



City of Los Angeles

Department of City Planning • Environmental Analysis Section
City Hall • 200 N. Spring Street, Room 750 • Los Angeles, CA 90012



Second Errata to the FINAL EIR HOLLYWOOD COMMUNITY PLAN AREA

Coronel Apartment Project

Case Number: ENV-2012-110-EIR

State Clearinghouse Number: 2012031014

Project Location: 1600-1608 N. Serrano Ave. & 1601-1605 N. Hobart Boulevard, Los Angeles, CA, 90027

Council District: 13

Project Description: The Project includes the demolition of four existing 2-story apartment buildings (totaling approximately 21,802 sf) and the retention of two existing 1-story bungalow structures (totaling approximately 1,661 sf after renovation). The two bungalow structures to be retained are currently on the Serrano Property and contain three, 1-bedroom dwelling units which will be relocated on-site to have direct access from the sidewalk along the Serrano Avenue frontage. A new 3- to 4-story apartment building over one level of subterranean parking will be constructed behind the relocated bungalow buildings and will contain 51 new dwelling units. The Project would result in a total 54 dwelling units on site with approximately 46,353 sf of floor area. This represents a net increase of 24 dwelling units and 22,731 additional square feet as compared to existing conditions. All the proposed units will be reserved for low-income households except one unrestricted unit for the apartment manager. The Project also includes 56 subterranean parking spaces, open space and landscaped areas.

The Project would require approval of the following discretionary actions: (1) Density Bonus/Affordable Housing Incentives Determination, pursuant to Los Angeles Municipal Code (“LAMC”) Section 12.22A25 and Govt. Code Secs. 65915-65918, to permit a 35% density bonus with 53, or 98%, of the dwelling units reserved as restricted affordable units (46% of the units reserved for Very Low Income households, 30% of the units reserved for Low Income households and 22% of the units reserved for Moderate Income households); and, parking provided pursuant to LAMC Section 12.22A25(d)(2)(i) (one parking space for each restricted affordable unit); (a) On Menu incentive, pursuant to LAMC Section 12.22A25(f)(8), to permit averaging of density, open space and parking over the entire property and vehicular access from a less restrictive zone to a more restrictive zone; (b) Off Menu-Incentives, pursuant to LAMC Section 12.22A25(g)(3) and Government Code Sec. 65915: (i.) Waiver or Modification of SNAP Sec. 7.A (Residentially Zoned Properties), to permit more than two lots to be tied together and containing approximately 32,541 square feet of lot area in lieu of the maximum 15,000 square feet of combined lot area otherwise permitted; (ii) Waiver or Modification of SNAP Sec. 7.D (Transitional Height), to permit a building that is approximately 33 feet greater in height than the height of the shortest existing building on any adjacent lot in lieu of the permitted 15 feet. (This would allow a building of approximately 45 feet in height in lieu of the 27 feet in height otherwise permitted); (iii.) Waiver or Modification of SNAP Sec. 7.I (Development Standards): (1) SNAP Guidelines, Sec. IV.3 Useable Open Space, to permit required common useable open space to maintain a 15-foot dimension, in lieu of the minimum 20-foot dimension; (2) SNAP Guidelines, Sec. IV.14 Privacy, to permit windows facing windows across property lines or facing private outdoor space of other residential units; (iv.) Waiver or Modification of LAMC Section 12.21C5(h), to permit an accessory use (open space) located in a more restrictive zone (R3 Zone) serving a main residential use located in a less restrictive zone ([QR]4-2 Zone); (v) Waiver or Modification of LAMC Section 12.21.1A.1, to permit a building 45 feet in height in lieu of the 30 feet permitted in Height District No. 1XL. (2) Project Permit Compliance approval, pursuant to LAMC Section 11.5.7C.

APPLICANT:

Hollywood Community Housing Corporation

PREPARED BY:

Parker Environmental Consultants

ON BEHALF OF:

The City of Los Angeles
Department of City Planning
Environmental Analysis Section

October 9, 2014

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SECOND ERRATA TO THE FINAL EIR

INTRODUCTION

This Second Errata to the Final Environmental Impact Report (Final EIR or FEIR)¹ for the Coronel Apartment Project (Project) provides additional information and analysis in response to two events that transpired after the Final EIR was published but prior to the certification of the EIR: (1) the unanimous decision by the City of Los Angeles Cultural Heritage Commission (CHC) denying an application that requested the CHC declare the residence located at 1601 N. Hobart Boulevard as an Historic-Cultural Monument, and (2) to address the Project's consistency with the 1988 Hollywood Community Plan in response to the City Council's directive pursuant to Zoning Information File (ZI) 2433, dated April 2, 2014.

This Errata is in addition to and supplements the Final EIR for the Coronel Apartment Project, dated August 2013 (which incorporates the Draft EIR dated February 2013), and the prior Errata to the Final EIR dated October 25, 2013 (collectively, the EIR).

PROJECT OVERVIEW

The Project is located at 1600-1608 N. Serrano Avenue (Serrano Property) and 1601-1605 N. Hobart Boulevard (Hobart Property) (collectively, the Project Site) and is within the jurisdiction of the Los Angeles General Plan, Los Angeles Municipal Code (LAMC), the Hollywood Community Plan, the Hollywood Revitalization Plan, the Vermont/Western Transit Oriented District Specific Plan/Station Neighborhood Area Plan (SNAP), and the East Hollywood/Beverly-Normandie Earthquake Disaster Assistance Project Area.

The Project includes the demolition of four existing two-story apartment buildings (totaling approximately 21,802 square feet) and the retention of two existing one-story bungalow structures (totaling approximately 1,661 square feet after renovation). The two bungalow structures to be retained are currently on the Serrano Property and contain three, 1-bedroom dwelling units which will be relocated on-site to have direct access from the sidewalk along the Serrano Avenue frontage. A new 3- to 4-story apartment building over one level of subterranean parking will be constructed behind the relocated bungalow buildings and will contain 51 new dwelling units. The Project would result in a total of 54 dwelling units on-site with approximately 46,353 square feet of floor area. These units represent a net increase of 24 dwelling units and 22,731 additional square feet as compared to existing conditions. All of the proposed units will be reserved for low-income households earning from 30% to 60% of Los Angeles County Area Median Income, except one unrestricted unit for the apartment manager. The Project also includes 56 subterranean parking spaces, open space and landscaped areas.

¹ *ENV-2013-110-EIR and State Clearinghouse Number: 2012031014.*

The Notice of Preparation (NOP) was published on March 5, 2012. The Notice of Completion and Availability (NOC/NOA) of the Draft EIR was subsequently published on October 25, 2013. The NOC/NOA for the Final EIR was initially published on August 13, 2013 and was re-published with an Errata to the Final EIR on October 25, 2013. The October 25, 2013 Errata to the Final EIR (the First Errata) clarified that the Project's requested exceptions to the SNAP and Zoning Administrators Adjustment were being requested as "Off Menu Incentives" under the City's Density Bonus/Affordable Housing Incentives Ordinance, and not as stand-alone requests. This change came at the request of Los Angeles Department of City Planning staff based on the Department's practice of applying the City's Density Bonus/Affordable Housing Incentives Ordinance, however the nature of the Project's requests (i.e., the specific exceptions to City regulations affecting the Project being sought through the requests) remained the same.

Historic Resources

One of the issues addressed in the EIR was whether the residence at 1601 N. Hobart Boulevard should be considered a historic resource pursuant to CEQA. The Final EIR concluded that the residence at 1601 N. Hobart Boulevard did not meet the criteria to be considered a historic resource, and therefore its demolition would constitute a less than significant impact. As noted extensively in the Final EIR, several comment letters disagreed with the Draft EIR's conclusions regarding historic resources impacts and incorrectly asserted that the residence at 1601 N. Hobart Boulevard should have been considered a historic resource pursuant to CEQA and the demolition of this structure would create a significant adverse impact that was not disclosed in the Draft EIR. However, the Draft EIR contained an extensive evaluation of this issue and presented historical impact assessments and expert opinions from qualified architectural historians with PCR Services Corporation and the Historic Resources Group. These studies and opinions were included as appendices to the Draft EIR and were summarized in Section IV.G, Cultural Resources in the Draft EIR. Based on the detailed information provided in those studies and expert opinions, the Draft EIR concluded that the residence at 1601 N. Hobart Boulevard is not a historic resource under all applicable CEQA criteria. The Final EIR included detailed responses to the comments based on the evidence in the record and again concluded that the residence at 1601 N. Hobart Boulevard is not a historic resource, and therefore that demolition of this structure would result in a less than significant environmental impact under CEQA.

On October 28, 2013, and after the Errata to the Final EIR was published, a Historic-Cultural Monument Application for the residence at 1601 N. Hobart Boulevard was submitted to the City of Los Angeles Cultural Heritage Commission by Charles J. Fisher. In response to the Application, the Project Applicant submitted additional expert evidence in the form of a technical memorandum by PCR Services Corp., dated December 30, 2013, which responded to the claims in Mr. Fisher's Application. (The Cultural-Historic Monument Application and the technical memorandum provided by PCR Services Corp. are

included as Attachments 1 and 2 to this Errata, respectively.) The Cultural Heritage Commission took the Application for the residence at 1601 N. Hobart Boulevard under consideration on January 16, 2014 and members of the Cultural Heritage Commission and Commission staff conducted a site visit on February 6, 2014. On March 20, 2014 the Cultural Heritage Commission considered the Application at a public hearing and unanimously denied the Application with a 4-0 vote and determined that the residence does not satisfy the City's criteria for an Historic-Cultural Monument. Included as Attachment 3 to this Errata is the Cultural Heritage Commission's unanimous determination, which concluded that the residence at 1601 N. Hobart Boulevard does not meet the City's criteria to be designated as an Historic-Cultural Monument because: (1) the residence is not a pure example of Pueblo Revival style or Spanish Revival style architecture, and instead represents an "eclectic" blend of styles that include Mediterranean and indigenous influences; (2) the residence is not a notable work by architect Henry Harwood Hewitt; and (3) substantial alterations have been made to the residence that have compromised its integrity of design, including the removal of the rear courtyard and changes to the interior circulation pattern, such that the residence does not currently retain sufficient integrity to embody the distinguishing characteristics of an architectural style. The Cultural Heritage Commission's unanimous, independent determination supports and is consistent with the EIR's conclusion that the residence at 1601 N. Hobart Boulevard is not an historic resource under applicable CEQA criteria because, among other things: (1) the residence is not a notable work of a master builder, designer, or architect whose individual genius influenced his age (2) the residence has been highly altered such that it has lost many of its character-defining features and has low integrity of design; (3) the residence is not an exceptional or architecturally important example of the Spanish Colonial Revival style; (4) the residence does not contribute to a potential historic district and (5) the residence does not appear potentially eligible, either individually or as a contributing member of potential district, under any of the applicable criteria for listing in the National Register or the California Register, or under any of the criteria for designation as a City Historic-Preservation Overlay Zone. Therefore, consistent with the Cultural Heritage Commission's determination, the analysis provided in the EIR and the supplemental analyses provided with this Errata, demolition of the residence at 1601 N. Hobart Boulevard would not directly impact any historic resource as defined in Section 15064.5(a) of the CEQA Guidelines, and impacts upon historic resources would be less than significant. No further analysis is warranted.

Hollywood Community Plan

The 2012 Hollywood Community Plan Update was adopted by the City Council on June 19, 2012. This plan was intended to update the 1988 Hollywood Community Plan to reflect the changing land use patterns in the Community Plan area. The 2012 Hollywood Community Plan Update included land use designations and policies to address development through 2030. After its adoption, litigation was filed challenging the approval. On February 11, 2014, the Los Angeles Superior Court ordered the City to "rescind, vacate and set aside all actions approving the 2012 Hollywood Community Plan Update

(HCPU) and all actions certifying the EIR adopted in connection therewith, and all related approvals issued in furtherance of the HCPU” (Judgment). The Judgment also prohibited the City from “granting any authority, permits or entitlements which derive from the HCPU or its EIR.” On February 18, 2014, the Department of City Planning issued ZI 2433, which was updated and revised on April 2, 2014. ZI 2433 requires that all entitlement applications filed after April 2, 2014, and modifications to previously issued entitlements, must be in conformance with the 1988 Hollywood Community Plan. Specifically, ZI 2433 provides that the Department of Building and Safety shall not issue any permit for a project “unless the project receives an HCPU Injunction REVISED Clearance from the Department of City Planning confirming that the project conforms to the General Plan Land Use designations, including street classifications, and the zoning regulations in place prior to June 19, 2012, *i.e.*, the 1988 Hollywood Community Plan and corresponding zoning ordinances.”

Also on April 2, 2014, the City Council adopted Ordinance No. 182960 that set aside the approval of the 2012 Hollywood Community Plan Update. This Ordinance had the effect of reverting the zoning designations for the Hollywood Community Plan Area to those that were in effect immediately prior to the approval of the 2012 HCPU and reinstating the 1988 Hollywood Community Plan. As ZI 2433 and Ordinance No. 182960 occurred after the publication of the EIR, the land use analyses in the Draft EIR, Final EIR, and the First Errata to the Final EIR were based on certain land use policies of the HCPU. Accordingly, this Errata provides a supplemental land use analysis clarifying that the Project does not seek any benefit from the HCPU and addresses the Project’s compliance and consistency with the applicable policies and objectives of the 1988 Hollywood Community Plan.

Consistency Analysis

The following includes a detailed review of each section of the Coronel Apartment Project EIR, as it pertains to the Project’s consistency with the provisions of the 1988 Hollywood Community Plan.

Aesthetics

The policies analyzed in the Aesthetics analysis presented in the EIR were not affected by the HCPU. As described in the EIR, the Project is located within Subarea A of the Vermont/Western Transit Oriented District Specific Plan/Station Area Neighborhood Plan (“SNAP”). The SNAP was a component of the 1988 Hollywood Community Plan. The SNAP became effective on March 1, 2001 and is more restrictive than the general land use policies of the 1988 Hollywood Community Plan. The SNAP regulations affecting aesthetics were not affected by the HCPU. Therefore, the applicability of the 1988 Hollywood Community Plan has no effect on the Aesthetics analysis of the EIR. As described in the EIR, Project impacts related to aesthetics, views, light, and glare would be less than significant.

Agriculture and Forest Resources

The policies analyzed in the Agriculture and Forest Resources analysis presented in the EIR were not affected by the HCPU, and are not otherwise affected by provisions in the 1988 Hollywood Community Plan. Therefore, the applicability of the 1988 Hollywood Community Plan has no effect on the Agriculture and Forest Resources analysis of the EIR. As described in the EIR, the Project has no impact on agriculture and forest resources.

Air Quality

The EIR's Air Quality analysis includes a quantified estimate of the Project's emissions based on the proposed construction activities and operational characteristics. The analysis is largely based on the Project's emissions relative to the daily emission thresholds established by the South Coast Air Quality Management District (SCAQMD). The Air Quality chapter of the EIR provides a general consistency analysis of the applicable regional and local plans, including the 2007 Air Quality Management Plan (as applicable at the time the NOP was circulated), and the Air Quality Element of the City of Los Angeles General Plan. The policies analyzed in the Air Quality analysis presented in the EIR were not affected by the HCPU, and are not otherwise affected by provisions in the 1988 Hollywood Community Plan. Therefore, the applicability of the 1988 Hollywood Community Plan has no effect on the Air Quality analysis of the EIR. As described in the EIR, with the implementation of identified mitigation measures, the Project's construction and operational air quality impacts would be less than significant.

Biological Resources

The policies analyzed in the Biological Resources analysis presented in the EIR were not affected by the HCPU, and are not otherwise affected by provisions in the 1988 Hollywood Community Plan. Therefore, the applicability of the 1988 Hollywood Community Plan has no effect on the Biological Resources analysis of the EIR. As described in the EIR, the Project would have a less than significant impact on biological resources.

Cultural Resources

The policies analyzed in the Cultural Resources analysis presented in the EIR were not affected by the HCPU, and are not otherwise affected by provisions in the 1988 Hollywood Community Plan. Therefore, the applicability of the 1988 Hollywood Community Plan has no effect on the Cultural Resources analysis of the EIR. The EIR concluded that, with the incorporation of mitigation measures, the Project's impacts upon cultural resources, including archaeological, paleontological, and historic resources would be less than significant.

Geology and Soils

The policies analyzed in the Geology and Soils analysis presented in the EIR were not affected by the HCPU, and are not otherwise affected by provisions in the 1988 Hollywood Community Plan. Therefore, the applicability of the 1988 Hollywood Community Plan has no effect on the Geology and Soils analysis of the EIR. As described in the EIR, the Project's impacts related to geology and soils would be less than significant with Code-required mitigation measures.

Greenhouse Gas Emissions

The policies analyzed in the Greenhouse Gas Emissions analysis presented in the EIR were not affected by the HCPU, and are not otherwise affected by provisions in the 1988 Hollywood Community Plan. Therefore, the applicability of the 1988 Hollywood Community Plan has no effect on the EIR's Greenhouse Gas Emissions analysis. As described in the EIR, the Project's impacts related to Greenhouse Gas Emissions would be less than significant.

Hazards and Hazardous Materials

The policies analyzed in the Hazards and Hazardous Materials analysis presented in the EIR were not affected by the HCPU, and are not otherwise affected by provisions in the 1988 Hollywood Community Plan. Therefore, the applicability of the 1988 Hollywood Community Plan has no effect on the EIR's Hazards and Hazardous Materials analysis. As described in the EIR, with adherence to all applicable laws and regulations, and with implementation of Code-required mitigation measures, the Project's impacts related to hazards and hazardous materials would be less than significant.

Hydrology and Water Quality

The policies analyzed in the Hydrology and Water Quality analysis presented in the EIR were not affected by the HCPU, and are not otherwise affected by provisions in the 1988 Hollywood Community Plan. Therefore, the applicability of the 1988 Hollywood Community Plan has no effect on the EIR's Hydrology and Water Quality analysis. As described in the EIR, with implementation of Code-required mitigation measures, the Project's impacts related to hydrology and water quality would be less than significant.

Land Use and Planning

As mentioned above, the Project's EIR was prepared in consideration of the HCPU, which was in effect at the time of publication of the Draft EIR and Final EIR. In response to the City's April 2, 2014 directive to vacate and set aside the 2012 HCPU and re-institute the 1988 Hollywood Community Plan, and as directed under ZI 2433, the following analysis addresses the Project's consistency with all applicable objectives and policies of the 1988 Hollywood Community Plan.

**Table 1:
 Hollywood Community Plan (1988) Objectives and Policy Consistency Analysis**

1988 Hollywood Community Plan Objectives and Policies	Project Consistency Analysis
<i>Objectives</i>	
<p>1. To coordinate the development of Hollywood with that of other parts of the City of Los Angeles and the metropolitan area.</p> <p>To further the development of Hollywood as a major center of population, employment, retail services, and entertainment and to perpetuate its image as the international center of the motion picture industry.</p>	<p>Consistent. The Project is consistent with the objective to further the development of Hollywood because it would provide 53 units of affordable housing, thus increasing the housing stock for a larger percentage of the Los Angeles population.</p> <p>The Project does not directly relate to entertainment and retail services, but would provide additional affordable housing stock in an area that is close to entertainment and retail industries. The structures currently located on-site that are proposed for demolition are not historically or culturally significant to the motion picture industry. Therefore, the Project will not compromise any significant motion picture structures that may hinder the goals of this objective.</p>
<p>2. To designate lands at appropriate locations for the various private uses and public facilities in the quantities and at densities required to accommodate population and activities projected to the year 2010.</p>	<p>Not Applicable. This objective is a directive for City policy and is not directly applicable to the Project. However, as noted on page IV.E-8 of the Draft EIR, the HCPU did not change the zoning or land use designations for the Project Site. The portion of the Project Site encompassing the Serrano Property is designated for High Density Residential land uses, which corresponds to the R4 Zone. The portion of the Project Site encompassing the Hobart Property is designated for Medium Residential Land Uses, which corresponds to the R3 Zone. The Project is consistent with the allowable density derived from the Project Site's zoning designations of [Q]R4-2 (high density) and R3-1XL (medium density) and the City's Density Bonus/Affordable Housing Incentive Ordinance.</p>
<p>3. To make provision for the housing required to satisfy the varying needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice.</p> <p>To encourage the preservation and enhancement of the varied and distinctive residential character of the Community, and to protect lower density housing from scattered intrusion of apartments.</p> <p>In hillside residential areas to:</p> <ol style="list-style-type: none"> a. Minimize grading so as to retain the natural terrain and ecological balance. b. Provide a standard of land use intensity and population density which will be compatible with street capacity, public service facilities 	<p>Consistent. The Project is consistent with the Hollywood Community Plan and the City's goal of increasing affordable housing and therefore satisfying the varying needs and desires of different economic segments of the community. The Project will replace the current dwellings that exist on-site and will increase the dwelling unit count by 24 affordable housing units. The Project Site is bordered by multi-family residential land uses and would not encroach on lower density single-family residences. The Project is located in an urbanized area of Hollywood and is not located on or next to a hillside. The Project site is relatively flat. Therefore, the Project will not result in impacts to natural terrain or hillside ecology.</p>

1988 Hollywood Community Plan Objectives and Policies	Project Consistency Analysis
<p>and utilities, and topography and in coordination with development in the remainder of the City.</p>	
<p>4. To promote economic well-being and public convenience through:</p> <ul style="list-style-type: none"> a. Allocating and distributing commercial lands for retail, service, and office facilities in quantities and patterns based on accepted planning principles and standards. b. Designating land for industrial development that can be so used without detriment to adjacent uses of other types, and imposing restrictions on the types and intensities of industrial uses as are necessary to this purpose. c. Encouraging the revitalization of the motion picture industry. d. Recognizing the existing concentration of medical facilities in East Hollywood as a center serving the medical needs of Los Angeles. 	<p>Not Applicable. This objective is oriented at promoting the economic well-being of the City through commercial and industrial lands and is not applicable to the Project Site, which is zoned and designated for high and medium density housing. The Project does not encroach on commercial or industrial land uses.</p>
<p>5. To provide a basis for the location and programming of public services and utilities and to coordinate the phasing of public facilities with private development. To encourage open space and parks in both local neighborhoods and in high density areas.</p>	<p>Not Applicable/Consistent. This objective pertains to City policy addressing the provision of public services, open space, and public facilities and is not directly applicable to the Project. The Project would add 24 new units of affordable housing, which would increase the demand for public recreational facilities and parkland. This demand would be met through a combination of on-site open space, payment of applicable taxes and fees, and current recreational facilities. The Project will pay \$200 per dwelling unit to the City's Park and Recreational Fund, which promotes the preservation of parks and open space. Thus, to the extent applicable, the Project would be consistent with this objective.</p>
<p>6. To make provision for a circulation system coordinated with land uses and densities and adequate to accommodate traffic; and to encourage the expansion and improvement of public transportation service.</p>	<p>Consistent. The Project is consistent with the objective of building higher intensity development in the vicinity of Metro Rail stations. The Metro Rail Red Line station at Hollywood Boulevard and Western is approximately 1,200 feet from the Project Site. Additionally, the Project Site is served by transit bus service on both Sunset Boulevard and Hollywood Boulevard. Further, the Project Site's proximity to jobs and retail further decreases the need to use personal vehicles.</p>
<p>7. To encourage the preservation of open space consistent with property rights when privately owned and to promote the preservation of views, natural character and topography of mountainous parts of the Community for the enjoyment of both local residents and persons throughout the Los Angeles region.</p>	<p>Consistent. The Project is an infill development and would not impact any open space or public park lands. Thus the Project would be consistent with this objective.</p>

1988 Hollywood Community Plan Objectives and Policies	Project Consistency Analysis
Policies	
1. <i>Recreation.</i> That the desires of the local residents be considered in the planning of recreational facilities.	Not Applicable. This policy pertains to City goals for public recreational facilities and is not specifically applicable to the Project. To the extent the Project may have an impact upon public recreational facilities, such impacts would be reduced to less than significant levels through the provision of common open space and amenity areas onsite and payment of \$200 per dwelling unit into the City’s Park and Recreational Fund that would reduce the demand for public recreational facilities.
2. <i>Recreation.</i> That recreational facilities, programs and procedures be tailored to the social, economic and cultural characteristics of individual neighborhoods and that these programs and procedures be continually monitored.	Not Applicable. This policy pertains to City goals for public recreational facilities and is not specifically applicable to the Project.
3. <i>Recreation.</i> That existing recreational sites and facilities be upgraded through site improvements, rehabilitation and reuse of sound structures, and replacement of obsolete structures, as funds become available.	Not Applicable. This policy pertains to City goals for public recreational facilities and is not specifically applicable to the Project.
4. <i>Recreation.</i> That, in the absence of public land, and where feasible, intensified use of existing facilities and joint use of other public facilities for recreational purposes be encouraged.	Not Applicable. This policy pertains to City goals for public recreational facilities and is not specifically applicable to the Project.
5. <i>Recreation.</i> That the expansion of existing recreational sites and the acquisition of new sites be planned so as to minimize the displacement of housing and the relocation of residents.	Not Applicable. This policy pertains to City goals for expanding or developing new public recreational facilities and is not specifically applicable to the Project.
6. <i>Fire Protection.</i> That the various components of the fire protection/emergency medical services system be continually evaluated and updated by the Fire Department in coordination with other City departments, as fire protection techniques, apparatus, needs and land use patterns change.	Not Applicable. This policy pertains to City goals for fire protection and is not specifically applicable to the Project. The Project Site is served by Los Angeles Fire Department (LAFD) Station No. 82, located at 1800 North Bronson Avenue, approximately 0.9 miles northwest of the Project Site. The Project Site is within the recommended response distance to Station No. 82. Therefore, no impact related to emergency response time or distance is anticipated. Additionally, the Los Angeles Department of Water and Power has determined that it would be able to meet the water demand to serve the Project and meet the fire flow requirements. The Project will also comply with all applicable building and safety recommendations provided by the LAFD.
7. <i>Fire Protection.</i> That the expansion of existing fire stations and the acquisition of new sites be planned and designed to minimize the displacement of housing and relocation of residents.	Not Applicable. This policy pertains to the expansion or development of new fire facilities and is not specifically applicable to the Project. The Project would not require the building of new fire stations or the expansion of existing fire stations that might displace housing or relocate residents.
8. <i>Fire Protection.</i> The public education activities	Not Applicable. This policy pertains to City goals for

1988 Hollywood Community Plan Objectives and Policies	Project Consistency Analysis
concerning the elimination of fire hazards, methods of fire protection and emergency medical service be encouraged.	eliminating fire hazards and is not specifically applicable to the Project. Nevertheless, it should be noted that the Project will demolish an existing and aging residential structures and will replace these old structures with new modern structures built to current building codes and life safety standards.
9. <i>Fire Protection.</i> That the existing paramedic program be continually evaluated, updated and improved.	Not Applicable. This policy pertains to City goals for updating the City’s paramedic services and is not specifically applicable to the Project.
10. <i>Fire Protection.</i> That the City intensify its program of fire protection through weed abatement.	Not Applicable. This policy pertains to City goals to intensify its program of fire protection through weed abatement and is not specifically applicable to the Project. The Project Site is located within an urbanized area of the Hollywood community and does not require weed abatement.
11. <i>Public Schools.</i> That the Los Angeles Unified School District’s standards and criteria for student travel distance, minimum school size and optimum pupil enrollment be tailored to specific Hollywood area characteristics of land use, street circulation, topography, population densities, number of school age children and availability of vacant land.	Not Applicable. This policy pertains to City goals for meeting public school standards and is not specifically applicable to the Project. As noted in the EIR, the Project would generate approximately three elementary school students, two middle school students, and two high school students, for a total of seven students. Impacts may result from the Project’s implementation due to the location of the Project in an area with insufficient school capacity. The Project’s impact, however, would be mitigated to a less than significant level by payment of school fees in accordance with the School Facilities Fee Plan for the Los Angeles Unified School District. Thus, with mitigation the Project would be consistent with and supportive of this policy.
12. <i>Public Schools.</i> That the Los Angeles Unified School District be requested to tailor improvements in educational programming, curricula and staffing to the specific social, economic, and cultural characteristics of the Community’s residents.	Not Applicable. This policy pertains to City goals for coordinating with the Los Angeles Unified School District (LAUSD) and is not specifically applicable to the Project.
13. <i>Public Schools.</i> That all school facilities in Hollywood Community be constantly reviewed, analyzed and upgraded, in view of the fact that the District contains some of the oldest schools in the City.	Not Applicable. This policy pertains to City goals for coordinating with the LAUSD and is not specifically applicable to the Project.
14. <i>Public Schools.</i> That due to an absence of vacant land, an after-hours multi-use concept of school facilities, together with a joint-use concept of other public facilities, be encouraged and promoted.	Not Applicable. This policy pertains to City goals for promoting after-hours multi-use of school facilities and is not specifically applicable to the Project.
15. <i>Public Schools.</i> That the expansion of school sites be planned so as to minimize displacement of residents and that, where possible, alternative architectural concepts be developed.	Not Applicable. This policy pertains to City goals for expanding and developing new school facilities and is not specifically applicable to the Project.
16. <i>Public Schools.</i> That the expansion of school facilities be accommodated on a priority basis and consider the following: existing school size, age of main buildings, current and projected enrollment	Not Applicable. This policy pertains to City goals for expanding and developing new school facilities and is not specifically applicable to the Project.

1988 Hollywood Community Plan Objectives and Policies	Project Consistency Analysis
and projected land uses and population.	
17. <i>Public Schools.</i> That the location of new school facilities be based on population densities, number of school age children, projected population, circulation, and existing and future land uses.	Not Applicable. This policy pertains to City goals for expanding and developing new school facilities and is not specifically applicable to the Project.
18. <i>Public Schools.</i> That all school facilities adjacent to freeways be buffered against visual, noise, and air pollution impacts.	Not Applicable. This policy pertains to City goals for expanding and developing new school facilities and is not specifically applicable to the Project.
19. <i>Public Schools.</i> The educational opportunities for adults be expanded in the community.	Not Applicable. This policy pertains to City goals for expanding educational opportunities and is not specifically applicable to the Project.
20. <i>Library.</i> That library facilities, procedures, programs and resources be continually evaluated and tailored to the social, economic, and cultural needs of local residents.	Not Applicable. This policy pertains to City goals for library improvements, and is not specifically applicable to the Project. The EIR concluded that the Project's impacts on library services would be less than significant.
21. <i>Library.</i> That, where feasible, bookmobile service to isolated residents be encouraged as complimentary service of community branch libraries.	Not Applicable. This policy pertains to City goals for library improvements, and is not specifically applicable to the Project.
22. <i>Library.</i> That the expansion of existing library facilities and the acquisition of new sites be planned and designed to minimize the displacement of housing and relocation of residents.	Not Applicable. This policy pertains to City goals for library improvements, and is not specifically applicable to the Project.
23. <i>Other Public Facilities.</i> That, where feasible, new power lines be placed underground and that the undergrounding of existing lines be continued and expanded.	Not Applicable. This policy pertains to City goals for public facilities and is not specifically applicable to the Project.
24. <i>Other Public Facilities.</i> That new equipment for public facilities be energy efficient.	Not Applicable. This policy pertains to energy efficiency goals for new equipment for public facilities and is not specifically applicable to the Project. However, the Project will comply with the requirements of the City's Green Building Code and will be designed to meet current Title 24 Standards, including a requirement to reduce potable water consumption by 20% through the use of low-flow water fixtures. All residential equipment and appliances provided will be ENERGY STAR rated.
25. <i>Other Public Facilities.</i> That solar access to adjacent properties be recognized and protected in the construction of public facilities.	Not Applicable. This policy pertains to the construction of public facilities and is not specifically applicable to the Project.
26. <i>Social Services.</i> That all public and private agencies responsible for the delivery of social services be encouraged to continually evaluate and modify programs as needs change and funds become available.	Consistent. This policy pertains to City goals for public and private social services and is not specifically applicable to the Project. However, the Project includes the development of 54 multi-family housing units, 53 of which will be restricted low-income units. The provision of low income housing in the Hollywood Community Plan Area would further the City's policies to expand social services.
27. <i>Social Services.</i> That publicly funded agencies strive to achieve and maintain a high level of	Not Applicable. This policy pertains to publicly funded agencies promoting ethnic and cultural diversity and

1988 Hollywood Community Plan Objectives and Policies	Project Consistency Analysis
awareness and understanding to the ethnic and cultural diversity of the community.	does not specifically pertain to the Project. Increasing community awareness and understanding of ethnic and cultural diversity, however, can be promoted through development. The Project, an affordable housing development, would not exclude any ethnic population. The affordable housing element of the Project will allow a larger portion of the Los Angeles population to afford housing within Hollywood. As such, the Project's location within Hollywood would further support the ethnic and cultural diversity in the Hollywood community.
<i>Source: Parker Environmental Consultants, 2014; City of Los Angeles, Department of City Planning, Hollywood Community Plan, 1988.</i>	

Therefore, as shown in Table 1 above, the Project would serve to further the objectives and policies of the 1988 Hollywood Community Plan, and no impacts related to land use consistency would occur. No mitigation measures are required.

Mineral Resources

The policies analyzed in the Mineral Resources analysis presented in the EIR were not affected by the HCPU, and are not otherwise affected by provisions in the 1988 Hollywood Community Plan. Therefore, the applicability of the 1988 Hollywood Community Plan has no effect on the EIR's Mineral Resources analysis. As described in the EIR, the Project would not result in impacts to mineral resources.

Noise

The policies analyzed in the Noise analysis presented in the EIR were not affected by the HCPU, and are not otherwise affected by provisions in the 1988 Hollywood Community Plan. Therefore, the applicability of the 1988 Hollywood Community Plan has no effect on the EIR's Noise analysis. Further, the 1988 Hollywood Community Plan does not provide any specific objective or policies pertaining to community noise. As described in the EIR, construction noise and groundborne vibration impacts associated with the Project would be significant and unavoidable. Operational noise and groundborne vibration resulting from the Project would be less than significant.

Population and Housing

The Superior Court ordered the City to rescind the HCPU, in part, because the HCPU and its EIR relied on population data that was obtained from the Southern California Association of Governments' (SCAG) population estimates for 2005. The 2005 SCAG estimates indicated a population of 224,426 persons in the Hollywood Community Plan area. The 2010 Census data was released on May 2011, approximately

two months after the release of the HCPU Draft EIR (DEIR). The 2010 Census data showed an actual population of 198,228 persons within the Hollywood Community Plan Area; 26,198 persons less than the 2005 SCAG estimates. Subsequently, the Final EIR for the HCPU was released on October 2011, containing the 2005 SCAG population data. On June 14, 2012, a revision to the Final EIR for the HCPU was filed containing references to the 2010 Census data. Petitioners argued that the 2010 Census data should have compelled a revision to the Draft EIR for the HCPU and that the failure to do so required the preparation and recirculation of a new Draft EIR. Agreeing with the petitioners, the Superior Court ruled that the HCPU is “fatally flawed” for failing to use the 2010 Census data for the population and housing analysis. In response to the Superior Court’s ruling, the City rescinded the HCPU and reinstated the 1988 Hollywood Community Plan.

The 1988 Hollywood Community Plan projected a 2010 population in Hollywood of 219,000 individuals. As the table below shows, per the 2010 U.S. Census data, the Hollywood population in 2010 was actually 198,228 individuals, or 20,772 persons less than the 1988 Hollywood Community Plan population projection. Thus, by 2010 the population of the Hollywood Community Plan area had still not exceeded the planned density of 219,000.

Table 2
Hollywood Community Plan Area
Population and Housing 2010 Projections and Actual

	Population
1988 Hollywood Community Plan (Projections) ^a	219,000
2010 United States Census (Actual) ^b	198,228
Capacity for Growth	20,772
Notes:	
^a <i>City Of Los Angeles, Department of City Planning, Hollywood Community Plan, 1988.</i>	
^b <i>United States Census, 2010; and Superior Court of the State of California, County of Los Angeles, West District, HCPU Statement of Decision, December 2013.</i>	
<i>Source: Parker Environmental Consultants, 2014.</i>	

The Population and Housing analysis in the Coronel Apartment Project EIR was addressed in Section IV.A, Impacts Determined to be Less Than Significant. The Land Use and Planning Section of the EIR analyzed the Project’s consistency with the Los Angeles General Plan Framework Element and Housing Element, the HCPU (which was in effect at the time), the SNAP, the Hollywood Redevelopment Plan, the East Hollywood/Beverly-Normandie Earthquake Disaster Assistance Project Area, and the LAMC. The Population projections in the EIR were based on demographic data derived from the 2009 Population and Housing Profile for the Hollywood Community Plan area published by the City Planning Department (*accessed April 2012*). Based on a resident generation factor of 2.15 persons per unit, the Project would generate approximately 116 permanent residents, resulting in a total of 51 net additional residents as

compared to the current conditions.² The 2009 Population and Housing Profile was determined independently of the HCPU, and the 2009 Population and Housing Profile data is not affected by ZI 2433. The Project's provision of housing for 51 new residents, specifically as it relates to affordable housing, is consistent with local and regional growth projections of the Los Angeles General Plan, Housing Element and the Regional Housing Needs Assessment (RHNA) and would not result in any significant impacts associated with population or housing growth .

The RHNA has determined a need for construction of 112,876 new housing units in the City by 2014 with the following housing distribution: 4,344 units as extremely low-income, 8,576 units as very low-income, 8,582 units as low-income, 4,415 units as moderate-income, and 86,961 units as above moderate income. This goal produces an annual average of about 15,000 new dwelling units per year. The Project will provide 53 units (98% of its base density) as affordable housing. Twenty-five units (46%) will be reserved as very low-income households; sixteen units (30%) will be reserved as low-income households; and twelve units (22%) will be reserved as moderate-income households. The creation of affordable housing units is consistent with the housing-related goals and objectives of the Los Angeles General Plan's Housing Element and the RHNA. As such, the Project is consistent with the goals and objectives of the RHNA.

As analyzed on pages IV.E-17 through IV.E-37 of the EIR, the Project's population and housing impacts are consistent with applicable regional and local plans. As described on Page IV.E-20 under the Hollywood Community Plan discussion, the Project's land uses, infill development nature, and affordable housing allocation, including a unit mix for the varying needs and desires of all economic segments of the Hollywood community, are consistent with the HCPU's goals. Although, these goals are presented in the context of the HCPU (which was in effect at the time of the EIR preparation), these goals are also contained in the RHNA, the Los Angeles General Plan's Housing Element, and the 1988 Hollywood Community Plan. Furthermore, page HO-3 of the Hollywood Community Plan specifically states that "[a]dditional low and moderate-income housing is needed in all parts of this Community. Density bonuses for provision of such housing through Government Code 65915 may be granted in the Low Medium 1 or less restrictive residential categories." As discussed above, the Project EIR does not rely on the flawed population estimates and policies of the HCPU. Further, the Project is within the capacity of the 1988 Hollywood Community Plan projected population. Therefore, the Project is consistent with the 1988 Hollywood Community Plan, and is also consistent with the 2010 Census data. Consistent with the analysis in the EIR, the Project's impact on population and housing will remain less than significant under the 1988 Hollywood Community Plan.

Based on the foregoing and the analysis provided in the EIR, the Project is consistent with the population

² *The current conditions described in the EIR included 30 dwelling units and 65 residents based on the same resident generation factor of 2.15 persons per unit. (See Draft EIR at page IV.A-8)*

and housing growth forecasts identified within the 1988 Hollywood Community Plan and the Project's impact on population and housing is less than significant.

Public Services

The 1988 Hollywood Community Plan addresses general City goals for Public Services (Fire Protection, Police Protection, Schools, Other Facilities/Libraries). As shown in Table 1 above, the Project is consistent with all applicable policies and objectives of the 1988 Hollywood Community Plan. Therefore, the analysis in the EIR does not change. As analyzed in the EIR, the Project's impact on public services will remain less than significant, or less than significant with incorporation of mitigation measures.

Recreation

The 1988 Hollywood Community Plan addresses general City goals for recreation. As shown in Table 1 above, the Project is consistent with all applicable policies and objectives of the 1988 Hollywood Community Plan. Therefore, the analysis in the EIR does not change. As analyzed in the EIR, the Project's impact on recreation will remain less than significant with payment of the \$200 per capita Parks and Recreation Fund tax.

Transportation and Circulation

The Hollywood Community Plan addresses general City goals for Transportation and Circulation. As shown in Table 1 above, the Project is consistent with all applicable policies and objectives of the 1988 Hollywood Community Plan. Therefore, the analysis in the EIR does not change. As analyzed in the EIR, the Project's impact on transportation and circulation will remain less than significant.

Utilities

The Hollywood Community Plan addresses general City goals for Utilities. As shown in Table 1 above, the Project is consistent with all applicable policies and objectives of the 1988 Hollywood Community Plan. Therefore, the analysis in the EIR does not change. As analyzed in the EIR, the Project's impact on utilities would remain less than significant.

ATTACHMENT 1: Historic Cultural Monument Nomination

HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT EHRBAR RESIDENCE
2. STREET ADDRESS 1601 N. HOBART BOULEVARD
CITY LOS ANGELES ZIP CODE 90027 COUNCIL DISTRICT 13
3. ASSESSOR'S PARCEL NO. 5544-020-009
4. COMPLETE LEGAL DESCRIPTION: TRACT FERRY TRACT, AS PER MAP FILED IN BOOK 7, PAGE 197 OF MAPS FILED, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER.
BLOCK N/A LOT(S) 16 ARB. NO. N/A
5. RANGE OF ADDRESSES 1601 THROUGH 1607 N. HOBART BOULEVARD
6. PRESENT OWNER HOLLYWOOD COMMUNITY HOUSING CORPORATION, ATTN: BILL HARRIS, EXECUTIVE DIRECTOR
STREET ADDRESS 5020 SANTA MONICA BOULEVARD
CITY LOS ANGELES STATE CA ZIP CODE 90029 PHONE (323)469-0710 EMAIL: _____
OWNER IS: PRIVATE PUBLIC _____
7. PRESENT USE MULTI FAMILY RESIDENCE ORIGINAL USE SINGLE FAMILY RESIDENCE

DESCRIPTION

8. ARCHITECTURAL STYLE PUEBLO REVIVAL
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORKSHEET)
(SEE DESCRIPTION WORKSHEET)

HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT EHRBAR RESIDENCE

10. CONSTRUCTION DATE: FACTUAL 1920 ESTIMATED _____

11. ARCHITECT, DESIGNER, OR ENGINEER: HENRY HARWOOD HEWITT

12. CONTRACTOR OR OTHER BUILDER: NO GENERAL CONTRACTOR AT TIME PERMIT WAS ISSUED

13. DATES OF ENCLOSED PHOTOGRAPHS OCTOBER 8, 2010 AND OCTOBER 10, 2013

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

ALTERATIONS: ONE-STORY FAMILY ROOM ADDITION FILLED COURTYARD IN 1989, LEAVING REAR WALL & WINDOWS AND ALUMINUM WINDOWS INSTALLED IN A FEW OF THE ORIGINAL OPENINGS AND FRAMES.

15. THREATS TO SITE NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT

16. IS THE STRUCTURE ON ITS ORIGINAL SITE MOVED UNKNOWN

17. **SIGNIFICANCE**

BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE; INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED WITH SITE (SEE OPTIONAL SIGNIFICANCE WORKSHEET) BUILT IN 1920, THIS UNIQUE PUEBLO REVIVAL HOUSE WAS DESIGNED BY THE ARCHITECT HENRY HARWOOD HEWITT FOR ELISHA F. EHRBAR. AND HER HUSBAND, ALOYSIUS L. EHRBAR AS WHO HAD JUST COME TO CALIFORNIA FROM OHIO. THE PROPERTY AND THE PERMIT WERE BOTH IN ELISHA'S NAME, BUT THEY DID NOT OWN THE HOUSE FOR LONG, SELLING IT INSTEAD AND THEN PURCHASING A HOUSE IN VICTORIA PARK.. IT WAS, HOWEVER, SITED IN "CALIFORNIA HOMES BY CALIFORNIA ARCHITECTS", A SUPPLEMENT TO CALIFORNIA SOUTHLAND MAGAZINE IN 1922, COMPILED BY ELLEN LEACH, WITH BOTH A PHOTOGRAPH AND A FLOOR PLAN OF THE HOUSE. THE ARCHITECT, HENRY HARWOOD HEWITT, WAS SIGNIFICANT FOR WORK BOTH IN LOS ANGELES AND DENVER, COLORADO. FOR THE EHRBAR RESIDENCE HE CHOSE A STYLE THAT WAS THEN AND STILL IS ALMOST NON-EXISTENT IN SOUTHERN CALIFORNIA. THE EHRBAR RESIDENCE IS A VERY RARE AND MOSTLY INTACT VERSION OF THE PUEBLO REVIVAL STYLE.

18. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES CITY BUILDING PERMITS PER

ATTACHED, LA COUNTY ASSESSORS RECORDS, RECORDED DEEDS, UNITED STATES CENSUS RECORDS, . LOS ANGELES TIMES ARTICLES, AND CALIF. HOMES BY CALIF. ARCHITECTS (1922), "A FIELD GUIDE TO AMERICAN HOMES", MCALISTER

DATE FORM PREPARED OCTOBER 28, 2013 PREPARER'S NAME CHARLES J. FISHER

ORGANIZATION ROBERT BLUE & BILL ZIDE STREET ADDRESS 140 S. AVENUE 57

CITY HIGHLAND PARK STATE CA ZIP CODE 90042 PHONE (213) 256-3593

E-MAIL ADDRESS: ARROYOSECO@HOTMAIL.COM

DESCRIPTION WORK SHEET

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

THE EHRBAR RESIDENCE IS A 2 STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

PUEBLO REVIVAL, U-SHAPED PLAN SINGLE FAMILY RESIDENCE (ORIGINAL)
ARCHITECTURAL STYLE (SEE LINE B ABOVE) PLAN SHAPE (SEE CHART) STRUCTURE USE (RESIDENCE, ETC)

WITH A HAND SPREAD STUCCO FINISH AND WOOD TRIM.
MATERIAL (WOOD SIDING, WOOD SHINGLES, BRICK, STUCCO, ETC) MATERIAL (WOOD, METAL, ETC)

ITS FLAT ROOFS WITH PARAPETS ROOF IS ROLLED COMPOSITION & SOME SPANISH TILES GLASS AND WOOD (ALUMINUM),
ROOF SHAPE (SEE CHART) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES) WINDOW MATERIAL

ARCHED MULTI LIGHT WOOD CASEMENT WINDOWS ARE PART OF THE DESIGN.
WINDOW TYPE [DOUBLE HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC]

THE ENTRY FEATURES A MULTI-ARCHED SIDE PORCH COVERED WITH A CLAY TILE ROOF.
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

WITH A TWO VERTICAL PANELED ARCHED DOORS DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (SEE CHART)

OF THE STRUCTURE ARE A PLAIN TRAWLED STUCCO SURFACE FROM BASE TO THE TOP OF THE PARAPETS ON A SINGLE
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (SEE CHART);

PLANE FOR EACH EXTERIOR WALL, WHICH IS PIERCED BY INSET WINDOW OPENINGS, MANY OF THE ARCHED. CURVED BUTTRESSES
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

ARE AT THE ENDS OF EACH EAST OR WEST FACING PLANE, WITH A DOUBLE FLUE STUCCO COVERED CHIMNEY LOCATED ON THE
ORNAMENTAL WOODWORK, SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALITY;

NORTH FACADE TO THE RIGHT OF AND SET BEHIND THE ENTRY PORCH, WHICH HAS A STUCCO WALL REACHING INTO THE DRIVEWAY
VERTICALITY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

WHICH HAS A SQUARED POST AT THE END OF IT. A SECOND POST AND WALL ARE AT THE OTHER SIDE OF THE DRIVEWAY.
ADDITIONAL DEFINING ELEMENTS

THE ROOF IS DIVIDED INTO TWO PLANES AT THE FIRST AND SECOND STORY LEVELS, THE SECOND STORY HAVING A
ADDITIONAL DEFINING ELEMENTS

DEEP SETBACK FROM THE FIRST STORY. THE ORIGINAL WALLS AND WINDOWS ARE STILL LOCATED WITHIN THE AREA
ADDITIONAL DEFINING ELEMENTS

COVERED BY AN ADDITION OF FAMILY ROOM DATING FROM 1989. A SMALL ROUND CROSSHATCHED WINDOW IS IN THE
ADDITIONAL DEFINING ELEMENTS

NORTH FACADE AT THE SECOND-STORY LEVEL TO THE RIGHT OF THE CHIMNEY. A SQUARE BAY WITH TWO SMALL SQUARE
ADDITIONAL DEFINING ELEMENTS

WINDOWS IS TO THE RIGHT OF THE ROUND WINDOW. LIKE THE PORCH, THE BAY IS COVERED WITH SPANISH CLAY TILES
ADDITIONAL DEFINING ELEMENTS

A SECOND TILE COVERED BAY IS LOCATED AT THE FIRST FLOOR LEVEL TO THE REAR OF THE FRONT PORCH. WITH THE
ADDITIONAL DEFINING ELEMENTS

EXCEPTION OF THE TWO ALUMINUM FRONT WINDOWS (IN THEIR ORIGINAL ARCHED OPENINGS), MOST OF THE WOOD
ADDITIONAL DEFINING ELEMENTS

CASEMENT WINDOWS APPEAR TO ORIGINAL AND EXTANT
ADDITIONAL DEFINING ELEMENTS

SECONDARY BUILDINGS CONSIST OF A TEN-UNIT APARTMENT HOUSE AT THE REAR OF THE PROPERTY WAS BUILT IN
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

1924, BUT IS NOT A PART OF THIS NOMINATION. A GARAGE BUILT IN 1920 WAS REMOVED FOR THE APARTMENT.
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE BOX BEAMED CEILING IN LIVING ROOM, ARCHED FRENCH DOORS BETWEEN
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; HOLDINGS AND TRIM, SPECIAL GLASS WINDOWS,

ROOMS, CUSTOM WROUGHT IRON LIGHTING FIXTURES, HARDWOOD FLOORS, ORIGINAL BATHROOMS AND THE KITCHEN,
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

CABINETS AND TILE WORK ALSO APPEAR TO BE ORIGINAL.
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

HISTORIC-CULTURAL MONUMENT APPLICATION

**CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

Complete One or Both of the Upper and Lower Portions of This Page

ARCHITECTURAL SIGNIFICANCE

THE EHRBAR RESIDENCE IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT
PUEBLO REVIVAL ARCHITECTURE
ARCHITECTURAL STYLE (SEE LINE 8)

AND MEETS THE CULTURAL HERITAGE ORDINANCE BECAUSE OF THE HIGH QUALITY OF ITS DESIGN AND THE RETENTION OF ITS ORIGINAL FORM, DETAILING AND INTEGRITY.

AND/OR

HISTORICAL SIGNIFICANCE

THE EHRBAR RESIDENCE WAS BUILT IN 1920
NAME OF PROPOSED MONUMENT YEAR BUILT

HENRY HARWOOD HEWITT AND PUEBLO REVIVAL ARCHITECTURE WAS IMPORTANT TO THE
NAME OF FIRST OR OTHER SIGNIFICANT OWNER

DEVELOPMENT OF LOS ANGELES BECAUSE THIS ARCHITECTURE IS EMBLEMATIC OF THE PRE-COLUMBIAN HOUSING OF NEW MEXICO THAT IS ASSOCIATED WITH THE PUEBLO TRIBE OF NATIVE AMERICANS. THE PUEBLO REVIVAL STYLE IS A REGIONAL ARCHITECTURAL STYLE OF THE SOUTHWESTERN UNITED STATES WHICH DRAWS ITS INSPIRATION FROM THE PUEBLOS AND THE SPANISH MISSIONS IN NEW MEXICO. THE STYLE DEVELOPED AT THE TURN OF THE 20TH CENTURY AND REACHED ITS GREATEST POPULARITY IN THE 1920S AND 1930S, THOUGH IT IS STILL COMMONLY USED FOR NEW BUILDINGS. PUEBLO STYLE ARCHITECTURE IS MOST PREVALENT IN THE STATE OF NEW MEXICO. PUEBLO STYLE ARCHITECTURE SEEKS TO IMITATE THE APPEARANCE OF TRADITIONAL ADOBE CONSTRUCTION, THOUGH MORE MODERN MATERIALS SUCH AS FRAME AND STUCCO (SUCH AS THE EHRBAR RESIDENCE), BRICK OR CONCRETE ARE OFTEN SUBSTITUTED. IF ADOBE IS NOT USED, ROUNDED CORNERS, IRREGULAR PARAPETS, AND THICK, BATTERED WALLS ARE USED TO SIMULATE IT. WALLS ARE USUALLY STUCCOED AND PAINTED IN EARTH TONES. MULTISTORY BUILDINGS USUALLY EMPLOY STEPPED MASSING SIMILAR TO THAT SEEN AT TAOS PUEBLO. ROOFS ARE ALWAYS FLAT. FREQUENTLY WITH LOW PARAPETS. ALTHOUGH THE REGIONAL ARCHITECTURE FROM WHICH THE PUEBLO STYLE DRAWS ITS INSPIRATION IS CONFINED TO NEW MEXICO AND PARTS OF ARIZONA, THE STYLE FIRST APPEARED IN CALIFORNIA. BOSTON ARCHITECT A. C. SCHWEINFURTH USED IT FOR A NUMBER OF HIS BUILDINGS IN CALIFORNIA, BEGINNING WITH A HOTEL IN VENTURA WHICH WAS COMPLETED IN 1894. ALTHOUGH IT FIRST

CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET
CONTINUED

STARTED IN CALIFORNIA, IT WAS NEVER IN HEAVY USE IN THE LOS ANGELES AREA. HENRY HARWOOD HEWITT WAS ONE OF THE FIRST ARCHITECTS IN LOS ANGELES TO FULLY EMBRACE THE STYLE IN ITS PURE STATE. EARLIER EXAMPLES HAD A MORE MISSION OR SPANISH COLONIAL REVIVAL INFLUENCE, WHEREAS THIS HEWITT VERSION WENT BACK TO THE BASICS AND SHOWCASED A MORE TRUE INTERPRETATION OF THE ORIGINAL PUEBLOS IN NEW MEXICO. THE EHRBAR RESIDENCE WAS CONSIDERED UNIQUE EVEN BY CALIFORNIA STANDARDS AND WAS PUBLISHED AS SUCH DIVERSE PUBLICATIONS AS THE SOUTHERN CALIFORNIA CHAPTER OF THE AIA TO THE LOS ANGELES TIMES. THE STYLE MADE ITS FIRST APPEARANCE IN NEW MEXICO AT THE UNIVERSITY OF NEW MEXICO IN ALBUQUERQUE, WHERE IT WAS ADOPTED BY PRESIDENT WILLIAM G. TIGHT FOR A NUMBER OF PROJECTS COMPLETED DURING HIS TENURE. THE BEST-KNOWN OF THESE WAS HIS 1908 REMODELING OF HODGIN HALL, NEARLY ALL SUBSEQUENT UNIVERSITY BUILDINGS HAVE ALSO EMPLOYED THE PUEBLO STYLE, ALBEIT IN INCREASINGLY LOOSE INTERPRETATIONS. THE OTHER STRONGHOLD OF PUEBLO STYLE ARCHITECTURE IS SANTA FE, WHERE IT WAS POPULARIZED IN THE 1920S AND 1930S BY A GROUP OF ARTISTS AND ARCHITECTS SEEKING TO ESTABLISH A UNIQUE REGIONAL IDENTITY. IN 1957 A COMMITTEE LED BY JOHN GAW MEEM DRAFTED THE HISTORICAL ZONING ORDINANCE, WHICH MANDATED THE USE OF THE PUEBLO STYLE OR TERRITORIAL REVIVAL STYLE ON ALL NEW BUILDINGS IN CENTRAL SANTA FE. THIS ORDINANCE REMAINS IN EFFECT, MEANING THE PUEBLO STYLE CONTINUES TO PREDOMINATE. HEWETT'S INTERPRETATION OF PUEBLO REVIVAL IS NOT ABSOLUTELY PURE, IN THAT HE UTILIZES SPANISH CLAY TILE ROOFS IN SEVERAL LOCATIONS SUCH AS THE FRONT PORCH AND BAYS, HOWEVER, THE OVERALL DESIGN OF THE HOUSE IS NEARLY TEXTBOOK IN ITS INTERPRETATION OF THE PUEBLO REVIVAL STYLE, WHICH HAS VERY FEW REMAINING EXAMPLES OF ANY DEGREE OF PURITY IN SOUTHERN CALIFORNIA. OTHER EXAMPLES OF THE STYLE ARE MUCH MORE HEAVILY INFLUENCED BY OTHER ARCHITECTURAL TREATMENTS, SUCH AS THE LUMMIS HOME (HCM No. 68) IN HIGHLAND PARK WHICH HAS MASSING THAT HARKENS TO THE PUEBLOS, BUT IS CONSTRUCTED OF ARROYO STONE, WHICH IS NOT TYPICAL OF THIS STYLE. HOWEVER, VIRGINIA AND LEE McALISTER, IN THEIR "FIELD GUIDE TO AMERICAN HOUSES" NOTE THAT THE PUEBLO REVIVAL STYLE DRAWS FROM THE SPANISH COLONIAL AS WELL AS THE NATIVE AMERICAN DESIGNS FOR INSPIRATION, WHICH TENDS TO BRING THE TILED ROOFED PORTIONS OF THE HOUSE MORE IN LINE WITH THE INTERPRETATION OF THE PUEBLO REVIVAL STYLE AS A WHOLE. IN REALITY, THE EHRBAR RESIDENCE IS PROBABLY ONE OF THE PUREST EXAMPLES IN SOUTHERN CALIFORNIA. THE LOS ANGELES CONSERVANCY NOTES IN A LETTER DATED APRIL 8, 2013 "THAT THE EHRBAR RESIDENCE AT 1601 N. HOBART

CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET
CONTINUED

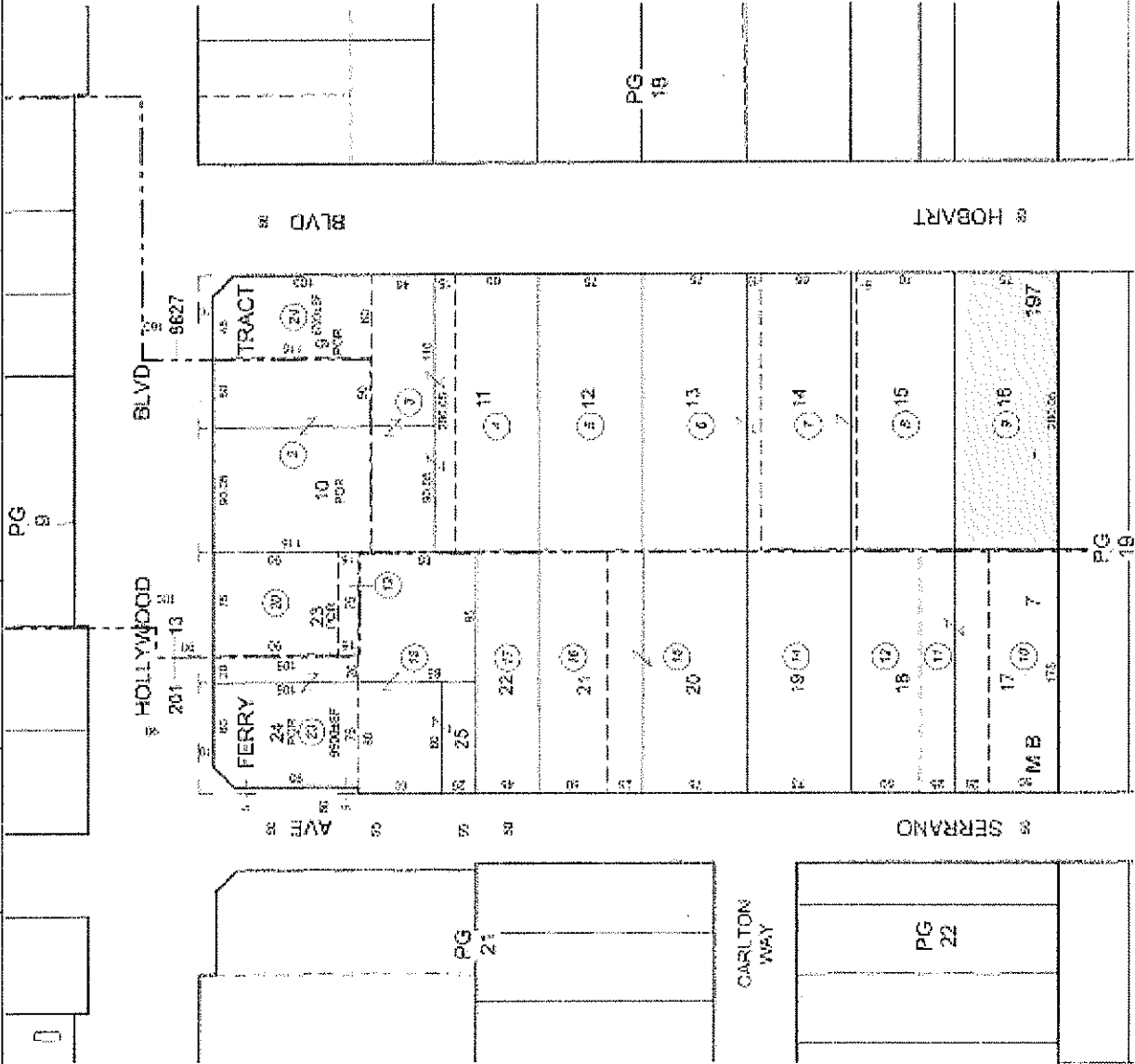
BOULEVARD IS ARCHITECTURALLY SIGNIFICANT AND QUALIFIES AS A HISTORIC RESOURCE. THE RESIDENTIAL STRUCTURE IS A RARE EXAMPLE OF ARCHITECTURE ASSOCIATED WITH THE PUEBLO REVIVAL DESIGN IN THE CITY OF LOS ANGELES AND A NOTABLE DESIGN BY ARCHITECT HENRY HARWOOD HEWETT...(AND THAT) OUR PROFESSIONAL OPINION...FINDS IT ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER." THE CONSERVANCY LETTER GOES ON TO DISCUSS THE TWO BASIC ALTERATIONS TO THE STRUCTURE, BEING THE TWO ALUMINUM WINDOWS WHICH COULD EASILY BE REPLACED WITH ORIGINAL STYLE WOOD CASEMENTS AND THE 1989 ADDITION WHICH FILLS THE PATIO SPACE THAT WAS ORIGINALLY BETWEEN THE TWO REAR WINGS OF THE HOUSE STATING THAT "THIS IS ONLY VISIBLE FROM THE REAR ELEVATION; IT NEITHER ALTERS THE GENERAL MASSING OF THE STRUCTURE, NOR DOES IT ALTER THE ORIGINAL APPEARANCE OF THE STRUCTURE AS VIEWED FROM EITHER THE PUBLIC RIGHT OF WAY OR SIDE ELEVATIONS. MEANWHILE THE ORIGINAL FENESTRATION OF THE EHRBAR RESIDENCE REMAINS HIGHLY INTACT, WITH THE ONLY REMOVAL OF OUTWARD-FACING HISTORIC WINDOWS LIMITED TO A PAIR OF MULTI-PANE CASEMENTS WINDOWS SINCE (THE 1979 HISTORIC RESOURCES SURVEY) REPLACED WITH ALUMINUM FRAMED VERSIONS. THESE TWO AREAS OF ALTERATION TO THE SUBJECT PROPERTY DO NOT SIGNIFICANTLY COMPROMISE THE ORIGINAL DESIGN OF THE STRUCTURE." THE CONSERVANCY DID NOT AT THAT TIME HAVE THE INTERIOR PHOTOS ACCOMPANYING THIS APPLICATION THAT SHOW BOTH THE OVERALL ORIGINAL INTEGRITY OF THE HOUSE, BUT ALSO THAT THE REAR STUCCO AND SEVERAL OF THE WINDOWS FACING THE ADDITION REMAIN IN THE HOUSE. THE EHRBAR HOUSE MEETS THE STANDARDS FOR HISTORIC CULTURAL MONUMENT BOTH AS A REPRESENTATIVE EXAMPLE OF PUEBLO REVIVAL ARCHITECTURE AND A NOTABLE WORK BY A MASTER ARCHITECT, HENRY HARWOOD HEWETT.

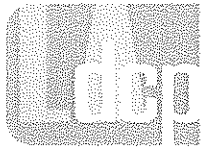


2010



MAP INFORMATION SERVICES
 SCALE: 1"=50'





**City of Los Angeles
Department of City Planning**

**10/22/2013
PARCEL PROFILE REPORT**

PROPERTY ADDRESSES

1605 N HOBART BLVD
1603 N HOBART BLVD
1601 N HOBART BLVD
1605 1/4 N HOBART BLVD
1603 1/4 N HOBART BLVD
1601 1/4 N HOBART BLVD
1605 1/2 N HOBART BLVD
1603 1/2 N HOBART BLVD
1601 1/2 N HOBART BLVD
1603 3/4 N HOBART BLVD
1601 3/4 N HOBART BLVD

ZIP CODES

90027

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2010-1554-DB-SPP
CPC-2000-1976-SP
CPC-1988-831-GPC
ORD-49615
ORD-173799
ORD-173749
ORD-164701
ENV-2000-1978-ND

Address/Legal Information

PIN Number 148-5A195 226
Lot/Parcel Area (Calculated) 15,074.1 (sq ft)
Thomas Brothers Grid PAGE 593 - GRID H4
Assessor Parcel No. (APN) 5544020009
Tract FERRY TRACT
Map Reference M B 7-197
Block None
Lot 16
Arb (Lot Cut Reference) None
Map Sheet 148-5A195

Jurisdictional Information

Community Plan Area Hollywood
Area Planning Commission Central
Neighborhood Council East Hollywood
Council District CD 13 - Mitch O'Farrell
Census Tract # 1905.20
LADBS District Office Los Angeles Metro

Planning and Zoning Information

Special Notes None
Zoning R3-1XL
Zoning information (Zi) ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
ZI-2277 Hollywood Redevelopment Project
ZI-1352 Hollywood Redevelopment Project
General Plan Land Use Medium Residential
General Plan Footnote(s) Yes
Hillside Area (Zoning Code) No
Baseline Hillside Ordinance No
Baseline Mansionization Ordinance No
Specific Plan Area Vermont / Western Station Neighborhood Area Plan
Special Land Use / Zoning None
Design Review Board No
Historic Preservation Review No
Historic Preservation Overlay Zone None
Other Historic Designations None
Other Historic Survey Information None
Mills Act Contract None
POD - Pedestrian Oriented Districts None
CDO - Community Design Overlay None
NSO - Neighborhood Stabilization Overlay No
Streetscape No
Sign District No
Adaptive Reuse Incentive Area None
CRA - Community Redevelopment Agency East Hollywood / Beverly Normandie Earthquake Disaster Assistance Project
Hollywood Redevelopment Project
Central City Parking No
Downtown Parking No

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

Building Line	25
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5544020009
APN Area (Co. Public Works)*	0.344 (ac)
Use Code	0500 - 5 or more units (4 stories or less)
Assessed Land Val.	\$1,139,736
Assessed Improvement Val.	\$489,216
Last Owner Change	10/20/10
Last Sale Amount	\$1,535,015
Tax Rate Area	8827
Deed Ref No. (City Clerk)	961572
	823505
	780156
	619469
	3463351
	2410979
	1980011-12
	1495552
	1170628-28

Building 1

Year Built	1924
Building Class	D65
Number of Units	10
Number of Bedrooms	10
Number of Bathrooms	10
Building Square Footage	7,258.0 (sq ft)

Building 2

Year Built	1920
Building Class	D7
Number of Units	3
Number of Bedrooms	2
Number of Bathrooms	3
Building Square Footage	2,930.0 (sq ft)

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
Very High Fire Hazard Severity Zone	No
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-133/2)	No
Oil Walls	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.08087892213563

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Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.3
Slip Geomtry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13
Rupture Top	3
Rupture Bottom	13
Dip Angle (degrees)	50
Maximum Magnitude	6.4
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
State Enterprise Zone Adjacency	No
Targeted Neighborhood Initiative	None
Public Safety	
Police Information	
Bureau	West
Division / Station	Hollywood
Reporting District	649
Fire Information	
Division	3
Batallion	5
District / Fire Station	82
Red Flag Restricted Parking	No

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CASE SUMMARIES

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

Case Number:	CPC-2010-1554-DB-SPP
Required Action(s):	DB-DENSITY BONUS SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE
Project Descriptions(s):	DENSITY BONUS WITH ON-MENU INCENTIVE TO ALLOW AVERAGING DENSITY, OPEN SPACE AND PARKING; OFF-MENU INCENTIVES FOR HEIGHT, TO ALLOW A 45-FOOT, IN LIEU OF THE 30-FOOT BUILDING HEIGHT OTHERWISE PERMITTED IN HEIGHT DISTRICT NO. 1XL, AND EXCEPTIONS FROM THE SNAP: A. SEC. 7.A (RESIDENTIALLY ZONED PROPERTIES) – TO PERMIT MORE THAN TWO LOTS TO BE TIED TOGETHER AND CONTAINING APPROXIMATELY 32,541 SQUARE FEET OF LOT AREA IN LIEU OF THE MAXIMUM 15,000 SQUARE FEET OF LOT AREA OTHERWISE PERMITTED. B. SEC. 7.D (TRANSITIONAL HEIGHT) – TO ALLOW AN APPROXIMATE 45-FOOT IN HEIGHT BUILDING IN LIEU OF THE APPROXIMATE 27-FOOT IN HEIGHT BUILDING OTHERWISE PERMITTED WITHIN 15 FEET OF THE HEIGHT OF A ONE-STORY, APPROXIMATE 12-FOOT IN HEIGHT BUILDING ON AN ADJACENT OWNERSHIP SOUTHERLY. C. SEC. 7.J (DEVELOPMENT STANDARDS) 1. SEC. IV.3 USEABLE OPEN SPACE – TO ALLOW REQUIRED USEABLE OPEN SPACE TO HAVE A MINIMUM 15-FOOT, IN LIEU OF 20-FOOT DIMENSION OTHERWISE REQUIRED. 2. SEC. IV.14 PRIVACY - TO ALLOW WINDOWS FACING WINDOWS ACROSS PROPERTY LINES OR FACING PRIVATE OUTDOOR SPACE OF OTHER RESIDENTIAL UNITS WITHIN THE DEVELOPMENT AS NOT OTHERWISE PERMITTED. 2. DENSITY BONUS/AFFORDABLE HOUSING INCENTIVES DETERMINATION PURSUANT TO SECTION 12.22 A 25 OF THE LAMC, INCLUDING A 35% DENSITY BONUS WITH 53, OR 98%, OF THE DWELLING UNITS RESERVED AS RESTRICTED AFFORDABLE UNITS (46% RESERVED FOR VERY LOW INCOME HOUSEHOLDS, 26% RESERVED FOR LOW INCOME HOUSEHOLDS & 26% RESERVED FOR MODERATE INCOME HOUSEHOLDS); PARKING PROVIDED PURSUANT TO SECTION 12.22 A 25 (D) (2) (I) OF THE LAMC, ONE PARKING SPACE FOR EACH RESTRICTED AFFORDABLE UNIT; AND, ONE AFFORDABLE HOUSING INCENTIVE ON THE MENU PURSUANT TO SECTION 12.22 A 25 (G)(2) OF THE LAMC, TO ALLOW AVERAGING OF DENSITY, OPEN SPACE AND PARKING OVER THE ENTIRE PROPERTY AND VEHICULAR ACCESS FROM A LESS RESTRICTIVE ZONE TO A MORE RESTRICTIVE ZONE. 4. PROJECT PERMIT COMPLIANCE, PURSUANT TO SECTION 11.5.7 C
Case Number:	CPC-2000-1076-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	A PUBLIC HEARING REGARDING THE PROPOSED VERMONT/WESTERN TRANSIT ORIENTED DISTRICT NEIGHBORHOOD AND SPECIFIC PLAN ORDINANCE.
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-2000-1078-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	Date Not Available

DATA NOT AVAILABLE

ORD-49815
ORD-173799
ORD-173749
ORD-164701

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15

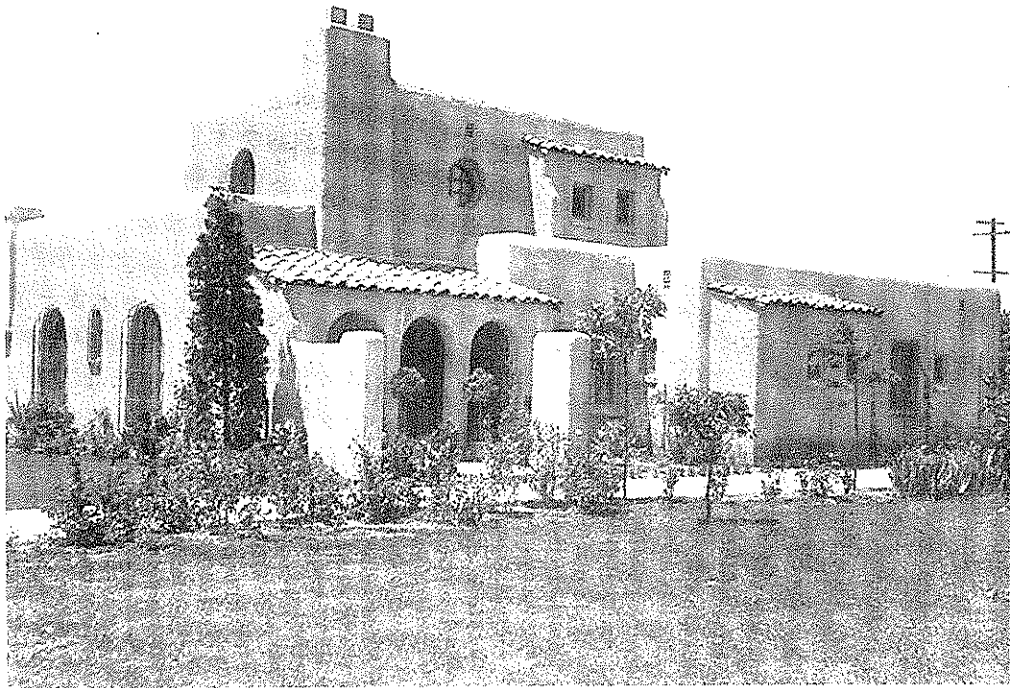
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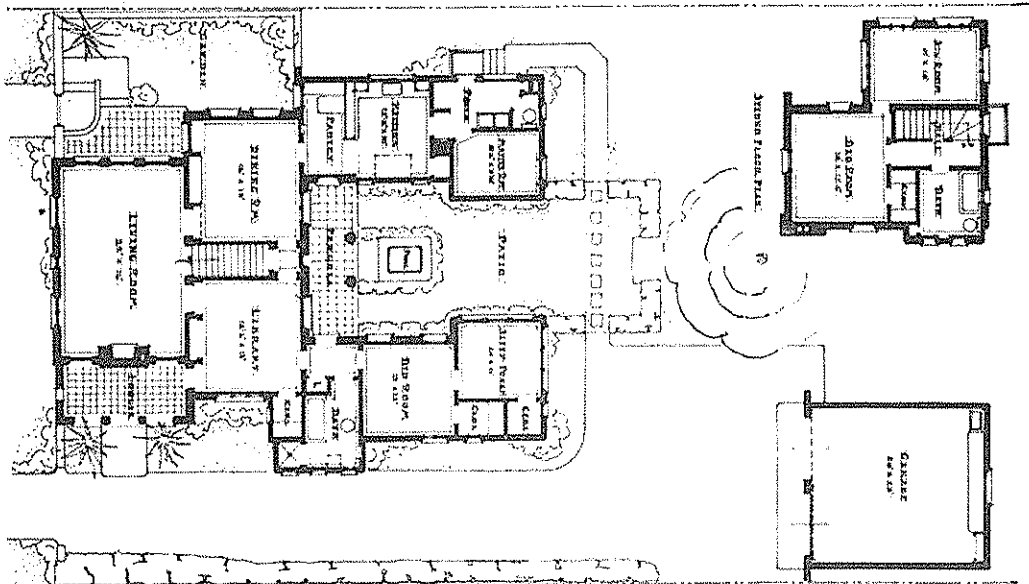
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ELLEN LEECH

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AMERICAN INSTITUTE *of* ARCHITECTS
THROUGH HENRY F. WITHEY, CHAIRMAN
PUBLIC SERVICE COMMITTEE
LOS ANGELES

PUBLISHED AS A SUPPLEMENT TO
CALIFORNIA SOUTHLAND MAGAZINE
LOS ANGELES, CALIFORNIA, 1922



A. L. EHRBAR HOUSE, HOLLYWOOD
HARWOOD HEWITT, ARCHITECT



Harwood Hewitt, Architect (1874-1926)

By Charles J. Fisher

Henry Harwood Hewitt was born in Bloomington, Illinois on August 2, 1874 to Charles Edmund and Helen M. (Thompson) Hewitt. He and his twin sister, Helen, were the youngest of four children. His older brother, Herbert Edmund Hewitt, was to become an architect as well, practicing in Peoria, Illinois. Harwood Hewitt was a graduate of the University of Chicago, the Massachusetts Institute of Technology and the Ecole de Beaux Arts, in Paris France.

On June 25, 1905, he married Elizabeth Showler Galloway (Hammell) in Port Chester, New York. That union brought in two stepdaughters, Marie J. and Anne Mae Hammell. The family settled in Denver, Colorado, and he began his architectural career as a partner in the firm of Biscoe and Hewitt, that designed the Denver Civic Center in 1908. On May 18, 1909, his son, Alvin Edmund Hewitt was born in Denver. His marriage ended in divorce on July 12 of the following year, but on Christmas Eve, the couple remarried.

The marriage lasted until June 20, 1913, when they had their second divorce. The following month, Hewitt relocated to Los Angeles become the junior partner of architect Oliver P. Dennis

Dennis had just dissolved his highly successful partnership with Lyman Farwell, who had entered politics. It's possible that Hewitt was recommended by Farwell as they had both attended MIT and the Ecole de Beaux Arts.

The partnership of Dennis and Hewitt was a productive one, producing many fine residences, commercial and school buildings, such as a 100-room Italian Renaissance hotel on Hope Street near Bunker Hill (1913), the Westlake Masonic Temple (1914), the Colonial style L. D. Hines Building at Hollywood Boulevard and St. Andrews (1915), the Mediterranean Revival George H. Huntsberger Residence in Windsor Square (1913), the Palms Grammar School (1914), Owensmouth Union High School (1915) and an apartment building for Oliver P. Dennis at 1628 Hudson, in Hollywood (1914).

The Dennis partnership ended during World War I and Hewitt continued working solo with the exception of a short-lived partnership with H. L.

Barker in 1921 that brought about the Renaissance Revival Immaculate Heart of Mary School. At some point during this period, Hewitt married his second wife, Ethelyn.

Other noted buildings that Hewitt designed during that period included the Elesha Ehrbar Residence at 1901 Hobart Boulevard in 1920, the Tudor Revival home of author-playwright Hector Turnbull in Hollywood's La Brea Canyon, also in 1920, the award winning W. H. Glover Residence at 227 S. Normandie (1921), the award winning James Shultz Residence (1921), a Spanish Colonial Revival residence in adobe for Alice Lynch (HCM No. 621) at 2414 S. 4th Avenue in 1922 and the Mediterranean Revival C. C. Waite Residence (HCM No. 890) at 2431 Hill Drive in Eagle Rock in 1922.

Hewitt was a founding member and secretary for the Allied Architects Association which used the combined skills of its members to produce designs for public buildings, such as Patriotic Hall on S. Figueroa Street, the Los Angeles County Hospital, the Hall of Justice and the acute care unit for Olive View Medical Center. He was on the architectural jury that chose the design for the Los Angeles City Hall (HCM No. 150).

His interior for the G. G. Deizer Residence was featured in the Los Angeles Times in 1925 and he was awarded the world prize for residential architecture at the International Exposition of Architecture and Fine Arts in New York during the same year for his design of the W. T. Hanson House in La Cañada-Flintridge. He was also commissioned for the design of the Los Angeles Ebell Club at 4400 Wilshire Boulevard (HCM No. 250) in 1925.

Henry Harwood Hewitt died suddenly at his home on January 29, 1926 at the age of 51, at the height of his architectural career. He was at the time chairman of the architectural jury of design for the design of a major addition for the Los Angeles County General Hospital. His Ebell commission was awarded to the firm of Hunt and Burns. Sumner Hunt's wife was a member of the club and had served on the committee that had selected Hewitt for the building. It is not known how much of Hewitt's work made it into the final design for that building.

Sources: United States 1880, 1910, and 1920 Census; Landmark L.A., edited by Jeffrey Herr, 2002; Los Angeles Times Obituary, January 30, 1926; Withey, Henry, "Dictionary of American Architects, Deceased"; various Los Angeles Times articles; Builder and Contractor and Southwest Builder and Contractor citations; Los Angeles City building permits.



**HARWOOD
HEWITT**
*Editor
Herald*



April 8, 2013

Submitted by email

Ms. Srimal Hewawitharana
 Environmental Specialist II
 Department of City Planning
 Environmental Review Section
 200 N. Spring Street, Room 750
 Los Angeles, CA 90012
 Email: srimal.hewawitharana@lacity.org

Re: Coronel Apartment Project Draft EIR, ENV-2012-110-EIR

Dear Ms. Hewawitharana:

On behalf of the Los Angeles Conservancy, we submit these comments on the Coronel Apartment Project Draft EIR providing additional information establishing the architectural significance of the Ehrbar Residence and the need to consider a preservation alternative that would reuse the structure as part of the project.

5.1

I. Ehrbar Residence at 1601 N. Hobart Blvd. has been established as a historic resource

The Conservancy maintains our belief that the Ehrbar Residence at 1601 N. Hobart Boulevard is architecturally significant and qualifies as a historic resource. The residential structure is a rare example of architecture associated with Pueblo Revival design in the City of Los Angeles and a notable design by architect Henry Harwood Hewitt that was published in the AIA-sponsored *California Homes by California Architects*.¹

While the Draft EIR's historic resource assessment prepared by PCR Services Corporation finds the Ehrbar Residence ineligible for listing as a historic resource, the consultants uncovered and included the 1979 survey of the subject property that corroborates our professional opinion and finds it eligible for listing in the National Register.

5.2

The 1979 assessment characterizes the subject property as "built in a Pueblo Indian-Spanish style" and, describing its rarity, states that "there were a few homes built in this style in Hollywood in the Twenties; very few remain."²

While the consultants for the Draft EIR acknowledge this 1979 assessment, they provide no reasons or explanation for why this finding of National Register eligibility is no longer valid. Instead, the consultants produced a new assessment that finds the subject property to be altered to a level that impacts

¹ Leech, Ellen. *California Homes by California Architects*. *California Southland Magazine*. Los Angeles, 1922: 26.

² Coronel Apartment Project Draft EIR, Appendix B: Historic Resource Assessment Reports. PCR Services Corporation, July 2012. Historic Resource Inventory, March 1979.

potential eligibility and conclude that it is an unrepresentative example of the Spanish Colonial Revival style.

II. Architectural Significance and Integrity of Ehrbar Residence at 1601 N. Hobart Blvd.

The design of the Ehrbar Residence does not exhibit all of the character defining features associated with the Pueblo Revival style, and the Draft EIR has identified the subject property as “a Spanish Colonial Revival residence with Pueblo Revival style influences, rather than a pure facsimile of the Pueblo Revival style.”³ The Conservancy has always acknowledged that the Ehrbar Residence was not a pure example of Pueblo Revival architecture, stressing instead that instances of Pueblo Revival and its stylistic expression in both pure and derivative forms is very rare in the City of Los Angeles, hence making the subject property a rare resource type.

However, the Draft EIR concludes that “while the residence is original in its use of design features, it does not represent the design principles of the Spanish Colonial Revival Style, which are based on authenticity of historic precedents from the Spanish and Mexican period of California and the Southwest, rather than a conglomeration of diverse and contrasting design features.”⁴

While the Draft EIR describes the Ehrbar Residence as an unrepresentative example of Spanish Colonial Revival, further research reveals that it can be properly classified as belonging to the flat roof subtype of the Spanish Colonial Revival/Spanish Eclectic style, as described by Virginia and Lee McAlester in their decisive architecture style guide *A Field Guide to American Houses*. The authors state:

About 10 percent of Spanish Eclectic houses have flat roofs with parapeted walls. These typically show combinations of one- and two-story units. Narrow, tile-covered shed roofs are typically added above entryways or projecting windows. This subtype, loosely based on flat-roofed Spanish prototypes, resembles the Pueblo Revival house.⁵

Rather than being non-representative of the design principles of the Spanish Colonial Revival style, as noted in the draft EIR, the Ehrbar Residence appears to be an early and highly articulated example of the flat roof subtype of the Spanish Colonial Revival style, in which character-defining features of the Pueblo Revival style are employed with greater prominence than typical for this subtype. In particular, key design elements of the subject property drawn from Pueblo Revival include walls with strongly rounded edges at the roof parapet and battered wall extensions that slope inward toward the roof parapet—design features that may be absent entirely or receive a more simplified treatment in other examples of the flat roof subtype of Spanish Colonial Revival.

Although the residence is properly classified as a subtype of the Spanish Colonial Revival style, its design and appearance strongly references the Pueblo Revival. Regardless of the distinction between pure examples of Pueblo Revival and examples of the flat roof subtype of Spanish Colonial Revival style that may incorporate Pueblo Revival influences, architecture associated with Pueblo Revival design is highly uncommon in the City of Los Angeles, thus making the Ehrbar Residence a rare resource type.

The Draft EIR finds that the Ehrbar Residence is altered to a level that impacts potential eligibility. The Conservancy disagrees with this conclusion. Despite two main areas of alteration to the design of the

³ Coronel Apartment Project Draft EIR, Appendix B: Historic Resource Assessment Reports. PCR Services Corporation, July 2012: 29.

⁴ Coronel Apartment Project Draft EIR, Appendix B: Historic Resource Assessment Reports. PCR Services Corporation, July 2012: 46.

⁵ McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*. New York: Knopf, 1985: 417.

Ehrbar Residence, a rear addition and the replacement of two historic windows on the front facade with aluminum frame versions, the Conservancy believes the structure maintains high integrity of its original design.

The patio space that originally existed between the two rear wings is now occupied by a one-story addition—though this is only visible from the rear elevation; it neither alters the general massing of the structure, nor does it alter the original appearance of the structure as viewed from either the public right of way or side elevations. Meanwhile, the original fenestration of the Ehrbar Residence remains highly intact, with the only removal of outward-facing historic windows limited to the pair of multi-pane casements windows since replaced with aluminum-framed versions. These two areas of alteration to the subject property do not significantly compromise the original design of the structure.

5.3

III. Conclusion

Because the Draft EIR concludes that the subject property is not a historic resource, no preservation alternatives were examined and only Alternative 1 (No Project Alternative) retains existing on-site structures. However, the Conservancy continues to believe that the Ehrbar Residence at 1601 N. Hobart Boulevard qualifies as a historic resource under CEQA and we request that the Final EIR be augmented to include at least one alternative that retains and reuses the structure as part of the proposed project. Additionally, the Final EIR should include a mitigation measure that would promote the relocation of the Ehrbar Residence, while meeting the Secretary of the Interior's Standards.

About the Los Angeles Conservancy:

The Los Angeles Conservancy is the largest local historic preservation organization in the United States, with nearly 6,500 members throughout the Los Angeles area. Established in 1978, the Conservancy works to preserve and revitalize the significant architectural and cultural heritage of Los Angeles County through advocacy and education.

5.4

Thank you for the opportunity to comment on the Coronel Apartment Project Draft EIR. The Conservancy hopes to work closely with the applicant's team as this project moves forward. Please feel free to contact me at (213) 430-4203 or afine@laconservancy.org should you have any questions.

Sincerely,

Adrian Scott Fine

Adrian Scott Fine
Director of Advocacy

Enclosure

*Charles J. Fisher, Historian
140 S. Avenue 57
Highland Park, CA 90042
Phone: 323/256-3593 Fax: 323/255-0041
Email: arroyoseco@hotmail.com*

April 8, 2013

City of Los Angeles
Department of City Planning,
Environmental Analysis Section
200 N. Spring Street, Suite 750
Los Angeles, CA 90012

Attn: Srimal P. Hewawitharana,
Environmental Specialist II

RE: Coronel Apartments Project, ENV-2012-110-EIR

Dear Mr. Hewawitharana,

I am writing this letter to voice my concerns about the historic significance of the duplex currently located at 1601-1605 N. Hobart Boulevard. The Draft Environmental Impact Report for the project Report comes to an incorrect conclusion that there is no longer any architectural/historical significance for the residence at 1601-05 N. Hobart Boulevard, known as the Ehrbar Residence.

This conclusion is based on the cumulative impact of non-historic alterations to the former single family residence. An earlier draft Mitigated Negative Declaration for the Coronel project states on Page 40 that "There are no buildings on the project site which meet the criteria and definition of historic resources under CEQA". However, it notes that the house on Hobart has never been previously documented or surveyed. We since learn that the was in a 1979 Historic Resource survey which gave it a status code 3 as eligible for the National Register. A later DPR done by the same researcher, Christy Johnson McAvoy, had lowered the rating due to loss of context in the neighborhood. The MND document states that preservation practice should be placed in

context and then notes that the true historic context on Hobart Boulevard has been lost. However, neither of the documents analyze whether the resource could have enough history and/or architectural integrity to be listed individually at the national state or local level. The current analysis by PCR Resources gives a good detailing of the history of the Ehrbar Residence, as well as the work of the architect. It then state that the lack of context and the alterations render it ineligible for any listing. A conclusion that is also rejected by the Los Angeles Conservancy in their letter of April 4, 2012

This writer is a professional historian with extensive experience in property research and historic preservation, dating from the mid 1980's. This background includes the research, preparation and/or advocacy of over 130 Historic Cultural Monument Nominations for the City of Los Angeles as well as two designated monuments in Ventura County, along with over 80 Mills Act applications in Los Angeles and other locations, as well as research and documentation of numerous other historic structures. In addition, I have evaluated a good number of structures within the various Los Angeles Community Redevelopment Agency districts, including seven within the Hollywood CRA district.

My work also includes the Historic Cultural Monument application for the Waite Residence in Eagle Rock, that was designed in 1922 by the same architect as the Erhbar Residence, Henry Harwood Hewitt and is now listed as Los Angeles HCM No. 890.

Other qualifications include work as a past president and board member of the Highland Park Heritage Trust, past co-chair of the Cultural Resources Committee of the Los Angeles Conservancy, president of the Heritage Coalition of Southern California and 28 years doing property research for Transamerica Real Estate Tax Service. I am currently serving as Vice-Chairman of the Los Angeles Conservancy Modern (ModCom) Committee.

The structure in question, which was built in 1920, is located just outside of the Hollywood Redevelopment District. The portion of the subject property facing Serrano Avenue is within the boundaries of the former CRA district. Neither the original CRA survey from the 1980s or the current update of that survey deal with properties located outside of the CRA boundaries.

However, in order to adequately vet the resource, I have done an initial study of the construction, architecture and history of the structure in accordance with national state and local guidelines as follows:

To be eligible for listing in the National Register, the resource must normally be at least 50 years of age and must possess significance in American history and culture, architecture or archeology. To be considered significant, a property must meet one or more of the following four established criteria:

- A. It must be associated with events that have made a significant contribution to the broad patterns of our history; or
- B. It must be associated with the lives of persons significant in our past; or
- C. It must embody the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that it possess high artistic values, or that it represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. That it yield, or may be likely to yield, information important in prehistory or history.

The resource must also have integrity so that, according to National Register Bulletin #15 on How to Apply the National Register Criteria for Evaluation, “to be eligible for the National Register, a property must not only be shown to be significant under National Register criteria, but it must also have integrity”, which is the ability of the resource to convey its significance. In other words, a property must not be so altered from the condition during the period of significance that it fails to show the reasons for that significance.

A resource should also be significant within a historic context to be eligible for listing. According to National Register Bulletin #15, historic contexts are “those patterns, themes or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear.” The significance of a historic property can be determined only when it is evaluated within its historic context. The resource must represent an important aspect of the area’s history or prehistory and still have the integrity to convey that aspect to qualify for the National Register.

To be eligible for listing in the California Register, the resource must normally be at least 50 years of age and must possess significance the local, state or national level, under one or more of the following four criteria:

- 1.) It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
- 2.) It is associated with the lives of persons significant to local, California or national history; or
- 3.) It embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that it possess high artistic values; or
- 4.) It has yielded, or has the potential to yield, information important in prehistory or history of the local area, California, or the nation.

In addition there are four Los Angeles City Historic-Cultural Monument Criteria. Designation is reserved for those resources that have a special aesthetic, architectural, or engineering interest or value of a historic nature. The Cultural Heritage Ordinance establishes criteria for designation; these criteria are contained in the definition of a Monument in the Ordinance. A historical or cultural monument is any site (including significant trees or other plant life located thereon), building, or structure of particular historical or cultural significance to the City of Los Angeles, such as historic structures or sites:

- in which the broad cultural, political, 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
- which are a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

The structure at 1601-05 N. Hobart is of an unusual design for Southern California, namely The "Santa Fe Style", which has existed in New Mexico since the time of the Anasazi. These structures, which were originally constructed of adobe, were the staple of the Pueblo and other tribes. It was adopted by Spanish, Mexican and eventually American settlers due to its practicality in the dry climate of the Southwest. The style has always been rare in Los Angeles and the preservation of this relatively intact specimen is critical

to the understanding of both the design as well as the importance of the architect of the home. A copy of the architect's biography was submitted as part of my earlier comments and is included in the addendum to the DEIR.

The house here, which was originally constructed as a single family residence, was designed by Henry Harwood Hewitt, and was published in the Los Angeles Times at the time of construction. This house was also noted in a biography I wrote on Hewitt in 2007, when I submitted the Los Angeles Historic Cultural Monument nomination for the Waite Residence in Eagle Rock, which was designed by Hewitt in 1922. Listed as HCM #890, it is one of several Hewitt designs that have been designated.

This structure was Hewitt's interpretation of the Santa Fe Style and much of it has survived over the past 93 years. The front façade has had some minor changes, such as two casement windows having been replaced within the original openings. In 2010, I observed the living room, dining room, kitchen and bathroom on the first floor and found those rooms to be fairly intact, including a number of original lighting fixtures. The rear patio has been filled in with an addition, but much of the original wall surrounding it has survived intact within the addition.

I have found that enough of the house is intact and that its original design is also intact. Based on both the design and the association with an important local architect, that it appears to at least be eligible for listing at the local level under criteria 3 and 4 of the Los Angeles Cultural Heritage ordinance. Based on that, would give it a National register status code of 5S3 in that it appears to be individually eligible for local listing through survey evaluation. Additional research may establish a higher level of eligibility, but the local level is still enough to require an evaluation of impacts to potential historic resource under the California Environmental Quality Act (CEQA).

There are also no alternatives for adaptive reuse of the house, which could be easily accomplished by utilizing it for the purpose of community room and office space for the Coronel Project as recommended in the Conservancy letter. The main alterations to the house, the addition filling the courtyard and the replacement of the front windows within the original openings, are easily reversed, making the argument that it is too altered a very weak one. There are a number of HCMs that are, or were at the time of designation, more altered than the Ehrbar Residence.

As such, I respectfully note that the Ehrbar House at 1601-1605 N. Hobart Boulevard has demonstrated a sufficient level of historic significance to require a full CEQA review of the negative impacts of demolition as well as a full analysis of all viable alternatives to demolition that would result in preservation of the structure as a part of the Environmental Impact Report (EIR).

Respectfully submitted,

A handwritten signature in cursive script that reads "Charles J. Fisher".

Charles J. Fisher,
Historian

Building Permit History
1601-05 Hobart Boulevard
Hollywood

- May 1, 1920: Building Permit No. 6429 to construct a 2-story, 51' 4" X 61' 9" frame and stucco residence at 1605 N. Hobart Boulevard on Lot 16 of the Ferry Tract.
Owner: Elisha F. Ehrbar
Architect: Harwood Hewett
Contractor: No General Contractor
Cost: \$13,510.00
- May 1, 1920: Building Permit No. 6430 to construct a 1-story, 21' 4" X 24' 0" frame and stucco garage at 1605 N. Hobart Boulevard on Lot 16 of the Ferry Tract. (Garage demolished to build 10 unit apartment building in 1924-no permit for demolition.)
Owner: Elisha F. Ehrbar
Architect: Harwood Hewett
Contractor: No General Contractor
Cost: \$550.00
- May 8, 1924: Building Permit No. 21625 to construct a 2-story 57' X 82' and 82' X 56' 40 room 10 unit frame and stucco apartment building at the rear of the property. No business to be conducted in building
Owner: S. J. Soros
Architect: Same
Contractor: Same
Cost: \$30,000.00
- June 1, 1989: Building Permit No. LA38699 to construct a new family room in patio area.
Owner: Benjamin Leeds
Architect: None
Engineer: None
Contractor: Owner
Cost: \$10,000.00

- January 23, 2004: Building Permit No. LA53431 to replace existing doors (Same size and location) and enlarge existing windows of bedroom of SFD..
Owner: Said and Hoorasa Sapir
Architect: None
Engineer: None
Contractor: Owner
Cost: \$1,000.00
- April 30, 2004: Electrical Permit No. WO04108071 for installation of smoke alarms and including some minor repairs.
Owner: 1601 Hobart Associates
Architect: None
Engineer: None
Contractor: DHS Construction/Stebbins Electric Company
Cost: Not Shown
- August 10, 2004: Building Permit No. LA62302 to repair stairs (Less than 10%) handrail.
Owner: Said and Hoorasa Sapir Trustees
Architect: None
Engineer: None
Contractor: Owner
Cost: \$301.00
- August 13, 2008: Plumbing Permit No. WO84215496 to install 10 earthquake valves on apartment building detectors required.
Owner: 1601 Hobart Associates
Architect: None
Engineer: None
Contractor: A R Plumbing
Cost: Not Shown
- August 13, 2008: Plumbing Permit No. WO84215498 to install 1 earthquake valve on residence.
Owner: 1601 Hobart Associates
Architect: None
Engineer: None
Contractor: A R Plumbing
Cost: Not Shown

September 29, 2008: Building Permit No. LA 29661 to repair drywall (no new walls added) in apartment building.
Owner: 1601 Hobart Associates
Architect: None
Engineer: None
Contractor: Superman Construction
Cost: \$301.00

All Applications must be filled out by Applicant

BLDG. FORM 2

PLANS AND SPECIFICATIONS
and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Building CLASS "D"

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

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

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

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

TAKE TO ROOM No. 6 FIRST FLOOR CITY CLERK PLEASE VERIFY	Lot No. <u>116</u> Block _____ (Description of Property) _____ _____ _____ District No. <u>32</u> M. B. Page <u>9</u> F. B. Page _____ No. <u>1605</u> <u>N. Hobart Blvd.</u> (Location of Job) _____ _____ _____ Street _____	O. K. City Clerk _____ By _____ Deputy
TAKE TO ROOM No. 105 SOUTH ANNEX ENGINEER PLEASE VERIFY	(USE INK OR INDELIBLE PENCIL)	

1. Purpose of Building Residence No. of Rooms 7 No. of Families One
2. Owner's name Evelyn F. Shuban (Chubb) Phone _____
3. Owner's address 11811 Lake Ave. Cleveland Ohio
4. Architect's name Harwood Hewitt Phone 14248
5. Contractor's name No general contractor Phone _____
6. Contractor's address _____
7. ENTIRE COST OF PROPOSED WORK { Including Plumbing, Gas Fitting, Sowers, Cesspools, Elevators, Painting, Finishing, etc. } \$13,500.00
8. Any other building on the lot? Yes How used? Garage
9. Size of the proposed building 51'-4" x 61'-9" Height to highest point 27'-6" feet
10. Number of stories in height 1 1/2 above Character of ground Loam
11. Material of foundation Concrete Size footings 20" Size wall 8" Depth below ground 18"
12. Material of chimneys Brick Number of inlets to flues 2 Interior size of flues 8" x 12"
13. Give sizes of following materials: REDWOOD MUDSILLS 2" x 6" Girders 4" x 6"
 EXTERIOR studs 2" x 4" INTERIOR BEARING studs 2" x 4" Interior Non-Bearing studs 2" x 4" Ceiling joists 2" x 6" Roof rafters 2" x 4" FIRST FLOOR JOISTS 2" x 6" Second floor joists 2" x 10" Specify material of roof 3 ply roofing

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

OVER 11/11/20 (Sign here) Harwood Hewitt for the owner
 _____ (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY	
PERMIT NO. <u>6429</u>	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. <u>Hodge</u> Plan Examiner.
Application checked and found O. K. <u>4/30/20</u> Clerk.	RECEIVED MAY 1 1920 DEPARTMENT OF BUILDINGS

2 Hewitt

40

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Building CLASS "D"

To the Board of Public Works of the City of Los Angeles:
Application is hereby made to the Board of Public Works of the City of Los Angeles through the office of the Chief Inspector of Buildings for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not assert or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 16 Block _____
(Description of Property) _____
TAKE TO ROOM No. 0 FIRST FLOOR CITY CLERK PLEASE VERIFY
District No. 32 M. B. Page 7 F. B. Page _____
TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY
No. 1605 N. Hobart Blvd
(Location of Job) _____ Street _____
(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Private Garage No. of Rooms one No. of Families _____
- Owner's name Recha H. Shear Phone _____
- Owner's address 11871 Lake Ave. Cleveland Ohio
- Architect's name Harwood Hewitt Phone 14248
- Contractor's name No general contractor Phone _____
- Contractor's address _____
- ENTIRE COST OF PROPOSED WORK { Including Plumbing, Gas Fitting, Saws, Ceasings, Elevators, Painting, Finishing, etc. } \$ 500.00
- Any other building on the lot? yes How used? Residence
- Size of the proposed building 24' x 21'0" Height to highest point 14' 11" feet
- Number of stories in height one Character of ground loam
- Material of foundation concrete Size footings 2' Size wall 8' Depth below ground 18"
- Material of chimneys _____ Number of inlets to flues _____ Interior size of flues x
- Give sizes of following materials: REDWOOD MUDSILLS 2" x 6" Girders _____
EXTERIOR studs 2" x 4" INTERIOR BEARING studs _____ Interior Non-Bearing studs _____
Ceiling joists 2" x 6" Roof rafters 2" x 4" FIRST FLOOR JOISTS concrete floor
Second floor joists _____ Specify material of roof 3 ply roofing

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

OVER (Sign here) Harwood Hewitt (Owner or Authorized Agent) by his

PERMIT NO. <u>6430</u>	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. <u>Hodge</u> Plan Examiner.	Application checked and found O. K. <u>11/3/20</u> Clerk.	Stamp: MAY 2 1920
	FOR DEPARTMENT USE ONLY		

2 Hewitt 200

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Blde. Form 2

2

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings CLASS "D"

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

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

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

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

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

TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY

Lot No. 16 Block _____ (Description of Property) _____

District No. 37 M. B. Page 17 F. B. Page _____

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

No. 1603 1605 N. Hobart Blvd Street _____ (Location of Job) _____

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Apartment No. of Rooms 40 No. of Families 10
- Owner's name S. J. Laros Phone Hollywood 8905
- Owner's address 1605 N. Hobart Blvd
- Architect's name Same Phone Same
- Contractor's name Same Phone Same
- Contractor's address Same
- VALUATION OF PROPOSED WORK {including Plumbing, Gas Fitting, Sowers, Casework, Elevators, Painting, Finishing, all Labor, etc.} \$ 30,000.-
- Is there any existing building on lot? Yes How used? Residence one family
- Size of proposed building 57x82 Height to highest point 27 feet
- Number of Stories in height 2 Character of ground San Joaquin
- Material of exterior walls stucco frame
- Will all provisions of State Housing Act be complied with? Yes

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

OVER

(Sign here)

(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 21625	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>5/12/24</u> Plan Examiner	Application checked and found O. K. <u>33</u> Clerk	Stamp: RECEIVED MAY 8 1924 TOULOU
	<p><u>5/12/24</u></p> <p><u>5/12/24</u></p>		<p><u>5/12/24</u></p>

5/12/24

C. W. H. 2221

FOR DEPARTMENT USE ONLY

APPLICATION	O.K. <i>Jm</i>
CONSTRUCTION	O.K. <i>Jm</i>
ZONING	O.K. <i>Jm</i>
SET-BACK LINE	O.K. <i>Jm</i>
ORD. 33761 (N. S.)	O.K. <i>Jm</i>
FIRE DISTRICT	O.K. <i>Jm</i>

REMARKS

No business to be conducted in Bldg.

S. T. [Signature]

Camp [Signature]

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 16	BLOCK	TRACT Ferry	COUNTY MAP NO. MP7-197	PERM. MAP 147-103 TRACT 1909
2. PRESENT USE OF BUILDING	() SFD		NEW USE OF BUILDING		
3. JOB ADDRESS	1601 Hobart Blvd				
4. BETWEEN CROSS STREETS	Hollywood		AND Sunnat Blvd		
5. OWNER'S NAME	Joseph Benjamin		CITY 207-1717		
6. OWNER'S ADDRESS	1601 Hobart 90027				
7. ENGINEER	SIB. LIC. NO.		ACTIVE STATE LIC. NO.		PHONE
8. ARCHITECT OR DESIGNER	SIB. LIC. NO.		ACTIVE STATE LIC. NO.		PHONE
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY				
10. CONTRACTOR	SIB. LIC. NO.		ACTIVE STATE LIC. NO.		PHONE
11. SIZE OF EXISTING BLDG.	WIDTH 97	DEPTH 12	HEIGHT 1	NO. OF EXISTING BLDGS. ON LOT 1	
12. FRAMING MATERIAL OF EXISTING BLDG.	WOOD		ROOF compo		
13. JOB ADDRESS	1601 Hobart Blvd				
14. VALUATION TO INCLUDE ALL FLOOR EQUIPMENT REQUIRED TO COMPLETE AND USE PROPOSED BUILDING	0 10,000				
15. NEW WORK (Describe)	new family room				
NEW USE OF BUILDING	SFD		SIZE OF AREA 10916		
PERM. OCC.	R3		TOTAL +160		
PERM. UNITS	1		TOTAL		
PERM. ROOMS	1		TOTAL		
PERM. PARKING PROVIDED	0		TOTAL		
PERM. S.F.C.	68.19		TOTAL		
PERM. S.P.C.	81.40		TOTAL		
PERM. S.F.			TOTAL		
PERM. S.D.			TOTAL		
PERM. ISSUING OFFICE	C.A.		TOTAL		
PERM. P.C. NO.	C.A.		TOTAL		

892738699

154.32

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 5, commencing with Section 7000 of Division 2 of the Business and Professions Code, and my license is in full force and effect.

Date _____ Lic. Class _____ Lic. Number _____ Contractor (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law by virtue of Section 7011.4, commencing with the Business and Professions Code. Any city or county which requires a permit to construct under its ordinance shall require the applicant for such permit to file a copy of this declaration with the local authority having jurisdiction of the provisions of the Contractor's License Law (Chapter 5, commencing with Section 7000 of the Business and Professions Code) or that he is exempt therefrom and the basis for the exemption. Any permit issued to any applicant for a permit subjects the applicant to a civil penalty of \$100 per day for each day that the work is not started or continued for each day that the work is not completed.

() I, as owner of the property, have caused the work to be done by a contractor who is not licensed or bonded for such work, and I have caused the work to be done in violation of the provisions of the Contractor's License Law. I understand that such work is prohibited by law and that I am liable for the cost of any such work, and I understand that such work is prohibited by law and that I am liable for the cost of any such work.

() I, as owner of the property, am exclusively contracting with licensed contractors to construct the project described herein. I understand that the Contractor's License Law does not apply to an owner who contracts for the construction of a building or other structure and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

() I have contracted under Sec. _____ H. S. P. C. for this work. Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 2600, Lab. C.).

Insurance Company _____ Date _____ Applicant's Signature _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I am exempt from the provisions of the Workers' Compensation Law (Chapter 10, commencing with Section 13100 of the Labor Code). Applicant's Signature _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with the provisions of the permit. This permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

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

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of the city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not authorize the city to issue any order or to take any action, and that it does not authorize the city to issue any order or to take any action, and that it does not authorize the city to issue any order or to take any action.

Signed _____

2 4 3 0 0 4 0 0 3 3 0

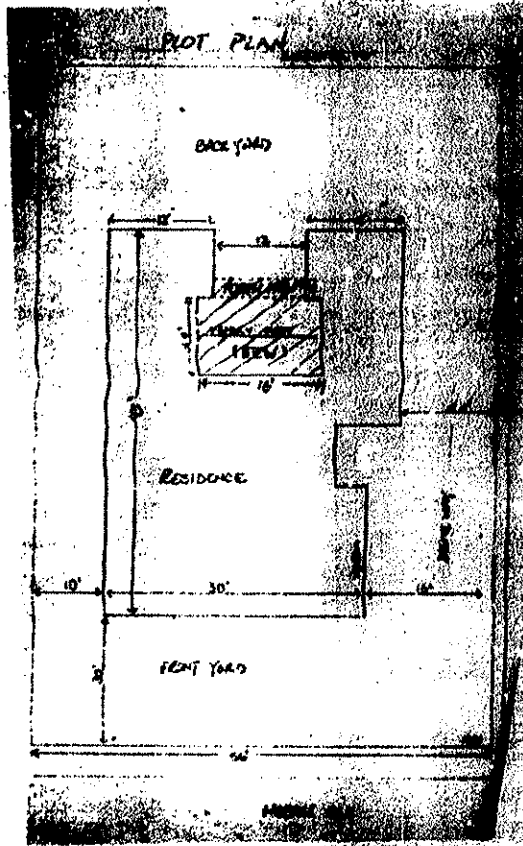
Bureau of Engineering	ADDRESS APPROVED	
	DRIVEWAY	
SEWERS REG. NO. 4727-4 CERT. NO. 41103-24	HIJWAY	REQUIRED
	DEDICATION	COMPLETED
<input checked="" type="checkbox"/> SFC NOT APPLICABLE <u>HUEY</u>	FLOOD CLEARANCE	
	<input checked="" type="checkbox"/> SEWERS REVISION	<u>HUEY 8-1-8</u>
	<input type="checkbox"/> NOT APPLICABLE	
	SFC PAID	
	<input type="checkbox"/> SFC DUE	
Grading	PRIVATE SEWAGE SYSTEM APPROVED	
Comm. Safety	APPROVED FOR DRIVE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>	
Fire	APPROVED (TITLE 15) (L.A.M.C. 8700)	
Housing	HOUSING AUTHORITY APPROVAL	
Planning	APPROVED UNDER CASE #	
Transportation	APPROVED FOR	
Construction Tax	RECEIPT NO.	DWELL. UNIT

LEGAL DESCRIPTION

The owners of existing ...
 equip all existing showers with low-flow ...
 the water closets with flush-reducing devices.

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

ATTACHED PLOT PLANS SHALL NOT BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER



ON 08/01/88
 THE CITY ENGINEER
 HERVEY BERNARD
 J.C. WINDY



City of Los Angeles - Department of Building and Safety
APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY
Last Status: Ready to Issue
Status Date: 01/23/2004

Table with 4 columns: 1. TRACT, BLOCK, LOT(s), ARB, COUNTY MAP REF #, PARCEL ID # (PIN #), 2. ASSESSOR PARCEL #. Row 1: FERRY TRACT, 16, M B 7-197, 148-5A195 226, 5544 - 020 - 009

3. PARCEL INFORMATION
Arca Planning Commission - Central
LADBS Branch Office - LA
Bldg. Line - 25.00
Council District - 13
Community Plan Area - Hollywood
Census Tract - 1905.20
District Map - 148-5A195
Energy Zone - 9
Near Source Zone Distance - 1.3
Thomas Brothers Map Grid - 593-H4

4. DOCUMENTS
ZI - ZI-1352 ORD - ORD-164701 CPC - CPC-1986-831
ZI - ZI-2277 ORD - ORD-173749 CPC - CPC-2000-1976-SP
ZI - ZI-2286 ORD - ORD-173963 CDBG - LARZ-Central City
SPA - Vermont / Western Station Neighb ORD - ORD-173964

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): Sapir, Said And Hoorasa 1551 Folkstone Terrace Rd WESTLAKE VLG CA 91361
Tenant:
Applicant: (Relationship: Owner) Said Sapir - 1551 Folkestone Ter. WESTLAKE VILLAGE, CA 91361 (323) 839-3333

7. EXISTING USE PROPOSED USE
(01) Dwelling - Single Family

8. DESCRIPTION OF WORK
REPLACE (E) DOORS (SAME SIZE AND LOCATION) AND ENLARGE (E) WINDOW @ BEDROOM OF (E) SFD

9. # Bldgs on Site & Use: SFD

10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: Catherine Nuezca DAS PC By:
OK for Cashier: Julio Zafra Coord. OK:
Signature: Date: 1/23/04

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD
Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845)

For Cashier's Use Only W/O #: 41601239
LA Department of Building and Safety
LA 06 29 046554 01/23/04 10:45AM

11. PROJECT VALUATION & FEE INFORMATION
Table with columns: Description, Permit Fee Period, PC Valuation. Rows include: FINAL TOTAL Bldg-Alter/Repair 149.84, Permit Fee Subtotal Bldg-Alter/Repa 130.00, Plan Check Subtotal Bldg-Alter/Rep 0.00, Fire Hydrant Refuse-To-Pay, E.Q. Instrumentation 0.50, O.S. Surcharge 2.61, Sys. Surcharge 7.83, Planning Surcharge 3.90, Planning Surcharge Misc Fee 5.00, Permit Issuing Fee 0.00. Total Bond(s) Due:

Table with columns: Description, Amount. Rows include: BUILDING PERMIT-RES \$130.00, EI RESIDENTIAL \$0.50, ONE STOP SURCH \$2.61, SYSTEMS DEVT FEE \$7.83, CITY PLANNING SURCH \$3.90, MISCELLANEOUS \$5.00. Total Due: \$149.84, Debit Card: \$149.84. 04LA 53431

12. ATTACHMENTS



101051620045424

14. APPLICATION COMMENTS

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

(O) , Owner-Builder

CLASS LICENSE# PHONE#

0

323-839-3333

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).

OR

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: Kwon, Young SSign: Young S KwonDate: 01-23-04 Owner Authorized Agent

1601 N Hobart Blvd



Permit #:
Plan Check #:
Event Code:

10041 - 90000 - 08071

Printed: 04/30/10 04:10 PM

Electrical Commercial Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR ELECTRICAL PLAN CHECK AND INSPECTION	Issued On: 04/30/2010 Last Status: Issued Status Date: 04/30/2010
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1. PROPERTY OWNER			
1601 Hobart Associates	12100 Wilshire Blvd 1900	LOS ANGELES CA 90025	
2. APPLICANT INFORMATION (Relationship: Net Applicant)			
Daniel Stebbins -	513 E Manchester Blvd	INGLEWOOD, CA 90301	(310) 672-1100
3. TENANT INFORMATION			

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME				CLASS	LICENSE#	PHONE#
(C) Dhs Construction	513 1/2 E Manchester Blvd,	Inglewood, CA 90301		C10	390536	3106721100

5. APPLICATION COMMENTS
E-Permit paid by credit card, fax number-> (310)672-0600.

6. DESCRIPTION OF WORK
Installation of smoke alarms (1601 1/4, 1601 3/4, 1603 1/4, 1603 1/2) and including some minor repairs

7. COUNCIL DISTRICT: 13

8. APPLICATION PROCESSING INFORMATION
Plan Check By:
OK for Cashier:
Signature: _____ Date: _____

For Inspection requests, call toll-free (888) LA4BUILD (524-2843).
LA County, call (213) 482-0000 or request inspections via
www.ladbs.org. To speak to a Call Center agent, call 311 or
(866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only **W/O #: 04108071**

1601 N Hobart Blvd
10041-90000-08071

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

9. FEE INFORMATION	
Inspection Fee Period	
Permit Fee:	97.20
INSPECTION TOTAL Electrical	97.20
Permit Total	97.20
Permit Fee Subtotal Electrical	90.00
Permit One Stop Surcharge	1.80
Permit Sys. Development Surcharge	5.40
Permit Issuing Fee	0.00

Payment Date: 04/30/10
Receipt No: IN0501194915
Amount: \$97.20

10. FEE ITEM INFORMATION		
EXISTING BRANCH CIRCUITS		
Number of Units	(2)	18.00
FIRE ALARM, COMM & CTRL		
SFD & Apt Smoke Detectors	(4)	51.00

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

11. LICENSED CONTRACTOR'S DECLARATION

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

License Class: C10 Lic. No.: 390536 Contractor: STEBBINS ELECTRIC INC.

12. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: STATE FUND Policy Number: 229-010023255

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

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

13. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

14. CONSTRUCTION LENDING AGENCY DECLARATION

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

Lender's name (if any): _____ Lender's address: _____

15. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: DANIEL STEBBINS Sign: _____ Internet ePermit System Declaration Date: 04/30/2010 Contractor Authorized Agent

1601 N Hobart Blvd



Permit #:
Plan Check #:
Event Code:

04016 - 10000 - 15466

Printed: 08/09/04 01:55 PM

Bldg-Alter/Repair
1 or 2 Family Dwelling
Express Permit
No Plan Check
City of Los Angeles - Department of Building and Safety
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY
Last Status: Ready to Issue
Status Date: 08/09/2004

Table with 7 columns: TRACT, BLOCK, LOT(s), ANR, COUNTY MAP REF #, PARCEL ID # (PIN #), ASSESSOR PARCEL #. Row 1: FERRY TRACT, 16, M B 7-197, 148-5A195 226, 5544 - 020 - 009

3. PARCEL INFORMATION
Area Planning Commission - Central
LADBS Branch Office - LA
Bldg. Line - 25.00
Council District - 13
Community Plan Area - Hollywood
Census Tract - 1905.20
District Map - 148-5A195
Energy Zone - 9
Near Source Zone Distance - 1.3
Thomas Brothers Map Grid - 593-H4

ZONE(S): R3-1XL/

4. DOCUMENTS
Z1 - Z1-1352 ORD - ORD-164701 CPC - CPC-1986-831
Z1 - Z1-2277 ORD - ORD-173749 CPC - CPC-2000-1976-SP
Z1 - Z1-2286 ORD - ORD-173963 CDBG - LARZ-Central City
SPA - Vermont / Western Station Neighl ORD - ORD-173964

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): Sapir, Said And Hoorasa Trs Sapir Trust 1551 Folkstone Terrace Rd WESTLAKE VLG CA 91361
Tenant:
Applicant: (Relationship: Owner-Bldr) - Owner-Builder (213) 713-3818

7. EXISTING USE PROPOSED USE 8. DESCRIPTION OF WORK
(01) Dwelling - Single Family REPAIR STAIRS. (LESS THAN 10%) HAND RAIL.

9. # Bids on Site & Use:

10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: Ozzie Radford
OK for Cashier: Ozzie Radford
Signature: [Signature] Date: 8/09/2004

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD
Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845)
For Cashier's Use Only W/O #: 41615466

11. PROJECT VALUATION & FEE INFORMATION
Permit Valuation: \$301 PC Valuation:
FINAL TOTAL Bldg-Alter/Repair 99.89
Permit Fec Subtotal Bldg-Alter/Rcpz 65.00
Fire Hydrant Refuse-To-Pay
E.O. Instrumentation 0.50
O.S. Surcharge 1.71
Sys. Surcharge 5.13
Planning Surcharge 2.55
Planning Surcharge Mise Fee 5.00
Permit Issuing Fee 20.00
Permit Fec-Single Inspection Flag
Sewer Cap ID: Total Bond(s) Due:

LA Department of Buildings and Safety
LA 04 08 132559 08/10/04 09:24AM

Table with 2 columns: Description, Amount. Rows: BUILDING PERMIT-RES \$65.00, BUILDING PLAN CHECK \$20.00, EI RESIDENTIAL \$0.50, ONE STOP SURCH \$1.71, SYSTEMS DEVT FEE \$5.13, CITY PLANNING SURCH \$2.55, MISCELLANEOUS \$5.00

Total Due: \$99.89
Cash: \$100.00
Change: \$0.11

04LA 62302



* P 0 4 0 1 6 1 0 0 0 0 1 5 4 6 6 . F N *

13. STRUCTURE INVENTORY

04016 - 10000 - 15466

14. APPLICATION COMMENTS

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

(O) , Owner-Builder

CLASS LICENSE# PHONE#

0

2137133818

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 2 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).

OR

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: Said Sapir

Sign: [Signature]

Date: 8/9/04

Owner

Authorized Agent



Plumbing Commercial Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR PLUMBING PLAN CHECK AND INSPECTION	Issued On: 08/13/2008 Last Status: Issued Status Date: 08/13/2008
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<u>1. PROPERTY OWNER</u>			
1601 Hobart Associates	12100 Wilshire Blvd 1900	LOS ANGELES CA 90025	
<u>2. APPLICANT INFORMATION</u> (Relationship: Net Applicant)			
Allen Hary -	1763 W Vernon Ave	LOS ANGELES, CA 90062	(323) 290-2811
<u>3. TENANT INFORMATION</u>			

<u>4. CONTRACTOR, ARCHITECT, & ENGINEER NAME</u>				<u>CLASS</u>	<u>LICENSE#</u>	<u>PHONE#</u>
(C) A R Plumbing	P O Box 62461,	Los Angeles, CA 90062		C36	763513	3232902811

<u>5. APPLICATION COMMENTS</u> E-Permit paid by credit card, fax number-> (323)290-2810.

<u>6. DESCRIPTION OF WORK</u> Install ten (10) earthquake valves.
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<u>7. COUNCIL DISTRICT:</u> 13

For Inspection requests, call toll-free (888) LA4BUILD (524-2845).
LA County, call (213) 482-0000 or request Inspections via
www.ladbs.org. To speak to a Call Center agent, call 311 or
(866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

<u>8. APPLICATION PROCESSING INFORMATION</u> PC OK By: OK for Cashier: Signature: _____ Date: _____
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For Cashier's Use Only **W/O #: 84215496**

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

<u>9. FEE INFORMATION</u> Inspection Fee Period	
Permit Fee: 191.16	
INSPECTION TOTAL Plumbing	191.16
Permit Total	191.16
Permit Fee Subtotal Plumbing	160.00
Permit One Stop Surcharge	3.54
Permit Sys. Development Surcharge	10.62
Permit Issuing Fee	17.00

Payment Date: 08/13/08
Receipt No: IN0501142003
Amount: \$191.16

10. FEE ITEM INFORMATION**WATER HEATERS AND GAS SYSTEMS**

Earthquake Valve (10) 160.00

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

11. LICENSED CONTRACTOR'S DECLARATION

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

License Class: **C36** Lic. No.: **763513** Contractor: **A R PLUMBING**

12. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: **COMBINED SPECIALTY INS.** Policy Number: **WVS001945001**

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

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

13. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

14. CONSTRUCTION LENDING AGENCY DECLARATION

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

Lender's name (if any): _____ Lender's address: _____

15. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: **ALLEN HARRY** Sign: **Internet ePermit System Declaration** Date: **08/13/2008** Contractor Authorized Agent

1605 N Hobart Blvd



Permit #:
Plan Check #:
Event Code:

08042 - 90000 - 15498

Printed: 08/13/08 04:30 PM

Plumbing Commercial Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR PLUMBING PLAN CHECK AND INSPECTION	Issued On: 08/13/2008 Last Status: Issued Status Date: 08/13/2008
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<u>1. PROPERTY OWNER</u>		
1601 Hobart Associates	12100 Wilshire Blvd 1900	LOS ANGELES CA 90025
<u>2. APPLICANT INFORMATION</u> (Relationship: Not Applicant)		
Allen Harry -	1763 W Vernon Ave	LOS ANGELES, CA 90062 (323) 290-2811
<u>3. TENANT INFORMATION</u>		

<u>4. CONTRACTOR, ARCHITECT, & ENGINEER NAME</u>			<u>CLASS</u>	<u>LICENSE#</u>	<u>PHONE #</u>
(C) A R Plumbing	P O Box 62461,	Los Angeles, CA 90062	C36	763513	3232902811

5. APPLICATION COMMENTS
E-Permit paid by credit card, fax number-> (323)290-2810.

6. DESCRIPTION OF WORK
Install one (1) earthquake valve.

7. COUNCIL DISTRICT: 13

8. APPLICATION PROCESSING INFORMATION
PC OK By:
OK for Cashier:
Signature: _____ Date: _____

For Inspection requests, call toll-free (888) LA4BUILD (524-2845).
LA County, call (213) 482-0000 or request inspections via
www.ladbs.org. To speak to a Call Center agent, call 311 or
(866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only **W/O #: 84215498**

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

<u>9. FEE INFORMATION</u>	
Inspection Fee Period	Permit Fee: 43.40
INSPECTION TOTAL Plumbing	43.40
Permit Total	43.40
Permit Fee Subtotal Plumbing	40.00
Permit One Stop Surcharge	1.00
Permit Svs. Development Surcharge	2.40
Permit Issuing Fee	0.00

Payment Date: 08/13/08
Receipt No: IN0501142005
Amount: \$43.40

10. FEE ITEM INFORMATION**WATER HEATERS AND GAS SYSTEMS**

Earthquake Valve (1) 16.00

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

11. LICENSED CONTRACTOR'S DECLARATION

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

License Class: **C36** Lic. No.: **763513** Contractor: **A R PLUMBING**

12. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: **COMBINED SPECIALTY INS** Policy Number: **WVS001945001**

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

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

13. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

14. CONSTRUCTION LENDING AGENCY DECLARATION

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

Lender's name (if any): _____ Lender's address: _____

15. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: **ALLEN HARRY** Sign: **Internet ePermit System Declaration** Date: **08/13/2008** Contractor Authorized Agent

1601 N Hobart Blvd



Permit #:

08016 - 10000 - 16576

Plan Check #: X08LA17035

Printed: 09/29/08 06:30 AM

Event Code:

Bldg-Alter/Repair
Apartment
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Last Status: Ready to Issue
Status Date: 09/29/2008

TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	ASSESSOR PARCEL #
FERRY TRACT		16		M B 7-197	148-5A195 226	5544 - 020 - 009

3. PARCEL INFORMATION		
Area Planning Commission - Central LADBS Branch Office - LA Bldg. Linc - 25 Council District - 13 Certified Neighborhood Council - East Hollywood	Community Plan Area - Hollywood Census Tract - 1905.20 District Map - 148-5A195 Energy Zone - 9 Near Source Zone Distance - 1.3	Thomas Brothers Map Grid - 593-H4

ZONE(S): R3-1XL /

4. DOCUMENTS			
ZI - ZI-1352 Hollywood Redevelopment	RENT - YES	ORD - ORD-173964	CDBG - LARZ-Central City
ZI - ZI-2277 Hollywood Redevelopment	ORD - ORD-164701	CRA - ZI 1352 HOLLYWOOD	CDBG - SEZ-Los Angeles State Enterpri
ZI - ZI-2374 Los Angeles State Enterpris	ORD - ORD-173749	CPC - CPC-1986-831-CPC	
SPA - Vermont / Western Station Neight	ORD - ORD-173963	CPC - CPC-2000-1976-SP	

5. CHECKLIST ITEMS	

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION		
Owner(s): 1601 Hobart Associates	12100 Wilshire Blvd 1900	LOS ANGELES CA 90025
Tenant:		
Applicant: (Relationship: Contractor)		(310) 991-6919

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
(05) Apartment		REPAIR drywall. (no new walls added)

9. # Notes on Site & User

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: OK for Cashier: <i>Krisandra Miller</i>	DAS PC By: Coord. OK: <i>[Signature]</i>
Signature: <i>[Signature]</i>	Date: <i>09.29.08</i>

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
Outside LA County, call (213) 482-0000 or request inspections via
www.ladbs.org. To speak to a Call Center agent, call 311 or
(866) 4LACITY (432-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only W/O #: 81616576
LA Department of Building and Safety
LA 04 41 266778 09/29/08 01:34PM

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period	
Permit Valuation:	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	102.44
Permit Fee Subtotal Bldg-Alter/Reop	65.00
Fire Hydrant Refuse-To-Pay	
E.O. Instrumentation	0.50
O.S. Surcharge	1.71
Svs. Surcharge	5.13
Planning Surcharge	5.10
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	20.00
Permit Fee-Single Inspection Flag	
Sewer Cap ID:	Total Bond(s) Due:

BUILDING PERMIT COMM	\$65.00
EI RESIDENTIAL	\$0.50
ONE STOP SURCH	\$1.71
SYSTEMS DEVT FEE	\$5.13
CITY PLANNING SURCH	\$5.10
MISCELLANEOUS	\$5.00
BUILDING PLAN CHECK	\$20.00

P080161000016576FN

Total Due: \$102.44
Carry Over TO Tran# 266779: \$102.44

2008LA29661

12. ATTACHMENTS	



* P 0 8 0 1 6 1 0 0 0 0 1 6 5 7 6 F N *

1011001200877501

14. APPLICATION COMMENTS

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 #
(C) Superman Construction	1339 Silver Lake Blvd,			
	Los Angeles, CA 90026	B	424181	310.991.6919

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

17. LICENSED CONTRACTOR'S DECLARATION

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

License Class: **B** Lic. No.: **424181** Contractor: **SUPERMAN CONSTRUCTION**

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: State Comp. Ins. Fund Policy Number: 1500723

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.

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21. FINAL DECLARATION

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By signing below, I certify that:

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

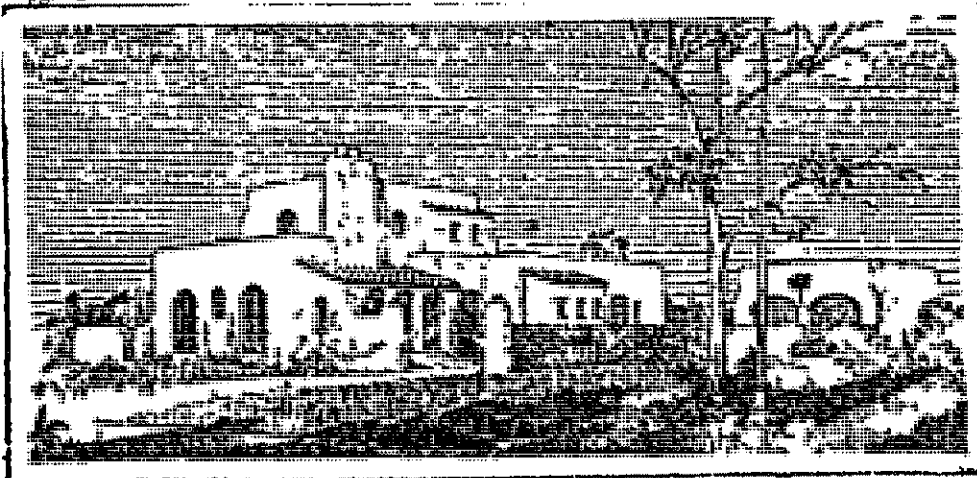
Print Name: Thomas Kim Sign: Thomas Kim Date: 9/29/08 Contractor Authorized Agent

1601-1605 N. Hobart Boulevard Photographs



Ehrbar Residence, 1601 N. Hobart Boulevard, October 10, 2013

Los Angeles Times (1886-1922); Jul 18, 1920;
ProQuest Historical Newspapers Los Angeles Times (1881 - 1987)
pg. V2



Attractive Hollywood Home.

Spanish type residence to be built for Elesha Ehrbar at 1905 North Hobart Boulevard; Harwood Hewitt, architect.

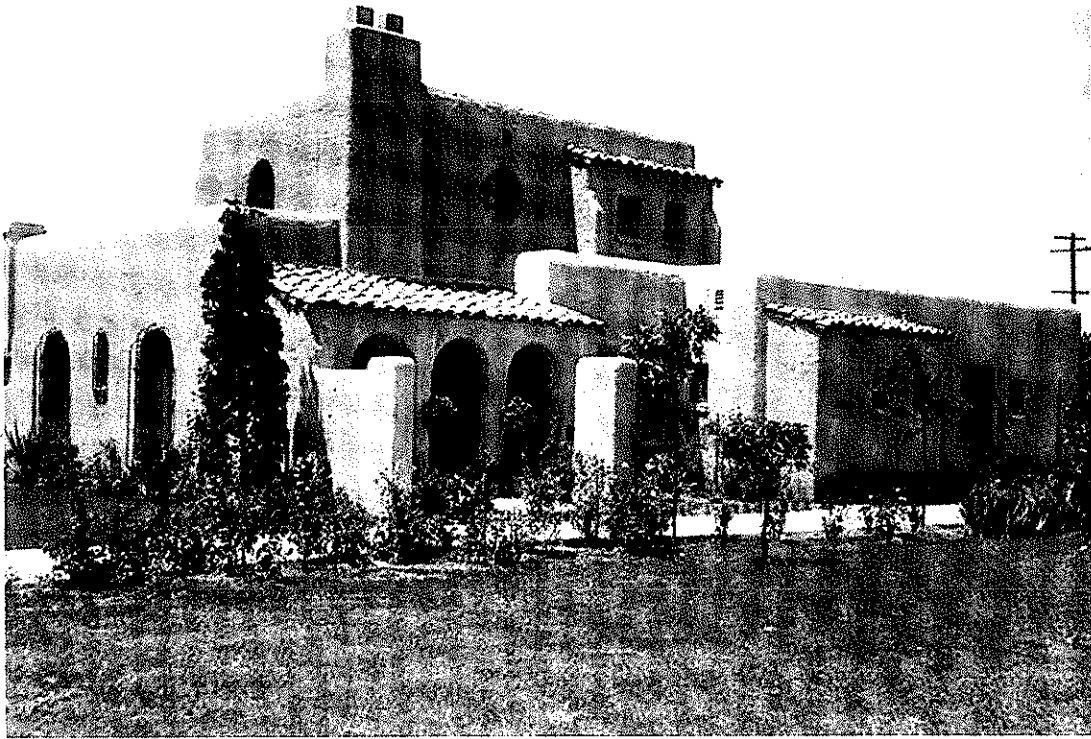
This architectural rendering of the subject house was published in the Los Angeles Times on July 16, 1920 with the address of 1905 North Hobart Boulevard. The original building permit confirms the 1605 Hobart address.



Elrbar Residence, 1601 N. Hobart Boulevard, October 8, 2010



Elrbar Residence, 1601 N. Hobart Boulevard, October 8, 2010



Ehrbar Residence, 1601 N. Hobart Boulevard, 1922



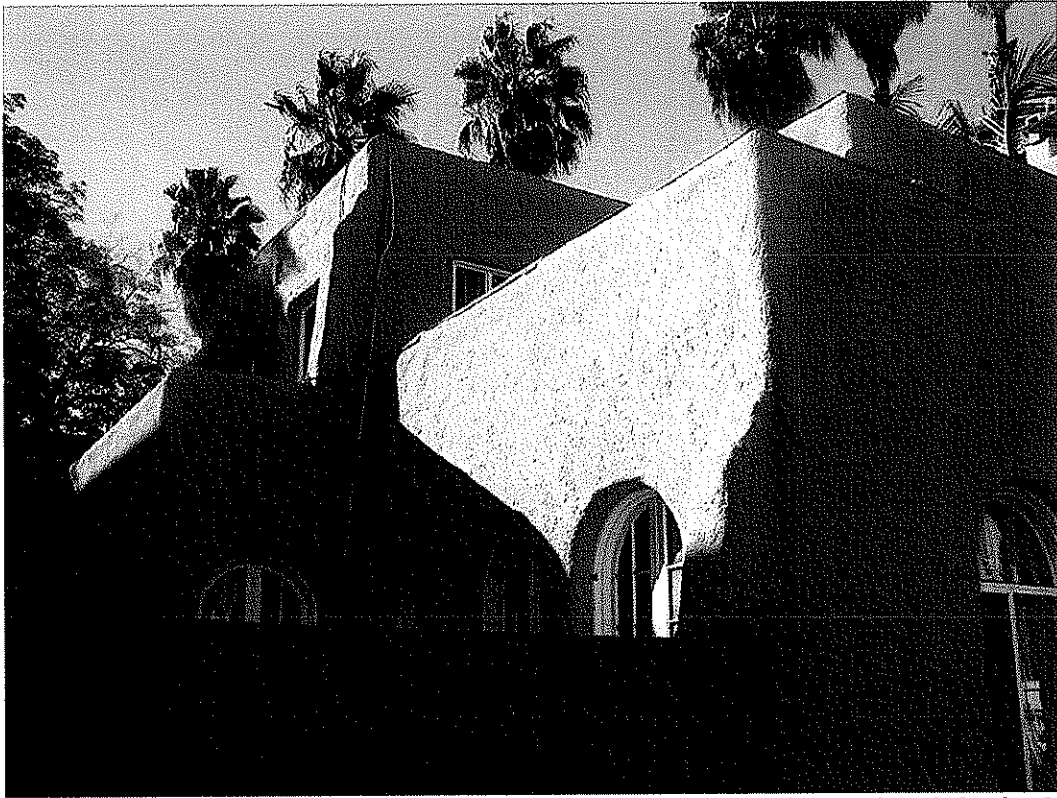
Ehrbar Residence, same view as 1922 photo, 1601 N. Hobart Boulevard, October 8, 2010



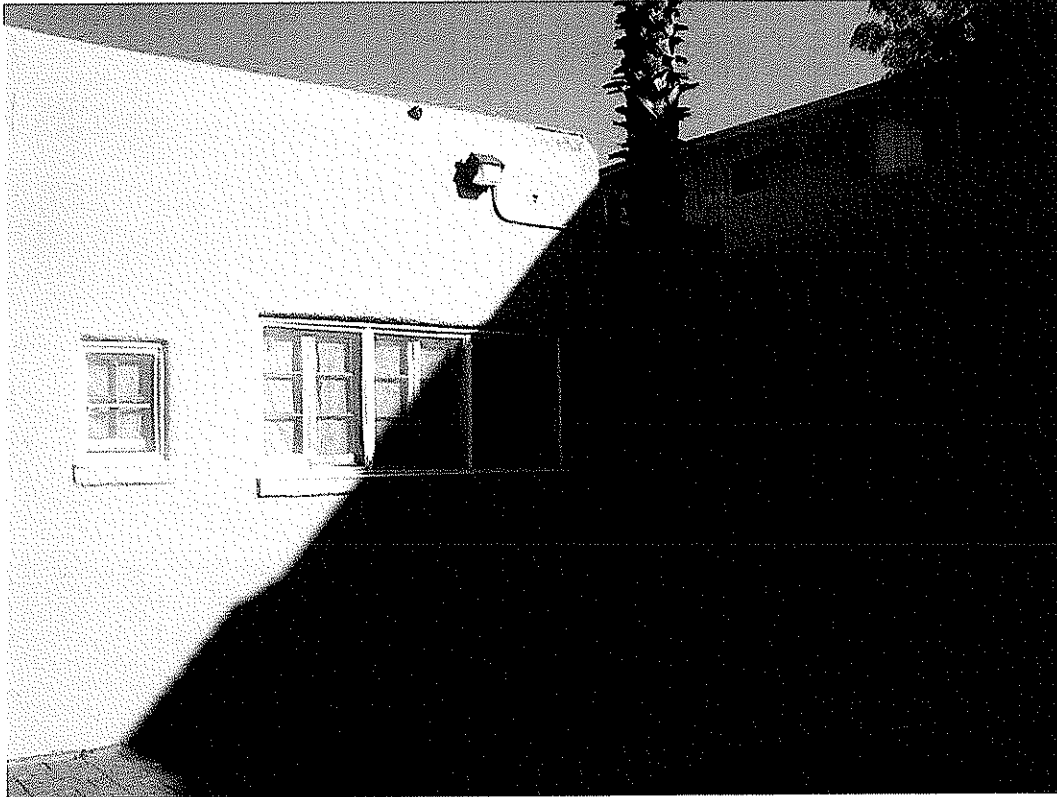
Ehrbar Residence, chimney, 1601 N. Hobart Boulevard, October 8, 2010



Ehrbar Residence, satellite view, 1601 N. Hobart Boulevard, Google Earth, c2012



Ehrbar Residence, South facade showing original casement windows, 1601 N. Hobart Boulevard, October 8, 2010



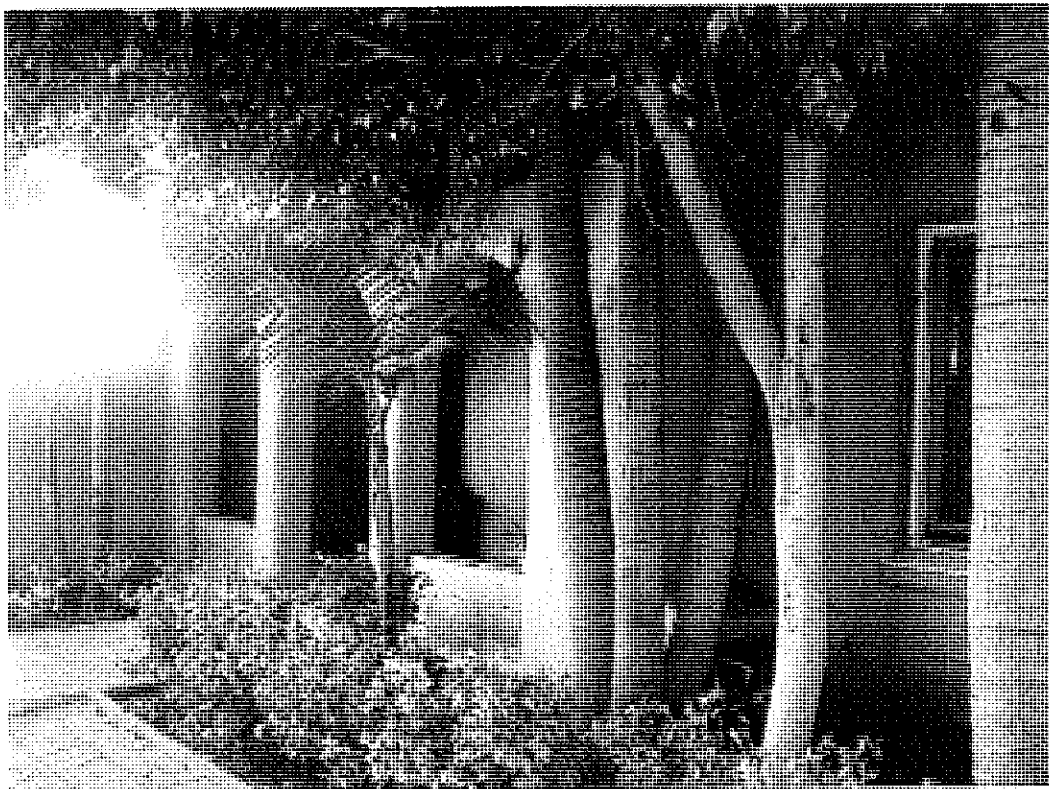
Ehrbar Residence, rear facade with addition back from walls, 1601 N. Hobart Boulevard, October 8, 2010



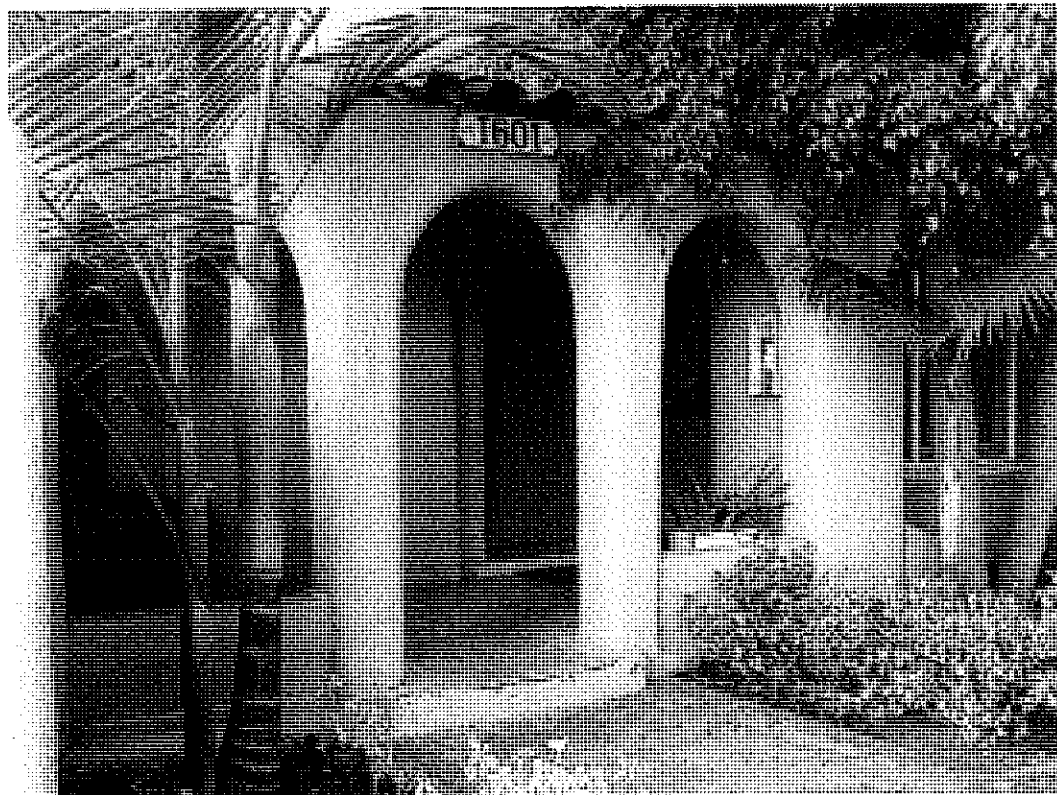
Ehrbar Residence, 1924 apartments in rear (not a part of HCM termination), 1603 N. Hobart Blvd, October 8, 2010v



Ehrbar Residence, original window, 1601 N. Hobart Boulevard, October 8, 2010



Elibar Residence, North facade, 1601 N. Hobart Boulevard, October 8, 2010



Elibar Residence, front porch, 1601 N. Hobart Boulevard, October 8, 2010



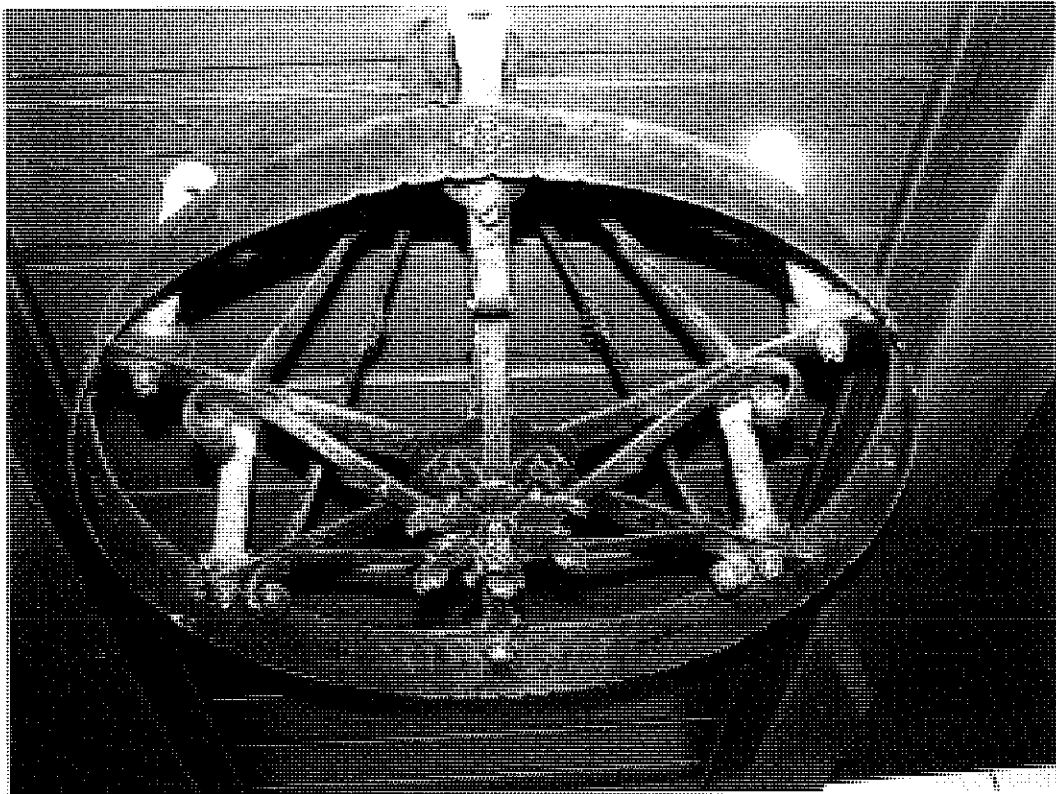
Elcher Residence, front door, 1601 N. Hobart Boulevard, October 8, 2010



*View of living room shows original beamed ceiling, lighting fixtures and arched doorway to dining room
(Photograph by Charles J. Fisher)*



View of living room showing original fireplace and hardwood flooring (Photograph by Charles J. Fisher)



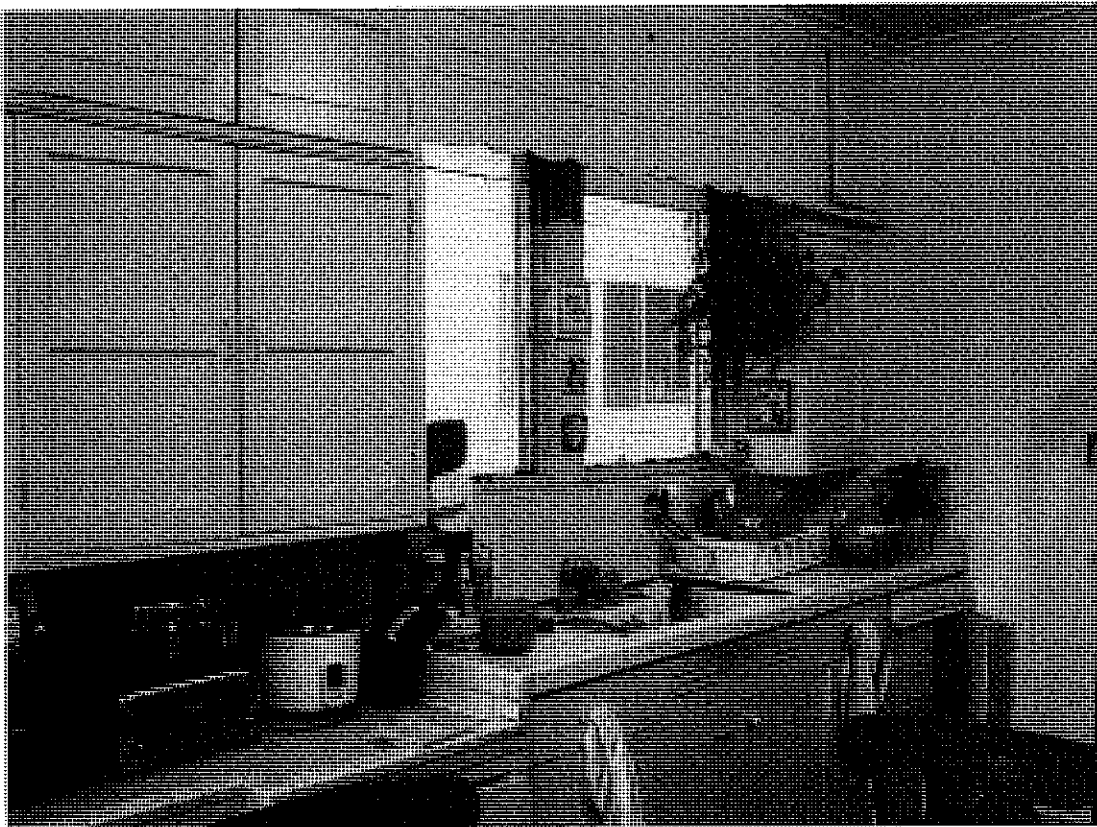
Ehrbar Residence, original living room lighting fixture, 1661 N. Hobart Boulevard, October 8, 2010



Ehrbar Residence, fireplace, 1661 N. Hobart Boulevard, October 8, 2010



Elber Residence, living room doorway, 1601 N. Hobart Boulevard, October 8, 2010



Elber Residence, original kitchen, 1601 N. Hobart Boulevard, October 8, 2010



Elchar Residence, bathroom fixture, 1401 N. Hobart Boulevard, October 4, 2010



Elchar Residence, bathroom walls, 1401 N. Hobart Boulevard, October 4, 2010



Elster Residence, hallway between original wall and addition, 1691 N. Hobart Boulevard, October 3, 2010



Original house's glass window in original rear porch facing enclosed patio at rear of house October 8, 2010



Herber Residence, 1601 N. Miami Boulevard, October 8, 2010

ATTACHMENT 2: Technical memorandum provided by PCR Services Corp, December 30, 2013



December 30, 2013

Lambert M. Giessinger
Historic Preservation Architect
Office of Historic Resources
City of Los Angeles
200 N. Spring Street, Room 620
Los Angeles, California 90012

**Re: RESPONSE TO THE HISTORIC-CULTURAL MONUMENT APPLICATION FOR
THE EHRBAR RESIDENCE, 1601 N. HOBART BOULEVARD, LOS ANGELES,
CALIFORNIA**

Dear Mr. Giessinger:

This letter is being submitted in response to the Historic-Cultural Monument Application (“Application”) prepared by Charles J. Fisher, October 28, 2013, for the residence at 1601 S. Hobart Boulevard, Los Angeles, California, designed by architect Henry Harwood Hewitt and completed in 1920 (the “Subject Property”). In preparing this response, I visited the Subject Property and conducted site-specific research utilizing building permits, assessor’s records, Sanborn fire insurance maps, city directories, historical photographs, United States Census records, California Index records, Avery Index records, historical Los Angeles Times records, and other published sources. I have over twenty years of experience conducting historical resources evaluations under federal, state and local evaluation criteria and my professional qualifications meet and exceed the Secretary of the Interior’s professional qualifications requirements in history and architectural history. Based on the detailed analysis provided below, I conclude that the Subject Property is not a rare example of Pueblo Revival style architecture in Los Angeles and does not meet the qualifications for a Historic-Cultural Monument. Therefore, the Subject Property should not be designated as a Historic-Cultural Monument.

The six-page Application submitted by Mr. Fisher consists of several sections pertinent to the analysis provided below including: (1) Significance (item 17 on page 2 of the Application); (2) Significance Work Sheet (pages 4-6 of the Application); as well as supplemental materials appended to the Application including (3) a letter addressed to Ms. Srimal Hewawitherana, Department of City Planning, from Mr. Adrian Scott Fine, Los Angeles Conservancy, April 8, 2013; and (4) a letter addressed to Ms. Hewawitherana from Mr. Fisher, April 8, 2013. Each of these components of the Application is summarized below, followed by a response to the claims that are raised.



(1) Significance

Application Statement:

(Excerpted from page 2 of the Application)

“Built in 1920, this unique Pueblo Revival house was designed by the architect Henry Harwood Hewitt for Elisha F. Ehrbar, and her husband, Aloysius L. Ehrbar who had just come to California from Ohio. The property and the permit were both in Elisha’s name, but they did not own the house for long, selling it instead and then purchasing a house in Victoria Park. It was, however, [cited] in “California Homes by California Architects,” a supplement to California Southland Magazine in 1922, compiled by Ellen Leach, with both a photograph and floor plan of the house. The architect, Henry Harwood Hewitt, was significant for work both in Los Angeles and Denver, Colorado. For the Ehrbar Residence he chose a style that was then and still is almost non-existent in Southern California. The Ehrbar residence is a very rare and mostly intact version of the Pueblo Revival Style.”

Response:

The Application references a photograph and plan of Subject Property shortly after its completion, published in “California Homes by California Architects,” a 1922 supplement to the magazine *California Southland*. The magazine cooperated with the Public Service Committee of the Southern California Chapter, American Institute of Architects (“AIA”) to publish this volume of select work. The Public Service Committee was chaired by Henry F. Withey, AIA, who authored the volume’s introduction and led the effort on behalf of the AIA. Containing a compilation of illustrations of houses varying in size, style and design, the volume was published in the hopes that it would raise interest and provide assistance to the increasing number of people contemplating building small or moderately priced homes as well as to encourage architects to take an interest in the neglected area of small house building. As Withey indicates, architects at the time were beginning to devote more attention to the needs of people of moderate means and were showing some interest in working out the problem of the small house. The works illustrated in the volume were contributed by the architects “who lent their co-operation and assistance in making this volume possible” and it was their hope that the examples included would “result in there being built a better and more distinctive class of architecture in Southern California in the years to come.”ⁱ Projects were submitted by Walton N. Alfaugh, Leon C. Brockway, Cyril J. Bennett, Maud Daggett, sculptor, J. W. Dodd, Ernest Irving Freese, Elmer Grey, Myron Hunt, Hunt & Burns, Harwood Hewitt, Reginald D. Johnson, Arthur Kelley, Frederick Kennedy, Jr., Marston & Van Pelt, E. W. Neff, Winsor Soule, Sumner Maurice Spaulding, W. F. Staunton, Jr., Walter Webber, Carleton Monroe Winslow, Witmer & Watson, Paul R. Williams, and Henry F. Withey.

At the time of publication, Hewitt was already a well-established, locally recognized architect who had been in practice in Los Angeles since 1913 and secretary of the important and

influential Allied Architects' Association. It is therefore not surprising that Hewitt would have been asked to contribute one of his more modest residential projects to the publication, and it is also therefore quite possible that Hewitt was of like mind with regard to the problem of the small house. However, as Withey would later write in his well-known *Biographical Dictionary of American Architects (Deceased)*, Hewitt's best known works were schools including the Owensmouth (now Canoga Park) High in the San Fernando Valley (Owensmouth Union High Schoolⁱⁱ), and a Parochial School in Los Angeles on La Brea Avenue, near Pico Street (he also designed Chatsworth Grammar School,ⁱⁱⁱ and Palms School^{iv}). Withey also says that Hewitt designed a number of fine residences, a notable example of which was the Hanson House in Flintridge,^{vii} and he states that Hewitt's most important work was the Los Angeles Ebell Club completed posthumously by Hunt & Burns.^{viii} The Hanson House is depicted below in Figure 1. Thus, while included by Withey in the 1922 supplement as possessing some architectural merit as an example of small house, the Subject Property was not later considered by Withey to be among Hewitt's best known, notable, or most important projects.



Figure 1. William P. Hanson House, by Henry Harwood Hewitt, 1920 (Sam Watters, "William P. Hanson House, Flintridge," *Houses of Los Angeles*, Volume 2, Acanthus Press, 2007, pp. 40 and 45)

This assessment of Hewitt's career is corroborated by his *Los Angeles Times* obituary, which stated he was "widely known for his work in the designing of school buildings and fine residences, in which he specialized."^{ix} He received the world prize in residential architecture for the design of the Hanson House, as well as several awards of honor from the Southern California Chapter of the AIA. Notable Southern California buildings by Hewitt mentioned in the obituary included "M. Harris Buildings; the James Shultz residence; the new Ebell Clubhouse; the Owensmouth High School; the Modesto Union High School, and many other school buildings and residences."^x He

was chairman of the Jury of Design for the addition to the Los Angeles General Hospital then being planned.^{xi} There was no mention of the Subject Property in the obituary.

As Mr. Fisher notes in his biography, Hewitt's award winning projects include the W.H. Glover Residence at 227 S. Normandie (1921), and the James Shultz Residence (1921). These two residences can be added to the above list of notable works. Finally, two City Monuments, 2414 S. 4th Avenue built in 1922 (HCM No. 621) and the C.C. Waite Residence at 2431 Hill Drive in Eagle Rock also built in 1922 (HCM No. 890) are recognized examples of Hewitt's work and can also be added to the above list. Although noted in Mr. Fisher's biography, the Subject Property does not appear to be recognized by Withey or any other authorities on architecture and is not mentioned in any architectural publications as a particularly important example of Hewitt's work. It's only documented importance appears to be as an example of small house building, as discussed above.

As discussed in the Draft EIR for the Hollywood Community Housing Corporation Coronel Apartment Project (EIR Case No. ENV-2012-110-EIR) and in the PCR historical resources technical report in Appendix B of the Draft EIR ("PCR Report"), in addition to not being an important example of Mr. Hewitt's work, the Subject Property also does not embody the distinctive characteristics of the Pueblo Revival style, which the Application incorrectly claims is the Subject Property's architectural style. Instead, and as discussed in detail in the PCR Report, the Subject Property is a Spanish Colonial Revival residence with Pueblo Revival influences. Furthermore, as discussed above and in greater detail in the PCR Report, the Subject Property is not a representative example of the fine residential architecture for which Hewitt was widely known. Several examples of Hewitt's fine residential architecture are provided below, including a Spanish Colonial Revival Residence located at 2414 S. 4th Avenue in Los Angeles (Figure 2), and the C. C. Waite Residence in Eagle Rock (Figure 3).



Figure 2. Spanish Colonial Revival Residence by Henry Hewitt at 2414 S. 4th Avenue, Los Angeles, built in 1922, HCM No. 621 (Google Earth, Imagery Date 5/2011)



Figure 3. Mediterranean Revival C. C. Waite Residence by Henry Hewitt at 2431 Hill Drive, Eagle Rock, built in 1922, HCM No. 890 (Photograph from HCM Application by Charles J. Fisher)

As to Hewitt's selection of a style for the Subject Property, he applied a modest Southwestern form which he considered to be appropriate for a small house. Hewitt came from Illinois, was well-educated (including studies at the University of Chicago, Massachusetts Institute of Technology, and École des Beaux Arts), and had worked in Colorado as an architect; therefore, it is not surprising that Hewitt drew upon the more practical Pueblo or Santa Fe Revival style from the Rio Grande Valley of New Mexico as influences for a Spanish Colonial Revival home to differentiate this small, modest home from the grander Mission style homes that were more commonly associated with the image of Southern California. Thus, he may not have referenced the Pueblo Revival style in some of the Subject Property's architectural components because it is rare; rather, he likely used Pueblo Revival features because there was strong architectural precedence in Santa Fe showing that the style worked well for small houses.^{xii} However, the modest Pueblo Revival never became as popular in Los Angeles as the more elaborate Mission Revival and Spanish Colonial Revival because the Pueblo Revival was associated in the public's mind with less desirable native vernacular or indigenous building types which were not from California and did not fit the region's grander, more romantic and exotic image.

As David Gebhard discusses in "The Spanish Colonial Revival in Southern California (1895-1930),"^{xiii} architects like Hewitt who had practiced or received their training in the Chicago area, the Midwest or elsewhere, brought forms from other regions to the West Coast where other local architects picked the mode up from them directly or indirectly through architectural publications. For example, Charles F. Whittlesey and Mead and Requa designed several works in the Santa Fe Pueblo Revival style (Figure 4).^{xiv} Unlike the Subject Property, these works are distinctive examples of the Pueblo Revival style.

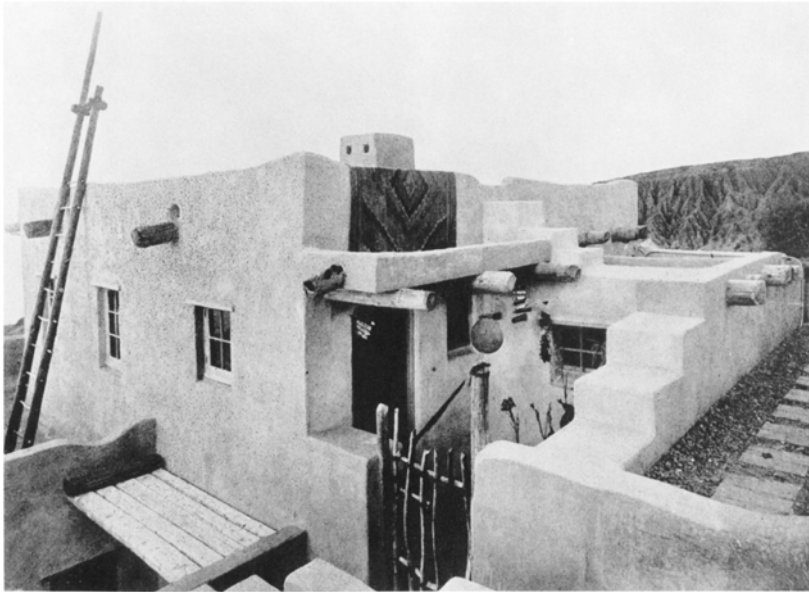


Figure 4. Mead and Requa, Bailey House, 1919, La Jolla, California (*Western Architect*, XXX, June 1920, p. 4)

There are only a handful of distinctive Pueblo Revival examples in Los Angeles and the surrounding region, and the Subject Property is clearly not among them. Examples of significant Pueblo Revival works include the 1920s Atwater Bungalows built by H. Gale Atwater and Eugene Atwater along Avon Park Terrace in Echo Park (Figure 5). The best known are two Pueblo Revival properties with Mayan flourishes designed in the late 1920s by Stacy-Judd at 1431 and 1433 Avon Park Terrace (Figure 6).^{xv} In Los Angeles County, Stacy-Judd's Zuni Pueblo residence in Santa Monica (Figure 7), and the Zane Grey Pueblo still extant in Avalon (Figure 8) are excellent examples.

Further afield, the Mayan-inspired Ennis House by Frank Lloyd Wright built in 1924 in Los Feliz also falls into a related category of imported native-inspired architecture (from Uxmal, Mexico), as does the façade and furniture for Robert Stacy-Judd's Aztec Hotel in Monrovia which incorporated abstract patterns loosely inspired by hieroglyphs.

Other comparative examples in nearby Orange County can be found in San Juan Capistrano and Fullerton (e.g. 604 W. Wilshire Avenue; 1105 and 1120 E. Whiting Avenue).^{xvi} Rather than being pure Pueblo Revival style residences, those in Fullerton (Figures 9-11) more closely resemble the Spanish Colonial Revival/Spanish Eclectic style subtype mentioned in the Los Angeles Conservancy's letter^{xvii} which are described and illustrated with Santa Barbara examples (Figures 12-16) in Virginia and Lee McAlester's *A Field Guide to American Houses* that "are typical of smaller examples built by the thousands in California suburbs during the 1920s and 1930s."^{xviii} This sub-type is loosely based on flat-roofed Spanish prototypes and resembles the Pueblo Revival house. Images of these various properties are provided below.

Based on the foregoing and the contents of the PCR Report in the Draft EIR, the Subject Property is not a rare example of the Pueblo Revival style. To the contrary, the Subject Property is best described as a Spanish Colonial Revival residence with Pueblo Revival influences and is not a representative example of the fine residential architecture for which Hewitt was widely known.



Figure 5. Atwater Bungalow (photo by Alexander Vertikoff Photography, <http://historicechopark.org/id43.html>, accessed 12/17/13).



Figure 6. Atwater Bungalows by Robert Stacy-Judd (<http://you-are-here.com/building/bungalows.html>, accessed 12/17/13)



Figure 7. Robert Stacy-Judd, Zuni Pueblo, Santa Monica, 1923
(http://la.curbed.com/archives/2013/08/1920s_zuni_pueblo_by_robert_stacyjudd_in_santa_monica_needs_tlc_wants_38_million.php, accessed 12/17/13)



Figure 8. Zane Grey Pueblo completed in 1926, designed by Lina Elise Grey and Edwin Bowen, Builder (Photo Courtesy Catalina Island Museum, Avalon)



Figure 9. Residence at 604 W. Wilshire Avenue, Fullerton
(<http://www.fullertonheritage.org/Resources/archstyles/pueblo.htm>, accessed 12/17/13)



Figure 10. Residence at 1105 E. Whiting Avenue, Fullerton
(<http://www.fullertonheritage.org/Resources/archstyles/pueblo.htm>, accessed 12/17/13)



Figure 11. Residence at 1120 E. Whiting Avenue, Fullerton
(<http://www.fullertonheritage.org/Resources/archstyles/pueblo.htm>, accessed 12/17/13)



Figure 12. Flat Roof Spanish Eclectic Style Residence, Santa Barbara, California, ca. 1930 (Virginia and Lee McAlester, *A Field Guide to American Houses*, p. 429)



Figure 13. Flat Roof Spanish Eclectic Style Residence, Santa Barbara, California, ca. 1920 (Virginia and Lee McAlester, *A Field Guide to American Houses*, p. 429)



Figure 14. Flat Roof Spanish Eclectic Style Residence, St. Louis, Missouri, 1930s (Virginia and Lee McAlester, *A Field Guide to American Houses*, p. 429)



Figure 15. Flat Roof Spanish Eclectic Style Residence, Durham, North Carolina, 1930s (Virginia and Lee McAlester, *A Field Guide to American Houses*, p. 429)



Figure 16. Flat Roof Spanish Eclectic Style Residence, Independence, Missouri, 1930s (Virginia and Lee McAlester, *A Field Guide to American Houses*, p. 429)



(3) Significance Work Sheet

Application Statement:

(Excerpted from pages 5-6 of the Application)

...Henry Harwood Hewitt was one of the first architects in Los Angeles to fully embrace the style in its pure state. Earlier examples had more Mission or Spanish Colonial Revival influence, whereas this Hewitt version went back to the basics and showcased a more true interpretation of the original Pueblos in New Mexico. The Ehrbar Residence was considered unique even by California standards and was published [in] such diverse publications as the Southern California Chapter of the AIA to the Los Angeles Times. . . .

Hewitt's interpretation of Pueblo Revival is not absolutely pure, in that he utilizes Spanish clay tile roofs in several locations such as the front porch and bays, however, the overall design of the house is nearly textbook in its interpretation of the Pueblo Revival style, which has very few remaining examples of any degree of purity in Southern California. Other examples of the style are much more heavily influenced by other architectural treatments, such as the Lummis Home (HCM No. 68) in Highland Park which has massing that harkens to Pueblos, but is constructed of Arroyo Stone, which is not typical of this style. However, Virginia and Lee McAlester, in their "Field Guide to American Houses" note that the Pueblo Revival style draws from the Spanish Colonial as well as the Native American designs for inspiration, which tends to bring the tiled roofed portions of the house more in line with the interpretation of the Pueblo Revival style as a whole. In reality, the Ehrbar Residence is probably one of the purest examples in Southern California. The Los Angeles Conservancy notes in a letter dated April 8, 2013, "That the Ehrbar Residence at 1601 N. Hobart Boulevard is architecturally significant and qualifies as a historic resource. The residential structure is a rare example of architecture associated with the Pueblo Revival design in the City of Los Angeles and a notable design by architect Henry Harwood Hewitt . . . (and that) our professional opinion. . . finds it eligible for listing in the National Register." The Conservancy letter goes on to discuss the two basic alterations to the structure, being the two aluminum windows which could easily be replaced with original style wood casements and the 1989 addition which fills the patio space that was original between the two rear wings of the house stating that "this is only visible from the rear elevation: it neither alters the general massing of the structure nor does it alter the original appearance of the structure as viewed from either the public right of way or side elevations. Meanwhile the original fenestration of the Ehrbar residence remains highly intact, with the only removal of the outward-facing historic windows limited to a pair of multi-pane casement windows since (the 1979 Historic Resources Survey) replaced with aluminum framed versions. These two areas of alteration to the subject property do not significantly compromise the original design of the structure." The Conservancy did not at that time have the interior photos accompanying this Application that show both the overall original integrity of the house, but also that the rear stucco and several of the windows facing the addition remain in the house. The Ehrbar



house meets the standards for Historic Cultural Monument both as a representative example of Pueblo Revival architecture and a notable work by a master architect Henry Harwood Hewitt.

Response:

Mr. Fisher argues that Hewitt was one of the first architects to embrace the Pueblo Revival style in its pure state, and claims that the Subject Property is one of the “purest examples” of the Pueblo Revival style in Southern California, that the building is a rare example of Pueblo Revival Design in Los Angeles, and that it is a notable design by Hewitt. I respectfully disagree with Mr. Fisher’s characterizations. As described below, Hewitt was not one of the first architects to embrace the Pueblo Revival style. In addition, the historical record shows that the Subject Property is not a pure example of the Pueblo Revival style – it is an example of the Spanish Colonial Revival style that is prevalent in Southern California and Los Angeles. Accordingly, the Subject Property is neither one of the “purest examples” of Pueblo Revival in Southern California or Los Angeles, nor is the residence a notable design by Hewitt sufficient to warrant a Historic-Cultural Monument designation.

As discussed on page 28 of the PCR Report, the first architect to use the Pueblo Revival style in California was A. J. Schweinfurth who designed a hotel exhibiting key elements of the style in 1894. Other early developers of the style included San Francisco architects and brothers, Samuel and Joseph Cather Newsom, who utilized elements such as projecting vigas and stucco. Thus, Hewitt, whose work was influenced by the style in the 1920s, was certainly not one of the first to use the style. Instead, he was one of several architects such as Bertram Goodhue, Myron Hunt, Elmer Grey, John Byers, Roland Coate, Gordon Kaufmann, Wallace Neff, Paul Williams, Julia Morgan and many others in Southern California who followed the broader national architectural trends, which incorporated a variety of Mediterranean and other influences in their work. Eclectic houses in the Italian Renaissance style, or Spanish Eclectic houses with Moorish, Byzantine, Gothic or Renaissance inspiration were commonly deemed appropriate for the Southern California climate along with the Spanish Colonial Revival and Monterey styles, and the Mission movement (as well as the Pueblo Revival style) drew upon local historical precedents for inspiration.

As discussed below, because the Subject Property is not in the Pueblo Revival style, it cannot be a “rare example” of Pueblo Revival style architecture in Los Angeles. Only a handful of known Pueblo Revival residences exist in Los Angeles, as discussed above, and it is likely others may exist in the area. As discussed above, the Pueblo Revival style never achieved great popularity and relatively few buildings were originally built in the style in Los Angeles.

As described above, Mead and Requa’s Bailey House completed in 1919 is a distinctive example of the pure Pueblo Revival style with its stepped flat roofs, projecting vigas, thick stucco wall with parapets and rectangular windows. Furthermore, a handful of excellent examples of the Pueblo Revival style still exist today in Los Angeles, including the Atwater Bungalows and other



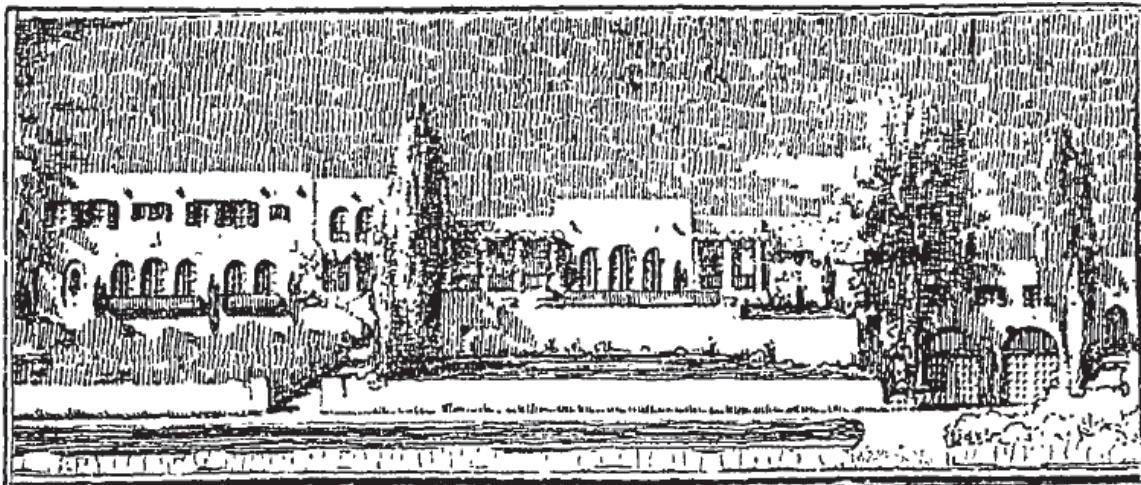
outstanding examples of the style by Robert Stacy-Judd. Other pure examples include the Zane Grey Pueblo in Avalon in Catalina.

As discussed in detail in the PCR technical report on pages 29-30, the Pueblo Revival style is characterized by battered walls, rounded corners, and flat roofs with projecting rounded roof beams or vigas. Straight-headed windows generally are set deep into the walls. Second and third floor levels are stepped or terraced. Other typical character-defining features of this style include asymmetrical facades, courtyards, red clay tile roofs, stuccoed walls, wood framed rectangular windows with prominent heavy timber lintels and wood sills, arched doorways, wrought iron window grilles, canales, projecting vigas, decorative carvings and mosaic tile.

The Subject Property is a Spanish Colonial Revival style building with Pueblo Revival style influences, rather than a pure facsimile of the Pueblo Revival style. It has the battered walls, rounded corners and stepped second-floor terrace which are characteristic of the Pueblo Revival style, but the arched casement windows are distinctly Spanish Colonial Revival in style, the residence lacks the distinctive vigas or canales normally associated with the Pueblo Revival style (shown in the examples above), and there are no grilles, decorative carvings or mosaic tile. As originally designed, the residence did have a rear courtyard; however, it was later filled-in with the 1989 rear addition. The main part of the front façade is purely symmetrical, with two arched windows (altered) and a center small arched opening that are Spanish Colonial Revival.

With regard to integrity, Mr. Fisher argues that the two basic alterations being the replacement windows and the 1989 addition do not significantly compromise the original design. However, this point is refuted in the Draft EIR prepared for the Coronel Apartment Project. The Draft EIR was completed to comply with the requirements of the California Environmental Quality Act (CEQA). Under CEQA, existing conditions of the built environment are assessed for potential eligibility for listing. While Mr. Fisher's Application argues that one or more of the existing alterations may perhaps be reversible, CEQA considers only existing conditions and does not recognize the concept of reversibility. Furthermore, courtyards are a key distinctive feature of both the Spanish Colonial Revival and Pueblo Revival styles. This critical key feature around which the building was organized essentially defined the plan and spatial relationships of the building and its setting. Although the alterations to the rear courtyard are not visible from the public right of way, nonetheless, the 1989 addition substantially detracts from the property's eligibility, significantly compromising the building's integrity of design, workmanship, materials, setting, and feeling, and rendering it ineligible for individual listing in the National Register, California Register and Historic-Cultural Monument Register. Because the front façade and side elevations are largely intact, the residence may have enough integrity to be potentially eligible as a contributor to a potential historic district if one existed in the immediate vicinity; however, the built environment surrounding the property and along Hobart Boulevard has been substantially altered over the years and is not eligible as a historic district.

Finally, Mr. Fisher’s Application sheet suggests the Subject Property meets MCM criteria both as a representative example of the Pueblo Revival style and as a notable work by a master architect. As discussed above and in greater detail in the PCR technical report, the Subject Property is not a representative example of the Pueblo Revival style. It is a modest small house designed in the Spanish Colonial Revival style with Pueblo Revival features. The Los Angeles Conservancy has conceded that the Subject Property is not Pueblo Revival as Mr. Fisher claims. Instead, the Conservancy has classified the Subject Property as “Spanish Eclectic,” a style common in the southwestern states where original Spanish Colonial building occurred and continued into the 19th century.^{xix} According to Virginia and Lee McAlester, during the 1920s, many new communities in Florida and southern California were planned in the Spanish Eclectic style, and older cities such as Santa Barbara sought to affect a Spanish Colonial image. In fact, one could even characterize the Subject Property, along with Hewitt’s other residential architecture discussed above as Spanish Eclectic, which according to McAlester, utilized a variety of roof types and detailing, including the Flat Roof. Hewitt’s Turnbull House in La Brea Canyon, Hollywood, depicted below in Figure 17, is a much finer example of the Spanish Eclectic style with a flat roof and arched openings than the Subject Property.



Hollywood Foothill Home.

Figure 17. Residence in La Brea Canyon, Hollywood, built for author and playwright Hector Turnbull, Harwood Hewitt architect (“Charming Homes for City and Suburbs,” *Los Angeles Times*, January 18, 1920, p. V1.)

The Spanish Eclectic style was inspired by the architecture of Spain and Latin America and is most common in the southwestern states, particularly California, Arizona, Texas and Florida. Typical features include a low-pitched roof with little or no eave overhang (side-gabled, cross-gabled, combined hipped-and-gabled, and flat roofs), a red-tiled roof, one or more prominent rounded arches placed above a door or principal window, or beneath a porch, stucco wall surface, and asymmetrical façade. The style uses decorative details borrowed from virtually the entire



history of Spanish architecture. Exterior gardens, patios, balconies, fountains, and arcaded walkways are key features relating the architecture to the landscape. Other typical details include tile-roofed or otherwise decorated chimney tops, brick or tile vents, and round or square towers.^{xx} The Spanish Eclectic style which reached its apex during the 1920s and early 1930s is one of the most prevalent architectural styles in Los Angeles. A residence designed in the Spanish Eclectic style is not in and of itself worthy of preservation unless it is a particularly distinctive example of the style or a notable work by an important architect. A distinctive example of the Spanish Eclectic style would need to retain its integrity intact and embody all of the character-defining features of its style in an outstanding manner as one of the best examples in Los Angeles.

The Subject Property has some of the features of the Spanish Eclectic style, including a flat roof with no overhang (parapet), asymmetrical façade and massing, a small red-tiled shed roof over the entrance porch and three rounded arches under the entrance porch, round arched windows on the primary elevation (altered), and stucco chimney stack. However, the Subject Property is not a distinguished or well-detailed example of a Spanish Colonial Revival or Spanish Eclectic style building. It lacks prominent distinguishing features such as a square or round tower or prominent primary façade. It does not exhibit high quality workmanship and is lacking in any decorative ironwork, plasterwork, tilework or mosaic. There are no exterior gardens, patios, balconies, fountains or arcaded walkways. Likewise, the stark minimal Pueblo Revival features of the Subject Property include some but not all features of the style such as stucco facades without projecting vigas, rectangular windows without prominent heavy timber headers and sills, an altered and infilled courtyard, and there are no brick or tile vents or decorated chimney tops, no ironwork or window grilles, canals, no decorative carvings or mosaic tile.

In summary, the Subject Property is not a notable work by Hewitt, in contrast to his other works that have been confirmed notable by architectural historians, including the Owensmouth Union High School, the Hanson House, and the Los Angeles Ebell Club. Further, the Subject Property is not considered a “rare” example of the Pueblo Revival architectural style. Rather, it is an altered, modest example of the Spanish Colonial Revival style or Spanish Eclectic style, prevalent in Southern California and Los Angeles communities during the 1920s and early 1930s.

Under Section 22.171.7 of the City’s Cultural Heritage Ordinance, a Historic Cultural Monument is defined as “any site, building or structure of particular historic or cultural significance to the City of Los Angeles, including 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 is identified with historic personages or with important events in the main currents of national, State or local history; or which embodies 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 or her age.” The Subject Property fails to meet any of the eligibility criteria for a Historic Cultural Monument as it is neither a structure of particular historic or cultural significance to the City, nor a distinguished example of Pueblo Revival architecture, nor a notable work by Hewitt.



(4) Los Angeles Conservancy Letter

Comment 5.2:

*The Conservancy maintains our belief that the Ehrbar Residence at 1601 N. Hobart is architecturally significant and qualifies as a historic resource. The residential structure is a rare example of architecture associated with Pueblo Revival design in the City of Los Angeles and a notable design by architect Henry Harwood Hewitt that was published in the AIA-sponsored *California Homes by California Architects*.*

While the Draft EIR's historic resource assessment prepared by PCR Services Corporation finds the Ehrbar Residence ineligible for listing as a historic resource, the consultants uncovered and included the 1979 survey of the subject property that corroborates our professional opinion and finds it eligible for listing in the National Register.

The 1979 assessment characterizes the subject property as "built in a Pueblo Indian-Spanish style" and, describing its rarity, states that "there were few homes building in the style in Hollywood in the Twenties; very few remain."

While the consultants for the Draft EIR acknowledge this 1979 assessment, they provide no reasons or explanation which this finding of National Register eligibility is no longer valid. Instead, the consultants produced a new assessment that finds the subject property to be altered to a level that impacts potential eligibility and conclude that it is an unrepresentative example of the Spanish Colonial Revival style.

Response:

PCR maintains our opinion that the Subject Property is not architecturally significant and does not qualify as a historic resource. The residence is not a rare example of architecture associated with Pueblo Revival design in the City of Los Angeles. There are a handful of known examples such as the Atwater Bungalows in Echo Park and the works of architect Robert Stacy-Judd.

The Subject Property also is not a notable example of architecture by Hewitt. It was published in the AIA-sponsored *California Homes by California Architects*, but as discussed above, the purpose of the publication was to promote the design of modest, small homes. The AIA Public Service Committee that worked on the volume for *California Southland* was chaired by Henry F. Withey, AIA, who authored the volume's introduction and led the effort on behalf of the AIA. Hewitt was among 23 prominent residential architects who submitted projects in a variety of styles for inclusion in the publication. Withey's own later assessment of Hewitt's career in his well-known *Biographical Dictionary of American Architects (Deceased)* makes no mention of the Subject Property, and neither does the obituary for Hewitt in the *Los Angeles Times*. Hewitt was best known for the design of schools such as Owensmouth Union High School (now Canoga Park High School),



fine residences such as the Hanson House, and institutional architecture such as the Los Angeles Ebell Club, which is considered his most important work.

As discussed above, in the Draft EIR, and in the PCR Report (Appendix B of the Draft EIR), the Subject Property does not embody the distinctive characteristics of the Pueblo Revival style, rather it is a Spanish Colonial Revival residence with Pueblo Revival influences. In fact, one could even characterize the Subject Property as Spanish Eclectic in style with a Flat Roof, as the Los Angeles Conservancy has suggested.^{xxi} The Spanish Eclectic style was far more common in the southwestern United States and especially in Santa Barbara, California and even in Los Angeles than the Pueblo Revival style. In fact, the Spanish Eclectic style was one of the most prevalent architectural styles used in Los Angeles during the 1920s and early 1930s. Numerous intact examples of Spanish Eclectic buildings can be found in Historic Preservation Overlay Zones (HPOZs) including Whitley Heights in Hollywood, a Mediterranean village created by architect A.S. Barnes from 1918 to 1928 which led the way for the popularity of the Spanish Eclectic style throughout Los Angeles. The Spanish Eclectic style is also prevalent in other HPOZs, including Carthay Circle, South Carthay, Country Club Park, Hancock Park, Lafayette Square, Miracle Mile North, Spaulding Square, Van Nuys, and Windsor Square. Furthermore, as discussed above and in greater detail in the PCR Report, the modest residence at 1601 S. Hobart Boulevard is not a significant representative example of the residential and institutional architecture for which Hewitt was widely known. In Withey's own words, "it is a small home of some architectural merit" as were all the projects included in the "California Homes by California Architects" volume referenced in the Application.^{xxii}

With regard to the 1979 assessment, the PCR historical resources technical report in Appendix B.1 of the Draft EIR included a copy of the original 1979 survey form that was prepared by Christy Johnson McAvoy. Appendix B.2 of the Draft EIR included an April 9, 2010, Letter of Correspondence from Christy Johnson McAvoy, Managing Principal of Historic Resources Group, regarding the historic significance of properties on Serrano Boulevard and Hobart Boulevard explaining why her initial survey finding from 1979 was no longer valid:

The property at 1601 Hobart has not been surveyed formally. However, the block does not retain any context in which to place the building because its surroundings are heavily dominated by newer and larger apartment complexes. Therefore, it is an isolated example of its type and does not meet the criteria for individual listing as a local landmark or as a contributor to a potential district.

The project proposes to relocate the bungalow buildings to the Serrano frontage, thereby maintaining consistency with the courtyard bungalow projects to the south and placing greater density on the Hobart frontage.

In summary, it is HRG's opinion that there are no potential historic resources on the project site. The contextual resources located in the middle of the site will be relocated and



preserved by the project. The shift in project density from Serrano to Hobart is appropriate. The massing and relationship of the new development to existing historic structures in the neighborhood will not have an impact on the district's ability to convey its significance.^{xxiii}

PCR summarized the previous findings from the 1979 survey in Section III-B-2 on page 45 of the PCR Report and per the California Office of Historic Preservation's ("OHP") *Instructions for Recording Historical Resources* (1995), PCR then prepared a survey update form since the eligibility of the property had changed from the time of the previous survey per McAvoy's letter of April 9, 2010, cited above. This survey concluded that the Subject Property does not qualify as a historic resource.

Therefore, and in contrast to the claims in the Los Angeles Conservancy Letter, the Draft EIR and the PCR Report accurately disclosed that the Subject Property does not embody the distinctive characteristics of the Pueblo Revival style. Rather, as explained above, it is a Spanish Colonial Revival residence with Pueblo Revival influences. Therefore, the Draft EIR and the PCR Report appropriately concluded that the Subject Property does not meet the standards for a historic resource.

Comment 5.3:

The design of the Ehrbar Residence does not exhibit all of the character defining features associated with the Pueblo Revival style, and the Draft EIR has identified the subject property as "a Spanish Colonia Revival residence with Pueblo Revival style influences, rather than a pure facsimile of the Pueblo Revival style." The Conservancy has always acknowledged that the Ehrbar Residence was not a pure example of Pueblo Revival architecture, stressing instead that instances of Pueblo Revival and its stylistic expression in both pure and derivative forms is very rare in the City of Los Angeles, hence making the subject property a rare resource type.

However, the Draft EIR concludes that "while the residence is original in its use of design features, it does not represent the design principles of the Spanish Colonia Revival Style, which are based on authenticity of historic precedents from the Spanish and Mexican period of California and the Southwest, rather than a conglomeration of diverse and contrasting features."

*While the Draft EIR describes the Ehrbar Residence as an unrepresentative example of Spanish Colonial Revival, further research reveals that it can be properly classified as belonging to the flat roof subtype of the Spanish Colonial Revival/Spanish Eclectic style, as described by Virginia and Lee McAlester in their decisive architecture style guide *A Field Guide to American Houses*. The authors state:*

About 10 percent of Spanish Eclectic houses have flat roofs with parapeted walls. These typically show combinations of one- and two-story units. Narrow, tile-covered shed roofs are typically added above entryways or projecting windows. This



subtype, loosely based on flat-roofed Spanish prototypes, resembles the Pueblo Revival house.

Rather than being non-representative of the design principles of the Spanish Colonial Revival style, as noted in the Draft EIR, the Ehrbar Residence appears to be an early and highly articulated example of the flat roof subtype of the Spanish Colonial Revival style, in which character-defining features of the Pueblo Revival style are employed with greater prominence than typical for this subtype. In particular, key design elements of the subject property drawn from Pueblo Revival include walls with strongly rounded edges at the roof parapet and battered wall extensions that slope inward toward the roof parapet—design features that may be absent entirely or receive a more simplified treatment in other examples of the flat roof subtype of Spanish Colonial Revival.

Although the residence is property classified as a subtype of the Spanish Colonial Revival style, its design and appearance strongly references the Pueblo Revival. Regardless of the distinction between pure examples of Pueblo Revival and examples of the flat roof subtype of Spanish Colonial Revival style that may incorporate Pueblo Revival influences, architecture associated with Pueblo Revival design is highly uncommon in the City of Los Angeles, thus making the Ehrbar Residence a rare resource type.

The Draft EIR finds that the Ehrbar Residence is altered to a level that impacts potential eligibility. The Conservancy disagrees with this conclusion. Despite two main areas of alteration to the design of the Ehrbar Residence, a rear addition and the replacement of two historic windows on the front façade with aluminum frame versions, the Conservancy believes the structure maintains high integrity of its original design.

The patio space that originally existed between the two rear wings is now occupied by a one-story addition—though this is only visible from the rear elevation; it neither alters the general massing of the structure, nor does it alter the original appearance of the structure as viewed from either the public right of way or side elevations. Meanwhile, the original fenestration of the Ehrbar Residence remains highly intact, with the only removal of outward-facing historic windows limited to a pair of multi-pane casement windows since replaced with aluminum-framed versions. These two areas of alteration to the subject property do not significantly compromise the original design of the structure.

III. Conclusion

Because the Draft EIR concludes that the subject property is not a historic resource, no preservation alternatives were examined and only Alternative 1 (No Project Alternative) retains existing on-site structures. However, the Conservancy continues to believe that the Ehrbar Residence at 1601 N. Hobart Boulevard qualifies as a historic resource under CEQA and we request that the Final EIR be augmented to include at least one alternative that retains and reuses the

structure as part of the proposed project. Additionally, the Final EIR should include a mitigation measure that would promote the relocation of the Ehrbar Residence, while meeting the Secretary of the Interior's Standards.

Response:

As discussed and illustrated above, the Los Angeles Conservancy's classification of the Subject Property as an example of the flat roof subtype of the Spanish Colonial Revival/Spanish Eclectic style appears reasonable, and is also consistent with the apparent mixture of both Spanish Colonial Revival and Pueblo Revival style features. It is also true that instances of Pueblo Revival in both pure and derivative forms are relatively uncommon in Los Angeles, however, a handful of pure Pueblo Revival residences do exist, and therefore the style is not rare.

As classified by the Los Angeles Conservancy as a flat roof subtype of the Spanish Eclectic style, the Subject Property's design and appearance includes some character-defining features of the Pueblo Revival style such as strongly rounded edges at the roof parapet and battered wall extensions that slope inward toward the roof parapet. However, architecture with Pueblo Revival influences is not rare in Los Angeles, as discussed above. Furthermore, examples of the flat roof subtype of the Spanish Eclectic style are far more prevalent in Los Angeles than the Pueblo Revival style and are quite numerous in other areas, such as Santa Barbara. For example, the Preservation Plan for Whitley Heights includes several examples of the "Hispano-Moorish Revival style" with flat roofs which bear close resemblance to both the common Spanish Colonial Revival and Spanish Eclectic styles and the less common Pueblo Revival style (Figures 17 and 18). Thus, the Subject Property is an example of a fairly common flat roof subtype of the Spanish Colonial or Spanish Eclectic style with Pueblo Revival influences.



Figure 17. Hispano-Moorish Revival residence with Pueblo Revival influences, *Whitley Heights HPOZ Preservation Plan*, Page 39

(<http://preservation.lacity.org/files/Whitley%20Heights%20PP.pdf>, accessed 12/39/13)



Figure 18. Hispano-Moorish Revival residence, *Whitley Heights HPOZ Preservation Plan*, Page 39 (<http://preservation.lacity.org/files/Whitley%20Heights%20PP.pdf>, accessed 12/30/13)

With regard to integrity, as discussed above, courtyards are a key distinctive feature of both the Spanish Colonial and the Pueblo Revival styles. This critical key feature around which the building was organized essentially defined the plan and spatial relationships of the building and its setting. Although the alterations to the Subject Property's rear courtyard are not visible from the public right of way, nonetheless, the 1989 addition that filled in the Subject Property's rear courtyard substantially detracts from the property's eligibility, significantly compromising the building's integrity of design, workmanship, materials, setting, and feeling, and rendering it ineligible for individual listing in the National Register, California Register and Historic-Cultural Monument Register. Because the front façade and side elevations are largely intact, the residence may have enough integrity to be potentially eligible as a contributor to a potential historic district if one existed in the immediate vicinity; however, the built environment surrounding the property and along Hobart Boulevard has been substantially altered over the years and is not eligible as a historic district.

For the many reasons discussed above and in the PCR Report, PCR continues to believe that the Subject Property is not a historic resource under CEQA, therefore, no preservation alternatives need be examined and no mitigation measures need be included in the Final EIR. However, from a conservative perspective, PCR recommends the residence be recorded in a Historic American Buildings Survey (HABS) report prior to demolition. The HABS report would record the existing building in professional large-format photographs, document the existing and historic plans and appearance of the building, retaining information about the development of the small house type in Los Angeles, Hewitt's architecture, and the flat roof subtype of the Spanish Eclectic style with Pueblo Revival influences that may be useful for future study of 20th century American domestic architecture.



For the foregoing reasons, the Subject Property does not qualify as a historic resource under CEQA and it does not qualify for individual listing in the National Register, California Register, and Historic-Cultural Monument Register. In addition, the Subject Property is ineligible for individual listing in the National Register, California Register, and Historic-Cultural Monument Register due to the significant modifications to the Subject Property's rear courtyard, which have compromised the building's integrity of design. Finally, the Subject Property is ineligible for listing as a contributor to a potential historic district because it is not located in an eligible or potentially eligible historic district. For these reasons, the Subject Property does not meet the requirements for a Cultural-Historic Monument.

(5) Fisher Letter

Statement:

The comment letter by Mr. Charles J. Fisher, Historian, essentially mirrors the discussion presented in the Application, and some of the comments submitted by the Los Angeles Conservancy (though Mr. Fisher ignores that the Conservancy calls the Subject Property a part of the Spanish Eclectic style and continues to incorrectly claim that the Subject Property is pure Pueblo Revival in style). Comments that are not already addressed above are treated below. Page 5, paragraph four of Mr. Fisher's letter states the following:

I have found that enough of the house is intact that its original design is also intact. Based on both the design and association with an important local architect, that it appears to at least be eligible for listing at the local level under criteria 3 and 4 of the Los Angeles Cultural Heritage ordinance. Base on that, would give it a National register status code of 5S3 in that it appears to be individually eligible for local listing through survey evaluation. Additional research may establish a higher level of eligibility, but the local level is still enough to require an evaluation of impacts to potential historic resource under the California Environmental Quality Act (CEQA).

There are also no alternatives for adaptive reuse of the house, which could be easily accomplished by utilizing it for the purpose of community room and office space for the Coronel Project as recommended in the Conservancy letter. The main alterations to the house, the addition filling the courtyard and the replacement of the front windows within the original openings, are easily reversed, making the argument that it is too altered a very weak one. There are a number of HCMs that are, or were at the time of designation, more altered than the Ehrbar Residence.

As such, I respectfully note that the Ehrbar House at 1601-1605 N. Hobart Boulevard has demonstrated a sufficient level of historic significance to require a full CEQA review of the negative impacts of demolition as well as full analysis of all viable alternatives to demolition that would result in preservation of the structure as part of the Environmental Impact Report (EIR).



Response:

As discussed above with regard to integrity, courtyards are a key distinctive feature of both the Spanish Colonial and Pueblo Revival styles. This critical key feature around which the building was organized essentially defined the plan and spatial relationships of the building and its setting. Although the alterations to the Subject Property's rear courtyard are not visible from the public right of way, nonetheless, the 1989 addition substantially detracts from the property's eligibility, significantly compromising the building's integrity of design, workmanship, materials, setting, and feeling, and rendering it ineligible for individual listing in the National Register, California Register and Historic-Cultural Monument Register. Because the front façade and side elevations are largely intact, the residence may have enough integrity to be potentially eligible as a contributor to a potential historic district if one existed in the immediate vicinity; however, the built environment surrounding the property and along Hobart Boulevard has been substantially altered over the years and is not eligible as a historic district. PCR continues to main the ineligibility of the Subject Property and would give it a California Historic Resources Status Code of 6Z, "found ineligible for the National Register, California Register, or Local designation through survey evaluation."

The EIR analyzed the significance of the residence at 1601 S. Hobart Boulevard in detail, and concluded that the residence is not a historic resource and its demolition would not result in a significant environmental impact. Specifically, the EIR concluded that the residence is not a rare example of any sort of architecture, but is rather an "undistinguished" example of "Spanish Colonial Revival residential architecture, which was a prevalent style in Southern California from 1905 to 1930." (Final EIR at I-5.) Therefore, the EIR concluded that the residence at 1601 S. Hobart Boulevard does not possess sufficient historical or architectural significance for listing under any of the applicable federal, state, or local eligibility criteria. (*Id.*) Thus, the EIR appropriately concluded that the proposed demolition of any structure on the Project Site would not directly impact any historic resource as defined in Section 15064.5(a) of the State CEQA Guidelines, and no further analysis is required. Further, there is no need to analyze any alternatives to demolition. Under CEQA, alternatives are only required to lessen a significant impact. (CEQA Guidelines § 15126.6.) Because there will be no significant cultural or historic impacts related to the demolition of the Subject Property, no analysis of additional preservation alternatives is necessary.

Furthermore, under CEQA, existing conditions of the built environmental are assessed for potential eligibility for listing. While the Comment argues that one or more of the existing alterations may perhaps be reversible, CEQA considers only existing conditions. Further, neither CEQA nor the City's Cultural Heritage Ordinance recognizes the concept of reversibility under their eligibility criteria. A property must retain its integrity intact and meet the eligibility criteria at the time of evaluation to be deemed eligible, which the Subject Property does not. While an ineligible property that is later restored may in the future meet the eligibility criteria after reevaluation, the fact that a property is restorable is not considered under the eligibility evaluation criteria. Therefore, the Commission should not consider reversibility as a factor in determining whether the Subject Property should be designated a Historic-Cultural Monument.

Lambert M. Giessinger
City of Los Angeles
December 30, 2013 - Page 26



For all of the reasons stated above, I conclude that the Subject Property is not a rare example of Pueblo Revival style architecture in Los Angeles and does not meet the criteria for listing as a Historic Cultural Monument. Therefore, the Subject Property should not be designated as a Historic-Cultural Monument.

Sincerely,
PCR SERVICES CORPORATION

A handwritten signature in black ink that reads "Margarita Wuellner".

Margarita J. Wuellner, Ph.D.
Director of Historic Resources
Principal Architectural Historian

ⁱ H. F. Withey, AIA, "The Small House" in the Introduction to "California Homes by California Architects," compiled by Ellen Leach, Supplement to *California Southland*, Los Angeles, California, 1922, p. 5 (<http://books.google.com/books?id=7GRJAQAIAAJ&printsec=frontcover&dq=california+homes+by+california+architects&hl=en&sa=X&ei=Yi6xUoGSE5PioATqwoDIDQ&ved=0CEkQ6AEwAQ#v=onepage&q=california%20homes%20by%20california%20architects&f=false>, accessed 12/17/13).

ⁱⁱ "Classic Education Pile for Progressive San Fernando Valley Community," *Los Angeles Times*, February 7, 1919, V1.

ⁱⁱⁱ "Modern Grade Institution for Suburban Community," *Los Angeles Times*, February 18, 1915, V1.

^{iv} "Notable Contribution to Southland School Architecture," *Los Angeles Times*, November 1, 1914, V1.

^v "Notable Spanish Style residence at Flintridge," *Southwest Builder and Contractor*, November 17, 1922.

^{vi} The extant Hanson House in La Canada-Flintridge, California, is still considered a notable residence by architects and designers and was transformed into the Pasadena Showcase House of Design 2008. See Candyce Columbus, "Spanish Castle Gets Make Over: Exterior & Interior Designers are Busy Preparing Showcase House 2008," *Monrovia Weekly*, March 27, 2008 (<http://www.monroviaweekly.com/current-news/spanish-castle-gets-make-over/>, accessed 12/17/13).

^{vii} In 1925, three years after it was completed, the Hanson House won the World Prize in Residential Architecture at the International Exposition of Architecture and Fine Arts in New York. <http://interiordec.about.com/od/designershowhouse/ig/2008-Pasadena-Showcase-House-/Exterior-Front-View.htm>, accessed 12/17/13.

^{viii} Withey, Henry F., AIA, and Elsie Rathburn Withey, *Biographical Dictionary of American Architects (Deceased)*, Los Angeles: New Age Publishing Co., 1956, p. 282-283.

^{ix} "Noted Architect Expires: Harwood Hewitt, World Prize Winner for Residence Designs, Dies Suddenly at Home Here," *Los Angeles Times*, January 30, 1926, p. A6.

^x *Ibid.*

^{xi} *Ibid.*

^{xii} The City Beautiful-inspired plan of 1912 mandated that every civic structure in Santa Fe be designed in the Pueblo Revival style (<http://www.fullertonheritage.org/Resources/archstyles/pueblo.htm>, accessed 12/17/13).

^{xiii} David Gebhard, "The Spanish Colonial Revival in Southern California (1895-1930), *Journal of the Society of Architectural Historians*, Vol. 26, No. 2 (May 1967), p. 141-144.

^{xiv} "Unique Design in the Pueblo Indian Style," *Architect and Engineer*, XXIV, March 1911, p. 58; "Beach Cottage in Hopi Indian Architecture for W. J. Bailey, La Jolla," *Western Architect*, XXX June 1920, p. 4.



^{xv} R. Daniel Foster, "Curiosity for Rent: Hopi bungalows in Echo Park," *Los Angeles Times L.A. at Home Blog*, December 7, 2011, http://latimesblogs.latimes.com/home_blog/2011/12/atwater-bungalows.html, accessed 12/17/13

^{xvi} <http://www.fullertonheritage.org/Resources/archstyles/pueblo.htm>, accessed 12/17/13.

^{xvii} Letter from Adrian Scott Fine, Los Angeles Conservancy to Ms. Srimal Hewawitharana, Department of City Planning, dated April 8, 2013 (attached to Mr. Fisher's Cultural-Historic Monument Application).

^{xviii} Virginia and Lee McAlester, *A Field Guide to American Houses*, New York: Alfred A. Knopf, Inc., 1984, p. 429.

^{xix} Letter from Adrian Scott Fine, Los Angeles Conservancy to Ms. Srimal Hewawitharana, Department of City Planning, dated April 8, 2013, at 2 (attached to Mr. Fisher's Cultural-Historic Monument Application).

^{xx} Virginia and Lee McAlester, p. 417-418.

^{xxi} *Ibid.*

^{xxii} H. F. Withey, AIA, "The Small House."

^{xxiii} Letter, Christy Johnson McAvoy, Historic Resources Group, to Maura Johnson, Hollywood Community Housing Corporation, April 9, 2010.

ATTACHMENT 3: CHC Historic Cultural Monument Determination Letter, March 26, 2014

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

CULTURAL HERITAGE COMMISSION

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MICHAEL LOGRANDE
DIRECTOR
(213) 978-1271

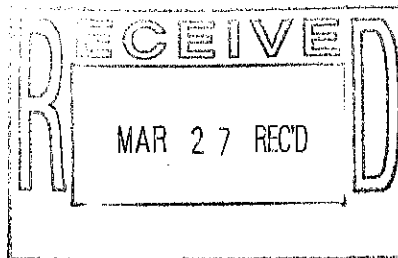
ALAN BELL, AICP
DEPUTY DIRECTOR
(213) 978-1272

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

FAX: (213) 978-1275

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

Date: **MAR 26 2014**



Hollywood Community Housing Corporation
Attn.: Bill Harris, Executive Director
5020 Santa Monica Boulevard
Los Angeles, CA 90029

CASE NUMBER: **CHC-2013-3625-HCM
EHRBAR RESIDENCE
1601 N. HOBART BOULEVARD**

This is to advise you that at its meeting of **March 20, 2014**, the Cultural Heritage Commission discussed the application for the above-mentioned property for possible declaration as an Historic-Cultural Monument.

The consensus of the Commission is that this property does not fall under the criteria in Section 22.171.7 of the Los Angeles Administrative Code. Therefore, the request has been declined.

In accordance with the City Charter Section 245, actions of the Cultural Heritage Commission shall become final at the expiration of the next five meeting days of the Los Angeles City Council during which the Council has convened in regular session.

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

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

Vote: **4-0**



Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

c: Councilmember Mitch O'Farrell, Thirteenth Council District
Charles J. Fisher
GIS