
Los Angeles, CA 90012
Phone: 213-978-1200
Website: preservation.lacity.org



8527 Brier Drive

Historic-Cultural Monument Nomination Continuation Sheet

A. Property Description

Site

The single-family residence at 8527 Brier Drive occupies a rectangular parcel of 3,724 square feet, located on the north side of Brier Drive in the Laurel Canyon neighborhood of Los Angeles. The two-story house is slightly set back from the property line and occupies the majority of the parcel, which slopes steeply downward towards a small canyon on the north. The property is entered via a wide concrete driveway from Brier Drive. Narrow concrete staircases leading to the backyard flank the driveway on either side. Landscaping is generally confined to the backyard and includes mature lemon, lime and black oak trees, and shrubbery and foundation plantings. The topography of the area is characterized by steep hills, canyons, and winding roads. The property is surrounded by one- to three-story single-family residences, many of which adhere to the hilly nature of the neighborhood.

Exterior

The subject property was completed in 1964 and designed by Douglas Rucker in the Mid-Century Modern/Post and Beam style. It features a rectangular plan that cantilevers over the hillside and is supported by a structural system of wood posts on concrete footings and tension cables. The house features wood-frame construction with exterior walls of paneled redwood siding. The building is capped by a flat, built-up roof with wide, overhanging eaves and exposed wood beams. On the east, west, and north elevations, the ends of the beams are sawn at an acute 45-degree angle.

The primary (south) façade is dominated by a two-car carport, which is deeply recessed beneath a cantilevered roof eave supported by three wood posts. The depth of the eave spans the length of the façade. Above the primary entrance, positioned east of the carport and separated from it by a paneled redwood wall, the structure of the eave is exposed, mimicking a wood trellis. The recessed entrance is approached by a pebbled concrete walkway from Brier Drive and features a solid wood door flanked by narrow sidelights with obscure glass. To the right of the entrance is a paneled wood volume fronted by a built-in wood bench that cantilevers past the walkway. Bordering the driveway on the west and the walkway on the east are simple wood railings with three, equally spaced horizontal support rails. Fenestration at this elevation consists of clerestory windows, which are positioned above the primary entrance and adjacent volume and wrap around to the east façade.

The rear (north) façade features two wood decks that span the length of the building at each floor; the top (second floor) deck is slightly wider than the lower (first floor) deck, and is supported by narrow



wood posts extending from the corners of the lower deck's railing. Both decks are bordered by the same type of wood railings found on the primary façade. The north façade features fixed floor-to-ceiling windows and sliding glass doors. On the second floor, transom windows fit neatly between the exposed roof beams.

Fenestration is irregularly spaced along the east façade and comprises two stacked wood windows with obscure glass, paired clerestory windows wrapping from the primary (south) façade, and a non-original sliding aluminum window; a narrow jalousie window on the second floor is positioned directly above a non-original hopper window on the first floor. Fenestration on the west façade is minimal and comprises a fixed window and transom with obscure glass in the carport, a narrow jalousie window on the second floor, and a sliding aluminum window on the first floor.

Interior

The interior of the building consists of three bedrooms, two and one-half bathrooms, kitchen, dining room, and living room. The dwelling is entered on the second floor through a small, compact foyer with paneled redwood walls and pebbled concrete flooring, both of which continue from the exterior of the building. A U-shaped staircase to the first floor is located to the right of the door opposite a partial-height wood wall, which stops clear of the ceiling plane and is connected to it by wood posts. The staircase features floating hardwood treads with no risers, a wood handrail, and narrow, metal balusters. A small pass-through with built-in wood shelving and cabinets from the foyer opens to a large, rectangular-shaped room comprising an open galley kitchen on the east and a living room on the west. The room features redwood siding and pine ceilings supported by wood beams that extend to the exterior. The outdoor deck is accessed by sliding glass doors along the north wall. A prominent brick-clad fireplace is centered along the east wall, where the hearth sits level with a raised, built-in wood bench that extends the length of the room. A half bathroom is located just south of the kitchen through a small pantry space and is accessed by two wood pocket doors with a wood panel above. Non-original tile flooring is located throughout the residence.

The bedrooms and two full baths are located on the first floor. A hallway with plaster walls and a dropped ceiling connects the rooms and staircase. Two large bedrooms are paired along the north end of the dwelling. They are accessed by single, hollow core wood entrance doors capped by a wood panel, and feature original pine ceilings with wood beams and built-in closets, which are mirrored along the center wall splitting the two rooms and contain soffit lighting along the top. Sliding glass doors along the north wall provide access the shared deck. A third bedroom (or office) is located along the west side of the dwelling, just west of the staircase. The room is entirely plastered with the exception of the west wall, which has paneled redwood.



Alterations

Building permits and current photos indicate that 8527 Brier Road has experienced minor structural and cosmetic alterations over time. In 1974, various portions of the subfloor, joists and girders were replaced in-kind due to dry rot and termite damage (City of Los Angeles, Building Permit No. 33532). Both decks were also replaced in-kind and deck supports added for this same reason in 2002 (City of Los Angeles, Building Permit No. 02016-20000-13835). Although not permitted, some windows appear to have been replaced, including original jalousie windows in first floor bathrooms for windows with a fixed and hopper configuration (in original openings). A new rectangular window was added on the side (west) elevation, at the first floor level, in 2016.

Interior modifications are minor and cosmetic, and include the replacement of original flooring (carpet) with tile, kitchen and bath remodels, and replacement of original staircase treads.

Character-Defining Features

Site

- Hillside site and setting
- Steeply sloping lot, with expansive canyon views
- Minimal street presence, with the majority of the house facing the rear of the parcel (oriented toward the view of the canyon)

Exterior

- Rectangular, cantilevered plan
- Two-story configuration
- Paneled redwood siding
- Exterior wood decks on the north elevation, which extend the width of the building
- Two-car carport, which dominates most of the primary façade
- Flat roof with wide, overhanging eaves and exposed wood beams
- Beam ends sawn to a 45-degree angle on the north, east and west elevations
- Post-and-beam “pergola” or “trellis” over primary entrance
- Wood railing along the driveway and entrance walkway, with evenly spaced, horizontal rails
- Projecting wood paneled volume along the east end of the primary façade
- Built-in wood bench near entrance walkway
- Pebbled concrete walkway leading to the primary entrance from Brier Drive
- Wood posts supporting the cantilevered eave along the primary elevation
- Sliding glass doors along north elevation
- Clerestory windows on the south (primary) and east elevations
- Transom windows that fit within the beams above the sliding glass doors on the north elevation



- Narrow, vertical jalousie windows
- Sidelights with obscure glass flanking the primary entrance
- Fixed, floor-to-ceiling wood windows with obscure glass on the east elevation

Interior

- Compact foyer with pebbled concrete flooring, continued from the exterior walkway
- Built-in wood shelving and cabinetry in the foyer pass-through
- Open, flexible living room and kitchen floorplan
- Floor-to-ceiling paneled redwood siding (throughout)
- Pine ceiling with painted beams that extend to the exterior (throughout)
- Brick fireplace and raised hearth in living room along the west elevation
- Built-in wood bench that sits level with the fireplace hearth and extends the length of the living room
- Wood transom panels demarcating entrances (throughout)
- U-shaped, open riser staircase with wood railings and narrow metal balusters



B. Statement of Significance

Summary

8527 Brier Drive meets the following criteria for designation as a Los Angeles Historic-Cultural Monument (HCM):

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

It is a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

Built in 1964, the property at 8527 Brier Drive embodies the distinctive characteristics of the Mid-Century Modern/Post and Beam architectural style and method of construction, conveyed through the building's expression of structural systems, geometric massing, dramatic cantilevers and overhangs, and seamless relationship between indoor and outdoor spaces. The subject property is also an important work of notable local architect Douglas Rucker, who is best known for his Post and Beam style single-family residences in and around Malibu. 8527 Brier Drive appears to be one of few buildings designed by Rucker in the City of Los Angeles.

Early Development of Laurel Canyon

8527 Brier Drive is located within the Laurel Canyon community of Los Angeles. The neighborhood occupies a small canyon in the Santa Monica Mountain range, at the western edge of the Hollywood Hills. Development of the canyon was originally envisioned by engineer and real estate investor Charles Spencer Mann, who bought property along Laurel Canyon Boulevard and in the adjacent hills during the first decade of the 20th century.¹ Lots in the area's earliest subdivisions, "Bungalow Land" and "Wonderland Park," were moderately priced, narrow in size, and connected by a "network of interconnecting lanes and footpaths."² As a means to attract prospective buyers, Mann installed the country's first trackless trolley that ran up Laurel Canyon Boulevard from Sunset Boulevard to a roadhouse tavern at Lookout Mountain Avenue.³ In 1920, Mann constructed the lavish Lookout Mountain Inn at the hill's crest, a brief, but popular, attraction that burned down only three years after opening.

Laurel Canyon quickly became popular amongst members of the Hollywood film industry, who lived in lavish Period Revival style homes along Laurel Canyon Boulevard; other residents of the area lived in

¹ "Early Canyon History," ed. Rick Seireeni, Laurel Canyon Association, accessed January 12, 2017, <http://laurelcanyonassoc.com/EarlyHist.html>.

² "20th Century History," ed. Rick Seireeni, Laurel Canyon Association, accessed January 12, 2017, <http://laurelcanyonassoc.com/20cHist.html>.

³ "Early Canyon History."



more modest houses set deep within the canyon that had originally been constructed as vacation retreats.⁴ While the neighborhood retained a rustic, country-like atmosphere into the 1930s, development continued rapidly as roads were paved to accommodate automobiles. Like most of Los Angeles, Laurel Canyon experienced another wave of residential development during the post-World War II era, characterized by the construction of modern homes that took advantage of new technologies and methods of engineering that enabled construction in such steeply sloped sites. Many of the lots, which were previously unbuildable, could finally accommodate single-family residences that were built into or cantilevered over the steep hillsides.⁵

Laurel Canyon is perhaps most well known as a nexus for counterculture in the 1960s and '70s, during which time it became home to some of the era's most honored rock musicians, including Jim Morrison, Carole King, the Mamas and the Papas, Neil Young and Joni Mitchell. Laurel Canyon has remained popular among those in the entertainment industry, due to the relatively private and self-contained nature of its canyons, which retain the intricate street layouts first implemented by the area's developers.

8527 Brier Drive is located on Lot 279 of Tract No. 798. Located just southeast of Lookout Mountain, the tract was subdivided in 1910 by James D. Millar of the Oil & Metals Bank & Trust Co. (formerly Columbia Trust); at the time, Brier Drive was simply identified as "Lot D," while surrounding streets also corresponded to letters of the alphabet.⁶ Per historic aerial photographs, it appears that substantial residential development did not occur in the neighborhood until the late 1940s and early 1950s. Built in 1964, 8527 Brier Drive was one of the later lots to be developed, presumably because of its challenging topography.

In January of 1964, the architect Douglas Rucker, who had experience working with challenging sites, applied for a building permit to construct a single-family dwelling and attached carport at 8527 Brier Drive. Rucker designed the residence for Jack Hogan, a television actor whose career extended from the mid-1950s through the early 1990s. Appearing in dozens of television series and movies, Hogan is perhaps best known for his recurring role in the 1960s television war-drama *Combat!*. According to Los Angeles City building permits, various minor construction projects continued through 1964. Jack Hogan received a Certificate of Occupancy for the residence in December of that year. The resulting, two-story residence cantilevered over the site and overlooked a narrow canyon known today as the Kirkwood Bowl.

⁴ "Early Canyon History."

⁵ Ibid.

⁶ Los Angeles County Tract Map, TR0016-034a.



Construction and Occupant History

In his memoir *Growing Edge*, Douglas Rucker refers to a “Mystery House” he designed in “a hilly neighborhood on the edge of a looping road,” for a working actor in the mid-1960s.⁷ This “Mystery House” is likely the residence at 8527 Brier Road, as Rucker describes both the neighborhood as being near Beverly Hills and his client as an actor in a television series about World War II. The residence is one of few buildings designed by Rucker in the City of Los Angeles.

In the design of the house for Jack Hogan, Rucker adhered to a strict budget, and limited supervision and follow-up time. The result was an “all-wood, *bare bones*, post-and-beam house,” which Rucker refers to in his book as his “regular style.”⁸ Common features of 8527 Brier Drive also shared with other Rucker-designed buildings include the extensive use of redwood siding and other warm, natural materials, an open galley kitchen, the use of windows in the garage or carport, and the use of sliding glass doors and long decks to facilitate movement between the interior and exterior spaces.⁹ Rucker was pleased with the design of the house, and it fits neatly into his oeuvre of elegant, Post and Beam houses whose simplicity betray the complex engineering necessary for such challenging building sites.

Jack Hogan appears only to have lived in the residences for a few years; by the early 1970s, it was occupied by Muriel Kessler. Kessler lived at the house until at least the early 2000s. Due to the exposure of the wood construction throughout the residence, some restorative measures have been undertaken. In 1974, then-owner Kessler removed and replaced timbers in the subfloor, joists and girders damaged by dry rot and termites. In 2002, Kessler also had the decks along the rear (north-facing) façade replaced and supports added due to dry rot.

Mid-Century Modernism / Post and Beam

The residence at 8527 Brier Road embodies the distinctive characteristics of the Post and Beam style and method of construction. Post and Beam is a subset of Mid-Century Modernism, a broad term used to classify a wide variety of diverging schools of Modernism that emerged in the postwar era as innovative architects adapted the ideas and tenets of early Modernism to their own locales, material palettes, and local precedents. Post and Beam was introduced to the broader public between the 1940s and 1960s by the Case Study House program, an internationally recognized program of single-family residences created by *Arts & Architecture* magazine’s editor, John Entenza. Running between 1945 and 1966 and resulting in the design of 36 residences, 25 of which were ultimately constructed, the program is considered one of the most significant and influential experimental post-World War II housing efforts attempted in the United States. Though the Case Study House program is most often associated with the steel-and-glass, machine age buildings designed by modern architects Raphael Soriano, Pierre

⁷ Rucker, *Growing Edge*, 193.

⁸ Rucker, *Growing Edge*, 193.

⁹ King, “Its All They Need.”



Koenig, Charles and Ray Eames, and Craig Ellwood, the wood Post and Beam aesthetic actually compromised a substantial body of the program's work.

Post and Beam reflects the adaptation of the earlier International Style's horizontal massing, geometric forms, modular construction, unornamented wall surfaces, and structural expression to the climate and topography of the region. Originating as a method of construction, it is characterized by the direct expression of structural framing (most often wood), consisting of beams supported by posts rather than solid, load-bearing walls. This method allowed for large expanses of glass, dramatic cantilevers and overhangs, flexible and open floor plans, and the seamless integration of indoor and outdoor living space, heightening the building's connection with its site. While modular in form and consisting of standardized, mass-produced parts, wood Post and Beam houses are known to have a more organic aesthetic than their steel-framed counterparts. While the Post and Beam style is most commonly associated with residential design, it was also used in commercial, industrial, and institutional architecture.

Post and Beam is often associated with what is now known as the "USC style," due to its close association with practitioners who graduated from the University of Southern California (USC), School of Architecture after World War II. During this time, USC's curriculum combined post-war Modernism with Arts and Crafts expressions utilizing Post and Beam construction. The aesthetic responded to several new conditions during the postwar era, including the more casual living conditions of the new suburban American middle class, the emerging wealth of a postwar economy, the concept of the nuclear (not extended) family, and the abundance of land in the Los Angeles region.

Douglas Rucker, AIA

Douglas Rucker, AIA, is a well-known Malibu architect and author who has designed more than 80 residential and commercial projects and over 50 remodels/additions.¹⁰ Born and raised in Illinois, Rucker received his Bachelor of Science (B.S.) in Architecture from the University of Illinois in Champaign-Urbana in 1950; he then worked as a draftsman in Denver and San Diego before moving to Altadena and becoming a licensed architect.¹¹ Rucker worked for various firms in the greater Los Angeles region, including architect Ray Jones of Glendale and architecture firm Gilman & Young of Brentwood. In 1957, Rucker opened his own Pacific Palisades firm as part of a partnership that lasted one year. In 1958, he opened his own, eponymous firm in Malibu.

During the firm's tenure, Rucker primarily designed single-family, Post and Beam residences in Malibu; some projects were also located in Calabasas, Santa Monica and Los Angeles.¹² He became well known in his community for his unassuming yet captivating Mid-Century Modern aesthetic that conveyed

¹⁰ Homaira Shifa, "The Face of Malibu by Johanna Spinks," *Malibu Times*, July 17, 2013, http://www.malibutimes.com/malibu_life/article_2a38a658-eea8-aad6-001a4bcf887a.html

¹¹ Doug Rucker, *Growing Edge* (Malibu, CA: Vilimapubco, 2005), 352.

¹² Shifa, "The Face of Malibu."



mindfulness of design, as seen through his sensitive use of a site and expressive use of natural materials such as redwood, pine and fir. Rucker's work has been described as "instantly recognizable but never formulaic," and his designs often share such characteristics as re-sawn, paneled wood siding, exposed beams with angled ends, prominent fireplaces, open riser stairs, windows in the garage or carport, and galley kitchens – all characteristics found in the property at 8527 Brier Road.¹³ Rucker has named early modernists Frank Lloyd Wright, Mies Van Der Rohe, and Le Corbusier, as well as his own "architectural peers of 1950s [sic] in Southern California," as his architectural inspirations.¹⁴

In 1966, Rucker gained wider recognition as an architect with the design of his own residence in Santa Monica Canyon. The house consisted of a 26-foot pavilion raised on a 40-foot "pedestal," complete with a wraparound deck that offered 360-degree views.¹⁵ In 1969, the house was profiled in an issue of the *Los Angeles Times' Home* magazine and soon became a recognizable feature along the Pacific Coast Highway. The house completely burned in a devastating fire in 1970. Rucker chose to rebuild on top of the remaining foundation, designing a different, yet "equally dramatic" residence.¹⁶ Several other Rucker designs have also been profiled over the years including the Larsen Houses (1961), the Moule House (1963), the Dutcher House (1963, and Ewert Apartments (1964).

Today, Rucker lives with his wife in a small, 700-square foot residence in the Santa Monica Mountains.¹⁷ Though retired from architecture, he has since authored ten books and has a photography collection at several local galleries.

Period of Significance

The period of significance for 8527 Brier Road is defined as 1964, reflecting the year of the building's construction.

¹³ Barbara King, "Its All They Need," *Los Angeles Times*, December 15, 2005, <http://articles.latimes.com/print/2005/dec/15/home/hm-small15>.

¹⁴ Ibid.

¹⁵ Ibid.

¹⁶ Ibid.

¹⁷ King, "Its All They Need."



Bibliography

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Rucker, Doug. *Growing Edge*. Malibu, CA: Vilimapubco, 2005.



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Items Attached

Exhibit 1. Parcel Profile Report

Exhibit 2. Tract Maps

Exhibit 3. Original Building Permits

Exhibit 4. Existing Conditions Photos, ARG, 2017



Architectural
Resources Group

Exhibit 1. Parcel Profile Report



City of Los Angeles Department of City Planning

8/9/2017 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

8527 W BRIER DR

ZIP CODES

90046

RECENT ACTIVITY

ENV-2017-2865-ND

CPC-2017-2864-ZC

CASE NUMBERS

CPC-2016-1450-CPU

CPC-1986-831-GPC

ORD-129279

ORD-128730

ENV-2016-1451-EIR

Address/Legal Information

PIN Number	150A173 617
Lot/Parcel Area (Calculated)	3,723.6 (sq ft)
Thomas Brothers Grid	PAGE 592 - GRID J4
Assessor Parcel No. (APN)	5556012028
Tract	TR 798
Map Reference	M B 16-34/35
Block	None
Lot	279
Arb (Lot Cut Reference)	None
Map Sheet	150A173

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Bel Air - Beverly Crest
Council District	CD 4 - David Ryu
Census Tract #	1942.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	R1-1
Zoning Information (ZI)	ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations
General Plan Land Use	Low II Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	Yes
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
District	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Ellis Act Property	No
Rent Stabilization Ordinance (RSO)	No
CRA - Community Redevelopment Agency	None
Central City Parking	No

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

Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5556012028
Ownership (Assessor)	
Owner1	CAPARRO,CHRISTOPHER AND SUSANNA M
Address	8527 BRIER DR LOS ANGELES CA 90046
Ownership (Bureau of Engineering, Land Records)	
Owner	CAPPARO, CHRISTOPHER CAPPARO, SUSANNA MUSOTTO
Address	8527 BRIER DR LOS ANGELES CA 90046
APN Area (Co. Public Works)*	0.085 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$871,500
Assessed Improvement Val.	\$378,500
Last Owner Change	08/31/2016
Last Sale Amount	\$1,250,012
Tax Rate Area	67
Deed Ref No. (City Clerk)	8-413 4-615 3-605 1483625 1047165 0936
Building 1	
Year Built	1964
Building Class	D7C
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	3
Building Square Footage	1,831.0 (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
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	Yes
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	

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

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
Promise Zone	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
Targeted Neighborhood Initiative	None

Public Safety

Police Information

Bureau	West
Division / Station	Hollywood
Reporting District	632

Fire Information

Bureau	West
Batallion	5
District / Fire Station	41
Red Flag Restricted Parking	Yes

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-1986-831-GPC

Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)

Project Descriptions(s): HOLLYWOOD COMMUNITY PLAN REVISION/GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND HEIGHT DISTRICT CHANGES

Case Number: ENV-2016-1451-EIR

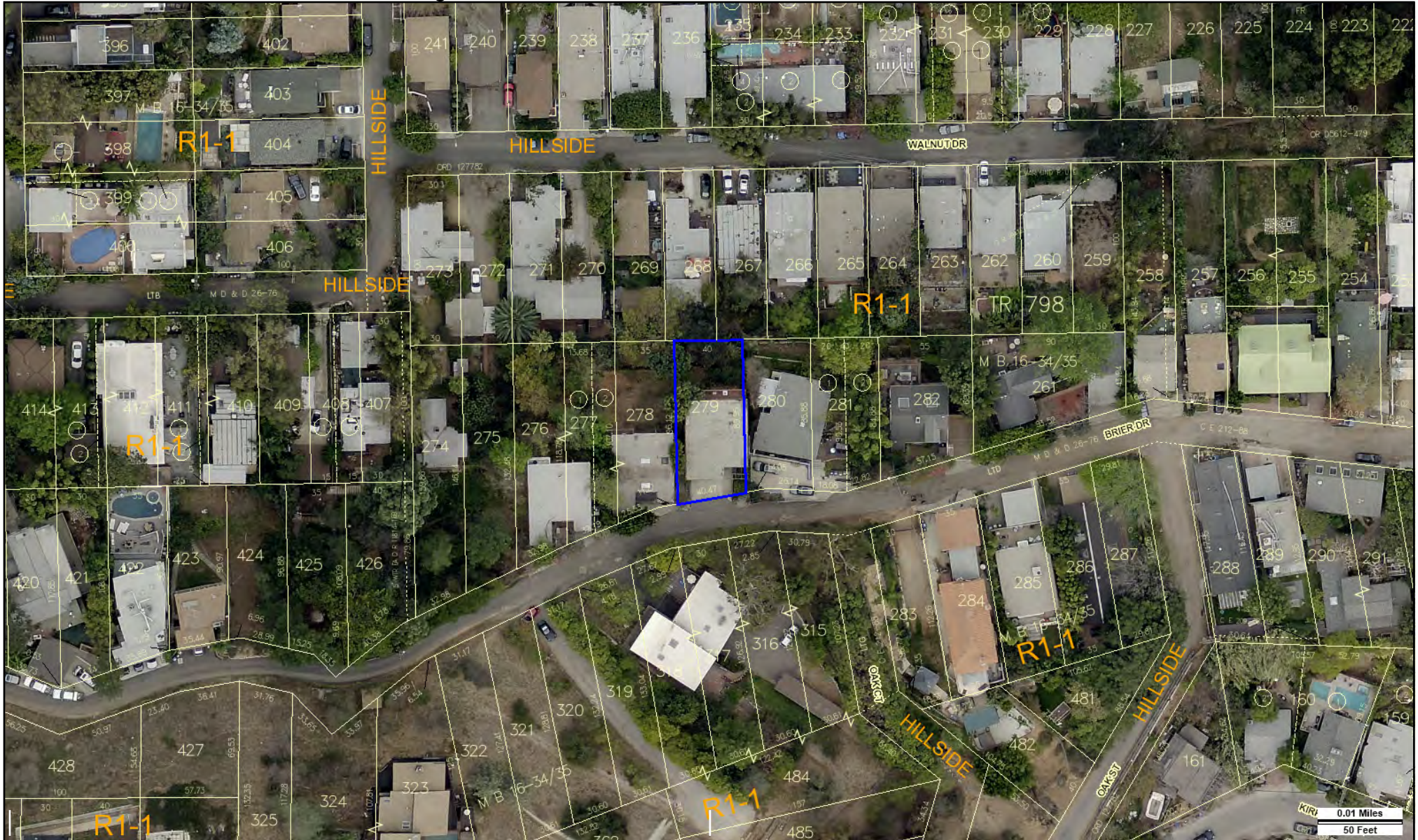
Required Action(s): EIR-ENVIRONMENTAL IMPACT REPORT

Project Descriptions(s): UPDATE TO THE HOLLYWOOD COMMUNITY PLAN

DATA NOT AVAILABLE

ORD-129279

ORD-128730



Address: 8527 W BRIER DR

APN: 5556012028

PIN #: 150A173 617

Tract: TR 798

Block: None

Lot: 279

Arb: None

Zoning: R1-1

General Plan: Low II Residential





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Exhibit 2. Tract Maps

16-34-35 1d
61

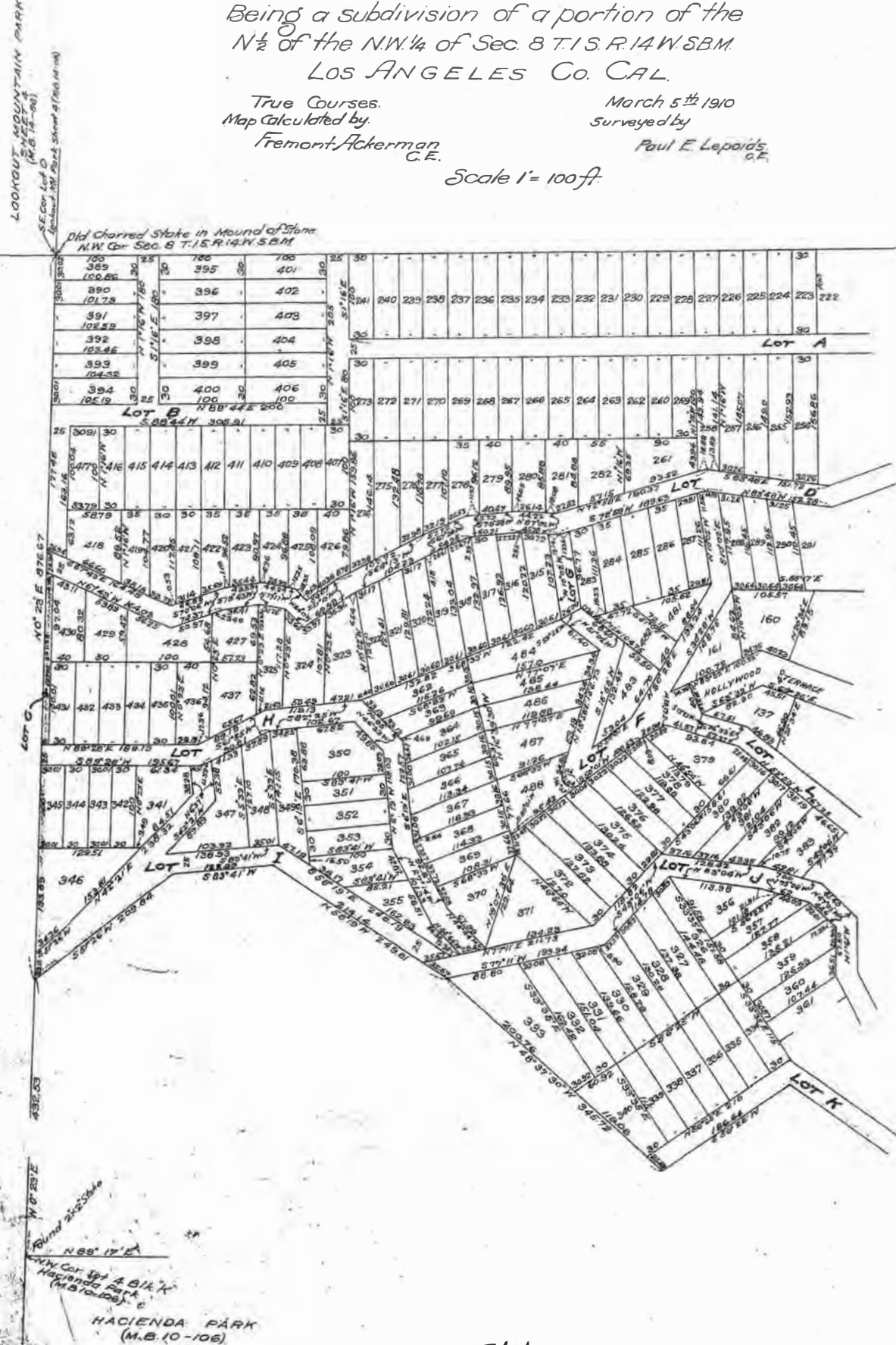
TRACT No. 798

Being a subdivision of a portion of the
N $\frac{1}{2}$ of the N.W. $\frac{1}{4}$ of Sec. 8 T.15. R.14 W. S.B.M.
LOS ANGELES Co. CAL.

True Courses.
Map Calculated by
Fremont Ackerman
C.E.

March 5th 1910
Surveyed by
Paul E. Lepold's
C.E.

Scale 1" = 100ft.



16-34-35

62





Proprietor: Oil & Metals Bank & Trust Co. formerly Columbia Trust
James. D. Miller.

Recorded Mar. 15, 1910.

Comp. H.C.T.

TRACT No. 798

Being a subdivision of a portion of the
N 1/2 of the NW 1/4 of Sec 8 T 15 R 14 W S B M
Los ANGELES Co. CAL

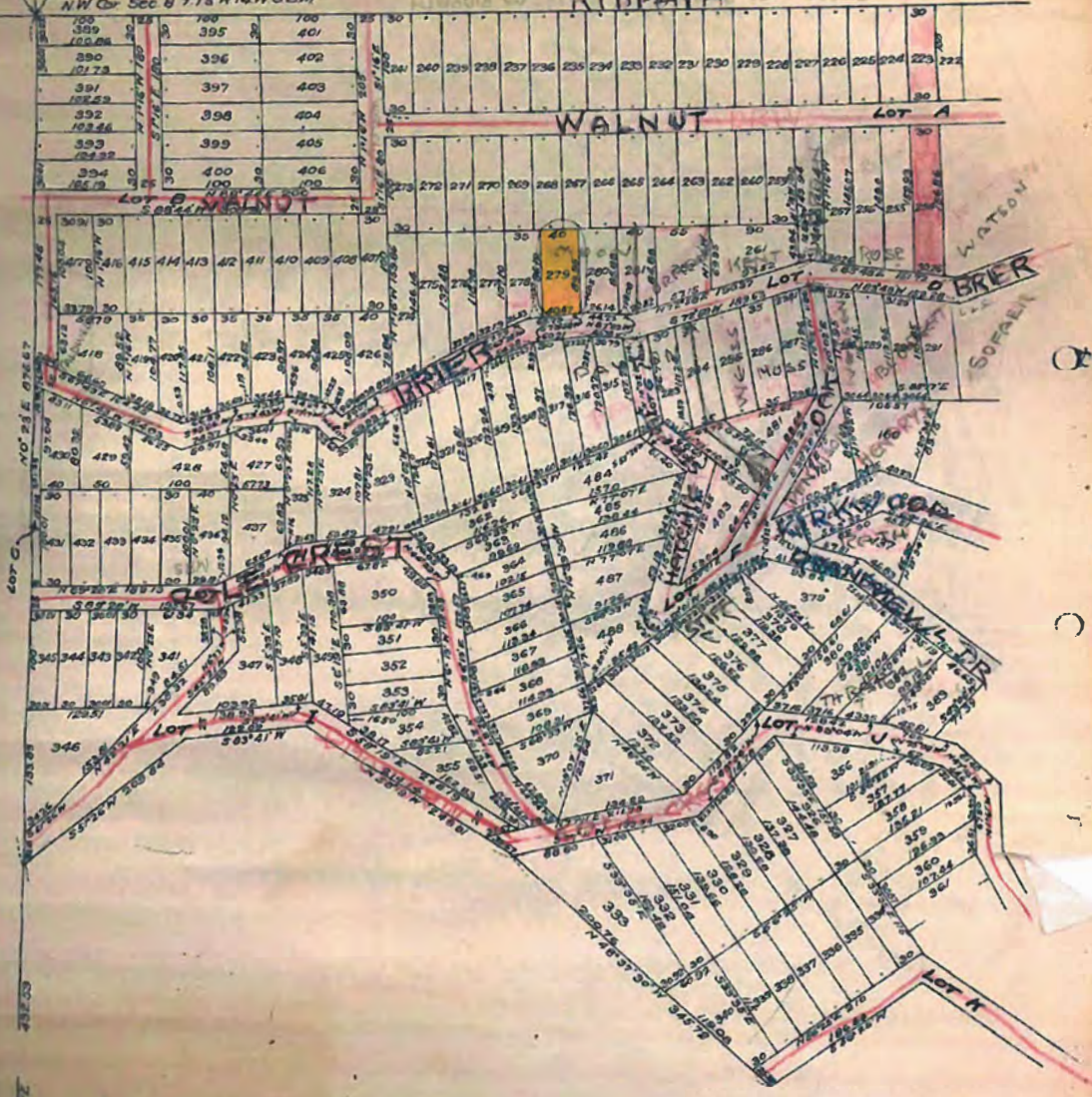
True Courses.
Map Calculated by
Fremont Ackerman
C.E.

March 5th 1910
Surveyed by
Paul E. Lepolds
C.E.

Scale 1" = 100 ft

LOOKOUT MOUNTAIN PARK
S.E. Cor Lot D
(M.B. 10-108)

Old Chopped State in Mound of Stone
NW Cor Sec 8 T 15 R 14 W S B M



Round 242.50
N 88° 12' E
NW Cor 1st & 2nd St
Hacienda Park
(M.B. 10-108)

HACIENDA PARK
(M.B. 10-108)

Sht 22





Architectural
Resources Group

Exhibit 3. Original Building Permits

1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

S&S Form B-1

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 279	BLK.	TRACT 798	ADDRESS APPROVED	SEWER (Available) (Not Available)			
2. JOB ADDRESS	8527 Brier Drive			DIST. MAP 7017				
3. BETWEEN CROSS STREETS	Walnut Drive AND D.E.			ZONE R1-1				
4. PURPOSE OF BUILDING	(23) Ret. Wall			FIRE DIST. MFD				
5. OWNER'S NAME	Jack Hogan	PHONE 0L68995		INSIDE XXXX				
6. OWNER'S ADDRESS	8471 Brier Drive	P. O. BOX L.A.	ZONE	KEY				
7. CERT. ARCH.	Douglas W. Rucker	STATE LICENSE NO. 0721	PHONE 4568519	COR. LOT				
8. LIC. ENGR.	Robert Marks	STATE LICENSE NO. SE757	PHONE 0L22802	REV. COR.				
9. CONTRACTOR	Not Selected			LOT SIZE 40 x 96.1				
10. CONTRACTOR'S ADDRESS		P. O. BOX	ZONE	40.79x89.95				
11. SIZE OF NEW BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA	CRITICAL SOIL			
8' x 16' long	1	8'	None	DISTRICT OFFICE L.A.				
12. MATERIAL	<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input checked="" type="checkbox"/> CONC. BLOCK	ROOF		<input type="checkbox"/> WOOD	<input type="checkbox"/> STEEL ROOFING	SPRINKLES REQ'D. SPECIFIED
EXT. WALLS:	<input type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	CONST.		<input type="checkbox"/> CONC.	<input type="checkbox"/> OTHER	AFFIDAVITS
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 380 -			VALUATION APPROVED		Kendley		None
Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit.				APPLICATION CHECKED		SKABIK*		DWELL. UNITS
2022 Total \$555				PLANS CHECKED		Kendley		SPACES PARKING
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, and I have read reverse side of application.				CORRECTIONS VERIFIED		Kendley		GUEST ROOMS
Signed Richard S. Danilov				PLANS APPROVED		Kendley		FILE WITH
This Form When Properly Validated is a Permit to Do the Work Described.				APPLICATION APPROVED		Kendley		CONT. INSP
				INSPECTOR	Kendley			

CASHIER'S USE ONLY

JUN-19-64
JUN-19-64

30097 E
30098 E

689149
69149

T = 2 CK
T = 1 CK

2.60
3.00

P.C. No.

GRADING

YES

CRIT. SOIL

YES

CONS.

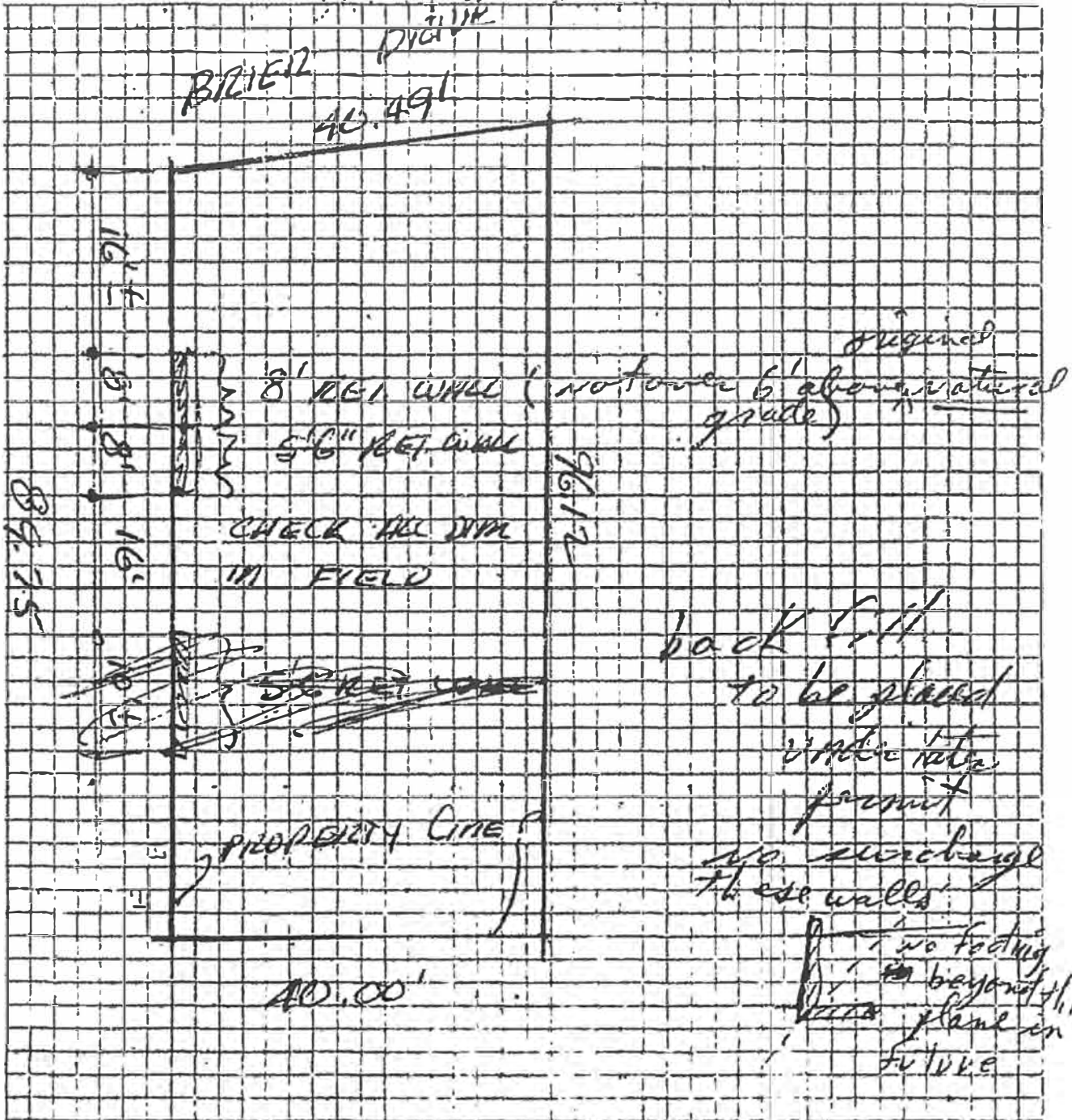
X

LEGAL DESCRIPTION

LOT 279

TRACT 798

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



SCOPE OF PERMIT

"This permit is an application for inspection, the issuance of which is subject to the publication of the work specified herein. This permit does not authorize or permit the contractor to proceed as such without or permitting the violation or failure to comply with any code, law, ordinance, City of Los Angeles, nor any board, department, officer or employee thereof, nor any workman, shall be responsible for the performance or results of any work done and herein or on any other property or so long as which such work is performed." - 91-0202 L.A.M.C.

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

B&S Form B-3

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	BLK.	TRACT	ADDRESS APPROVED
	279		798	
2. BUILDING ADDRESS				DIST. MAP
8527 Brier Drive				7017
3. BETWEEN CROSS STREETS				ZONE
Walnut Drive AND Dead End				R-1-1
4. PRESENT USE OF BUILDING		NEW USE OF BUILDING		FIRE DIST.
ret. wall		(23) same		MFD
5. OWNER'S NAME		PHONE		INSIDE XXXX
Jack Hogan		OL 68995		KEY
6. OWNER'S ADDRESS		P. O.	ZONE	COR. LOT
8471 Brier Drive		LA		REV. COR.
7. CERT. ARCH.		STATE LICENSE	PHONE	LOT SIZE
D. W. Rucker		C1721	456-8519	40x96.12
8. LIC. ENGR.		STATE LICENSE	PHONE	40.79x89.55
Robert Marks		SE757	OL 22802	
9. CONTRACTOR		STATE LICENSE	PHONE	REAR ALLEY
Ray Webb		130-624	OL 47269	SIDE ALLEY /
10. CONTRACTOR'S ADDRESS		P. O.	ZONE	BLDG. LINE
8624 Lookout Mt. Ave.		LA	27	hillside
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA
			none	

3 8527 Brier Drive				DISTRICT OFFICE					
				LA					
12. MATERIAL	<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOF	<input type="checkbox"/> WOOD	<input type="checkbox"/> STEEL	ROOFING	SPRINKLERS REQ'D. SPECIFIED	
EXT. WALLS:	<input type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	CONST.	<input type="checkbox"/> CONC.	<input type="checkbox"/> OTHER		<i>no</i>	
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.				\$ P.C. 1000 -	VALUATION APPROVED	AFFIDAVITS			
				\$ B.P. 750 -	<i>Kendig</i>	/			
14. SIZE OF ADDITION				STORIES	HEIGHT	APPLICATION CHECKED	SKABIK*		
15. NEW WORK: (Describe)				EXT. WALLS	ROOFING	PLANS CHECKED	DWELL. UNITS		
wall change (Foundation well interior to the exterior wall)						<i>Kendig</i>	<i>X</i>		
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, and I have read reverse side of Application.						CORRECTIONS VERIFIED	SPACES PARKING		
Signed <i>[Signature]</i>						<i>Kendig</i>	<i>X</i>		
This Form When Properly Validated is a Permit to Do the Work Described.						PLANS APPROVED	GUEST ROOMS		
						<i>Kendig</i>	<i>X</i>		
						APPLICATION APPROVED	FILE WITH		
						<i>Kendig</i>	LA69149-50/64		
						INSPECTOR	CONT. INSP.		

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.	B.P.	I.F.	O.S.	C/O
<i>lot</i>	<i>at</i>	<i>at</i>	3.90		<i>rep</i>	5-00	/		

CASHIER'S USE ONLY

JUL-17-64 35202 5 •71490 2 - 2 CS 3.90

JUL-17-64 35203 5 •71490 2 - 1 CS 5.00

P.C. No. GRADING yes CRIT. SOIL yes CONS. /

SEWER (Available) (Not Available)

CRITICAL SOIL

1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

B&S Form B-1

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.

Form fields 1-10: LEGAL DESCR., LOT, BLK., TRACT, ADDRESS APPROVED, JOB ADDRESS, BETWEEN CROSS STREETS, PURPOSE OF BUILDING, OWNER'S NAME, OWNER'S ADDRESS, CERT. ARCH., LIC. ENGR., CONTRACTOR, CONTRACTOR'S ADDRESS, SIZE OF NEW BLDG., STORIES, HEIGHT, NO. OF EXISTING BUILDINGS ON LOT AND USE.

Form fields 11-13: MATERIAL, VALUATION, VALUATION APPROVED, AFFIDAVITS, APPROVAL OF DRIVEWAY LOCATION, CERTIFICATE OF OCCUPANCY.

Form fields 14-17: TYPE, GROUP, MAX. OCC., P.C., S.P.O., G.P.I., B.P., I.B., O.S., C/O, CASHIER'S USE ONLY, JAN-15-64, 04938, 0-2 OK, 49.92.

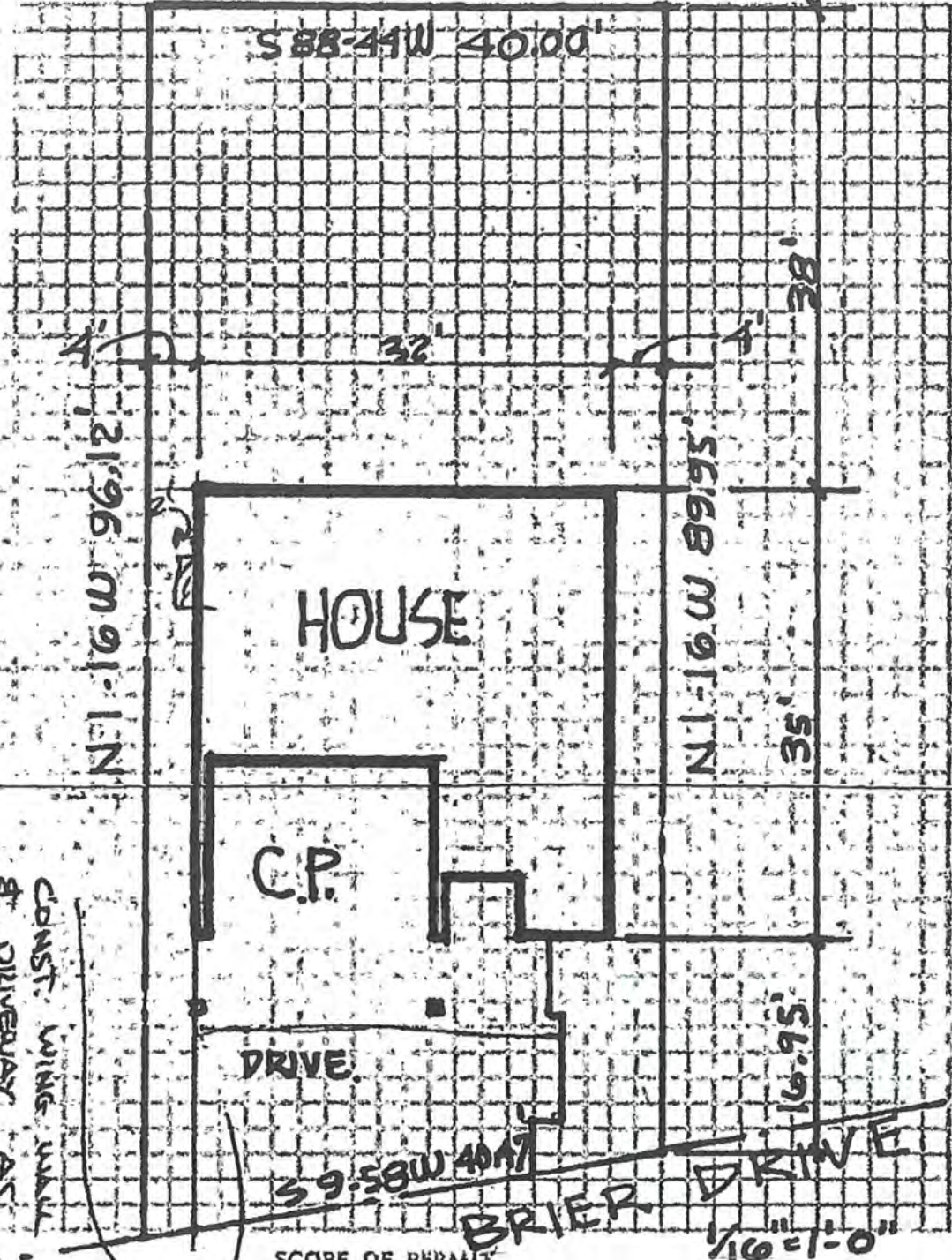
Form fields 18-21: CASHIER'S USE ONLY, JAN-15-64, 04938, 0-2 OK, 49.92, 32521, 32522, 32523, LALALA, 70219, 70219, 70219, P.C. No. S-6148, GRADING, CRIT. SOIL, CONS.

SEWER (Available) (REGISTRATION) 1-15-64 Gillett per Hollywood CRITICAL SOIL

De Polanco 1-15-64

LOT 279 TRACT 798

Board letter 40765 allows a driveway and reduced sideyard to 2' at F11 placed ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



APPROVED FOR DRIVEWAYS BY PLANNING DEPT
 4-3-24
 CONST. WING WALL
 AT DRIVEWAY AS
 PER BOARD REPORT
 JOINT CG & ST PLANT
 REPORT # 1) ADORDED
 MAR. 27, 1964

SCOPE OF PERMIT

"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.)

1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

B&S Form B-1

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 279	BLK.	TRACT 798	ADDRESS APPROVED
2. JOB ADDRESS	8527 Brier Drive			DIST. MAP 7017
3. BETWEEN CROSS STREETS	Walnut Drive AND D.E.			ZONE R-1-1
4. PURPOSE OF BUILDING	(23) Ret. Wall			FIRE DIST. MFD
5. OWNER'S NAME	Jack Hogan		PHONE OL68995	INSIDE XXXXX KEY
6. OWNER'S ADDRESS	8471 Brier Drive L.A.		P. O. BOX	ZONE
7. CERT. ARCH.	Douglas W. Rucker		STATE LICENSE NO. C1721	PHONE 4568519
8. LIC. ENGR.	Robert Marks		STATE LICENSE NO. SE757	PHONE OL22802
9. CONTRACTOR	Not Selected			REAR ALLEY
10. CONTRACTOR'S ADDRESS	P. O. BOX			ZONE Hillside
11. SIZE OF NEW BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA
546 x 10'			None	
12. MATERIAL	<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input checked="" type="checkbox"/> CONC. BLOCK	ROOF
EXT. WALLS:	<input type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	CONST. <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL ROOFING
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 175 -			SPRINKLES REQ'D. SPECIFIED <input checked="" type="checkbox"/>
Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit.				AFFIDAVITS
1 of 2 Total Val \$ 55				None
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, and I have read reverse side of application.				DWELL. UNITS <input checked="" type="checkbox"/>
Signed <i>Richard F. Davidson</i>				SPACES PARKING <input checked="" type="checkbox"/>
This Form When Properly Validated is a Permit to Do the Work Described.				GUEST ROOMS <input checked="" type="checkbox"/>
				FILE WITH <input checked="" type="checkbox"/>
				CONT. INSP. <input checked="" type="checkbox"/>
TYPE	GROUP	MAX. OCC.	P.C. 2.60	S.P.C.
Ret. Wall			733	
				G.P.I. <input checked="" type="checkbox"/>
				B.P. 2-
				I.F. X
				O.S.
				C/O

SEWER (Available) (Not Available)

CRITICAL SOIL

CASHIER'S USE ONLY

6-19-64 30097 *E. Hendley T-205* 2.60

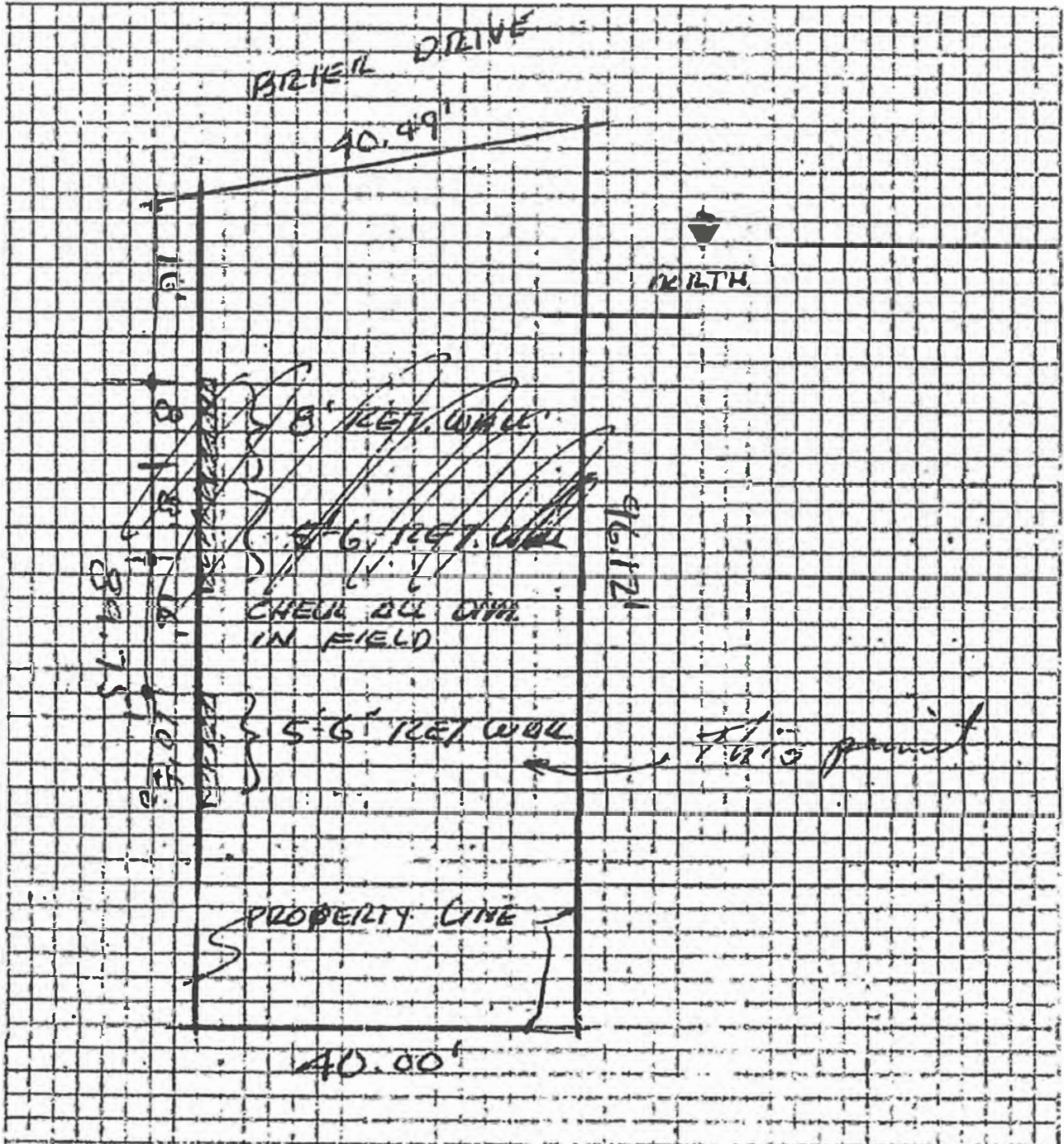
JUN-1964 30099 5 •69150 L-1 CK CONS. 2.00

P.C. No. GRADING YES CRIT. LBS YES

LEGAL DESCRIPTION

LOT 279
TRACT 798

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



SCOPE OF PERMIT

"This permit is an application for inspection, the issuance of which shall constitute an authorization of the work specified herein. This permit does not authorize any person to be employed as authorizing or permitting the execution or failure to comply with the provisions of the Code of Los Angeles, nor any board, department, officer or employee thereof, nor any person who is responsible for the performance or results of any work described herein, nor any person who is responsible for the safety or soil upon which such work is performed."

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

B&S Form B-3

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.

Form with 15 numbered sections containing applicant information, building details, valuation, and contractor information. Includes handwritten entries like '8527 Brier Drive', '\$ 400.00', and signatures.

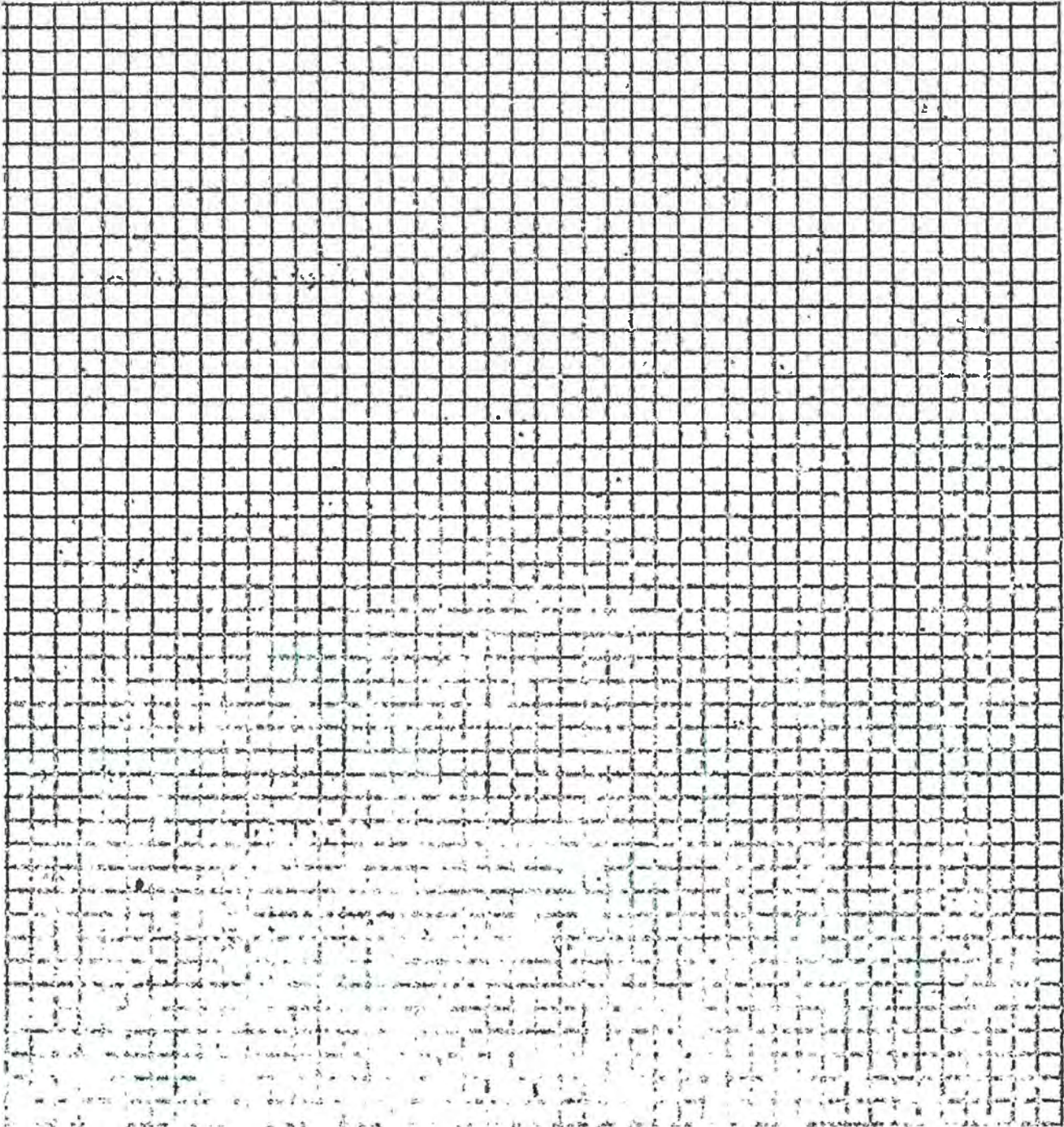
SEWER (Available) (Not Available)

CRITICAL SOIL

CASHIER'S USE ONLY section with fields for dates (AUG-12-64), P.C. No., GRADING, CRIT. SOIL, and CONS. Includes handwritten amounts like 1.95 and 3.00.

LEGAL DESCRIPTION

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



SCOPE OF PERMIT

"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.)

Address of

Building: 8527 Brier Drive

CITY OF LOS ANGELES



Certificate of Occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act—for following occupancies:

Issued 12-21-64 Permit No. and Year LA - 70219 - 64

3 story, type V, 32' x 25' 1 family dwelling and attached carport. R-1 occupancy.

Owner Jack Hogan
Owner's Address 8471 Brier Drive
Los Angeles, California

REPAIRS

3

APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

045 B-3-19-73

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 279	BLK	TRACT 798	DIST. MAP 7017
2. PRESENT USE OF BUILDING (01) dwelling	NEW USE OF BUILDING (01) same			CENSUS TR. 1942.00
3. JOB ADDRESS 8527 Brier Dr.				ZONE R1-1
4. BETWEEN CROSS STREETS Oak Court	AND Walnut Dr			FIRE DIST. MFD
5. OWNER'S NAME Mrs. Kessler	PHONE			LOT (TYPED) int
6. OWNER'S ADDRESS same	CITY			LOT SIZE irreg
7. ENGINEER	STATE LICENSE No.			PHONE
8. ARCHITECT OR DESIGNER	STATE LICENSE No.			PHONE
9. CONTRACTOR Federal Termite Control	STATE LICENSE No. 3929			PHONE 463-4104
10. BRANCH LENDER	ADDRESS			CITY
11. SIZE OF EXISTING BLDG. WIDTH LENGTH	STORIES 2	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
12. CONST. MATERIAL OF EXISTING BLDG. EXT. WALLS wd	ROOF comp	FLOOR wd		
13. JOB ADDRESS 8527 Brier Dr.				DIST. OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 2500				CRIT. SOIL yes
15. NEW WORK: (Describe) remove & replace dryrot damaged timbers				GRADING yes
termite repair (subfloor, joists + girder)				HIGHWAY DED. /
NEW USE OF BUILDING DWELLING	SIZE OF ADDITION			STORIES HEIGHT
TYPE IV	GROUP OCC. R1	PLANS CHECKED		FLOOD /
BLDG. AREA N/C	MAX OCC.	TOTAL	PLANS APPROVED	CONS. /
DWELL. UNITS N/C	GUEST ROOMS	PARKING REQ'D PROVIDED N/C	APPLICATION APPROVED V. Pen	ZONED BY H. Meers
SPRINKLERS REQ'D SPECIFIED	CONT. INSP.	INSPECTION ACTIVITY COMB GEN MAJ. S. CONS		FILE WITH
P.C.	S.P.C.	B19.00	I.F.	G.P.I.
			O.S.	C/O
PM	TYPIST			
P.C. No.	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.			

CASHIERS USE ONLY

NOV-10-74 335325 099916 S-2CK 19.00

STATEMENT OF RESPONSIBILITY

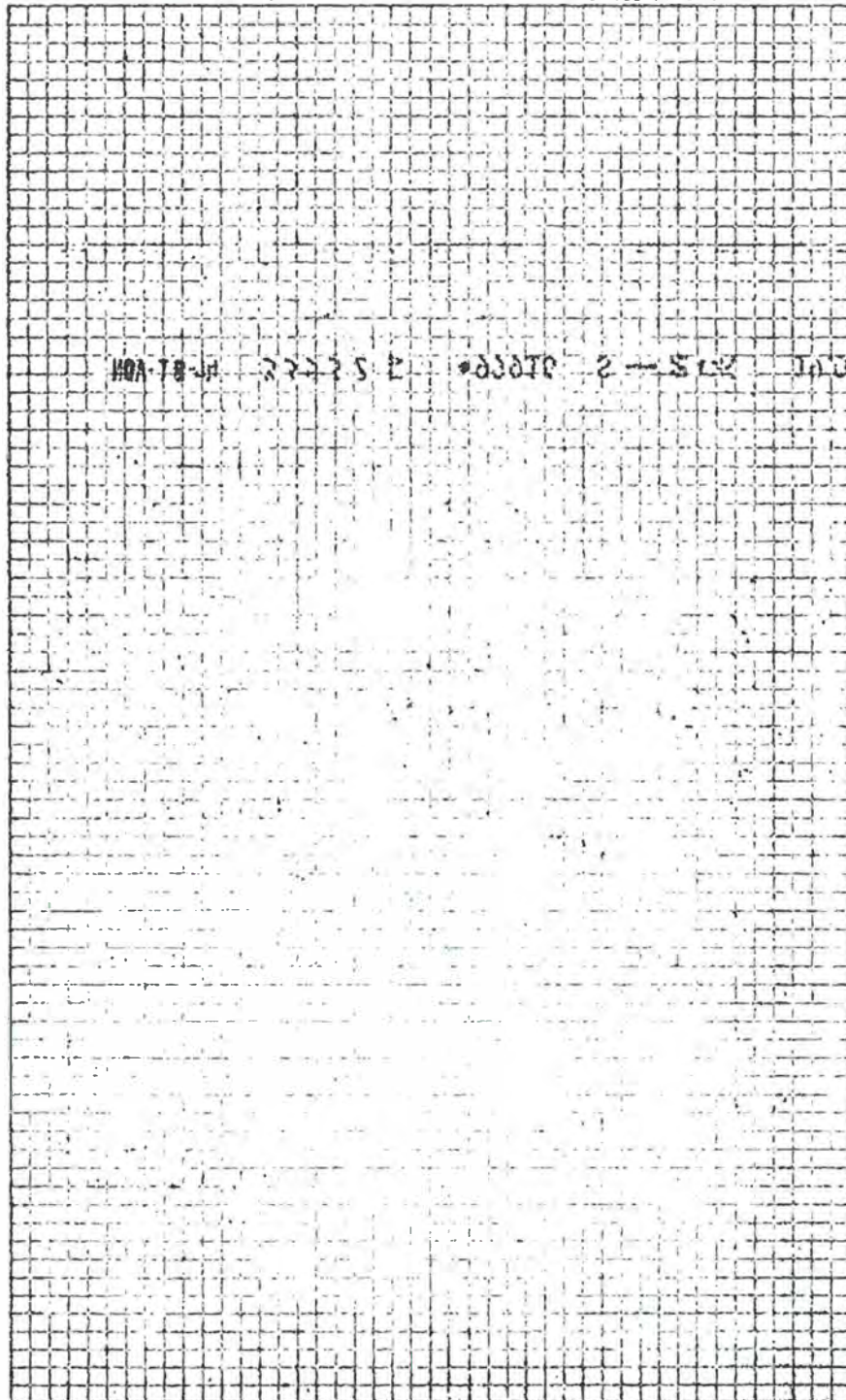
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"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: <i>Steve D. McLaughlin</i> (Owner or Agent)	Signature/Date Alvarez 11-15-74
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"/>
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)
Plumbing	PRIVATE SEWAGE SYSTEM APPROVED
Planning	APPROVED UNDER CASE #
Traffic	APPROVED FOR

LEGAL DESCRIPTION

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



8527 W Brier Dr



Permit #: 02016 - 20000 - 13835
Plan Check #: B02VN1127FO Printed: 08/15/02 08:18 AM
Event Code:

Bldg-Alter/Repair
1 or 2 Family Dwelling
Regular Plan Check
Plan Check Submittal
City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**
Last Status: Ready to Issue
Status Date: 08/15/2002

1. TRACT	BLOCK	LOT(s)	ARB	MAP REF #	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCEL
TR 798		279		M B 16-34/35	150A173 617	5556 - 012 - 028

3. PARCEL INFORMATION
 BAS Branch Office - LA
 Council District - 5
 Community Plan Area - Hollywood
 Census Tract - 1942.000
 District Map - 150A173
 Energy Zone - 9
 Fire District - MFD
 Hillside Grading Area - YES
 Hillside Ordinance - YES
 Lot Size - IRR. 40'X96.12'
 Lot Type - Interior
 Near Source Zone Distance - 0.0
 Thomas Brothers Map Grid - 592-J4

ZONE(S): R1-1 /

4. DOCUMENTS

5. CHECKLIST ITEMS
 Fabricator Req'd - Prefabricated Joist
 Fabricator Req'd - Shop Welds
 Fabricator Req'd - Structural Steel
 Special Inspect - Field Welding
 Special Inspect - Structural Observation
 Storm Water - Local SWPPP

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
 Owner(s)
 Kessler, Muriel Tr Muriel Kessler Trust 8527 Brier Dr LOS ANGELES CA 90046 323-650 0058
 Tenant:
 Applicant: (Relationship Architect)
 Bernard Judge - 9192 Crescent Dr L.A., CA 90046 (323) 656-6549

7. EXISTING USE
 (01) Dwelling - Single Family
 (07) Garage - Private

8. DESCRIPTION OF WORK
 REMOVE AND REPLACE EXISTING ROTTED 8'4"X32" UPPER LEVEL DECK FRAMING AND MID-LEVEL DECK FRAMING (4'10"X31"). AND ADD SUPPORTS PER ENGR. SEE COMMENTS

2. # Bldgs on Site & Use: 1-SFD W/A GARAGE

10. APPLICATION PROCESSING INFORMATION
 BLDG_PC By: Hayato Tsuchiya
 OK for Cashier: Hayato Tsuchiya
 Signature: *[Signature]*
 DAS PC By:
 Coord. OK:
 Date: 8/15/02

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD
 Outside LA County, call (213)-977-6941. (LA4BUILD = 524-2845)

For Cashier's Use Only
 Project Name: W/O #: 21613835

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation:	\$18,000	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	301.10	
Permit Fee Subtotal Bldg-Alter/Rep:	265.00	
Plan Check Subtotal Bldg-Alter/Rep	0.00	
Off-hour Plan Check	0.00	
Fire Hydrant Refuse-To-Pav		
E.O. Instrumentation	1.80	
O.S. Surcharge	5.34	
Sys. Surcharge	16.01	
Planning Surcharge	7.95	
Planning Surcharge Misc Fee	5.00	
Permit Issuing Fee	0.00	

LA Department of Building and Safety
 VN 16 08 02957 08/15/02 08:22AM

BUILDING PERMIT-FES	3265.00
EI RESIDENTIAL	\$1.80
ONE STOP SURCH	\$5.34
SYSTEMS DEVT FEE	\$16.01
CITY PLANNING SURCH	\$7.95
MISCELLANEOUS	\$5.00
Total Fees	\$301.10
Credit Card:	\$301.10

Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTS
 Plot Plan *[Signature]*

13. STRUCTURE INVENTORY

2016 - 20000 - 13835

(NC) Floor Area (ZC) Sqft
 (NC) Height (ZC) Feet
 (NC) Length Feet
 (E) Stories 3 Levels
 (NC) Width Feet
 (E) Dwelling Unit 1 # Changed 1 Unit Total
 (NC) R3 Occupancy Sqft Max Occ.
 (NC) Parking Req'd # Changed Total
 (P) Type V-N Construction
 (P) Floor Construction - Raised Wood

(E) Foundation - Spread (Pad) Footing
 (E) Roof Construction - Wood Frame/Sheathing
 (E) Wall Construction - Wood Stud

14. APPLICATION COMMENTS

INSPECTOR TO VERIFY LEGALITY OF THE EXISTING DECK - MAIN SUPPORTING BEAM EXTENDING INTO DWELLING AS SHOWN ON THE PLAN. NO CHANGE IN SIZE - SAME AS EXISTED. GPI NOT REQUIRED - NO FOUNDATION WORK.

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) Judge, Bernard 9192 Crescent Dr, Los Angeles, CA 90046		C4839	323-656-6549
(E) Rodgers, Rob J 3215 Tarocco Drive, Los Angeles, CA 90068		S4339	
(O) , Owner-Builder		0	

PERMIT EXPIRATION

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 the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 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 or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she 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 the 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 & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors 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 Contractors License Law.)

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: _____ Policy Number: _____

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

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code.

20. 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 Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: BERNARD JUDGE Sign: [Signature] Date: 15 AUG 02 Owner Authorized Agent

527 W Brier Dr

Permit Application #: 02016 - 20000 - 13835

Bldg-Alter/Repair
1 or 2 Family Dwelling
Plan Check Submit

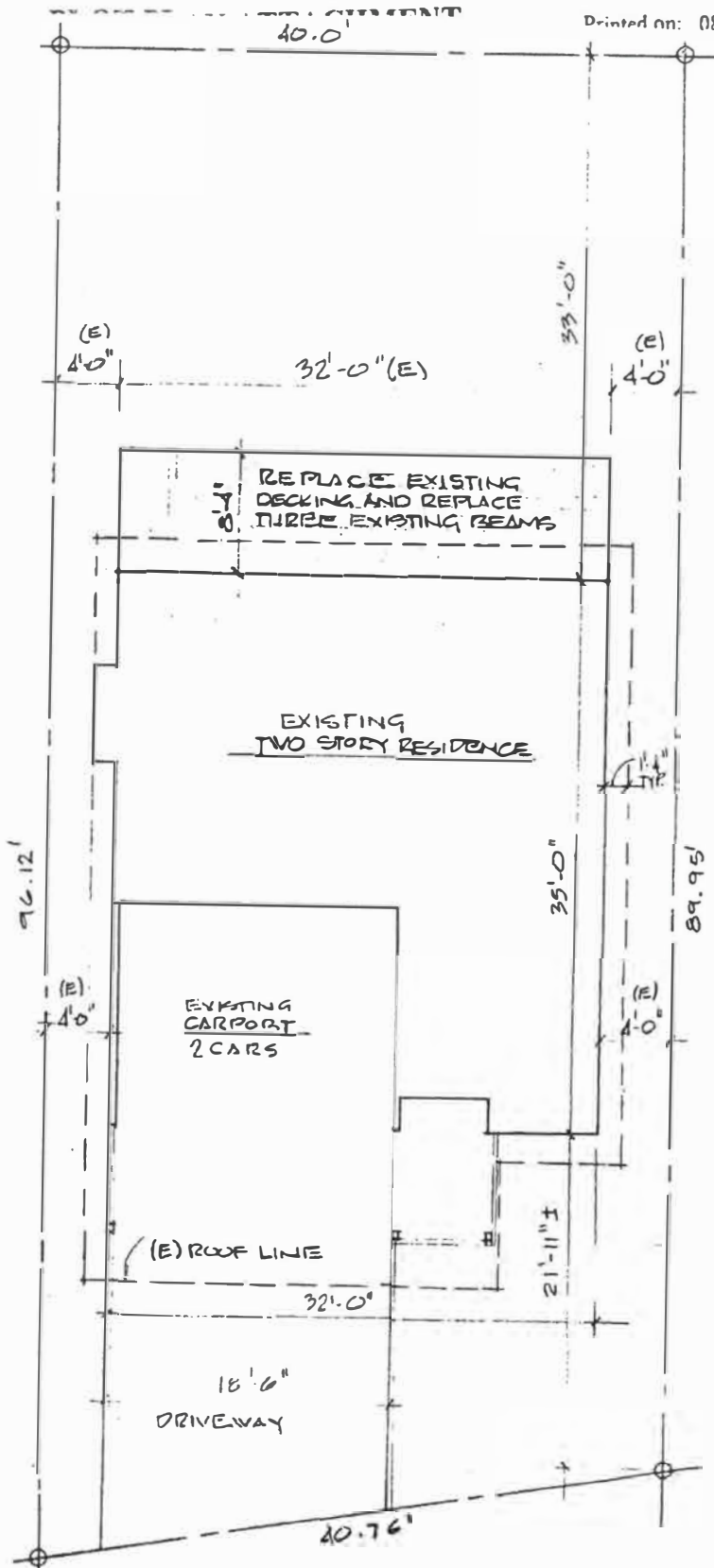
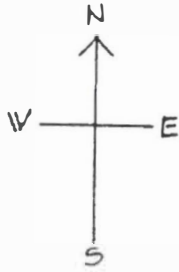
City of Los Angeles - Department of Building and Safety

Plan Check #: B02VN1127FO

Initiating Office: VAN NUYS

Printed on: 08/15/02 08:18:32

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



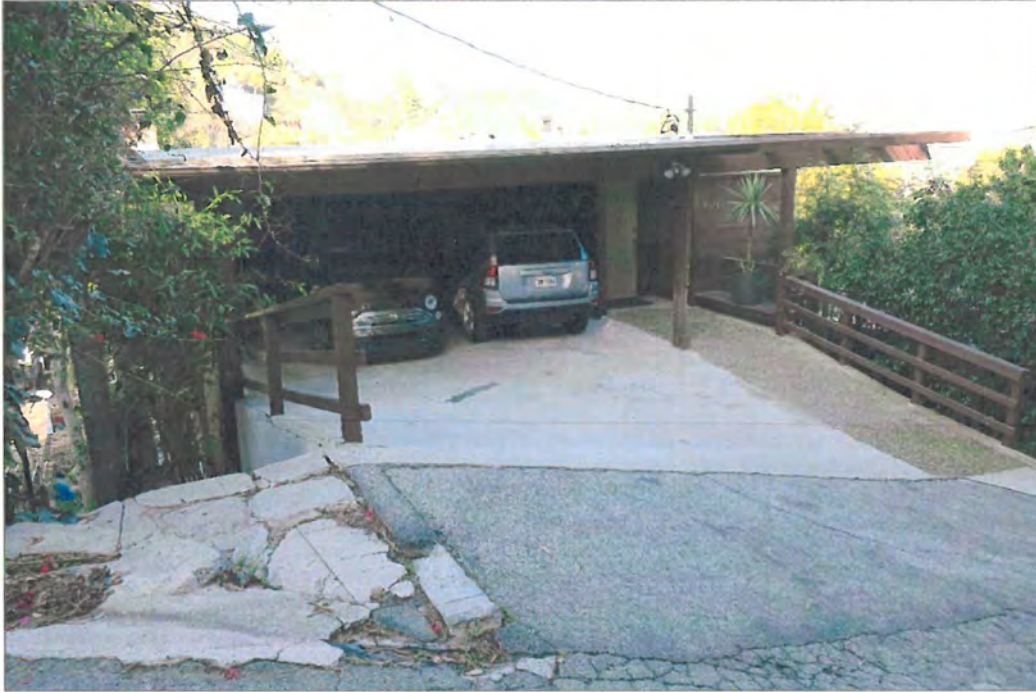
COUNCIL DISTRICT. .

TTACHMENT



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Exhibit 4. Existing Conditions Photos, ARG, 2017



Primary (south) façade, view northeast (ARG, 2017).



East façade, view northwest (ARG, 2017).



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North façade, view south (Christopher Caparro, 2017).



Detail of primary entrance, view north (ARG, 2016).



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Foyer and pass-through, view south (ARG, 2017).



Living room, view southwest (ARG, 2017).



Living room and kitchen, view southeast (ARG, 2017).



Living room, view northwest to deck (ARG, 2017).



Staircase to first floor (ARG, 2017)



Master bedroom, view northwest (ARG, 2017)



Detail of first floor deck, view west (ARG, 2017).



View of structural system beneath the house, view south (ARG, 2017).