

EDINBURGH BUNGALOW COURT

750 – 756 ½ N. Edinburgh
CHC-2015-3386-HCM
ENV-2015-3387-CE

Agenda packet includes

1. Final Staff Recommendation Report
2. Categorical Exemption
3. Director's Initiation of Nomination
4. Nomination
5. Information Submitted by Property Owner
6. Letters in Support of Designation

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

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2015-3386-HCM
ENV-2015-3387-CE**

HEARING DATE: November 19, 2015
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 750 – 756 ½ N. Edinburgh Avenue
Council District: 5
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Mid City West
Legal Description: TR 4891, Lot 101 and 102

PROJECT: Historic-Cultural Monument Application for the
EDINBURGH BUNGALOW COURT

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S): BLDG Edinburgh, LLC
c/o Guy Penini
755 N. Laurel Avenue
Los Angeles, CA 90046

APPLICANT: City of Los Angeles Department of City Planning
200 N. Spring Street, Room 559
Los Angeles, CA 90012

PREPARER: Katie E. Horak and Jennifer Trotoux
Architectural Resources Group, Inc.
8 Mills Place, #300
Pasadena, CA 91105

RECOMMENDATION **That the Cultural Heritage Commission:**

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

MICHAEL J. LOGRANDE
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, City Planning Associate
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

- The Edinburgh Bungalow Court “reflects the broad cultural, political, economic, or social history of the nation, State or community” for its association with the rapid development of Hollywood and its surrounding areas in the early 1920s.
- The Edinburgh Bungalow Court “embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction” as an example of the bungalow court multi-family housing type in Hollywood.

CRITERIA

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

SUMMARY

The subject property is a 1923 Spanish Colonial Revival bungalow court located on a corner double lot at Edinburgh Avenue and Waring Avenue in the Beverly Grove section of Los Angeles. The property is made up of four one-story residential buildings and one garage building that form a U-shaped plan. Each building contains two, one-bedroom apartments. A shared central courtyard runs through the middle of the property providing circulation access as well as open space. Six of the units face the courtyard and two of the units face Edinburgh Avenue. Each unit has an individual porch entrance with concrete stoop and arched hoods or pent roofs. Secondary entrances are located at the rear of the units from the kitchen.

Each bungalow has a flat roof bounded by a stepped parapet with clay tile coping. The facade along Edinburgh Avenue features a connecting wing wall that creates an arched gateway to the interior courtyard and connects the street-facing bungalows. The wing wall features a wide central archway flanked by narrow, arched openings. The primary bungalow façades are asymmetrical, with the entrances located off-center. Fenestration consists of mostly original wood frame casement and double-hung sash windows. The main windows on the front façade and courtyards are paired, large, marginal nine-light windows of threequarter length. They are located next to the glazed main entry doors, which also have marginal ninelight muntin patterns. Smaller windows are single light double-hung windows. Windows and doors have broad wood casing with a raised wood molding at the outer edge.

Character-defining features of the complex include:

- U-shaped configuration and one-story massing
- Main apartment entrances opening onto courtyard
- Concrete pathways and planting areas

- Garage building, with stucco walls, flat roof with stepped parapet with clay tile coping, and original barn-style wood doors
- Rectangular plan of each bungalow
- Stepped parapet roof and clay tile coping
- Arched hoods and bracketed pent roofs over entrances
- Exterior sand-finish stucco walls
- Connecting wing wall with arched gateway façade, connecting the two front bungalows
- Concrete entrance stoops
- Glazed doors with marginal nine-light muntin patterns

The Edinburgh Bungalow Court retains a number of original interior features including hexagonal and subway tile finishes in the kitchen and bathroom, fireplaces with glazed tile work surrounds, original refrigeration/ice box units, and wood built-ins. Some of the units have experienced alterations over time to the kitchens, bathrooms, and some windows have been replaced. Many of the wooden carriage doors remain on the rear garage building. This building was designed with practicality in mind. Instead of a series of 90 degree, head on stalls, the garage was designed with car stalls at an angle to allow for easier entry and exit from each garage.

DISCUSSION

The Edinburgh Bungalow Court successfully meets two of the Historic-Cultural Monument criteria. The property “reflects the broad cultural, political, economic, or social history of the nation, State, or community” for its association with the rapid expansion of Hollywood and its surrounding areas in the early teens and 1920s. With the boom of the film industry came new jobs and an influx of people employed to support all aspects of film production. Between 1910 and 1920 the population in Hollywood grew from 5,000 to 36,000. The increase in population lead to an increased need for housing and the bungalow court became a popular alternative to single-family houses. As such, bungalow courts were once prevalent throughout Hollywood and are associated with its early expansion. A remaining example of early Hollywood development, the Edinburgh Bungalow Court, built in 1923, represents the rapid growth of Hollywood in the early part of the twentieth century and reflects the economic changes occurring in the community at the time.

The property “embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction” as an example of bungalow court multi-family housing in Hollywood. Bungalow court apartments are one of four multi-family housing types that became popular during California’s population boom after World War I. Bungalow courts are distinguished by their U-shaped plan of one-story detached bungalows with a central courtyard. Most units are entered through private porches or stoops from the courtyard and implement similar features of single-family dwellings but on a more modest scale.

The Edinburgh Bungalow Court is a good example of bungalow court housing. The Edinburgh Bungalow Court includes the following character-defining elements of the housing type: a U-shaped plan; detached bungalows; private entrances; central open space; garages at rear; interior features characteristic of single-family house; arched entrance; and rectangular interior floor plans. The footprint of the subject property has remained the same since 1923 and retains integrity in its site plan, orientation, and interior configurations. Minor cosmetic changes to the property include alterations to windows, kitchens, and bathrooms. Despite these alterations, the

overall plan is unchanged and the subject property continues to reflect its bungalow court building type.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

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

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

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

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

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

Categorical Exemption ENV-2015-3387-CE was prepared on November 2, 2015.

BACKGROUND

On September 11, 2015 the Director of Planning initiated consideration of the subject property as a proposed Historic-Cultural Monument. On October 22, a subcommittee of the Commission consisting of Commissioners Kennard and Milofsky toured the property, accompanied by a staff member from the Office of Historic Resources.

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

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

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
 NOTICE OF EXEMPTION**

(California Environmental Quality Act Section 15062)

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

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 5
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PROJECT TITLE Edinburgh Bungalow Court	LOG REFERENCE ENV-2015-3387-CE CHC-2015-3386-HCM
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PROJECT LOCATION
750 – 756 ½ N. Edinburgh

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
Designation of the Edinburgh Bungalow Court as a Historic-Cultural Monument.

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

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

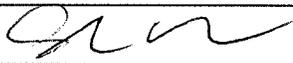
	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1

Class 8 & 31 Category _____ (City CEQA Guidelines)

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

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

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

SIGNATURE 	TITLE City Planning Attorney	DATE 11/2/15
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FEE:	RECEIPT NO.	REC'D. BY	DATE
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DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record

IF FILED BY THE APPLICANT:

NAME (PRINTED) _____

SIGNATURE _____

DATE _____

DEPARTMENT OF
CITY PLANNING

OFFICE OF HISTORIC RESOURCES
200 N. SPRING STREET, ROOM 559
LOS ANGELES, CA 90012-4801
C

CULTURAL HERITAGE COMMISSION

RICHARD BARRON
PRESIDENT

GAIL M. KENNARD
VICE PRESIDENT

JEREMY IRVINE
BARRY A. MILOFSKY
ELISSA SCRAFANO
C

FELY C. PINGOL
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1294

INFORMATION
preservation.lacity.org

CITY OF LOS ANGELES
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INFORMATION
cityplanning.lacity.org

September 11, 2015

Bldg. Edinburgh LLC
Guy Penini
755 N. Laurel Ave.
Los Angeles, CA 90046

Re: 750-756 N. Edinburgh Dr.

Per Los Angeles Administrative Code Section 22.171.10 (a), I, as Director of Planning, hereby initiate consideration of the above referenced property as a proposed Historic-Cultural Monument worthy of preservation. The property appears to be an excellent example of a bungalow court in the Hollywood area, and appears worthy of further consideration for Monument status by the Cultural Heritage Commission and the City Council.

Attached is a copy of Section 22.171 through Section 22.171.18 of the Los Angeles Administrative Code so that you may be apprised of the procedures followed by the Cultural Heritage Commission in considering and declaring properties as Historic-Cultural Monuments. Please note that Section 22.171.12 provides for a temporary stay of demolition permits when the matter is under consideration by the City for designation as an historical or cultural monument and that no site, building or structure on the property shall be demolished, substantially altered or removed, regardless of whether a permit exists, pending final determination of potential Monument status. Also, the owner of any site, building or structure under consideration is required to notify this Commission in writing whenever application is made for a permit to demolish, substantially alter or remove such site, building or structure.

A subcommittee of the Cultural Heritage Commission will conduct an inspection tour of the above-referenced property in the coming weeks. Please contact Lambert Giessinger at (213) 978-1183 to further discuss the specifics of the inspection tour and the designation process. After the inspection tour, the matter will be placed on the agenda of a regular meeting for final review by the Commission and, if declared, will be heard by the City Council's Planning and Land Use Management Committee, which will make a recommendation to the City Council to confirm or deny the Commission's action.

for 
MICHAEL J. LOGRANDE
Director of Planning

Attachment: Cultural Heritage Ordinance

cc: Councilmember Paul Koretz, Fifth District
Department of Building and Safety
GIS

ARTICLE 1 CULTURAL HERITAGE COMMISSION

Section	
22.171	Purpose of the Commission.
22.171.1	Composition of the Commission and Term of Office.
22.171.2	Members' Compensation.
22.171.3	Organization of the Commission.
22.171.4	Appointment and Duties of the Commission Secretary.
22.171.5	Quorum and Actions of the Commission.
22.171.6	Duties of the Commission.
22.171.7	Definition of Monument.
22.171.8	Inspection and Investigation.
22.171.9	List of Monuments.
22.171.10	Procedures for Designation of Monuments.
22.171.11	Preservation of Monuments.
22.171.12	Temporary Stay of Demolition, Substantial Alteration or Removal Pending Determination to Designate a Monument.
22.171.13	Notice of Designation and Subsequent Actions.
22.171.14	Commission Review.
22.171.15	Time for Objection by the Commission.
22.171.16	No Right to Acquire Property.
22.171.17	Rules and Regulations of the Commission.
22.171.18	Cooperation with the Commission.

Sec. 22.171. Purpose of the Commission.

The Cultural Heritage Commission (Commission) shall perform those functions relating to historic and cultural preservation of sites, buildings, or structures that embody the heritage, history, and culture of the City.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.1. Composition of the Commission and Term of Office.

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(a) **Qualifications.** The Commission shall be composed of five members who are qualified electors of the City of Los Angeles. Each Commissioner shall be appointed, and may be removed in accordance with Charter Section 502. The Commissioners shall have a demonstrated interest, competence or knowledge of historic preservation. To the extent feasible and legally permissible, at least two of the Commissioners should be professionals who meet the qualifications for various disciplines outlined by the U.S. Secretary of the Interior, Code of Federal Regulations, 36 CFR Part 61. These disciplines include history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that these professionals are available in the community.

(b) **Term.** The term of office for each Commissioner shall begin with the first day of July and shall be a term of five years. An appointment to fill a vacancy on the Commission shall be for the period of the unexpired term.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.2. Members' Compensation.

The members of the Commission shall be paid \$25.00 per meeting for each Commission meeting attended, but not to exceed \$125.00 in any one calendar month.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.3. Organization of the Commission.

During the last meeting of July of each year, the Commission shall elect a President and Vice President, which officers shall hold office for one year and until their successors are elected, unless their membership on the Commission expires sooner. The Commission may at any meeting fill any vacancy for any unexpired term occurring in the office of President or Vice President.

SECTION HISTORY

Official City of Los Angeles Charter (TM) and Administrative Code (TM)

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.4. Appointment and Duties of Commission Secretary.

The Director of Planning (Director) of the Department of City Planning (Department), or his or her designee, shall assign an employee of the Department, other than the Director, to be the Secretary of the Commission and assign duties to the employee, which shall be in addition to the duties regularly prescribed for that employee.

The Secretary shall attend Commission meetings and keep a record of the proceedings and transactions of the Commission, specifying the names of the Commissioners in attendance at each meeting and the ayes and noes upon all roll calls. The Secretary shall post and publish all orders, resolutions and notices, which the Commission shall order to be posted and published, and shall perform any other duties imposed by this chapter, or by order of the Commission.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.5. Quorum and Actions of the Commission.

A majority of the members of the Commission must be present at any meeting to constitute a quorum.

The powers conferred upon the Commission shall be exercised by resolution or motion and adopted by a majority vote of its members and recorded in the minutes with the ayes and noes. The action shall be attested to by the signature of the Secretary of the Commission.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.6. Duties of the Commission.

In addition to the duties set forth in this article, the Commission shall perform those duties imposed on it by Los Angeles Municipal Code Section 12.20.3 relating to Historic Preservation Overlay Zones.

Official City of Los Angeles Charter (TM) and Administrative Code (TM)

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.7. Definition of Monument.

For purposes of this article, a Historic-Cultural Monument (Monument) is any site (including significant trees or other plant life located on the 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.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.8. Inspection and Investigation.

The Commission, a sub-committee, or the staff of the Department acting on behalf of the Commission shall inspect and investigate any site, building or structure, including but not limited to, touring, or reviewing photographic or videographic records of the site, building or structure, in the City of Los Angeles, which it has reason to believe is or will in the future be a Historic-Cultural Monument. Inspection and investigation shall also include soliciting opinions and information from the office of the Council District in which the site, building or structure is located and from any department or bureau of the City whose operations may be affected by designating the site, building or structure a Monument.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.9. List of Monuments.

The Department shall compile and maintain a current list of all sites, buildings and

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structures, which have been designated as Historic-Cultural Monuments (List of Monuments or List).

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.10. Procedures for Designation of Monuments.

A site, building or structure may be designated as a Monument in accordance with the procedures set forth in this section.

(a) **Initiation.** The City Council, the Commission, or the Director, may initiate consideration of a proposed designation of a site, building or structure as a Monument. Any initiation by the Council or the Commission shall be by majority vote. The Council or the Commission shall forward the proposed designation to the Director for a report and recommendation.

(b) **Application.** Any interested individual may apply for a proposed designation of a Monument. The applicant shall complete the application for the proposed designation on a form provided by the Department, include all information required, pay the required fee, if any, and file the application with the Department.

(c) **Action on the Initiation or Application.**

1. **Authority.** The Commission may recommend approval or disapproval in whole or in part of an application or initiation of a proposed designation. Unless otherwise specified, the recommendation shall be made to the Council for its action pursuant to the procedures set forth in this section. No designation of a site, building or structure as a Monument shall be effective unless the designation has been adopted by the Council.

2. **Procedure for Council-Initiated Designations.** Upon receipt of any proposed designation initiated by the Council, the Commission shall, pursuant to Section 22.171.8 of this article, inspect and investigate the proposed Council-initiated designation. The Director shall thereafter prepare a report and recommendation on the proposed designation. After receipt of the Director's report and recommendation, the Commission shall hold a public hearing regarding the proposed designation and determine whether the site, building or structure conforms with the definition of a

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Monument set forth in Section 22.171.7 of this article. After the Commission submits a report and recommendation, the Council may consider the matter. If the Commission recommends approval of a Council-initiated designation, the Council may adopt the designation by a majority vote. If the Commission recommends disapproval of a Council-initiated designation, the Council may adopt the proposed designation by a two-thirds vote. The Council shall act within the time specified in Subsection (f) of this section.

3. **Procedure for Commission- or Director-Initiated Designations.** After initiation of a proposed designation by the Commission or the Director, the Commission shall, pursuant to Section 22.171.8 of this article, inspect and investigate the proposed designation. The Director shall thereafter prepare a report and recommendation on the proposed designation. After receipt of the Director's recommendation, the Commission shall hold a public hearing regarding the proposed designation and determine whether the site, building or structure conforms with the definition of a Monument set forth in Section 22.171.7 of this article. If the Commission recommends approval of a Commission- or Director-initiated designation, the Commission shall submit a report and recommendation to the Council. The Council may consider the matter and may approve the recommendation by a majority vote. If the Commission disapproves the proposed designation, the Commission's decision is final.

4. **Procedure for Applications for Designations.** Once a complete application is received, as determined by the Director, the Commission shall determine at a public meeting whether the proposed designation merits further consideration. If the Commission determines to take the proposed designation under consideration, it shall conduct an inspection and investigation pursuant to Section 22.171.8 of this article. The Director shall thereafter prepare a report and recommendation on the proposed designation. After receipt of the Director's report and recommendation and conducting its inspection and investigation, the Commission shall hold a public hearing regarding the proposed designation and determine whether the site, building or structure conforms with the definition of a Monument as set forth in Section 22.171.7 of this article. If the Commission recommends approval of an application for a proposed designation, the Commission shall submit a report and recommendation to the Council. The Council may consider the matter and may adopt the designation by a majority vote. If the Commission disapproves the proposed designation, the decision is final.

(d) **Notice.** Notice shall be given as set forth below.

For the purpose of this article, the owner of the site, building or structure shall be deemed

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to be the person appearing as the owner of the property on the last Equalized Assessment roll of the County of Los Angeles and appearing as the owner of the property on the records of the City Clerk. If the records of the City Clerk and the County Assessor indicate the ownership in different persons, those persons appearing on each of those lists shall be notified.

1. **Initiation of a Proposed Designation by the Council, Commission or Director.** The owner of record of a property and the owner's representative, if any, shall be notified forthwith in writing of: any determination by the Council, Commission or Director to initiate a proposed designation; and the Temporary Stay pursuant to Section 22.171.12 of this article. The Notice shall be sent via Certified Mail, Return Receipt Requested.

2. **Commission Action to Take Under Consideration Proposed Designation by Application.** The owner of record of a property and the owner's representative, if any, shall be notified forthwith in writing of: the Commission's decision after the Commission determines to take a proposed designation under consideration; and the Temporary Stay pursuant to Section 22.171.12 of this article. The Notice shall be sent via Certified Mail, Return Receipt Requested.

3. **Commission Action on Proposed Designation by Initiation or Application.** The time, place and purpose of the public hearing on the proposed designation shall be given by mailing written notice at least ten days prior to the date of the hearing, to the applicant, if any, and to the owner of record of a property or the owner's representative, if different from the applicant or if the designation was proposed by initiation. Notice to the record owner or the owner's representative shall be sent via Certified Mail, Return Receipt Requested.

4. **Council Action on Proposed Designation by Initiation or Application.** The time, place and purpose of the public hearing on the proposed designation shall be given by mailing written notice at least ten days prior to the date of the hearing, to the applicant, if any, and to the owner of record of a property or the owner's representative, if different from the applicant or if the designation was proposed by initiation. Notice to the record owner or the owner's representative shall be sent via Certified Mail, Return Receipt Requested.

(e) **Time for the Cultural Heritage Commission to Act.**

1. **Action on Application.** The Commission shall determine at a public meeting held within 30 days of the filing of a complete, verified application, as

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determined by the Director, whether to take a proposed designation of a Monument under consideration. This time limit to take a proposed designation under consideration may be extended by mutual consent of the applicant and the Commission. After providing all notice required under this article, the Commission shall hold a public hearing on the proposed designation. The Commission shall, pursuant to Section 22.171.10 of this article, make a report and recommendation on the application within 75 days of the meeting where the proposed designation was taken under consideration. If the Commission fails to act on an application within the time allowed by this section, the Commission shall be deemed to have denied the application.

2. **Action on Initiation.** If the proposed designation of a Monument was proposed by initiation rather than application, the Commission shall, after providing all notice required under this article, hold a public hearing on the proposed designation. The Commission shall, pursuant to Subsection (c) of this section, make a report and recommendation on the application within 75 days of the date of the receipt of the proposed initiation. If the Commission fails to act on the initiation within the time allowed by this section, the Commission shall be deemed to have recommended denial of the proposed designation.

(f) **Time for Council to Act.** The Council may approve or disapprove in whole or in part an application or initiation for a proposed designation of a Monument. The Council shall act within 90 days of the public hearing held before the Commission on the proposed designation. The 90 day time limit to act by the Council may be extended by the Council for good cause for a maximum of 15 days. If the Council does not act on the application or initiation within this 105-day total time limit, the application or initiation to designate a Monument shall be deemed to have been denied. The Council may override a Commission recommendation of denial of a Council-initiated designation by a minimum of ten votes.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.11. Preservation of Monuments.

The Commission shall take all steps necessary to preserve Monuments not in conflict with the public health, safety and general welfare, powers and duties of the City of Los Angeles, or its several boards, officers or departments. These steps may include assistance in the creation of civic citizens' committees; assistance in the establishment of a private fund for the acquisition or restoration of designated Monuments; and recommendation that a Monument be acquired by a

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governmental agency where private acquisition is not feasible.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.12. Temporary Stay of Demolition, Substantial Alteration or Removal Pending Determination to Designate a Monument.

Upon initiation by the Council, the Commission or the Director of a proposed designation of a Monument, or upon the Commission's determination that an application for a proposed designation merits further consideration, no permit for the demolition, substantial alteration or removal of that site, building, or structure shall be issued, and the site, building or structure, regardless of whether a permit exists or does not exist, shall not be demolished, substantially altered or removed, pending final determination by the Council that the proposed site, building or structure shall be designated as a Monument. The Commission shall notify the Department of Building and Safety in writing not to issue any permits for the demolition, alteration or removal of a building or structure. The owner of the site, building or structure shall notify the Commission, in writing, whenever application is made for a permit to demolish, substantially alter, or remove any site, building or structure proposed to be designated as a Monument.

The Council shall act on the proposed designation within the time limits contained in Section 22.171.10(f) of this article. If, after the expiration of the final period of time to act, the Council has not taken an action on the application or initiation to designate a Monument, then the demolition, alteration or removal of the site, building or structure may proceed.

EXCEPTION: If the Commission determines that the site, building or structure proposed to be designated does not meet the definition for Monument set forth in Section 22.171.7 of this article, then the temporary prohibition on the issuance of a permit to demolish, substantially alter or remove the site, building or structure and the temporary prohibition on demolition, substantial alteration or removal of the site, building or structure shall terminate, except when the designation of a site, building or structure as a Monument was proposed by Council-initiation.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.13. Notice of Designation and Subsequent Actions.

Official City of Los Angeles Charter (TM) and Administrative Code (TM)

The Commission shall notify the appropriate Department and Board, if any, and the owner of each site, building, or structure in writing that his or her site, building or structure has been designated a Monument, and shall give the owner as defined in Section 22.171.10(d) of this article, written notice of any further action, which it takes with respect to the Monument. Notice shall be mailed to the address shown on the Assessment Roll or the City Clerk's records, as applicable, as soon as practicable after the property is designated or the Commission takes any further action regarding the site, building or structure. The designation shall be recorded with the County Recorder.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.14. Commission Review.

No permit for the demolition, substantial alteration or relocation of any Monument shall be issued, and no Monument shall be demolished, substantially altered or relocated without first referring the matter to the Commission, except where the Superintendent of Building or the City Engineer determines that demolition, relocation or substantial alteration of any Monument is immediately necessary in the interest of the public health, safety or general welfare.

(a) **Standards for Issuance of a Permit for Substantial Alteration.** The Commission shall base a determination on the approval of a permit for the substantial alteration of a Monument on each of the following:

1. The substantial alteration, including additional buildings on a site containing multiple buildings with a unified use, complies with the Standards for Rehabilitation approved by the United States Secretary of the Interior; and
2. Whether the substantial alteration protects and preserves the historic and architectural qualities and the physical characteristics that make the site, building, or structure a designated Monument; and
3. Compliance with the California Environmental Quality Act, Public Resources Code Section 21000 et seq.

(b) **Standards for Issuance of a Permit for the Demolition or Relocation of a Site, Building or Structure Designated a Monument.** The Commission shall base its determination

Official City of Los Angeles Charter (TM) and Administrative Code (TM)

on the approval of a permit for the demolition or removal of any Monument on the following:

1. A report regarding the structural soundness of the building or structure and its suitability for continued use, renovation, restoration or rehabilitation from a licensed engineer or architect who meets the Secretary of the Interior's Profession Qualification Standards as established by the Code of Federal Regulations, 36 CFR Part 61. This report shall be based on the Secretary of the Interior's Standards for Architectural and Engineering Documentation with Guidelines; and

2. Compliance with the California Environmental Quality Act, Public Resources Code Section 21000 et seq.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.15. Time for Objection By the Commission.

Where any matters subject to Section 22.171.14 of this article are referred to the Commission by its staff, the Commission shall have 30 days from the date of the referral to object to the proposed demolition, substantial alteration or relocation. If no objection is filed with the appropriate Department or Board within 30 days, all objections shall be deemed to have been waived. If the Commission objects to the proposed demolition, substantial alteration or relocation, it shall file its objection with the appropriate Department or Board.

Any objection by the Commission shall be set for a public hearing. The objection and the fact that the matter will be scheduled for a public hearing by the Commission shall be noted by Commission staff on the clearance worksheet utilized by the appropriate Department or Board for the issuance of the permit. The filing of an objection shall suspend the issuance of any permit for the demolition, substantial alteration, or relocation of the Monument (Stay) for a period of not less than 30 nor more than 180 days, during which time the Commission shall take all steps within the scope of its powers and duties as it determines are necessary for the preservation of the Monument to be demolished, altered or relocated.

At the end of the first 30 days of the Stay, staff of the Department shall report any progress regarding preservation of the Monument to the Commission, which may, upon review of the progress report, withdraw and cancel its objection to the proposed demolition, substantial alteration or relocation. If the Commission determines, upon the basis of the progress report to withdraw and cancel its objection, it shall promptly notify the appropriate Department or Board

Official City of Los Angeles Charter (TM) and Administrative Code (TM)

concerned of its action. Upon receipt of notification of withdrawal of the objection, the permit may be issued and the Monument may be demolished, altered or relocated. If the Commission does not withdraw and cancel its objection, the Stay shall remain in effect.

If the Commission, or the staff of the Department acting on the Commission's behalf, finds at the end of the first 100 days of the Stay that the preservation of the Monument cannot be fully accomplished with the 180-day Stay period, and the Commission determines that preservation can be satisfactorily completed within an additional period not to exceed an additional 180-day Stay, the Commission may recommend to the City Council that the Stay be extended to accomplish the preservation. No request for an extension shall be made after the expiration of the original 180-day Stay.

The Commission's recommendation for an extension of the Stay shall set forth the reasons for the extension and the progress to date of the steps taken to preserve the Monument. If it appears that preservation may be completed within the time extension requested, the City Council may approve the request for extension of the Stay not to exceed an additional 180 days for the purpose of completing preservation of the Monument.

No request for an extension of the Stay shall be granted where the Council determines, after consulting with the appropriate Department or Board, that granting an extension is not in the best interest of the public health, safety or general welfare.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.16. No Right to Acquire Property.

The Commission shall have no power or right to acquire any property for or on behalf of itself or the City, nor shall it acquire or hold any money for itself or on behalf of the City.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.17. Rules and Regulations of the Commission.

The Commission may adopt rules and regulations necessary to carry out the purpose and intent of this article.

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SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.18. Cooperation with the Commission.

All boards, commissions, departments and officers of the City shall cooperate with the Commission in carrying out the spirit and intent of this article.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



1. PROPERTY IDENTIFICATION

Proposed Monument Name: Edinburgh Bungalow Court		Current address	
Other Associated Names: Monte Vista Court Apartments			
Street Address: 750 - 756 1/2 N Edinburgh Avenue		Zip: 90046	Council District: 5
Range of Addresses on Property: 750, 750 1/2, 752, 752 1/2, 754, 754 1/2, 756, 756 1/2		Community Name: Hollywood	
Assessor Parcel Number: 5527013016	Tract: TR 4891	Block: none	Lot: 101 &102
Identification cont'd:			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
		<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1923	<input checked="" type="radio"/> Factual <input type="radio"/> Estimated	Threatened? Private Development
Architect/Designer: J.C. Blinn		Contractor: none listed
Original Use: rental housing		Present Use: vacant
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes <input type="radio"/> No (explain in section 7) <input type="radio"/> Unknown (explain in section 7)	

3. STYLE & MATERIALS

Architectural Style: Select from menu or type style directly into box		Stories: 1	Plan Shape: U-shaped
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood	Type: Select	
CLADDING	Material: Stucco, textured	Material: Select	
ROOF	Type: Flat	Type: Select	
	Material: Clay tile, rounded	Material: Select	
WINDOWS	Type: Casement	Type: 	
	Material: Wood	Material: Select	
ENTRY	Style: Off-center	Style: 	
DOOR	Type: Paneled, glazed	Type: Select	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

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

	some windows replaced (no permit)
	crescent-shaped opening in the arch of the connecting wing wall (no permit)
	modification to courtyard hardscape (no permit)

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

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

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):	
<input checked="" type="checkbox"/>	Reflects the broad cultural, economic, or social history of the nation, state, or community
<input type="checkbox"/>	Is identified with historic personages or with important events in the main currents of national, state, or local history
<input checked="" type="checkbox"/>	Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction
<input type="checkbox"/>	A notable work of a master builder, designer, or architect whose individual genius influenced his or her age

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

Name: City of Los Angeles Department of City Planning		Company:	
Street Address: 200 N. Spring Street Rm. 559		City: Los Angeles	State: CA
Zip: 90012	Phone Number: 213-978-1192	Email: shannon.ryan@lacity.org	

Property Owner

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

Name: Guy Penini		Company: BLDG Edinburgh, LLC	
Street Address: 755 N. Laurel Ave		City: Los Angeles	State: CA
Zip: 90046	Phone Number:	Email:	

Nomination Preparer/Applicant's Representative

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

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

APPLICATION CHECKLIST

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

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.	
<input checked="" type="checkbox"/>	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
<input checked="" type="checkbox"/>	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
<input checked="" type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Name: KATIE E. HORAK Date: 9/29/15 Signature: [Handwritten Signature]

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

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

EDINBURGH BUNGALOW COURT

HISTORIC-CULTURAL MONUMENT NOMINATION CONTINUATION SHEET

A. Description of Site

Site

The property at 750-756 1/2 N. Edinburgh Avenue contains an eight-unit bungalow court. The bungalow court, which spans two parcels, comprises the following addresses: 750, 750½, 752, 752½, 754, 754½, 756, and 756½ Edinburgh Avenue. It is located in the Beverly Grove neighborhood of Los Angeles at the southeast corner of N. Edinburgh Avenue and Waring Avenue. The property is surrounded primarily by one- and two-story multi-family residences.

The orientation and layout of the site is characteristic of a bungalow court. Four identical two-unit, single-story buildings surround a central courtyard, which is sited on an axis running from west to east, perpendicular to N. Edinburgh Ave. This central axis terminates at a garage, which extends the length of the property's eastern edge.

The bungalows are set back slightly from the N. Edinburgh property line. The site features lawn, shrubs, and mature trees in the courtyard. A wood fence secures the street frontage of the southwest bungalow to create an enclosed yard. The secondary street elevation faces Waring Ave. and has a narrower set back than the Edinburgh frontage. The set back at Waring Ave. contains lawn and some foundation plantings.

Exterior – Courtyard

The courtyard is entered from N. Edinburgh Ave. by a concrete path. The path continues east beneath a connecting wing wall that forms an arched gateway to the interior courtyard between the two westernmost bungalows. As the path enters the central courtyard space, it is flanked by patches planted with grass. As it reaches the porches of the front (westernmost) bungalows, it connects to a concrete patio that encompasses the width of the courtyard. A secondary axis runs north to south through the center of the property, and is reserved for vegetation. The courtyard space is punctuated by several mature trees and shrubs of a variety of species, as well as a grouping of trees near the rear of the property, between the rear bungalows. The eastern edge of the courtyard is bordered by brick planters, separating the space from the rear garage alley. The eight-car garage has wood frame construction finished with stucco and a flat roof with a stepped parapet with clay barrel tile coping.

Exterior - Bungalows

The four, single-story bungalows were built in 1923 in a simplified, vernacular mode of the period based on the Spanish Colonial Revival style. They are rectangular in plan and are arranged symmetrically around the courtyard, with two on either side. The bungalows are wood frame construction and clad in stucco with clay tile roofs. Each bungalow contains two units, each with its own entry porch. Each unit also has a secondary entrance at the rear off the kitchen. All doors have concrete stoops with non-original metal railings.

Each bungalow has a flat roof bounded by a stepped parapet with clay tile coping. The facade along N. Edinburgh Ave. features a connecting wing wall that creates an arched gateway to the interior courtyard

and connects the street-facing bungalows. The wing wall features a wide central archway flanked by narrow, arched openings. The primary bungalow façades are asymmetrical, with the entrances located off-center. The four courtyard façades have four bays each. On the front bungalows, three of these bays are windows, and one contains an entrance porch. On the rear bungalows, two bays are windows and two are entrance porches. This is repeated on the northern, Waring Ave. façades, with minor variations. The individual entrances consist of multi-light, wood doors and wood frame screens on raised, concrete porches. Those fronting N. Edinburgh Ave. and the courtyard feature arched hoods. Those along Waring Ave sit under a bracketed pent roof clad with tile. This same feature overhangs the paired windows flanking the courtyard and N. Edinburgh entrances.

Fenestration consists of mostly original wood frame casement and double-hung sash windows. The main windows on the front façade and courtyards are paired, large, marginal nine-light windows of three-quarter length. They are located next to the glazed main entry doors, which also have marginal nine-light muntin patterns. Smaller windows are single light double-hung windows. The back/kitchen doors of the units are flanked with such windows. Some of these throughout have been replaced with vertically or horizontally sliding metal frame windows. Several windows are covered with non-original security bars. Windows and doors have broad wood casing with a raised wood molding at the outer edge.

Decorative features include recessed blind arches with small inset medallions above several front windows. Vents in the parapets feature a cluster of three barrel tiles.

Residences – Interiors

The interiors of the bungalows feature wood floors, plaster walls, wood moldings, and wood built-ins. Each unit has a combined living room and dining room, a kitchen, a separate bedroom and a bathroom. Living rooms open into the central courtyard, and feature built-in desks and bookshelves, glass-front cabinets (with a marginal nine-light muntin pattern echoing that of the windows and doors), and decorative, non-functioning fireplaces. Fireplace surrounds are glazed tile, now painted, and feature larger tiles with decorative reliefs. Living rooms and bedrooms feature crown moldings. Several of the kitchens retain original hexagonal tile countertops and subway tile backsplash, as well as cabinetry and hardware. At least one bathroom in the four bungalows retains the original hexagonal tile floors and cabinetry.

Alterations

The Edinburgh Bungalow Courts appear to be largely unaltered from their original construction. No alteration permits or historic photos were found for the property; current photos indicate that alterations are primarily minor and cosmetic. They include infill of what was likely a crescent-shaped opening in the arch of the connecting wing wall and modification to hardscape of the courtyard. Several of the smaller double-hung windows on the northern, Waring Ave. façades, and the interior courtyard-facing façades have been replaced with horizontally sliding metal frame windows. At least one casement window opening facing the courtyard has been altered and replaced with a smaller window with a metal frame.

Character-Defining Features

Site and Courtyard

- Site configuration and massing, including the orientation and layout of the one-story bungalows and rear garages
- Concrete pathways and areas provided for plantings
- Garage building, with stucco walls, flat roof with stepped parapet with clay tile coping, and original barn-style wood doors

Residences – exterior

- Rectangular plan of each bungalow
- Stepped parapet roof and clay tile coping
- Arched hoods and bracketed pent roofs over entrances
- Exterior sand-finish stucco walls
- Connecting wing wall with arched gateway N. Edinburgh Ave. façade, connecting the two front bungalows
- Concrete entrance stoops
- Glazed doors with marginal nine-light muntin patterns
- Paired and single wood (marginal, nine-light, casement and double-hung) windows throughout
- Blind arches and inset medallions above windows
- Clay-tiled parapet vents

Residences – Interior

- Separation of interior spaces to form individual rooms and the progression of spaces from the interior courtyard entrance to back, secondary entrances
- Main apartment entrances opening onto courtyard
- Hardwood floors throughout
- Hexagonal tile and subway tile finishes in kitchens and bathrooms
- Wood built-ins throughout
- Wood and glass-front cabinetry in living rooms and kitchens
- Placement of fireplaces in apartment living rooms; glazed tile surrounds and decorative reliefs on fireplaces
- Crown moldings in living rooms and bedrooms
- Single-panel interior doors

B. Statement of Significance

Summary

Edinburgh Bungalow Court meets the following criterion for designation as a Los Angeles Historic-Cultural Monument:

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

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

Built in 1923, Edinburgh Bungalow Court is significant for its association with the rapid development of Hollywood and its surrounding areas in the early 1920s. The subject property also embodies defining characteristics of the bungalow court, a multi-family housing typology prevalent in and around Hollywood in the early decades of the twentieth century, and one that is rapidly diminishing. Single family amenities such as those offered by Edinburgh Bungalow Court would help to attract residents to outlying neighborhoods. Located in Beverly Grove, the court is representative of Hollywood's rapid development and the effect that it would have on the surrounding landscape.

Historical Background

The Bungalow Court Typology

Los Angeles experienced relatively slow growth until the late 19th century. By the 1920s, the population of Los Angeles more than doubled and the need for higher density housing resulted in innovative multi-family property types that would assimilate into the low-density environment that predominantly characterized the city. During the decade of 1920 to 1930, more than two million people moved to California, the majority of which came to Southern California. To satiate the need for housing and capitalize on their investments, developers began to integrate low-scale, multi-family dwellings in the vast subdivisions that radiated from the city center.

The bungalow court is one of four low-scale housing types that resulted from this housing movement, including duplexes, fourplexes and courtyard apartments. It emerged in Pasadena in the 1910s and was the first multi-family property type to integrate common garden or courtyard space into the site plan. The property type consists of multiple detached bungalows situated in a U-Shaped site plan; rather than facing the street, entrances face inward toward a common courtyard or driveway. The bungalow court brought the Craftsman bungalow, a distinctly Southern Californian dwelling that proliferated in the 1910s and 20s, to the middle class without compromising the privacy, comfort and openness of its single-family counterpart. Although early bungalow courts were often constructed by builders rather than architects and intended for residents of modest means, their evolution represented a major shift from preceding idioms of American dwelling types. Bungalow courts were the first multi-family prototype to focus more on space than object, providing residents with the advantages of parks and shared spaces for communal interaction within a densely urban setting.¹

¹ Architectural Resources Group, *Garden Apartments of Los Angeles -- Historic Context Statement* (Los Angeles: Los Angeles Conservancy, 2013), 9-10.

Perhaps most significantly, Edinburgh Bungalow Court incorporates the comforts and conveniences of a single family dwelling on a modest and manageable scale. Many of its interior features were considered hallmarks of a single family home and were designed to fit neatly into the compact apartments. The design also maximized light and air, and fostered social interaction within the shared garden space.

Edinburgh Bungalow Court also embodies other trends associated with the typology. For example, garages line the rear of the property, integrating the car without disrupting the picturesque setting.² It is designed in a simplified Spanish Colonial Revival style, which was most prominently used for bungalow courts in the mid-1920s.³ It was also built by a contractor, Jesse C. Blinn, rather than an architect, consistent with the provenance of similar courts throughout this part of Los Angeles. The modest construction reflects the needs of the time – inexpensive, compact housing that could be easily maintained, especially in a rapidly expanding neighborhood near Hollywood.

Hollywood and West Hollywood Development

The area known today as Beverly Grove was originally part of a town called Sherman, located just west of Hollywood, and bounded by Sunset Boulevard on the north, La Brea Avenue on the east, Beverly Boulevard on the south, and Doheny Drive on the west.⁴ Parts of Sherman would eventually develop into West Hollywood, incorporated in 1984, though the Edinburgh Bungalow Courts are located just south of that new city boundary. The neighborhoods of Hollywood and West Hollywood, together, most effectively illustrate the effects of Los Angeles' prospering film industry on the local landscape.

Like much of Los Angeles, Hollywood remained a small, agricultural community until the turn of the twentieth century, characterized by citrus orchards and vegetable fields.⁵ Sherman was essentially a company town, housing a railyard and worker housing.⁶ The year 1903 saw Hollywood officially incorporated and the sub-division of the Hollywood Ocean View Tract.⁷ Commercial development subsequently sprung up along Hollywood Boulevard (then Prospect Boulevard), and continued to accelerate simultaneously with population growth. Meanwhile, dairy farmer Arthur Gilmore struck oil in a northwest section of Rancho La Brea on the western edge of Sherman; success from his venture A.F. Gilmore Oil Company led to development just south of West Hollywood's current boundaries.⁸

By the 1920s, Hollywood Boulevard was evolving into a main commercial thoroughfare. The most prolific period of development occurred between 1924 and 1929; during this time high-rise buildings were constructed and movie palace construction relocated to Hollywood from downtown to supplement the prospering film industry. Los Angeles offered much to the film industry, including pleasant, predictable weather and adaptable landscapes. The first film studio in Hollywood opened at the corner of Sunset Boulevard and Gower Street in 1911, and other studios quickly followed. Movies were filmed in Sherman as early as 1916, and studios such as the Jesse D. Hampton Studios, the Charlie

² Stephanos Polyzoides, Roger Sherwood, and James Tice, *Courtyard Housing in Los Angeles; A Typological Analysis* (New York: Princeton Architectural Press, 1992), 32.

³ *Ibid*, 19.

⁴ Ryan Gierach, *Images of America: West Hollywood* (Charleston: Arcadia Publishing, 2003), 29.

⁵ Edwin O. Palmer, *History of Hollywood* (Vol.1) (Hollywood: Arthur Cawston, 1937), 84.

⁶ Gierach, *Images of America*, 29.

⁷ National Register of Historic Places, Whitley Court, Los Angeles, Los Angeles County, California, National Register #04000732, nomination prepared by Christie McAvoy and Jennifer Trotoux.

⁸ Gierach, *Images of America*, 31.

Chaplin Studios, and the Pickford Fairbanks Studios all settled in the Hollywood and Sherman neighborhoods.⁹ Many studios established themselves as far south as Melrose Avenue, approximately one and a half miles south of Hollywood Boulevard.¹⁰ The industry contributed greatly to population growth; Hollywood saw an increase in population of 5,000 to 36,000 between 1910 and 1920.¹¹ The extension of leading motion picture studio development into residential neighborhoods both in Hollywood and Sherman (renamed West Hollywood in 1925) increased the need for housing in these areas.¹² The bungalow court became a popular housing alternative to the single-family dwelling, and flourished in these neighborhoods from 1909 until the 1920s.¹³

Bungalow Courts in and around Hollywood

Edinburgh Bungalow Court is a surviving, intact example of a tradition of bungalow court construction in and near Hollywood. It is further removed from the more urbanized areas of Hollywood, but close enough that residents could conveniently commute to its center. 1920s Sanborn maps show that when the court was constructed, the neighborhood was not yet fully developed. The single-family characteristics the court offered likely helped to attract residents to the newly developing neighborhoods of the community.

Bungalow courts and their residents are often associated with the Hollywood film industry, due to their convenient locations and cheap rents. Census records and city directories reveal that, while some tenants of the court held film-related jobs, most were middle-class workers involved in a variety of commercial and industrial occupations. It is unclear if some of these jobs held direct relation to the film industry, although it was not uncommon for industrial or light industrial districts to support the film industry.¹⁴ One such area was the swath of land bounded by Poinsettia Place, Willoughby Avenue, and Fountain Avenue, which housed movie studios, plating factories, and mechanics.¹⁵ Nevertheless, the types of support jobs held by Edinburgh Bungalow Court tenants were likely an indirect result of the film industry and accelerated population growth. The fact that residents of modest means lived in the bungalows reflects the need for and the success of the bungalow court housing type.

Edinburgh Bungalow Court's first owner is listed as Owse "Jack" Kotler, who sold it to Raymond L. and Alexander Rogers in 1925. The longest-running owner was Aline I. Benedict, who held the title from 1933 to 1959. The court, known as Monte Vista Court Apartments between 1929 and 1932 (if not longer), exchanged hands several times between 1959, when the property was sold to Margaret B. Tabor, and 2014. Evidence from Census records and city directories show that, although the complex experienced high turnover in tenants, the units were almost always occupied between 1925 and 1969.

⁹ Ibid, 33-34.

¹⁰ Photoplay Research Society, *Opportunities in the Motion Picture Industry, and How to Qualify for Positions in its Many Branches* (Los Angeles: Photoplay Research Society, 1922), 115-117.

¹¹ Gierach, *Images of America*, 39.

¹² Nathan Masters, "How the Town of Sherman Became the City of West Hollywood," *KCET*, December 1, 2011, accessed September 23, 2015, http://www.kcet.org/updaily/socal_focus/history/la-as-subject/west-hollywood-at-27-how-the-town-of-sherman-became-weho.html. Sherman residents began seeking a new name for their town in 1925. This was the town's way of becoming more associated and easily identified with Hollywood and the bustling film industry.

¹³ National Register of Historic Places, Whitley Court.

¹⁴ Gierach, *Images of America*, 33.

¹⁵ Ibid.

While tenants changed, the type of tenant did not. The property has continuously been used as rental housing until 2015, when its residents were evicted and a demolition permit, currently pending, was issued.¹⁶

Previous studies show how prevalent bungalow courts once were in Hollywood, and how quickly they have disappeared. One study examining the Hollywood Boulevard commercial strip between La Brea Avenue and Vine Street reported that, per Sanborn maps, there were originally twenty four bungalow courts within two blocks both north and south of the boulevard. At the time of the report (2004), only ten remained, many of which had been altered.¹⁷ Another study found that at least 100 bungalow courts existed around 1955 in an area bounded by Franklin Avenue, Normandie Avenue, Sunset Boulevard and La Brea Avenue. A windshield survey conducted in 2008 found that at least three-quarters of those bungalow courts had been either demolished or severely altered.¹⁸ In Los Angeles, several bungalow courts have been designated as Historic Cultural Monuments in recognition of the importance and the increasing rarity of this building type.

In the 1920s, Hollywood developed so quickly that adjacent areas were forced to adapt to an influx of residents. The single-family dwelling quickly lost out to multi-family housing, with the bungalow court emerging as the most practical alternative for a more intense land use. The builders of Edinburgh Bungalow Court understood that they were competing against the more expensive alternatives of the single family house and the more constraining option of apartment living. Incorporating elements beyond what one would find in the basic apartment complex, Edinburgh Bungalow Court offered tenants privacy, social interaction, and affordability. The landscaped setting, fanciful arched entrance to the court, private entrances, and shared space for outdoor living that this court features made it desirable, as did the special interior features that went beyond what a comparable apartment could offer. The wood built-ins, tiled fireplaces, and large windows opening to the courtyard, still intact in this court today, gave small-space living the possibility of aesthetic pleasure and an opportunity for the appreciation of the climate of Los Angeles. Edinburgh Bungalow Court is an excellent example of how this modest housing type, when well-executed, gave up-and-coming Angelenos the feeling of intimacy and home within a rapidly developing landscape.

Period of Significance

The period of significance for the Edinburgh Bungalow Court is defined as 1923, reflecting the construction of the court during a peak time of growth and development in and around Hollywood, and the subsequent need for conveniently-located, affordable housing.

¹⁶ Lovell Estell III, "Historic Affordable Bungalows Saved from Wrecking Ball," Capital & Main, September 16, 2015, accessed September 22, 2015, <http://capitalandmain.com/latest-news/issues/labor-and-economy/historic-affordable-bungalows-saved-from-wrecking-ball-0916/>.

¹⁷ National Register of Historic Places, Whitley Court.

¹⁸ National Register of Historic Places, Bungalow Court at 1544 N. Serrano Avenue, Los Angeles, Los Angeles County, California, National Register #10000761, nomination prepared by Kari Fowler.

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National Register of Historic Places. *Whitley Court*. Los Angeles, Los Angeles County, California. National Register #04000732. Nomination prepared by Christie McAvoy and Jennifer Trotoux.

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City of Los Angeles Department of City Planning

9/28/2015

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

756 N EDINBURGH AVE
754 N EDINBURGH AVE
756 1/2 N EDINBURGH AVE
754 1/2 N EDINBURGH AVE

ZIP CODES

90046

RECENT ACTIVITY

CHC-2015-3386-HCM
ENV-2015-3387-CE

CASE NUMBERS

CPC-1986-831-GPC
CPC-18473-ZC
ORD-183497
ORD-164709
ORD-161687
TT-39859
VTT-73442-SL
ENV-2015-1246-EAF

Address/Legal Information

PIN Number	141B177 291
Lot/Parcel Area (Calculated)	5,949.4 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID B6
Assessor Parcel No. (APN)	5527013016
Tract	TR 4891
Map Reference	M B 52-57
Block	None
Lot	101
Arb (Lot Cut Reference)	None
Map Sheet	141B177

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Mid City West
Council District	CD 5 - Paul Koretz
Census Tract #	1944.01
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	HISTORIC MONUMENT UNDER CONSIDERATION
Zoning	RD1.5-1XL
Zoning Information (ZI)	ZI-2443 Neighborhood Conservation ICO - Lower Council Dist. 5 ZI-1022
General Plan Land Use	Low Medium II Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
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	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No

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

500 Ft Park Zone Active: Fairfax Senior Citizen Center

Assessor Information

Assessor Parcel No. (APN) 5527013016
Ownership (Assessor)
Owner1 BLDG EDINBURGH LLC
Address 755 N LAUREL AVE
LOS ANGELES CA 90046
Ownership (City Clerk)
Owner BLDG EDINBURGH LLC PENINI, GUY
Address 755 N LAUREL AVE
LOS ANGELES CA 90046
APN Area (Co. Public Works)* 0.288 (ac)
Use Code 0500 - 5 or more units (4 stories or less)
Assessed Land Val. \$2,040,000
Assessed Improvement Val. \$612,000
Last Owner Change 01/07/15
Last Sale Amount \$9
Tax Rate Area 67
Deed Ref No. (City Clerk) 946829
770615
731154
650933
606114-6
1809099

Building 1

Year Built 1923
Building Class D55
Number of Units 2
Number of Bedrooms 2
Number of Bathrooms 2
Building Square Footage 1,064.0 (sq ft)

Building 2

Year Built 1923
Building Class D55
Number of Units 2
Number of Bedrooms 2
Number of Bathrooms 2
Building Square Footage 1,064.0 (sq ft)

Building 3

Year Built 1923
Building Class D55
Number of Units 2
Number of Bedrooms 2
Number of Bathrooms 2
Building Square Footage 1,064.0 (sq ft)

Building 4

Year Built 1923
Building Class D55
Number of Units 2
Number of Bedrooms 2
Number of Bathrooms 2

Building 5 No data for building 5

Additional Information

Airport Hazard None
Coastal Zone None

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

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-13372)	No
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km)	1.66179328586155
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000

Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Promise Zone	No
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	None
Targeted Neighborhood Initiative	None

Public Safety

Police Information

Bureau	West
Division / Station	Wilshire
Reporting District	701

Fire Information

Division	3
Batallion	5
District / Fire Station	41
Red Flag Restricted Parking	No

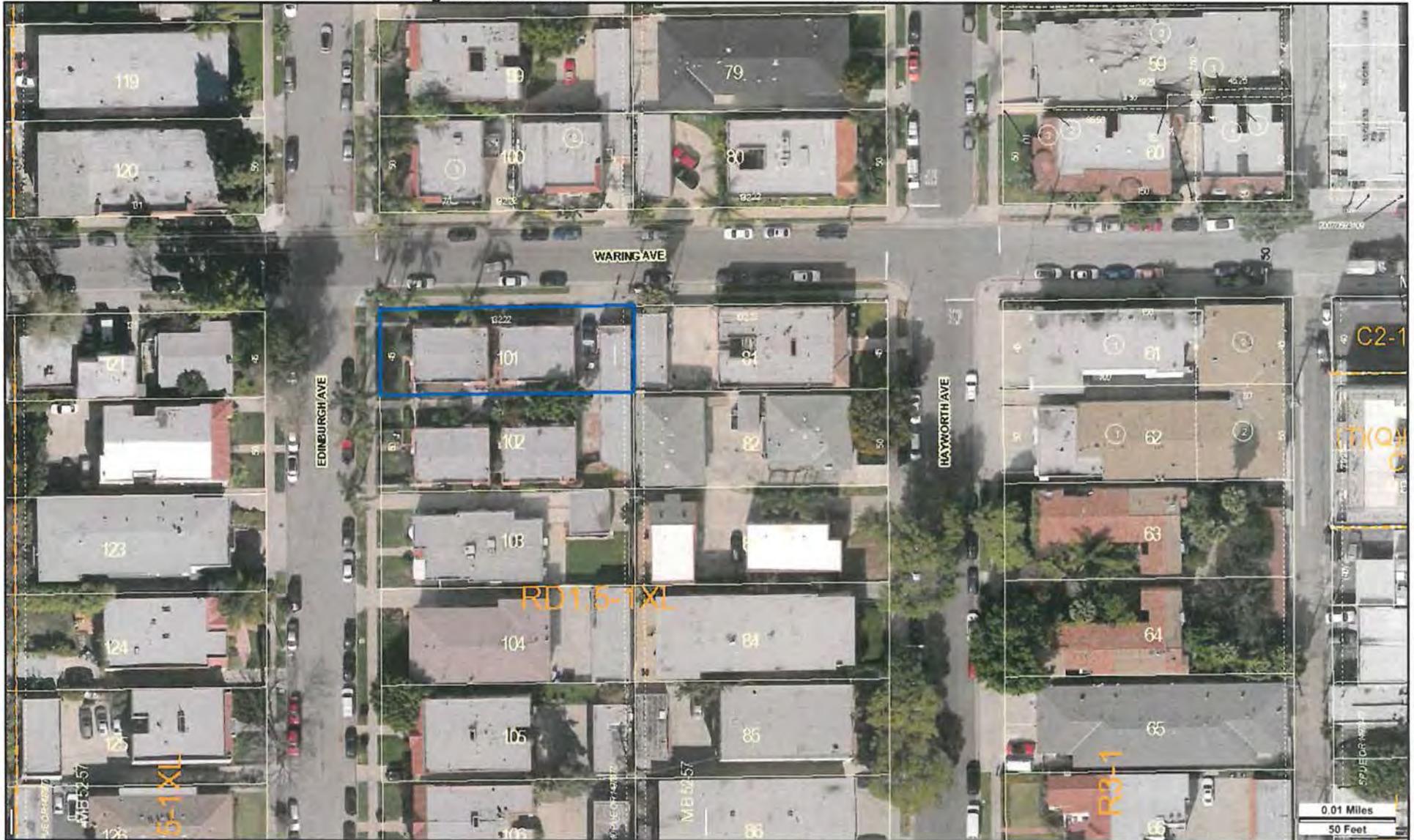
CASE SUMMARIES

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

Case Number:	CPC-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:	CPC-18473-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	Data Not Available
Case Number:	TT-39859
Required Action(s):	Data Not Available
Project Descriptions(s):	REQUEST APPROVAL OF A 10-UNIT CONDOMINIUM.
Case Number:	VTT-73442-SL
Required Action(s):	SL-SMALL LOT SUBDIVISION
Project Descriptions(s):	PURSUANT TO SECTION 17.00, A VTT MAP FOR THE DEVELOPMENT OF A 8 LOT SMALL LOT SUBDIVISION A RD1.5 ZONED LOT.
Case Number:	ENV-2015-1246-EAF
Required Action(s):	EAF-ENVIRONMENTAL ASSESSMENT
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

ORD-183497
ORD-164709
ORD-161687



Address: 756 N EDINBURGH AVE
 APN: 5527013016
 PIN #: 141B177 291

Tract: TR 4891
 Block: None
 Lot: 101
 Arb: None

Zoning: RD1.5-1XL
 General Plan: Low Medium II Residential





City of Los Angeles Department of City Planning

9/28/2015

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

752 N EDINBURGH AVE
750 N EDINBURGH AVE

ZIP CODES

90046

RECENT ACTIVITY

ENV-2015-3387-CE
CHC-2015-3386-HCM

CASE NUMBERS

CPC-1986-831-GPC
CPC-18473-ZC
ORD-183497
ORD-164709
ORD-161687
TT-39859
VTT-73442-SL
ENV-2015-1246-EAF

Address/Legal Information

PIN Number	141B177 309
Lot/Parcel Area (Calculated)	6,610.3 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID B6
Assessor Parcel No. (APN)	5527013016
Tract	TR 4891
Map Reference	M B 52-57
Block	None
Lot	102
Arb (Lot Cut Reference)	None
Map Sheet	141B177

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Mid City West
Council District	CD 5 - Paul Koretz
Census Tract #	1944.01
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	HISTORIC MONUMENT UNDER CONSIDERATION
Zoning	RD1.5-1XL
Zoning Information (ZI)	ZI-2443 Neighborhood Conservation ICO - Lower Council Dist. 5 ZI-1022
General Plan Land Use	Low Medium II Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
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	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No

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

500 Ft Park Zone Active: Fairfax Senior Citizen Center

Assessor Information

Assessor Parcel No. (APN) 5527013016
Ownership (Assessor)
Owner1 BLDG EDINBURGH LLC
Address 755 N LAUREL AVE
LOS ANGELES CA 90046
Ownership (City Clerk)
Owner BLDG EDINBURGH LLC PENINI, GUY
Address 755 N LAUREL AVE
LOS ANGELES CA 90046
APN Area (Co. Public Works)* 0.288 (ac)
Use Code 0500 - 5 or more units (4 stories or less)
Assessed Land Val. \$2,040,000
Assessed Improvement Val. \$612,000
Last Owner Change 01/07/15
Last Sale Amount \$9
Tax Rate Area 67
Deed Ref No. (City Clerk) 946829
770615
731154
650933
606114-6
1809099

Building 1

Year Built 1923
Building Class D55
Number of Units 2
Number of Bedrooms 2
Number of Bathrooms 2
Building Square Footage 1,064.0 (sq ft)

Building 2

Year Built 1923
Building Class D55
Number of Units 2
Number of Bedrooms 2
Number of Bathrooms 2
Building Square Footage 1,064.0 (sq ft)

Building 3

Year Built 1923
Building Class D55
Number of Units 2
Number of Bedrooms 2
Number of Bathrooms 2
Building Square Footage 1,064.0 (sq ft)

Building 4

Year Built 1923
Building Class D55
Number of Units 2
Number of Bedrooms 2
Number of Bathrooms 2

Building 5 No data for building 5

Additional Information

Airport Hazard None
Coastal Zone None

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

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-13372)	No
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km)	1.67513107574558
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000

Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Promise Zone	No
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	None
Targeted Neighborhood Initiative	None

Public Safety

Police Information

Bureau	West
Division / Station	Wilshire
Reporting District	701

Fire Information

Division	3
Batallion	5
District / Fire Station	41
Red Flag Restricted Parking	No

CASE SUMMARIES

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

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Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	Data Not Available
Case Number:	TT-39859
Required Action(s):	Data Not Available
Project Descriptions(s):	REQUEST APPROVAL OF A 10-UNIT CONDOMINIUM.
Case Number:	VTT-73442-SL
Required Action(s):	SL-SMALL LOT SUBDIVISION
Project Descriptions(s):	PURSUANT TO SECTION 17.00, A VTT MAP FOR THE DEVELOPMENT OF A 8 LOT SMALL LOT SUBDIVISION A RD1,5 ZONED LOT.
Case Number:	ENV-2015-1246-EAF
Required Action(s):	EAF-ENVIRONMENTAL ASSESSMENT
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

ORD-183497
ORD-164709
ORD-161687



Address: 752 N EDINBURGH AVE
 APN: 5527013016
 PIN #: 141B177 309

Tract: TR 4891
 Block: None
 Lot: 102
 Arb: None

Zoning: RD1.5-1XL
 General Plan: Low Medium II Residential

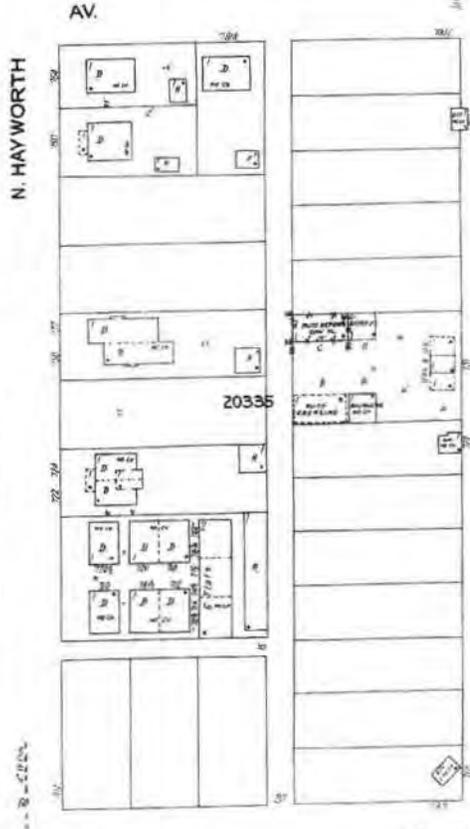
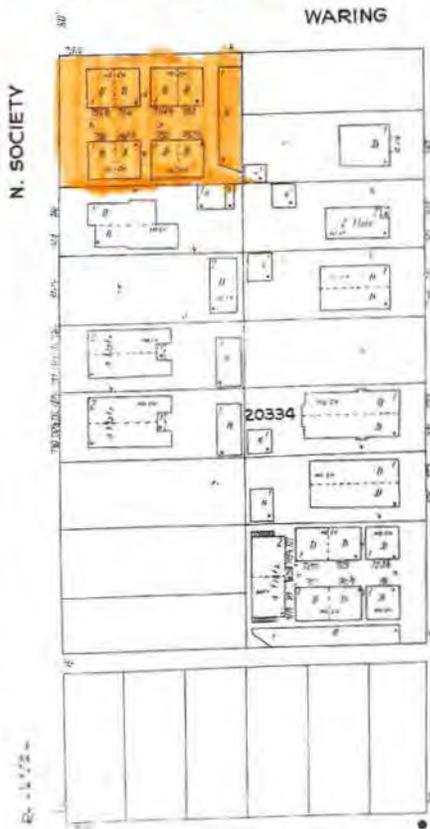
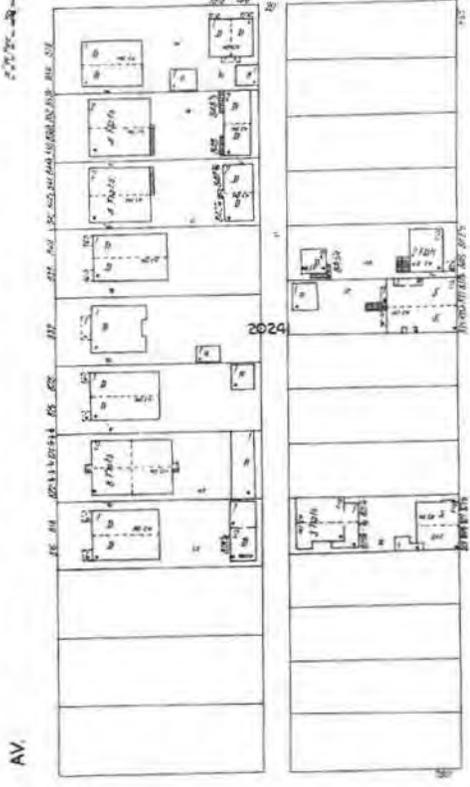


LOS ANGELES CAL. POL. DEPT.
2035



WILLOUGHBY 2011 AV.

Los Angeles County
Los Angeles City



MELROSE AV. 2057



AV. (EDINBURGH)

AV.

AV.

2034

N. SOCIETY

WARING

AV.

2036

N. FAIRFAX

N. HAY WORTH

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. 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 anterior 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 REAR OF NORTH ANNEX 1st FLOOR

CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 405 SOUTH ANNEX

ENGINEER PLEASE VERIFY

Lot No. 101 & 102 Block 4871
(Description of Property)

District No. 3172 M. B. Page 2 F. B. Page 2

No. 750 Society Ave Street corner Waring
(Location of Job)

J. K. Waring City Engineer
(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Garages No. of Rooms 8 No. of Families 1
- Owner's name James Kottler Phone Refr 1257
- Owner's address 230 S Doto St
- Architect's name J. Kottler Phone 822030
- Contractor's name _____ Phone _____
- Contractor's address _____
- VALUATION OF PROPOSED WORK Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all labor, etc. \$ 2,000.00
- Is there any existing (old) building on lot? No How used? None
- Size of proposed building 14 x 20 Height to highest point 10 feet
- Number of Stories in height 1 Character of ground slab
- Material of foundation 4" concrete floor Size of wall 15 to 1 Depth below ground _____
- Material of chimneys _____ Number of inlets to flue 4 Interior size of flues 4 x 4
- Give sizes of following materials: REDWOOD MUDSILLS 3 x 4 Girders Slab
EXTERIOR studs 2 x 3 INTERIOR BEARING studs _____ Interior Non-Bearing studs _____
Ceiling joists _____ Roof rafters 2 x 6 FIRST FLOOR JOISTS Slab
Second floor joists _____ Specify material of roof 3 ply gravel & mopped
- Will all provisions of State Dwelling House 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) James Kottler
(Owner or Authorized Agent)

PERMIT NO 22201	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp: MAY 30 1928
	Plan Examiner	5/19/23	

(Signature) 300

All Applications must be filed out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Blg. 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 descriptions 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 attached to the granting 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 HEAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

Lot No. 101 + 102 Block _____
(Description of Property) _____
TRAVEL
District No. 3112 M. B. Page 2 F. B. Page _____
No. 250 South Street _____
Bank Building
(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Dwelling No. of Rooms 6 No. of Families 2
- Owner's name Oluse Kotler Phone Boyle 257
- Owner's address 230 S. State St.
- Architect's name J. C. Blinn Phone 822-530
- Contractor's name _____ Phone _____
- Contractor's address _____
- VALUATION OF PROPOSED WORK { Including Plumbing, Gas Fitting, Sewers, Ceilings, Elevators, Painting, Finishing, all labor, etc. } \$32,750.00
- Is there any existing (old) building on lot? Yes How used? _____
- Size of proposed building 28 x 38 Height to highest point 13 feet
- Number of Stories in height 1 Character of ground adobe
- Material of foundation concrete of footings 2 in. Size of wall 12 in. Depth below ground 4 in.
- Material of chimneys _____ Number of inlets to flue ✓ Interior size of flues _____
- Give sizes of following materials: REDWOOD MUDDSILTS 2 x 6 Girders 4 x 4
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 3 Interior Non-Bearing studs 2 x 3
Ceiling joists 2 x 4 Roof rafters 2 x 6 FIRST FLOOR JOISTS 2 x 6
Second floor joists 2 x 4 Specify material of roof 3 Ply imp Gravel
- Will all provisions of State Dwelling House 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) Oluse Kotler
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 22200	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found _____	MAY 16 1929 TOWLE
	Plan Examiner <u>O. J. Jelinec</u>	City Engineer <u>W. H. J. [Signature]</u>	

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

Bldg. 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 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
REAR OF
NORTH
ANNEX
1st FLOOR

CITY CLERK
PLEASE
VERIFY

TAKE TO
ROOM No. 405
SOUTH
ANNEX

ENGINEER
PLEASE
VERIFY

Lot No. 101 7142 Block 7
(Description of Property)

District No. 3112 M. B. Page 2 F. B. Page

No. 754-544 Society Ave
(Location of Job)

corner Society & Spring Ave.
(USE INK OR INDELIBLE PENCIL)

City Clerk
Deputy
City Engineer
Deputy

- Purpose of Building Dwelling No. of Rooms 6 No. of Families 2
- Owner's name Osse Kotler Phone Boyle 257
- Owner's address 230 S. Soto St.
- Architect's name J. C. Bleim Phone 822-530
- Contractor's name _____ Phone _____
- Contractor's address _____
- VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Ceaspoils, Elevators, Painting, Finishing, etc., etc.} \$ 3,225.00
- Is there any existing (old) building on lot? No How used? _____
- Size of proposed building 28 x 38 Height to highest point 13 feet
- Number of Stories in height _____ Character of ground Adoby
- Material of foundation concrete Size of footings 12 in. Size of wall 6 in. Depth below ground 6 in.
- Material of chimneys ✓ Number of inlets to flue ✓ Interior size of flues ✓ x ✓
- Give sizes of following materials; REDWOOD MUDSILLS 2 x 6 Girders 4 x 4
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 3 Interior Non-Bearing studs 2 x 3
Ceiling joists 2 x 4 Roof rafters 2 x 6 FIRST FLOOR JOISTS 2 x 6
Second floor joists ✓ Specify material of roof 3 Ply Map Gravel
- Will all provisions of State Dwelling House 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) Jack Kotler
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>22202</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued
	Plan Examiner	Clerk	ISSUED MAY 13 1933

J. C. Bleim

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. 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 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 REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

Lot No. 1017102 Block _____
(Description of Property)

District No. 3112 M. B. Page 2 F. B. Page _____

No. 756-567 San Marino San Marino
(Location of Job) San Marino

(USE INK OR INDELIBLE PENCIL)

O. H. City Clerk
Deputy
O. H. City Engineer
Deputy

- Purpose of Building Dwelling No. of Rooms 6 No. of Families 2
- Owner's name Joseph Kotler Phone Boyle 257
- Owner's address 230 S. Soto St.
- Architect's name J. C. Blinn Phone 822-330
- Contractor's name _____ Phone _____
- Contractor's address _____
- VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Ceaspoils, Elevators, Painting, Finishing, all Labor, etc.} \$ 39,7500
- Is there any existing (old) building on lot? NO How used? _____
- Size of proposed building 28 x 38 Height to highest point 13 feet
- Number of Stories in height 1 Character of ground adobe
- Material of foundation concrete size of footings 12 in. size of wall 6 in. Depth below ground 6 in.
- Material of chimneys _____ Number of inlets to flue 1 Interior size of flues 1 x 1
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 3 Interior Non-Bearing studs 2 x 3
Ceiling joists 2 x 4 Roof rafters 2 x 6 FIRST FLOOR JOISTS 2 x 6
Second floor joists 2 x 4 Specify material of roof 3 Ply mop Gravel
- Will all provisions of State Dwelling House 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) Joseph Kotler
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>22204</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. Plan Examiner	Application checked and found O. K. City Engineer	Stamp here when permit is issued RECEIVED MAY 26 1935 DEPARTMENT OF BUILDINGS
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Joseph Kotler

SIXTY-SECOND PLACE—
West from Hoover 1 blk
S of Sixty-second

Hoover 300
Vermont av 1000
Not open to Western av
Western av 1800
Manhattan pl 1840
St Andrews pl 1900
Gramercy pl 2000
Wilton pl 2100

SIXTY-THIRD—East, East
from Main 1 blk S of 62d

Main 100
Wall (ends) 250
San Pedro 350
South Park av 800
Not open to Hooper av
Hooper av 1300
Compton av
Not open to Compton av
Compton av
Holmes av
Wilmington

SIXTY-THIRD — West,
West from Main 1 blk S of 62d

Main 100
Moneta av 300
Figueroa 500
Hoover 800
Not open to Vermont av
Vermont av 1000
Hudson av 1200
Raymond av 1300
Normandie av 1400
Halilale av 1500
Denker av 1600
Harvard Blvd 1700
Western av 1800
Not open to Wilton pl
Wilton pl 2100
Compton av 2200
East av 2300
Van Ness av 2400
Not open to 8th av
8th av 3100
Tenth av 3200
Figueroa 3300
Victoria av 3450
Hutchinson av 3500
West Blvd 3600

SIXTY-THIRD PLACE —
West from Figueroa 1 blk
S of Sixty-third

Figueroa 500
Denver av (re-begins) 600
Patrolia av (re-begins) 650
Holladay av (re-begins) 700
Hoover 800
Menlo av (ends) 900
Vermont av 1000
Not open to Hudson av
Hudson av 1200
Laramie av 1300
Normandie av 1400
Halilale av 1500
Denker av 1600
Harvard Blvd 1700
Western av 1800

SIXTY-FOURTH — East,
East from Main 1 blk S of 63d

Main 100
San Pedro 160
South Park av 800
Not open to Hooper av
Hooper av 1300
Compton av
Not open to Long Beach
Long Beach av 1700
Holmes av 1800
Wilmington av 1900

SIXTY-FOURTH — West,
West from 16 blk E of
Moneta av 1 blk S of 63d

Moneta av 300
Figueroa 500
Not open to Vermont av
Vermont av 1000
Not open to Western av
Western av 1800
Manhattan pl 1840
St Andrews pl 1900
Gramercy pl 2000
Wilton pl 2100
Not open to 5th av
5th av 2700
6th av 2800
Seventh av 2900
Eighth av 3000
Maiden av 3100
Not open to West Blvd
West Blvd 3600
Long 3700
Ruman Blvd 3750
Western av 3800
Kendison 3900
Elmer 3950
Alden av 4000

SIXTY-FIFTH—East, East
from Main 1 blk S of 64th

Main 100
San Pedro 300
South Park av 800
Not open to Hooper av
Hooper av 1300
Compton av
Not open to Long Beach
Long Beach av 1700
Holmes av 1800
Wilmington av 1900

SIXTY-FIFTH—West, West
from Moneta av 1 blk E of 63d

Moneta av 300
Figueroa 500
Hoover av 650
Estrella av 650
Holladay av 700
Hoover 800
Menlo av 900
Vermont av 1000
Hudson av 1200
Raymond av 1300
Normandie av 1400
Halilale av 1500
Denker av 1600
Harvard Blvd 1700
Western av 1800
Compton av 1900
Van Ness av 2000

SIXTY-FIFTH PLACE —
West from 85th S Vermont
av

Vermont av 1000
Kansas av 1100
Hudson av 1200
Raymond av 1300
Normandie av 1400
Halilale av 1500
Denker av 1600
Harvard Blvd 1700
Western av 1800

SIXTY-SIXTH—East, East
from Main 1 blk S of 63th

Main 100
San Pedro 300
South Park av 600

SIXTY-SIXTH — West,
West from Main 1 blk S of 63th

Main 100
Moneta av 200
Figueroa 500
Denver av 600
Kansas av 650
Raymond av 700
Hoover 800
Menlo av 900
Vermont av 1000
Hudson av 1200
Raymond av 1300
Normandie av 1400
Halilale av 1500
Denker av 1600
Harvard Blvd 1700
Western av 1800

SLAUSON AV—East, East
from 5 Main 1 blk S of 68th

Main 100
Woodtown av (re-begins) 150
Wall (re-begins) 200
Los Angeles (ends) 250
San Pedro 300
Crockett (re-begins) 350
Towns av 400
Meriter (begins) 450
South Park av 500
McKinley av (ends) 600
Central av 650
Naomi av (ends) 700
Hooper av 750
Ascot av 800
Compton av 850
Figueroa (ends) 900
Morgan av (ends) 950
Long Beach (ends) 1000
Randolph (ends) 1100
Duarte (ends) 1200
Holmes av (ends) 1300
Henderson (ends) 1400
S I J R tracks 1500
Alameda

SIXTY-SEVENTH — East,
from Main 1 blk S of 66th

Main 100
San Pedro 160
South Park av 600
Not open to Hooper av
Hooper av 1300
Compton av
Not open to Long Beach
Long Beach av 1700
Holmes av 1800
Wilmington av 1900

SIXTY-SEVENTH—West,
West from Moneta av 1
blk S of 66th

Moneta av 300
Figueroa 500
Hudson av 1200
Raymond av 1300
Normandie av 1400
Halilale av 1500
Denker av 1600
Harvard Blvd 1700
Western av 1800
Not open to Compton av
Compton av 2000
Van Ness av 2100
Second av 2200
Third av 2300
Fourth av 2400
Fifth av 2500
Sixth av 2600
Maiden av 2700
Eighth av 2800
Tenth av 2900
Eleventh av 3000
Angels Mesa dr 3100
Victoria av 3200
Hutchinson av 3300
West Blvd 3400

SIXTY-EIGHTH — East,
East from Main 1 blk S of 67th

Main 100
San Pedro 300
South Park av 800
Not open to Hooper av
Hooper av 1300
Compton av
Not open to Long Beach
Long Beach av 1700
Holmes av 1800
Wilmington av 1900
Wilton

SIXTY-EIGHTH — West,
West from Moneta av 1 blk
S of 67th

Moneta av 300
Figueroa 500
Denver av 650
Estrella av 650
Holladay av 700
Hoover 800
Menlo av 900
Vermont av 1000
Kansas av (begins) 1100
Hudson av 1200
Raymond av (begins) 1300
Normandie av 1400
Halilale av 1500
Denker av 1600
Harvard Blvd 1700
Western av 1800

SIXTY-NINTH — East,
East from Main 1 blk S of 68th

Main 100
San Pedro 300
South Park av 600
Not open to Hooper av
Hooper av 1300
Compton av
Not open to Makee av
Makee av
Mitsunomi av
Lance Beach av 1700
Holmes av 1800
Wilmington av

SIXTY-NINTH — West,
West from Moneta av 1
blk S of 68th

Moneta av 300
Figueroa 500
Denver av 600
Patrolia av 650
Bosalle av 700
Hoover 800
Not open to Menlo av
Menlo av 900
Vermont av 1000
Kansas av 1100
Hudson av 1200
Raymond av 1300
Normandie av 1400
Halilale av 1500
Denker av 1600
Harvard Blvd 1700
Western av 1800

SLAUSON AV—West, West
from Main 1 blk S of 68th

Main 100
Woodtown av (re-begins) 150
Wall (re-begins) 200
Los Angeles (ends) 250
San Pedro 300
Crockett (re-begins) 350
Towns av 400
Meriter (begins) 450
South Park av 500
McKinley av (ends) 600
Central av 650
Naomi av (ends) 700
Hooper av 750
Ascot av 800
Compton av 850
Figueroa (ends) 900
Morgan av (ends) 950
Long Beach (ends) 1000
Randolph (ends) 1100
Duarte (ends) 1200
Holmes av (ends) 1300
Henderson (ends) 1400
S I J R tracks 1500
Alameda

SLAUSON AV—West, West
from Main 1 blk S of 68th

Main 100
Woodtown av (re-begins) 150
Wall (re-begins) 200
Los Angeles (ends) 250
San Pedro 300
Crockett (re-begins) 350
Towns av 400
Meriter (begins) 450
South Park av 500
McKinley av (ends) 600
Central av 650
Naomi av (ends) 700
Hooper av 750
Ascot av 800
Compton av 850
Figueroa (ends) 900
Morgan av (ends) 950
Long Beach (ends) 1000
Randolph (ends) 1100
Duarte (ends) 1200
Holmes av (ends) 1300
Henderson (ends) 1400
S I J R tracks 1500
Alameda

SLAUSON AV—West, West
from Main 1 blk S of 68th

Main 100
Woodtown av (re-begins) 150
Wall (re-begins) 200
Los Angeles (ends) 250
San Pedro 300
Crockett (re-begins) 350
Towns av 400
Meriter (begins) 450
South Park av 500
McKinley av (ends) 600
Central av 650
Naomi av (ends) 700
Hooper av 750
Ascot av 800
Compton av 850
Figueroa (ends) 900
Morgan av (ends) 950
Long Beach (ends) 1000
Randolph (ends) 1100
Duarte (ends) 1200
Holmes av (ends) 1300
Henderson (ends) 1400
S I J R tracks 1500
Alameda

SLAUSON AV—West, West
from Main 1 blk S of 68th

Main 100
Woodtown av (re-begins) 150
Wall (re-begins) 200
Los Angeles (ends) 250
San Pedro 300
Crockett (re-begins) 350
Towns av 400
Meriter (begins) 450
South Park av 500
McKinley av (ends) 600
Central av 650
Naomi av (ends) 700
Hooper av 750
Ascot av 800
Compton av 850
Figueroa (ends) 900
Morgan av (ends) 950
Long Beach (ends) 1000
Randolph (ends) 1100
Duarte (ends) 1200
Holmes av (ends) 1300
Henderson (ends) 1400
S I J R tracks 1500
Alameda

Hempus Blvd 3600
Kenidos av 3900
Arlow av 4000
Vernon av 4100
Alvares av 4150
Baker av 4200
Buckler av 4300

BLOAT—North from Break-
lins av 1 blk E of Ever-

green av 1000
Brooklyn av 100
East Hyde Blvd 437
Poison 4900
Dunbar Blvd 600
Malabar 700

SMILEY DRIVE — West
from 30th av 3 blk S of
Adams

Adams 100
San Pedro 300
South Park av 600
Not open to Hooper av
Hooper av 1300
Compton av
Not open to Makee av
Makee av
Mitsunomi av
Lance Beach av 1700
Holmes av 1800
Wilmington av

SMITH—(County) North
from Whitehead av 3 blk
E of Indiana

Whitehead av 1700
Holmes av 1800
Wilmington av

SNELLING AV—(San Fer-
nando Valley) From San
Fernando rd to Kalmia 1
blk N of Peoria av

San Fernando rd 1700
Holmes av 1800
Wilmington av

SNOWDEN VILLA — East
from Workman bet Alham-

bra and Narva

SOCIETY AV—(Palmdale)
From 16 to Rosewood av 1
blk W of Maywood av

Maywood av 1700
Holmes av 1800
Wilmington av

SOGRATES WALK—West
from Vista dr to Altira dr
2 blk N of Erie

Vista dr 1700
Holmes av 1800
Wilmington av

SOLANO AV—West from
N Broadway 1 blk S of
Cassides

N Broadway 500
Yuma 600
Jarvis 700
Robert 800
Park Row 900

SOMERS AV—(Occidental)
North from 3920 Filion

Filion 1000

SOMERBY — (Bairdclown)
East from Stockbridge av
1 blk S of Navarro av

Stockbridge av 1700
Holmes av 1800
Wilmington av

SOMERSET DRIVE —
(Palms) South from 4475
W Adams

W Adams 2000
Twenty-ninth 2000
Thirtieth 2000
Thirtieth 2000
Jefferson 2100

SOYELLO—West from N
Main bet Ann and Schil-

lein

N Main 100
Beale 127
Neal 200
N Spring 200

SOTO—North, North from
1st bet Breed and Math-

ews

First 100
Meligan av 200
Brooklyn av 300
Occidental (begins) 400
Edwards 500
Borden (begins) 600
Borden (ends) 627
Maitland (begins) 700
City View av (begins) 712
Houston (begins) 800
Fairmont (begins) 900
Barlow (begins) 920
Walsh av (begins) 1000
Pomero av (begins) 1030
Marago 1065
Harriss av 1100
Griffin av 1200
Covina (begins) 1250
Verde (begins) 1300
Zwei av (begins) 1350
Langster av (begins) 1400
North 1500
St Charles (begins) 1500
Alcazar (begins) 1600
Madison (begins) 1700
Alamora av

SOTO—South, South from
1st bet Breed and Math-

ews

First 100
Second 200
Third 300
Fourth 400
Fifth 500
Sixth 600
Seventh 700
Eighth 800
Ninth 900
Tenth 1000
Eleventh 1100
Twelfth 1200
Thirteenth 1300
Fourteenth 1400
Fifteenth 1500
Sixteenth 1600
Seventeenth 1700
Eighteenth 1800
Nineteenth 1900
Twentieth 2000

SOUTH PARK AV—South
from junction of San Pedro
and Jefferson

San Pedro and Jeffe- 3100
son 3200
Thirty-fifth pl (begins) 3200
Thirty-fifth pl (re-begins) 3300
Thirty-sixth (re-begins) 3400
Thirty-sixth (begins) 3500
Santa Barbara av 3600
Thirty-seventh 3700
Thirty-eighth 3800
Thirty-ninth 3900
Fortieth (re-begins) 4000
Forty-first 4100
Forty-second 4200
Forty-third 4300
Forty-fourth (re-begins) 4400
Forty-fifth (re-begins) 4500
Forty-sixth 4600
Forty-seventh 4700
Forty-eighth 4800
Forty-ninth 4900
Fiftieth (re-begins) 5000
Fiftieth (begins) 5100
Fifty-first 5200
Fifty-second 5300
Fifty-third 5400
Fifty-fourth 5500
Fifty-fifth 5600
Fifty-sixth 5700
Fifty-seventh 5800
Fifty-eighth 5900
Fifty-ninth 6000
Sixtieth 6100
Sixty-first 6200
Sixty-second 6300
Sixty-third 6400
Sixty-fourth 6500
Sixty-fifth 6600
Sixty-sixth 6700
Sixty-seventh 6800
Sixty-eighth 6900
Sixty-ninth 7000
Seventieth 7100
Seventy-first 7200
Seventy-second 7300
Seventy-third 7400
Seventy-fourth 7500
Seventy-fifth 7600
Seventy-sixth 7700
Seventy-seventh 7800
Seventy-eighth 7900
Seventy-ninth 8000
Eightieth 8100
Eighty-first 8200
Eighty-second 8300
Eighty-third 8400
Eighty-fourth 8500
Eighty-fifth 8600
Eighty-sixth 8700
Eighty-seventh 8800
Eighty-eighth 8900
Eighty-ninth 9000
Ninetieth 9100
Ninety-first 9200
Ninety-second 9300
Ninety-third 9400
Ninety-fourth 9500
Ninety-fifth 9600
Ninety-sixth 9700
Ninety-seventh 9800
Ninety-eighth 9900
Ninety-ninth 10000

SOUTH PARK AV—South
from junction of San Pedro
and Jefferson

San Pedro and Jeffe- 3100
son 3200
Thirty-fifth pl (begins) 3200
Thirty-fifth pl (re-begins) 3300
Thirty-sixth (re-begins) 3400
Thirty-sixth (begins) 3500
Santa Barbara av 3600
Thirty-seventh 3700
Thirty-eighth 3800
Thirty-ninth 3900
Fortieth (re-begins) 4000
Forty-first 4100
Forty-second 4200
Forty-third 4300
Forty-fourth (re-begins) 4400
Forty-fifth (re-begins) 4500
Forty-sixth 4600
Forty-seventh 4700
Forty-eighth 4800
Forty-ninth 4900
Fiftieth (re-begins) 5000
Fiftieth (begins) 5100
Fifty-first 5200
Fifty-second 5300
Fifty-third 5400
Fifty-fourth 5500
Fifty-fifth 5600
Fifty-sixth 5700
Fifty-seventh 5800
Fifty-eighth 5900
Fifty-ninth 6000
Sixtieth 6100
Sixty-first 6200
Sixty-second 6300
Sixty-third 6400
Sixty-fourth 6500
Sixty-fifth 6600
Sixty-sixth 6700
Sixty-seventh 6800
Sixty-eighth 6900
Sixty-ninth 7000
Seventieth 7100
Seventy-first 7200
Seventy-second 7300
Seventy-third 7400
Seventy-fourth 7500
Seventy-fifth 7600
Seventy-sixth 7700
Seventy-seventh 7800
Seventy-eighth 7900
Seventy-ninth 8000
Eightieth 8100
Eighty-first 8200
Eighty-second 8300
Eighty-third 8400
Eighty-fourth 8500
Eighty-fifth 8600
Eighty-sixth 8700
Eighty-seventh 8800
Eighty-eighth 8900
Eighty-ninth 9000
Ninetieth 9100
Ninety-first 9200
Ninety-second 9300
Ninety-third 9400
Ninety-fourth 9500
Ninety-fifth 9600
Ninety-sixth 9700
Ninety-seventh 9800
Ninety-eighth 9900
Ninety-ninth 10000

SPRING — North, North
from 1st 1 blk W of Main

First 100
Market 127
Thirtieth 200
Main (re-begins) 300
Spring, North, re-begins at 400
Sunset Blvd 400
West Blvd 400
Bellevue av 421
Ord 701
Alpine 900
College 900
Alameda 900
Redondo 1000
Cimera 1300
Aun 1400
Sotolia 1500
Menagerie 1600
Baker 1600
Wilbur 1700
N Broadway 1800

SPRING—South, south from
1st 1 blk W of Main

First 100
Second 200
Third 300
Fourth 400
Fifth 500
Sixth 600
Seventh 700
Eighth 800
Ninth 900

SPRING OAK DRIVE —
(Hollywood) East from
Glen Oak dr 1 blk N of
Park Oak dr

Glen Oak dr 1700
Holmes av 1800
Wilmington av

SPRING TRAIL—(Laurel
Canyon) North from Holly-

wood dr 1 blk W of High-

land Blvd

SPRINGVALE DRIVE —
West from Eagle Rock av
3 blk N of Meridian

Eagle Rock av 1700
Holmes av 1800
Wilmington av

STAGG — (San Fernando)
West from Santa Ana av
S of Rescoe

Santa Ana av 1700
Holmes av 1800
Wilmington av

STANDARD—1 blk N of
92d E from Figueroa

Figueroa 500
Denver av 600
Kansas av 650
Raymond av 700
Hoover 800
Menlo av 900
Vermont av 1000
Hudson av 1200
Raymond av 1300
Normandie av 1400
Halilale av 1500
Denker av 1600
Harvard Blvd 1700
Western av 1800

STANFORD AV — South
from 4th and Central av
bet Tenth and Gladys

Fourth 100
Fifth 500
Sixth 600
Seventh 700
Eighth 750
Ninth 800
Tenth 800
Eleventh 800
Twelfth 800
Thirteenth 800
Fourteenth 800
Fifteenth 800
Sixteenth 800
Seventeenth 800
Eighteenth 800
Nineteenth 800
Twentieth 800
Twenty-first 800
Twenty-second 800
Twenty-third 800
Twenty-fourth 800
Twenty-fifth 800
Twenty-sixth 800
Twenty-seventh 800
Twenty-eighth 800
Twenty-ninth 800
Thirtieth 800
Thirty-first 800
Thirty-second 800
Thirty-third 800
Thirty-fourth 800
Thirty-fifth 800
Thirty-sixth 800
Thirty-seventh 800
Thirty-eighth 800
Thirty-ninth 800
Fortieth 800
Forty-first 800
Forty-second 800
Forty-third 800
Forty-fourth 800
Forty-fifth 800
Forty-sixth 800
Forty-seventh 800
Forty-eighth 800
Forty-ninth 800
Fiftieth 800
Fifty-first 800
Fifty-second 800
Fifty-third 800
Fifty-fourth 800
Fifty-fifth 800
Fifty-sixth 800
Fifty-seventh 800
Fifty-eighth 800
Fifty-ninth 800
Sixtieth 800
Sixty-first 800
Sixty-second 800
Sixty-third 800
Sixty-fourth 800
Sixty-fifth 800
Sixty-sixth 800
Sixty-seventh 800
Sixty-eighth 800
Sixty-ninth 800
Seventieth 800
Seventy-first 800
Seventy-second 800
Seventy-third 800
Seventy-fourth 800
Seventy-fifth 800
Seventy-sixth 800
Seventy-seventh 800
Seventy-eighth 800
Seventy-ninth 800
Eightieth 800
Eighty-first 800
Eighty-second 800
Eighty-third 800
Eighty-fourth 800
Eighty-fifth 800
Eighty-sixth 800
Eighty-seventh 800
Eighty-eighth 800
Eighty-ninth 800
Ninetieth 800
Ninety-first 800
Ninety-second 800
Ninety-third 800
Ninety-fourth 800
Ninety-fifth 800
Ninety-sixth 800
Ninety-seventh 800
Ninety-eighth 800
Ninety-ninth 800
One hundred 800

STANLEY AV—North N
from 75th Beverly Blvd

Beverly Blvd 100
Halilale av 400
Rosewood av 500
Clinton 600
Madison av 700
Waring av 800
Willoughby av 900
Bosmae 1000
Santa Monica Blvd 1100
Norton av 1150
Washington av 1200
Willoughby av 1250

SPARLAND AV—(West-
gate) West from Santa
Monica city limits N of
Malibu rd

Santa Monica city limits N of 1700
Malibu rd 1800

SPARTON—(San Feranda
Valley) From Westworth
av to Trundle av 1 blk
N of Fayton av

Westworth av 1700
Holmes av 1800
Wilmington av

SPAULDING AV—North
North from 7700 Beverly
Blvd

Beverly Blvd 100
Halilale av 400
Rosewood av 500
Clinton 600
Madison av 700
Waring av 800
Willoughby av 900
Bosmae 1000
Santa Monica Blvd 1100
Norton av 1150
Washington av 1200
Willoughby av 1250

SPENCER—South from E
10th 1 blk E of Lorenz

E 10th 1700
Holmes av 1800
Wilmington av

SPREADING OAK
DRIVE (Hollywood) East
from Park Oak dr 1 blk
N of Hill Oak dr

Park Oak dr 1700
Holmes av 1800
Wilmington av

SPREADING OAK
DRIVE (Hollywood) East
from Park Oak dr 1 blk
N of Hill Oak dr

Park Oak dr 1700
Holmes av 1800
Wilmington av

Montebello Lumber Co., Montebello, Capital stock, \$25,000; subscribed, \$500. Directors: J. W. Estel, Tucson, Ariz. and Geo. L. Francis, Jr., Montebello. Attorney: R. W. Clapp, 271 W. P. Story Bldg.

Pennsylvania Oil Co., Los Angeles, Capital stock, \$10,000. Directors: J. E. and C. V. Laws and Geo. A. Boden, of Los Angeles.

Green View Oil Co., Los Angeles, Capital stock, \$1,000,000; subscribed, \$15. Directors: F. H. Ballinger, F. H. Herman, W. G. Cline, Edward Ducommun, Thos. F. Fitzgerald, John Hoskin and J. H. Old, of Los Angeles. Attorney: Geo. W. Bush, 431 Van Nuys Bldg.

Southland Home Water Co., Los Angeles, Capital stock, \$21,000; subscribed, \$150. Directors: O. E. Wyatt and Ryall Cartmel, Los Angeles and J. C. Blinn, Alhambra. Attorney: Chas. E. Hobart, 509 Wilcox Bldg.

Certificate of Incorporation of Johnson Cowdin & Co., Inc.; textile mfg. business. J. C. Cowdin, 120 Broadway, N. Y., secy.

Certificate of Incorporation of Grant E. Hampton; film corp. C. D. Outten, secy.

San Gabriel Oil Co., Los Angeles, Capital stock, \$50,000; subscribed, \$3. Directors: A. M. Brown, R. H. O'Brien and E. O. Leake, all of Los Angeles.

East Long Beach Oil Co., Inc., Long Beach, Capital stock, \$1,000,000; subscribed, \$7. Directors: Julia M. Baldwin, Grace N. and Louise S. Ralnerzon, W. Le Roy Thomas, C. A. Wilts, J. F. Collins and Mae M. Baldwin, all of Long Beach. Attorneys: Swarfield & Swarfield, 179 First Nat. Bank Bldg., Long Beach.

California Mutual Life Benefit Assn., Riverside, No capital stock. Directors: W. H. Ellis, J. E. Harris, E. L. Williams, Geo. A. Portus and G. A. Mills, all of Riverside.

San Dimas Nurseries, San Dimas, Capital stock, \$10,000; subscribed, \$300. Directors: R. M. Teague, Minnie E. Teague and W. R. Wood, San Dimas. Attorney: E. H. Sanford, Claremont, Calif.

Laverne Water Assn., La Verne, Capital stock, \$25,000; subscribed, \$700. Directors: W. A. Fox, Pomona; S. Haskin, J. A. Larimer, D. O. Arbutnot, R. L. Davis and B. C. Stratton, La Verne; and John Weber, Los Angeles. Attorney: E. H. Sanford, Claremont.

Desert Products Co., Los Angeles, Capital stock, \$500,000; subscribed, \$2500. Directors: Geo. H. Gillens, J. S. Urdang, T. J. O'Kelly, H. De Young, H. H. Holdaway, Wm. Wernstein, of Los Angeles and B. M. Moore, Downey. Attorney: W. S. Baird, 412 Fay Bldg.

Certificate of Increase of number of directors of California Smelting & Refining Co. from 2 to 5. Geo. Beebe, secy.

Western Garment Co., Los Angeles, Capital stock, \$10,000; subscribed, \$150. Directors: Abraham Abert, Paul Kalmer and W. F. Adams, all of Los Angeles. Attorney: W. F. Adams, Title Ins. Bldg.

California Housing Corp., Los Angeles, Capital stock, \$100,000; subscribed, \$50. Directors: J. W. Brill, O. A. Mowson, D. L. Edmonds, E. Whitney and D. Warden, Los Angeles. Attorney: D. L. Edmonds, 116 Van Nuys Bldg.

Harper Estate, Los Angeles, Capital stock, \$25,000; subscribed, \$3. Directors: Reginald and Ene H. Warde and W. S. Allen, of Los Angeles.

Fictitious Firm Names

Lackyard & O'Hara, 2052 Folsom St.; painting. Members: John J. O'Hara and C. D. Lackyard, 2052 Folsom St.

Boston Construction Co., 2915 Sunset Blvd. Members: M. A. Burke, same.

West Vernon Market, 830 W. Vernon Ave. Member: E. P. Hess, 701 W. Vernon Ave.

Vernonette Bakery, 604 W. Vernon Ave. Members: Harry D. O. Orr, 619 W. 50th.

Hoover Furniture & Hardware Co., 4492 S. Hoover. Members: Geo. L. and Chas. A. Krueger, 884 W. Vernon Ave.

Simpson's Fruit & Vegetable Market, 548 Mission Rd. Members: Florence V. Simpson, same.

O. J. Crow Electric Co., 642 N. Western. Member: Otto J. Crow, 1233 N. Hobart Blvd.

Industrial Engineering Co., 915 New Pantages Bldg. Members: L. M. Scofield, 743 N. Alexandria; G. R. Hogg, 1200 E. Servino St., and W. E. Roberts, 743 Shatto St.

Pacific Builders Supply Co., 315 New Pantages Bldg. Members: L. M. Scofield, 743 N. Alexandria Ave.

Luthey Battery & Electric Service Co. Members: Eshert P. Harman and H. R. Yeager, 1454 Hudson Ave.

Superior Cash Meat Market, 4278 E. Hoover. Members: Gus Goodfield, 712 W. 43rd.

Hunglow Paint & Wall Paper Co., 1908 S. Main St. Members: Bailey H. Custer, 1244 Orange Dr., Los Angeles; F. L. Ellis, 2715 2nd St., Ocean Park.

Speed Plumbing & Heating Co., 1725 E. 4th., Long Beach. Member: F. E. O'Neill, same.

Economy Pattern & Mfg. Co., Los Angeles. Member: H. G. Funk, 129 W. 29th.

Leonore Construction Co., 331 Douglas Bldg. Member: James C. Adkins, 1226 S. Olive.

Barton Engineering Co., 715 N. Main. Member: A. A. Barton, 629 N. Howard, Glendale.

Crown City Roofing & Painting Co., 543 Wright Ave., Pasadena. Member: Fred P. Clyde, 832 Wright Ave. and John T. Phelps, 367 S. Wilson Ave.

H. Wigol & Co., 516 Douglas St.; painting and wall paper. Members: Harry Wigol, 516 Douglas St. and Geo. Rosolek, 525 Douglas St.

Tompson Mfg. Co., 2185 E. 4th. Member: W.

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1925 Directory

Roland Cabot, district manager at LA Examiner – 750 Edinburgh

Ralph Good, artist – 752 ½ Edinburgh

Richard Papier, paymaster? – 750 ½ Edinburgh

1926 Directory

Chas A. Boyer, engineer? – 754 ½ Edinburgh

Roland M. Cable, routemn? – 750 Edinburgh

Mrs. Batilda Goodacre, bkpr?, and Mrs R.W., clk? – 752 ½ Edinburgh

1929 Directory

Savery F. and Marian Coneybear, president of Altman Gallers Inc. – 756 ½ N. Edinburgh

Harold A. and Marie Dundas, meat center – 756 N. Edinburgh

Doris M. Haworth, clerk? – 756 Edinburgh

Elmer I. and Eliz Knox, clerk? – 752 ½ N. Edinburgh

Harold D. and Bessie Mitchell, salesman for Frigidaire Corp. – 752 N. Edinburgh

Monte Vista Court – 750 N. Edinburgh

William B. and Vera Nailor, yardman? – 750 ½ N. Edinburgh

Ada and William W. Plankinton, clerk and gardener – 750 N. Edinburgh

Mrs. Frances E. Skinner, saleslady for auto accessories (1930s census) – 750 N. Edinburgh

Mrs. Mary M. Van Winkle Kellogg – 754 N. Edinburgh

1930s Census

Andrew J. Francis and Lulu Francis – 754 N. Edinburgh

Andrew Francis – rug cleaner

Andrew Francis – office clerk in advertising; moved to 7292 Willoughby by 1940 (1940 Census)

Anne (?) Currie – 750 N. Edinburgh

Divorced; no job

Robert H. Williams and Gwenn Williams – 756 N. Edinburgh

Robert Williams – printer

Emily C. Poulst (?) w/ daughter Violet – 756 ½ N. Edinburgh

Widow; no job

Harold and Bessie Mitchell – 752 N. Edinburgh

Harold – refrigerator salesman

Bessie – matron at private school

Roger and Florence Keogh – 754 ½ N. Edinburgh

Roger – real estate sales

1932 Directory

Andrew J. Francis and Lulu Francis – 754 N. Edinburgh

Amos Jones, chauffer? – 756 ½ N. Edinburgh

Andw Petit – 750 ½ N. Edinburgh

Monte Vista Court Apts. – 750 N. Edinburgh

1938 Directory

Ann G. Beach (wid Ferdinand) and Marion Beach, sten? – 754 ½ N. Edinburgh

Marion Beach – lived at 480 N. Las Palmas in 1930s census; occupation is stenographer in the motion picture industry (1930s Census)

Edward Gaines – 752 ½ N. Edinburgh

Louis D. and Louise Gant, employed at W.R. Woodard Co. – 752 N. Edinburgh Ave

Edward Henry or Hense? – 750 ½ N. Edinburgh

Hansel (Louise) Main – 750 ½ N. Edinburgh

Hansel Main – lived at different address in 1930s census; occupation listed as electrician (1940s Census)

Russel C. Johnson – 756 N. Edinburgh

Robert Ross or Rosser – 754 N. Edinburgh

Mrs. Harriet A. Sleddon – 756 ½ N. Edinburgh

Jack L. Witherspoon – 750 N. Edinburgh

1940s Census

Kenyon and Edith Morrow – 750 ½ N. Edinburgh

Kenyon – spring water route distribution

John and Alice McCamant/Cament – 752 N. Edinburgh

John – contractor

Alice – stenographer for Kodak

Glenn and Mildred Taylor – 752 ½ N. Edinburgh

Glenn – butcher

Mildred – secretary at a sports stadium

Roland and ? Young – 754 N. Edinburgh

Roland – manager at meat market

Thomas W. and Florence Manning – 754 ½ N. Edinburgh

Thomas – travelling something

1942 Directory

Herbert W. Hughes – 756 N. Edinburgh

Kenyon and Edith Morrow, salesman – 750 ½ N. Edinburgh

Chris and Amy Schoin, carpenter – 752 N. Edinburgh

Dorothy L. Swigart – 756 ½ N. Edinburgh

Glen and Mildred Taylor, meat counter – 752 ½ N. Edinburgh

1956 Street Address Directory

Joe Russell – 750 ½ N. Edinburgh

M.C. Schoin – 752 N. Edinburgh

Ella De Vellier – 754 N. Edinburgh

Mrs. Homer Hill – 754 ½ N. Edinburgh

Mrs. Mae Buchan – 756 N. Edinburgh

Mabel Hoffman – 756 ½ N. Edinburgh

1960 Street Address Directory

M.C. Schoin – 752 N. Edinburgh

Ella De Vellier

Mrs. Hill Homer/Homer Hill – 754 ½ N. Edinburgh

Mabel Hoffman – 756 ½ N. Edinburgh

1969 Street Address Directory

G.C. Kolp – 752 ½ N. Edinburgh

H. Hill – 754 ½ N. Edinburgh

Edinburg Av North—Effingham Pl

Table listing addresses from 545 N Edinburg Av to 816 N Edinburg Av, including names and phone numbers.

1035 N Edinburg Av (Continued)

Table listing addresses from 1035 N Edinburg Av to 1041 N Edinburg Av, including names and phone numbers.

EFFIE STREET

Table listing addresses from 1025 Effie Park to 1041 Effie Park, including names and phone numbers.

(Continued on Next Column)

(Continued on Next Column)

(Continued on Next Column)





West elevation of Edinburgh Bungalow Court, view southeast. Image from Google Street View (2015).



Partial west elevation, view northeast.
All photos courtesy of Heather Fox and property tenants (August 27, 2015)



Connecting wing wall on west elevation, leading into courtyard, view east.



Partial north elevation, view southwest.



(From left to right) Rear eight-car garage, garage alley and east elevation, view south.



Barn-style doors on rear garage, view southeast.



Interior courtyard, view east.



View west from center of courtyard toward the street.



North-south axis through courtyard center, view north.



Rear of courtyard, view west.



Front elevation of northwest bungalow showing facade details, view east.



North elevation of northeast bungalow showing facade details, view southeast.



South elevation of northwest bungalow (facing courtyard) showing facade details, view northeast



Typical living room, view north. All photos are of unit #752, except where noted.



Living room built-ins and fireplace, view west.



Fireplace, view west.



Decorative relief on fireplace surround.



Built-in desk and cabinetry, view west.



Typical kitchen, view south (left); Original cabinetry and hardware, view west (right)



Original tile and cabinetry in unit #752 1/2, view east.



Original tile floors in bathroom of unit #750.



Original cabinetry in bathroom of unit #752 1/2.



Original built-ins and doors.

ARMBRUSTER GOLDSMITH & DELVAC LLP

LAND USE ENTITLEMENTS □ LITIGATION □ MUNICIPAL ADVOCACY

Dave Rand

12100 WILSHIRE BOULEVARD, SUITE 1600
LOS ANGELES, CA 90025

Tel: (310) 209-8800

Fax: (310) 209-8801

E-MAIL: Dave@AGD-LandUse.com

WEB: www.AGD-LandUse.com

November 11, 2015

VIA E-MAIL

Mr. Richard Barron
President
Cultural Heritage Commission
200 North Spring Street, Room 1010
City Hall
Los Angeles, CA 90012

**Re: Proposed Designation of 750 N. Edinburgh Avenue (CHC-2015-3386-HCM);
November 19, 2015 Commission Agenda.**

Dear President Barron and Honorable Commissioners:

We represent BLDG Edinburgh, LLC, the owner of the property located at 750 North Edinburgh Avenue (the "Site") improved with a Spanish Colonial Revival style bungalow court constructed in 1923 (the "Building"). For reasons summarized below and set forth in the attached technical reports, the owner strongly believes that the Building is not eligible for designation as a Historic-Cultural Monument. The Building is a typical, altered and completely unexceptional bungalow court – most likely constructed from a "kit." Moreover, as detailed in the attached reports, the Building is uninhabitable, structurally unsound and infested with termites. Salvaging the Building would require a complete re-build to ensure life safety – therefore compromising the Building's integrity beyond recognition.

1. The Building Does Not Merit Historic Designation – (Summary of PCR Report, attached as Exhibit A).

- The attached historic analysis prepared by PCR Services Corporation (the "PCR Report") concludes the Building is most likely a generic "kit" building ordered from the Pacific Ready Cut catalog.
- J.C. Blinn, the architect identified on the building permits, is not a significant architect or builder. He was likely a contractor who assisted owners with obtaining permits and developing kit buildings.

Mr. Richard Barron and
Honorable Commissioners
November 11, 2015
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- PCR identified seventy four other bungalow courts throughout the region. The majority resemble the Building's Spanish Colonial Revival style – but are more intact. In fact, at least three better examples of this style of bungalow court are still extant within the Building's immediate vicinity.
- The nomination claims the Building is significant because it supposedly represents a response to the growing demand for housing spawned by the Hollywood film industry. However, a detailed review of available City directories indicate only three Building residents were ever employed by the film industry. Thus, the actual occupancy records demonstrate an extremely attenuated connection between the Building and the motion picture industry.
- The cumulative effect of exterior alterations, such as replaced windows and doors, resized window openings, removal of materials and the courtyard arch, poorly patched stucco and infill to the courtyard all undermine the Building's integrity. (See photos attached to Exhibit A).
- Landscape alterations and interior remodeling of bathrooms, kitchens doors, finishes and fireplaces have further degraded the Building's integrity. (See photos attached to Exhibit A).

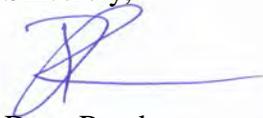
2. The Building is Structurally Unsound and Must Be Rebuilt– (Summary of John Labib & Associates' Structural Report and Termite Report, attached as Exhibits B and C).

- Due to insufficient compacting of fill during construction, the Building is uninhabitable and is prone to collapse in a future seismic event.
- Existing foundations must be completely replaced, requiring the bungalows to be raised or relocated. The damage resulting from replacing the foundations would necessitate rebuilding a majority of the structures.
- The Structural Report ultimately concludes that salvaging the structures is not structurally feasible.
- The Buildings are infested with termites, wood rot and fungus – further compromising the Building's integrity. (See PCR and Termite Reports).

Mr. Richard Barron and
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The Building is a garden variety, poorly constructed and now dilapidated bungalow court. It has no connection to the Hollywood film industry other than perhaps its general location. The Building is not unique or exceptional, but rather a “kit” ordered straight out of a catalog. It not only lacks integrity, but most likely must be rebuilt due to poor construction and impending structural collapse. For these reasons, we respectfully request that the Commission deny the nomination.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dave Rand', with a long horizontal stroke extending to the right.

Dave Rand

cc: Ken Bernstein, City Planning
Lambert Giessinger, City Planning
Shannon Ryan, City Planning
Shawn Bayliss, Council District 5

Exhibit A



Memorandum

TO: Guy Penini, Edinburgh Avenue SLS
CC: Dave Rand, Armbruster Goldsmith & Delvac LLP
FROM: Margarita Jerabek, Director of Historic Resources; Amanda Kainer, Senior Architectural Historian; and Virginia Harness, Assistant Architectural Historian
RE: **SUMMARY OF FINDINGS: 750 NORTH EDINBURGH AVENUE, LOS ANGELES, CALIFORNIA**

DATE: November 9, 2015

PCR Services Corporation (PCR) identified and evaluated potential historical resources located at 750 N. Edinburgh Avenue, Los Angeles, California on assessor parcel number ("APN") 5511-033-016 ("subject property"). The subject property is presently improved with a Spanish Colonial Revival style bungalow court ("Bungalow Court") constructed in 1923. The Bungalow Court is comprised of four bungalows with eight units identified with the addresses of 750, 750 1/2, 752, 752 1/2, 754, 754 1/2, 756, and 756 1/2. This memorandum summarizes the findings of a Historic Resources Assessment that was prepared to assess the existing improvements and landscape on the subject property and neighboring parcels for eligibility as historical resources against federal, state, and local criteria.

The Bungalow Court on the subject property is associated with the historic context and themes of early multi-family residential development in Los Angeles, the Spanish Colonial Revival style, and the bungalow court property type. However, the Bungalow Court is not eligible for individual listing under any of the applicable federal, state or local eligibility criteria. The Bungalow Court is an altered and typical example of its Spanish Colonial Revival style and bungalow court property type most likely constructed from a kit. The subject property is not an exceptional, distinctive, outstanding, or singular example of its type or style either individually or as a contributor to a district.

Additionally, numerous other more intact examples of Spanish Colonial Revival bungalow courts are extant in Hollywood that better represent both the property type and the style, neither of which are rare. PCR identified approximately seventy-four (74) bungalow courts of which the majority of which are Spanish Colonial Revival in style. The Bungalow Court is typical of Spanish Colonial bungalow courts from this period in Hollywood and other, better examples are still extant in this area, including other Spanish Colonial Revival bungalow courts at 715 N. Hayworth Avenue, 710 N. Hayworth Avenue, 5725 Carlton Way, 1141 Gordon Street, and various contributors to the North Serrano Avenue Historic District, which is listed on the National and California Registers. While SurveyLA has indicated that bungalow courts are a rare property type, rarity is not a criterion for designation. A property cannot be eligible under the applicable criteria simply because its property type is rare. The vast majority of the seventy-four (74) bungalow courts PCR identified are articulated in the Spanish Colonial Revival style and some also have Mission style arches spanning the front courtyard entrance.

Memorandum

RE: SUMMARY OF FINDINGS: 750 NORTH EDINBURGH AVENUE, LOS ANGELES, CALIFORNIA



It appears Craftsman style bungalow courts are by far the rarest, as approximately thirteen (13) of the seventy-four (74) are inspired by the Craftsman style.

Furthermore, the subject Bungalow Court does not retain enough integrity to be inherently valuable for a study of a period style. Alterations to the Bungalow Court include the replacement of windows and doors, resizing of window openings, removal of medallions and clusters of three barrel-vault tiles, alteration of the courtyard, removal of rear courtyard arch, poor patching of stucco, and alteration of interior features have compromised the Bungalow Court's ability to express integrity of design, workmanship, and materials. The condition of the wood materials such as the window frames and sills and structure, including the ceiling joists, floor joists, and cripple walls, have been compromised by the infestation of termites, dry-rot and fungus throughout the Bungalow Court. The damage inflicted to the structure has created severe settlement cracks on all of the elevations. The cumulative impact of these many alterations has significantly degraded the integrity of the Bungalow Court. The subject property retains only partial integrity of design, workmanship, and materials, and therefore does not meet the SurveyLA integrity thresholds for the bungalow court property type.

Additionally, the Bungalow Court is not the work of a master architect or builder. J.C. Blinn, listed as the architect on the original building permits, does not appear to have been a significant architect or builder, as virtually no information regarding his career was available. Most likely Blinn was one among numerous Los Angeles contractors who commonly assisted owners and developers by obtaining the permits and building the kit houses.

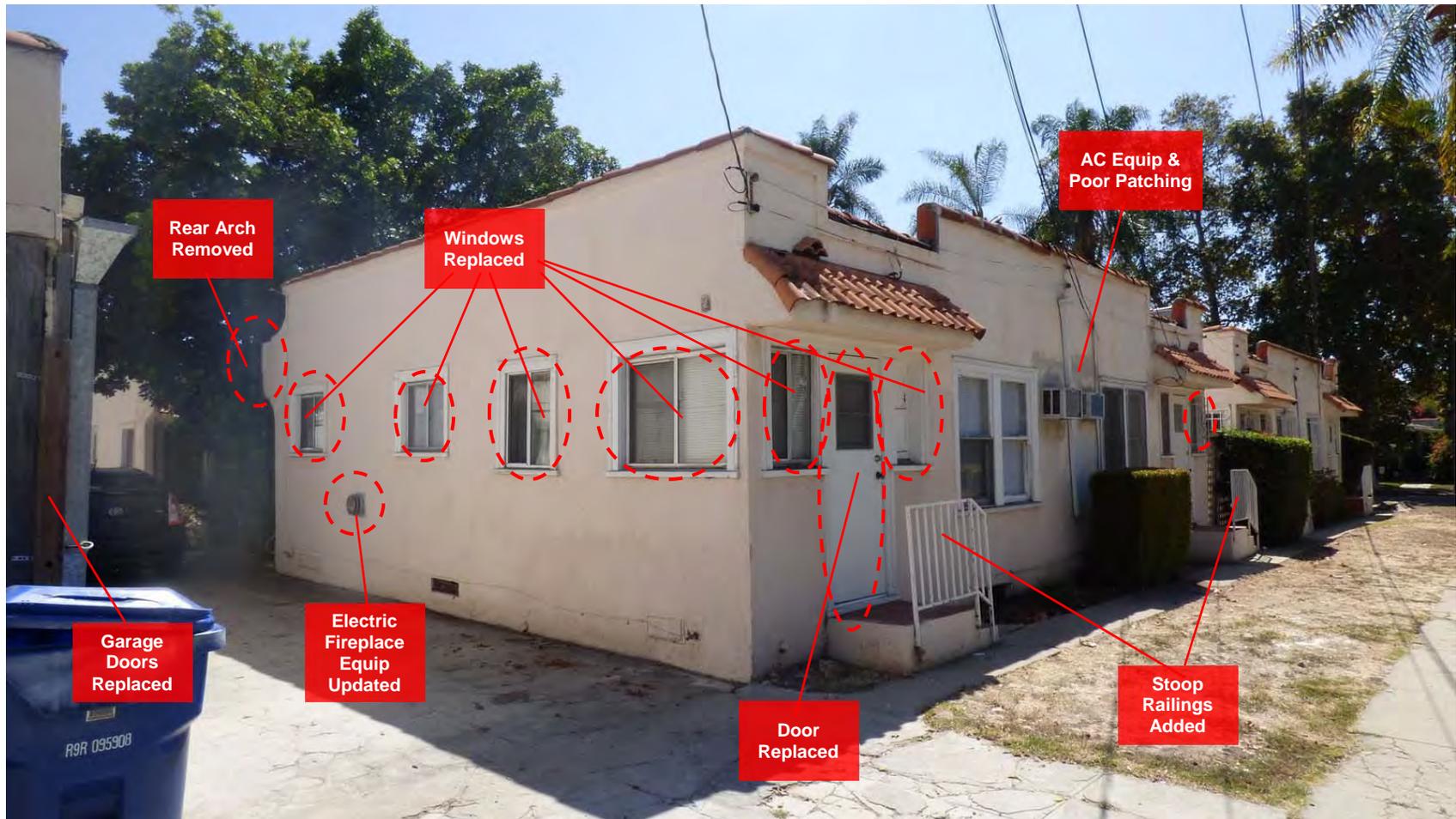
The subject property is not associated with the productive life of any personages important in local, state, or national history, nor is it the work of a master builder or architect. Furthermore, the subject property is not associated with multi-family housing development as a direct response to the growing motion picture industrial complex during the 1920s. The improvement of the subject lot in 1923 was in response to the rise in demand for housing, and was not a catalyst for the construction of multi-family housing in Hollywood. Of the many occupants of the bungalow court, only three were ever employed in the entertainment industry.

In summary, the Bungalow Court is a typical, common, and altered example of a Spanish Colonial Revival bungalow court in Hollywood. Other, better examples are still extant in the project vicinity and Los Angeles that better represent the building type and style. Additionally, the subject property is not associated with any historic personages, or a master architect or builder. As a result of these investigations, PCR recommends the subject property be assigned a California Historical Resource ("CHR") status code of 6Z, "found ineligible for National Register, California Register or local designation through survey evaluation."

Current Photographs with Notations Showing Alterations



Primary and Side (North) Elevations of Bungalow Court, View Southeast (PCR2015)



East and North Elevations of 754-754 1/2 Edinburgh, View Southwest



Side (South) Elevation of 756 and 756 1/2 Edinburgh Avenue, View Northwest (PCR 2015)



Figure 22. Primary Elevation of 754 1/2 and 754 Edinburgh, View North (PCR 2015)



Window Replaced
and Blind Arch &
Medallion above
Window Removed

Fence
Added

Primary (North) Elevation of 752 Edinburgh, View Southwest



East and North Elevations of 752-752 1/2 Edinburgh, View Southwest



Side Elevation of 750-750 1/2 N. Edinburgh Avenue, View Northeast (PCR 2015)



Figure 32. Central Courtyard, View East (PCR 2015)

Alterations: Central portion of oval path infilled, addition of square concrete planter, fence added between bungalows 752 and 750

Exhibit B

November 4, 2015

Elisa Paster
Glaserweil
10250 Constellation Blvd., 19th Floor
Los Angeles, CA 90067

Subject: 750-756 N. Edinburgh Structural Evaluation – Los Angeles, CA

Dear Ms. Paster,

Per your request, we have performed a structural observation and review of the four (4) duplex bungalow residences located at the above addresses, in Los Angeles, California. Our services included a site visit performed on October 21, 2015 to observe the existing conditions of the exposed structural systems & an evaluation of the existing structural systems of the buildings.

Duplex Descriptions

The subject address is located in a residential community on Edinburgh, at the corner of Waring and Hayworth Avenues. It consists of four (4) essentially identical, mirrored single-story wood framed duplex residences (8 units in total). The buildings were built in the 1920's per conversations with the building owner. There is also a one story detached garage serving the complex.

No drawings were available for our review. Our determination of the existing structural systems was based on our site observations of the exposed building elements without major exploratory demolition or investigations. Some areas of the structure were previously exposed and could be observed.

JLA's scope included evaluating the structural condition on the buildings as well as the feasibility of keeping and rehabilitating these buildings to meet minimum life-safety standards.

Construction

Gravity Construction:

The gravity framing of the units and garage consists of wood roof joists that are supported by wood stud bearing walls and wood beams. The residences and garage have a 1x straight sheathed roof deck. The floor framing consists of straight tongue and groove 1x sheathing supported by 2x floor joists and 4x beams.

Foundation System:

The house foundation systems consist of a post and beam framed crawl space at the ground floor level with straight 1x sheathing. The foundations consist of shallow concrete piers supporting the wood

interior beams and continuous concrete footings supporting the hybrid masonry/wood stem walls at the perimeter.

The garage foundation system was not visible and appeared to be a concrete slab on grade. It most likely uses a thickened slab at the perimeter to support the bearing walls and posts.

Lateral-Force-Resisting-System:

The lateral-force-resisting systems for the house and garage consist of straight sheathed roof and floor diaphragms that transfer seismic inertial loads to the exterior and interior plaster shear walls.

Observations

- In general the exposed structural elements appeared to be in poor condition.
- There were significant slopes and uneven areas in the floor in all units observed that indicate the foundation has experienced excessive movement.
- There was an abundance of visible cracks, some large, at the perimeter exterior plaster walls and interior plaster walls which indicate the foundation has experienced excessive movement.
- Many of the cripple walls between the first floor framing and the foundation were found to be bulging significantly, signifying foundation rotation and movement.
- The perimeter foundation was bolted in some areas, but has discontinuous sill plates and partial unreinforced masonry shims in others that did not appear to be fully bolted. The seismic load path does not appear to be complete in these areas.
- The wood beams and posts were not positively attached at the crawl space floor and appear to be toe nailed. This is common of older raised wood floor houses. While this is common in many houses of this age, a lack of attachment increases the chances of the house shifting off of foundations during an earthquake.
- The framing at the garage had rot and water damage, most likely due to a roof in disrepair. Also, the roof structure was not properly blocked to the perimeter walls and the front face of the structure has a weak and soft story with only a post and beam system, which is inadequate for seismic resistance.
- The foundations appear to be founded in the shallow fill soil on site. Large cracks in the soil were seen under the residences, signifying wetting and drying, which can lead to the excessive movement seen in the structures. At the time of the construction proper geotechnical review was most likely not required for 1 story units.
- The walkways surrounding the units appear to have shifted over time, evident by uneven walkways, steps, and cracks in the concrete slab on grade. This can most likely be attributed to the site work being founded in the shallow fill soils as well.

Conclusion

- JLA reviewed the geotechnical report by Feffer dated April 2, 2015. Per the report, expansive fill soil exists between 0 and 4 feet in depth over the site. This is consistent with what was observed and explains the excessive movement the houses have experienced. In order to mitigate and repair the structures, the existing inadequate foundations would need to be replaced. Per the soils report, a compacted fill pad should extend 3 feet below footings, which in turn are 2 feet below the grade level. The houses would be required to be fully shored and temporarily raised or relocated to complete this operation. This is an extremely large operation and is most likely not physically feasible with the site constraints.
- The houses have experienced excessive movement due to foundation rotation and swell/settlement of the fill soil. Due to the age of the construction, modern structural clips and connectors were not used, thus the structure appears to be fully bound together by simple nailing, toe nailing, and the damaged plaster walls. The houses and garage are not in a suitable state for occupancy as additional movement, including future seismic movement could cause further damage and partial collapse.
- If it is decided to keep the structures and repair the foundations and damage, it should be noted that the movement experienced have weakened the structures. They would need to be fully braced and connected. They would be lifted in order to excavate and compact a 5ft fill blanket. Any additional movement will most likely increase any damage to the buildings. Once the new foundation is in place, the structures would be bolted and leveled, and the damage would need to be repaired. This would require removal of the plaster and damaged members and essentially a majority rebuild of the structures.
- It is our opinion that salvaging these structures would not be structurally or economically feasible and that they should be rebuilt to ensure code compliance and life safety.

Limitations

This limited structural review was based on our limited site observations of the exposed structural members. Original as-built drawings were not available for our review. Services were performed by JLA in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. The structural observations and recommendations represent our opinion and are not intended to preempt the responsibility of the original design consultants in any way. No other warranty, expressed or implied, is made.

If you have any questions, please do not hesitate to call us.

Yours truly,

John Labib & Associates



David Funk, S.E.
Principal





Properties and Garage Structure



Bulging and cracked foundation stem wall



Significantly Bulging Cripple Wall



Interior Water Damage and Settlement



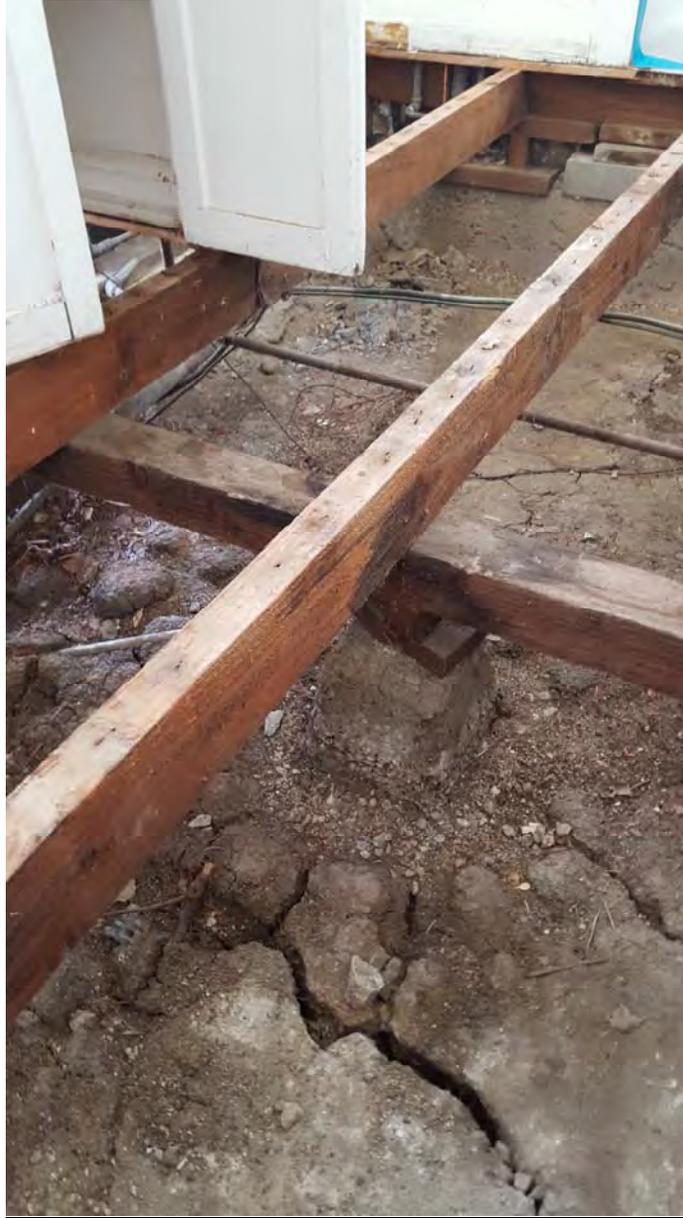
Damaged Eave



Failed Stucco at Corner



Interior Ceiling Damage from Settlement



Floor Framing in Northwest Unit Exposed with Cracked Shallow Fill Soil



Failed Foundation Shim and Poor Concrete Quality of Pier



Hybrid Wood/Masonry Sill Plates Missing Bolting



Heaved and Settled Foundation Pier



Settled Site Work and Steps



Added Opening in Stucco Wall reducing Seismic Capacity



Damaged Garage Roof Framing and Wall Straight Sheathing



Typical Exterior Plaster Cracks

David Funk, S.E., a graduate from University of Southern California, joined John Labib + Associates Structural Engineers as a partner and principal in 2011. David brings technical excellence, top notch communication and technical skills. His passion for innovative problem solving in existing buildings has led to his involvement in the retrofit and analysis of many existing historic structures. David has completed the seismic retrofits, including many soft-story and non-ductile concrete building throughout Los Angeles. His extensive experience in Type III and V construction as well as non-ductile concrete building retrofit and adaptive reuse conversion led to his involvement with SEAOSC's the Existing Building Committee where he is a key contributing member.

David Funk, S.E.

Principal

Mr. Funk has been involved in a wide variety of projects including adaptive reuse, seismic retrofit, new commercial, high and low rise residential, and design-build government developments. Mr. Funk is responsible for structural concepts, structural design, coordination, and construction supervision within John Labib + Associates. Mr. Funk has over 13 years of engineering experience, and has completed projects with innovative design concepts including non-linear analysis and historic structure analyses and seismic mitigations. David won a 2008 Excellence in Structural Engineering Award from the Structural Engineers Association of California for the seismic retrofit of the Historic Metro 417 building in downtown Los Angeles.

Education

B.S./ Civil Engineering(Structural Design Emphasis) /University of Southern California

Professional Licenses

Registered Structural Engineer, California, Nebraska, Nevada

Registered Civil Engineer, California (plus 4 other states)

Professional Organizations

Structural Engineers Association of California (SEAOC) - Member S.E. – Southern California Existing Buildings Committee Member

American Society of Civil Engineers – M.ASCE

Relevant Project Experience

- UCLA 924 Westwood Building Evaluation, Los Angeles
- UCLA Campbell Hall Seismic Upgrade Peer Review, Los Angeles
- UCLA Real Estate Seismic Evaluations and Peer Reviews (ongoing reviews 10-20 per year)
- Hollywood Palladium Renovation, Los Angeles, CA *
- Cedars Sinai Spielberg Building Renovation and Retrofit, Beverly Hills *
- 611 W. 6th Street Non-linear Analysis and Evaluation, Los Angeles
- Subway Terminal Lofts (Metro 417) Adaptive Reuse, Los Angeles *
- Bay Model Building Renovation, Sausalito *
- VA San Diego Rooftop Renovations, La Jolla
- Northwest College Renovations, West Covina
- Regimental Battalion HQ Building, Camp Pendleton, CA
- Former Amphibious School Seismic Upgrade, Camp Pendleton, CA *
- DDG1000 Training Facility, Naval Base San Diego, CA
- Alcatraz Island Photovoltaic Panel Renovation for NPS, San Francisco, CA *
- BEQs Renovation and Seismic Upgrade, Camp Pendleton, CA
- Pt Mugu Demo & Consolidate Building 36 Renovation - Design Build w/ RMA Land, Pt. Mugu, CA

Exhibit C

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building Address: 752-758 Edinburgh Av., Los Angeles, CA 90046		Date of Inspection 10/22/2015	Number of Pages 13
	3045 Archibald Ave. #H101 Ontario, CA 91761 Ph: (909) 816-1456 info@tandpsolutionsinc.com		
	Report # W11527		Lic. Registration # PR 6683
	Escrow #		
Ordered by: Bull Dog Partners Matt Jacobs 755 N. Laurel Av. Los Angeles, CA 90046	Property Owner and/or Party of Interest: Bull Dog Partners Matt Jacobs 755 N. Laurel Av. Los Angeles, CA 90046	Report Sent to: Bull Dog Partners Matt Jacobs 755 N. Laurel Av. Los Angeles, CA 90046	
COMPLETE REPORT <input type="checkbox"/> LIMITED REPORT <input checked="" type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description: Single story stucco multi-unit with a flat roof and a detached garage		Inspection Tag Posted: Sub Area	
		Other Tags Posted: None	
An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.			
Subterranean Termites <input checked="" type="checkbox"/> Drywood Termites <input checked="" type="checkbox"/> Fungus / Dryrot <input checked="" type="checkbox"/> Other Findings <input checked="" type="checkbox"/> Further Inspection <input checked="" type="checkbox"/>			
If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for the details on checked items.			

The drawing is located on the final page.

This Diagram is not to scale

Inspected by: Juan M Arteaga **State License No.** FR43853 **Signature** _____

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceeding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Ste. 1500, Sacramento, California 95815.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with the services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www. pestboard.ca.gov

SECOND PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

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What is a Wood Destroying Pest and Organism Inspection Report?

The following explains the scope and limitations of a structural pest control inspection and a Wood Destroying Pest & Organism Inspection Report.

A Wood Destroying Pest & Organism Inspection Report contains finding as to the presence or absence of wood destroying insects or organisms in visible and accessible areas on the date of inspection and contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the wood destroying pest & organism inspection report are governed by the structural pest control act and its rules and regulations.

Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to this report. This report does not address any such defects as they are not within the scope of the license of the inspector or the company issuing this report.

The following areas are considered inaccessible for purposes of inspection or are not included in a normal inspection report and therefore are excluded in this report: the interior of hollow walls; spaces between an upstairs floor and the ceiling below or a porch deck and soffit below; stall showers over finished ceilings; such structural segments as areas enclosed by bay windows, buttresses, built in cabinet work, areas under floor covering; any areas requiring the removal of storage, furnishings or appliances; any areas to which there is no access without defacing or removing lumber, masonry or finished workmanship.

Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These include but are not limited to: inaccessible and/or insulated attics or portions thereof, attics with less than 18" clear crawl space, the interior of hollow walls, spaces between a floor or porch deck and the ceiling below, areas where there is no access without defacing or tearing out lumber, masonry or finished work that make inspection impractical, and areas or timbers around eaves that would require use of an extension ladder.

Certain areas may be inaccessible for inspection due to construction or storage. We recommend further inspection of areas where inspection was impractical. Re: Structural Pest Control Act, Article 6, section 8516 (b), paragraph 1990 (l). Amended effective March 1, 1974. Stall shower, if any, are water tested in compliance with Section 1991 (12) of the Structural Pest Control Act. The absence or presence of leaks through sub-floor, adjacent floors or walls will be reported. This is a report of the condition of the stall shower at the time of inspection only, and should not be confused as a guarantee. Although we make a visual examination, we do not deface or probe into window or door frames, decorative trim, roof members, etc., in search of wood destroying pests or organisms.

"This company will reinspect repairs done by others within four months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each reinspection. The reinspection must be done within ten (10) working days of request. The reinspection is a visual inspection and if inspection of concealed areas is desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs."

NOTE: We do not inspect or certify plumbing, plumbing fixtures, etc.

NOTE: "The exterior surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contract a roofing contractor who is licensed by the Contractor's State License Board."

"NOTICE: The charge for service that this company subcontracts to another registered company may include the company's charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept T&P Solutions Inc.'s bid or you may contract directly with another registered company licensed to perform the work.

If you choose to contract directly with another registered company, T&P Solutions Inc. will not in any way be responsible for any act or omission in the performance of work that you directly contract with another to perform."

"NOTICE: Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary from company to company. You have a right to seek a second opinion from another company."

This Wood Destroying Pest & Organisms Report DOES NOT INCLUDE MOLD or any mold like conditions. No reference will be made to mold or mold-like conditions. Mold is not a Wood Destroying Organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold like conditions, please contact the appropriate mold professional.

"Local treatment is not intended to be an entire structure treatment method. If infestations or wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated."

THIRD PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

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This is a separated report which is defined as Section I/Section II conditions evident on the date of the inspection. Section I contains items where there is visible evidence of active infestation, infection or conditions that have resulted in or from infestation of infection. Section II items are conditions deemed likely to lead to infestation or infection but where no visible evidence of such was found. Further inspection items are defined as recommendations to inspect area(s) which during the original inspection did not allow the inspector access to complete the inspection and cannot be defined as Section I or Section II.

FINDINGS AND RECOMMENDATIONS

NOTE: It is the home owners responsibility to contact proper EPA certified renovator in order to comply with lead-based paint renovation requirements. Termite and Pest Solutions assumes no responsibility for any lead disturbance repairs. All risks of any incident regarding the disturbance of lead shall be put on responsible party of interest of property. Party of interest requesting work to be completed agree to full liability to get this property lead tested and certified.
LEAD TEST FEE: \$ N/A

NOTE: A Reinspection will be made if requested after the four (4) months of the original report date for an additional fee of \$95.00
This Fee Will also be applied to any reinspection done before the four (4) Months.

NOTE: This is a limited inspection report requested by the owner and or party of interest Matt Jacobs, limited to the inspection of the AREAS REFLECTED AND ACCESSIBLE . Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

Substructure: Raised-This is a limited inspection report requested by the owner and or party of interest Matt Jacobs, limited to the inspection of the AREAS REFLECTED AND ACCESSIBLE . Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

1A PRICE: \$7,275.00 (Section I)

FINDINGS: Evidence of dry-wood termite infestations at framing as indicated on the diagram.

RECOMMENDATION: Vacate the premises and seal the structure for fumigation with Vikane Gas. Remove or cover accessible evidence of infestation. Fumigation warranted for 2 years. Fumigation awareness notice must be signed prior to fumigation. See fumigation notice for terms and liabilities.

NOTE: NOTE: In order to perform the fumigation (tenting), the structure must be prepared, and vacated for (3 DAYS) for the purpose of fumigation. The structure will be sealed and fumigated with lethal gas (Vikane). Termite and Pest Solutions needs at least two (2) working days notice in order to schedule fumigation, so proper arrangements are made with the gas company. Please ensure that the gas meters are accessible, dogs are confined and/or removed from the property and that the gate(s) are unlocked. As per the Gas Company: ONLY the owner and or occupant can call to restore service. It is recommended that the appointment for service restoration be done days prior to the fumigation (Please confirm certification date with Termite and Pest Solutions).

Property MUST have electricity and or an electric power source. If the property does not have electricity the fumigation will have to be cancelled and/or re-scheduled (Cancellation Fee may apply)

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- Findings and Recommendations continued from previous page -

- NOTE: Although Termite and Pest Solutions and/or Fumigation Company will exercise utter most care and perform work in a professional manner. We assume no responsibility for damage to Tile Roof, Shingles/Metal roofs, Antenna and/or other roof members, plants/tress/shurbs and/or any type of plants, nor vandalism and/or any break-ins during this process
- 1B PRICE: Bid Upon Request (Section I)
FINDINGS: Dry-rot wood members found at time of inspection at subfloor due to prior leak as indicated on the diagram.
RECOMMENDATION: Replace, repair, and or remove dry-rot damaged wood members as necessary. Note: Tips of some dry-rotted wood will be cut back 3" - 6" to remove damage. No painting is included in this estimate. If additional adverse conditions are found during repairs, further inspection is recommended and a supplemental report indicating any infection, adverse conditions or repairs will be made. Repairs that are done to roof sheathing, rafters and fascia, may require moving composition and tile roof. T&P Solutions Inc is not responsible for proper placement of said roof.
Warranted for 1 year
Note: For future prevention we recommend contacting plumber to determine cause and correct if needed. (Others to Correct this/ Contact proper tradesman). We recommend contacting structural engineer to determine the safety of structure.
- 1C PRICE: Bid Upon Request (Section I)
FINDINGS: Surface fungus condition visible at time of inspection at subfloor due to prior leak as indicated on the diagram.
RECOMMENDATION: Scrape and chemically treat fungus condition. Patch any minor surface damage found during treatment.
Warranted for 1 year
Note: For future prevention we recommend contacting plumber to determine cause and correct if needed. (Others to Correct this/ Contact proper tradesman)
- 1D PRICE: Bid Upon Request (Section I)
FINDINGS: Evidence of termite damaged wood members noted at time of inspection at criples as indicated on the diagram.
RECOMMENDATION: Replace, repair, and or remove termite damaged wood members as necessary. Note: Tips of some termite damaged wood will be cut back 3" - 6" to remove damage. If additional adverse conditions are found during repairs, further inspection is recommended and a supplemental report indicating any infection, adverse conditions or repairs will be made. Repairs that are done to roof sheathing, rafters and fascia, may require moving composition and tile roof. T&P Solutions Inc is not responsible for proper placement of said roof. No painting is included in this estimate.
Warranted for 1 year
- 1E PRICE: Bid Upon Request (Section II)
FINDINGS: Cellulose debris noted at time of inspection in sub area.
RECOMMENDATION: Clean-out cellulose debris and remove from premises.
- 1F PRICE: \$1,698.00 (Section I)
FINDINGS: Evidence of subterranean termite infestation at framing as indicated on the diagram.
RECOMMENDATION: Pressure "ROD" treat, trench application or low pressure spot spray as necessary. Break accessible sub tubes.
Warranted for 1 year

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1G PRICE: Unknown (Section II)
 FINDINGS: Partially inaccessible areas noted at due to fleas were not inspected due to limited access and/or neighbors yard and/or heavy brush and/or zero lot line design. These areas are not included in the report or guarantee.
 RECOMMENDATION: Owner to make area accessible for further inspection.

Stall Shower: None-This is a limited inspection report requested by the owner and or party of interest Matt Jacobs, limited to the inspection of the AREAS REFLECTED AND ACCESSIBLE . Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

Foundations: Concrete above grade-This is a limited inspection report requested by the owner and or party of interest Matt Jacobs, limited to the inspection of the AREAS REFLECTED AND ACCESSIBLE . Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

Porches - Steps: Concrete-This is a limited inspection report requested by the owner and or party of interest Matt Jacobs, limited to the inspection of the AREAS REFLECTED AND ACCESSIBLE . Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

4A PRICE: See 1A (Section I)
 FINDINGS: Evidence of dry-wood termite infestations at door frame as indicated on the diagram.
 RECOMMENDATION: Vacate the premises and seal the structure for fumigation with Vikane Gas. Remove or cover accessible evidence of infestation. Fumigation warranted for 2 years. Fumigation awareness notice must be signed prior to fumigation. See fumigation notice for terms and liabilities.

4B PRICE: Bid Upon Request (Section I)
 FINDINGS: Evidence of termite damaged wood members noted at time of inspection at door frame as indicated on the diagram.
 RECOMMENDATION: Replace, repair, and or remove termite damaged wood members as necessary. Note: Tips of some termite damaged wood will be cut back 3" - 6" to remove damage.If additional adverse conditions are found during repairs, further inspection is recommended and a supplemental report indicating any infection, adverse conditions or repairs will be made. Repairs that are done to roof sheathing, rafters and fascia, may require moving composition and tile roof. T&P Solutions Inc is not responsible for proper placement of said roof. No painting is included in this estimate.
 Warranted for 1 year

Ventilation: Adequate Above Grade-This is a limited inspection report requested by the owner and or party of interest Matt Jacobs, limited to the inspection of the AREAS REFLECTED AND ACCESSIBLE . Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

Abutments: None-This is a limited inspection report requested by the owner and or party of interest Matt Jacobs, limited to the inspection of the AREAS REFLECTED AND ACCESSIBLE . Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

Attic Spaces: Insulation caused limited inspection-This is a limited inspection report requested by the owner and or party of interest Matt Jacobs, limited to the inspection of the AREAS REFLECTED AND ACCESSIBLE . Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

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- 7A PRICE: Unknown (Section I)
FINDINGS: Evidence of termite damaged wood members noted at time of inspection at framing as indicated on the diagram.
RECOMMENDATION: Others to replace damaged wood members and correct cause of any adverse conditions. If additional adverse conditions are found during repairs, further inspection is recommended and a supplemental report indicating any infection, adverse conditions or repairs will be made. We recommend contacting structural engineer to determine the safety of structure.
- 7B PRICE: See 1A (Section I)
FINDINGS: Evidence of dry-wood termite infestations at framing as indicated on the diagram.
RECOMMENDATION: Vacate the premises and seal the structure for fumigation with Vikane Gas. Remove or cover accessible evidence of infestation. Fumigation warranted for 2 years. Fumigation awareness notice must be signed prior to fumigation. See fumigation notice for terms and liabilities.

Garages:

Detached-This is a limited inspection report requested by the owner and or party of interest Matt Jacobs, limited to the inspection of the AREAS REFLECTED AND ACCESSIBLE . Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

- 8A PRICE: Bid Upon Request (Section I)
FINDINGS: Evidence of termite damaged wood members noted at time of inspection at framing as indicated on the diagram.
RECOMMENDATION: Replace, repair, and or remove termite damaged wood members as necessary. Note: Tips of some termite damaged wood will be cut back 3" - 6" to remove damage.If additional adverse conditions are found during repairs, further inspection is recommended and a supplemental report indicating any infection, adverse conditions or repairs will be made. Repairs that are done to roof sheathing, rafters and fascia, may require moving composition and tile roof. T&P Solutions Inc is not responsible for proper placement of said roof. No painting is included in this estimate.
Warranted for 1 year
- 8B PRICE: See 1A (Section I)
FINDINGS: Evidence of dry-wood termite infestations at framing as indicated on the diagram.
RECOMMENDATION: Vacate the premises and seal the structure for fumigation with Vikane Gas. Remove or cover accessible evidence of infestation. Fumigation warranted for 2 years. Fumigation awareness notice must be signed prior to fumigation. See fumigation notice for terms and liabilities.
- 8C PRICE: Bid Upon Request (Section I)
FINDINGS: Evidence of termite damaged wood members noted at time of inspection at door frame as indicated on the diagram.
RECOMMENDATION: Replace, repair, and or remove termite damaged wood members as necessary. Note: Tips of some termite damaged wood will be cut back 3" - 6" to remove damage.If additional adverse conditions are found during repairs, further inspection is recommended and a supplemental report indicating any infection, adverse conditions or repairs will be made. Repairs that are done to roof sheathing, rafters and fascia, may require moving composition and tile roof. T&P Solutions Inc is not responsible for proper placement of said roof. No painting is included in this estimate.
Warranted for 1 year

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- 8D PRICE: Bid Upon Request (Section I)
FINDINGS: Evidence of termite damaged wood members noted at time of inspection at sidings as indicated on the diagram.
RECOMMENDATION: Replace, repair, and or remove termite damaged wood members as necessary. Note: Tips of some termite damaged wood will be cut back 3" - 6" to remove damage. If additional adverse conditions are found during repairs, further inspection is recommended and a supplemental report indicating any infection, adverse conditions or repairs will be made. Repairs that are done to roof sheathing, rafters and fascia, may require moving composition and tile roof. T&P Solutions Inc is not responsible for proper placement of said roof. No painting is included in this estimate.
Warranted for 1 year
- 8E PRICE: Bid Upon Request (Section I)
FINDINGS: Dry-rot wood members found at time of inspection at door skin due to adverse conditions as indicated on the diagram.
RECOMMENDATION: Replace, repair, and or remove dry-rot damaged wood members as necessary. Note: Tips of some dry-rotted wood will be cut back 3" - 6" to remove damage. No painting is included in this estimate. If additional adverse conditions are found during repairs, further inspection is recommended and a supplemental report indicating any infection, adverse conditions or repairs will be made. Repairs that are done to roof sheathing, rafters and fascia, may require moving composition and tile roof. T&P Solutions Inc is not responsible for proper placement of said roof.
Warranted for 1 year
Note: For future prevention we recommend sealing the wood properly. (Others to Correct this/ Contact proper tradesman)
- 8F PRICE: See 1A (Section I)
FINDINGS: Evidence of dry-wood termite infestations at garage as indicated on the diagram.
RECOMMENDATION: Vacate the premises and seal the structure for fumigation with Vikane Gas. Remove or cover accessible evidence of infestation. Fumigation warranted for 2 years. Fumigation awareness notice must be signed prior to fumigation. See fumigation notice for terms and liabilities.
- 8G PRICE: Unknown (Section II)
FINDINGS: Partially inaccessible areas noted at garage were not inspected due to limited access and/or neighbors yard and/or heavy brush and/or zero lot line design. These areas are not included in the report or guarantee.
RECOMMENDATION: Owner to make area accessible for further inspection.

Decks - Patios: None-This is a limited inspection report requested by the owner and or party of interest Matt Jacobs, limited to the inspection of the AREAS REFLECTED AND ACCESSIBLE . Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

Other Interior: Inspected-This is a limited inspection report requested by the owner and or party of interest Matt Jacobs, limited to the inspection of the AREAS REFLECTED AND ACCESSIBLE . Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

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- Findings and Recommendations continued from previous page -

- 10A PRICE: See 1A (Section I)
FINDINGS: Evidence of dry-wood termite infestations at framing as indicated on the diagram.
RECOMMENDATION: Vacate the premises and seal the structure for fumigation with Vikane Gas. Remove or cover accessible evidence of infestation. Fumigation warranted for 2 years. Fumigation awareness notice must be signed prior to fumigation. See fumigation notice for terms and liabilities.

Other Exterior: Inspected-This is a limited inspection report requested by the owner and or party of interest Matt Jacobs, limited to the inspection of the AREAS REFLECTED AND ACCESSIBLE . Note - It is recommended that further inspection of the entire structure be made in accordance with Structural Pest Control regulations.

- 11A PRICE: See 1A (Section I)
FINDINGS: Evidence of dry-wood termite infestations at window frame as indicated on the diagram.
RECOMMENDATION: Vacate the premises and seal the structure for fumigation with Vikane Gas. Remove or cover accessible evidence of infestation. Fumigation warranted for 2 years. Fumigation awareness notice must be signed prior to fumigation. See fumigation notice for terms and liabilities.
- 11B PRICE: Bid Upon Request (Section I)
FINDINGS: Evidence of termite damaged wood members noted at time of inspection at window sill as indicated on the diagram.
RECOMMENDATION: Replace, repair, and or remove termite damaged wood members as necessary. Note: Tips of some termite damaged wood will be cut back 3" - 6" to remove damage.If additional adverse conditions are found during repairs, further inspection is recommended and a supplemental report indicating any infection, adverse conditions or repairs will be made. Repairs that are done to roof sheathing, rafters and fascia, may require moving composition and tile roof. T&P Solutions Inc is not responsible for proper placement of said roof. No painting is included in this estimate.
Warranted for 1 year
- 11C PRICE: Bid Upon Request (Section I)
FINDINGS: Dry-rot wood members found at time of inspection at window frame due to adverse conditions as indicated on the diagram.
RECOMMENDATION: Replace, repair, and or remove dry-rot damaged wood members as necessary. Note: Tips of some dry-rotted wood will be cut back 3" - 6" to remove damage. No painting is included in this estimate. If additional adverse conditions are found during repairs, further inspection is recommended and a supplemental report indicating any infection, adverse conditions or repairs will be made. Repairs that are done to roof sheathing, rafters and fascia, may require moving composition and tile roof. T&P Solutions Inc is not responsible for proper placement of said roof.
Warranted for 1 year
Note: For future prevention we recommend sealing the wood properly. (Others to Correct this/ Contact proper tradesman)
- 11D PRICE: Bid Upon Request (Section I)
FINDINGS: Evidence of termite damaged wood members noted at time of inspection at window sash as indicated on the diagram.
RECOMMENDATION: Replace, repair, and or remove termite damaged wood members as necessary. Note: Tips of some termite damaged wood will be cut back 3" - 6" to remove damage.If additional adverse conditions are found during repairs, further inspection is recommended and a supplemental report indicating any infection, adverse conditions or repairs will be made. Repairs that are done to roof sheathing, rafters and fascia, may require moving composition and tile roof. T&P Solutions Inc is not responsible for proper placement of said roof. No painting is included in this estimate.
Warranted for 1 year

NINTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

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- Findings and Recommendations continued from previous page -

- 11E PRICE: See 1A (Section I)
FINDINGS: Evidence of dry-wood termite infestations at exterior as indicated on the diagram.
RECOMMENDATION: Vacate the premises and seal the structure for fumigation with Vikane Gas. Remove or cover accessible evidence of infestation. Fumigation warranted for 2 years. Fumigation awareness notice must be signed prior to fumigation. See fumigation notice for terms and liabilities.
- 11F PRICE: Bid Upon Request (Section I)
FINDINGS: Evidence of termite damaged wood members noted at time of inspection at window frame as indicated on the diagram.
RECOMMENDATION: Replace, repair, and or remove termite damaged wood members as necessary. Note: Tips of some termite damaged wood will be cut back 3" - 6" to remove damage. If additional adverse conditions are found during repairs, further inspection is recommended and a supplemental report indicating any infection, adverse conditions or repairs will be made. Repairs that are done to roof sheathing, rafters and fascia, may require moving composition and tile roof. T&P Solutions Inc is not responsible for proper placement of said roof. No painting is included in this estimate.
Warranted for 1 year

In accordance with the laws and regulation of the State of California, we are required to provide you with the following information prior to application of pesticides to your property.

"State law requires that you be given the following information: CAUTION--PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Companies are registered and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state finds that, based on existing scientific evidence, there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized."

"If within 24 hours following application you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center (800) 222-1222 and your pest control company immediately."

For further information, contact any of the following:

T&P Solutions Inc.	(909) 816-1456
Poison Control Center	(800) 222-1222
(Health Questions) County Health Dept.	
Orange County	(714) 834-7700
Los Angeles County	(213) 250-8055
San Bernardino County	(800) 782-4264
Riverside County	(951) 358-5000
San Diego County	(858) 505-6700
(Application Info.) County Agriculture Commission	
Orange County	(714) 955-0100
Los Angeles County	(626) 575-5471
San Bernardino County	(909) 387-2105
Riverside County	(951) 955-3045
San Diego County	(858) 694-2739

Structural Pest Control Board (Regulatory Info.) (916) 561-8704
2005 Evergreen Street, Ste. 1500 Sacramento, CA 95815

TENTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 752-758 Edinburgh Av., Los Angeles, CA 90046

10/22/2015

W11527

Date

Report #

TERMITE AND FUNGUS CONTROL CHEMICALS

Tim-bor (EPA Reg. No. 1624-39)

Active Ingredients: Disodium Octaborate Tetrahydrate 98%

Dragnet SFR (EPA Reg. No. 279-3062)

Active Ingredients: Permethrein (3-Phenoxyphenyl)methy+-Cis-trans 3-(2,2-dichloroethenyl)-2,2-dimethylcyclopropanecarboxylate

Vikane (EPA Reg. No. 62719-4)

Active Ingredients: Vikane-sulfuryl floride 99.5%, Chloropicrin .5%

NOTICE TO OWNER

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid.

To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice." Prime contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

NOTE: If the Home Owner fails to pay billing in full, T&P Solutions Inc. will have the right to be paid back for all its costs and expenses to the extent not prohibited by applicable law. Those expenses include, for example (but not limited to), reasonable attorney's fees. If for any reason this account is to be turned over to our collection agency, you will be responsible for all collection fees. Any returned checks (insufficient funds) will be charged an additional \$75.00.

If we have agreed on payment through escrow, please be advised that if the transaction falls out of escrow or is in escrow longer than 90 days it MUST BE PAID OUT OF ESCROW. Payment must be received BEFORE the 90 day are up for those files in escrow. Preliminary Lien Notices are sent once files have reached 60 days. You have 20 days from the day the Preliminary Lien Notices are sent to send a payment. Failure to do so, can and will have a mechanics lien placed on the property.

Address 752-758 Edinburgh Av., Los Angeles, CA 90046

10/22/2015

W11527

Date

Report #

Findings and Recommendations estimated by this Company:

Item	Approval	Primary Estimate	Section
1A	<input type="checkbox"/>	\$7,275.00	I
1B		Bid Upon Request	I
1C		Bid Upon Request	I
1D		Bid Upon Request	I
1E		Bid Upon Request	II
1F	<input type="checkbox"/>	\$1,698.00	I
4A	<input type="checkbox"/>	Included in 1A	I
4B		Bid Upon Request	I
7B	<input type="checkbox"/>	Included in 1A	I
8A		Bid Upon Request	I
8B	<input type="checkbox"/>	Included in 1A	I
8C		Bid Upon Request	I
8D		Bid Upon Request	I
8E		Bid Upon Request	I
8F	<input type="checkbox"/>	Included in 1A	I
10A	<input type="checkbox"/>	Included in 1A	I
11A	<input type="checkbox"/>	Included in 1A	I
11B		Bid Upon Request	I
11C		Bid Upon Request	I
11D		Bid Upon Request	I
11E	<input type="checkbox"/>	Included in 1A	I
11F		Bid Upon Request	I

Complete all of the items quoted above with Primary Estimate.

Total Estimate \$8,973.00

Complete only the above Items checked.

Total \$ _____

Address 752-758 Edinburgh Av., Los Angeles, CA 90046

10/22/2015

W11527

Date

Report #

Findings and Recommendations NOT estimated by this Company:

Owner or Authorized Representative shall contract others for completion of these items.

Items: 1G, 7A, 8G

*I have read and understand the terms of the Report referenced above and agree to the terms and conditions set forth.
T&P Solutions Inc. is hereby authorized to complete the Items selected above and it is agreed that payment shall be made as follows:*

Payment shall be made as follows: With close of Escrow \$ _____ Deposit \$ _____ on Completion

Escrow Number: _____ Escrow Company: _____ Escrow Officer: _____

Phone () _____ - _____ Fax () _____ - _____ Address: _____

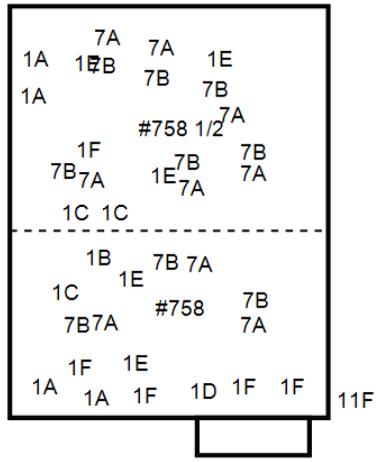
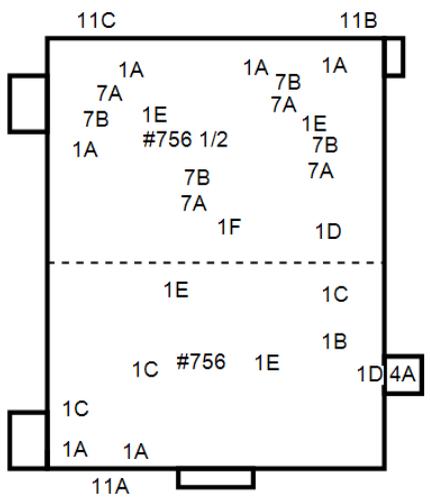
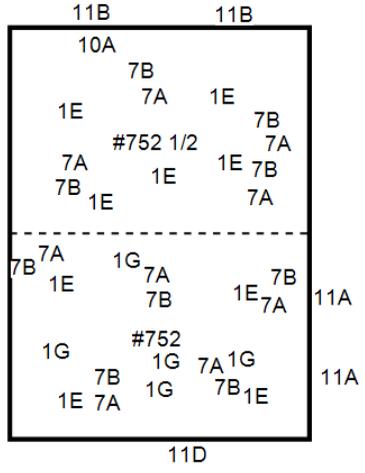
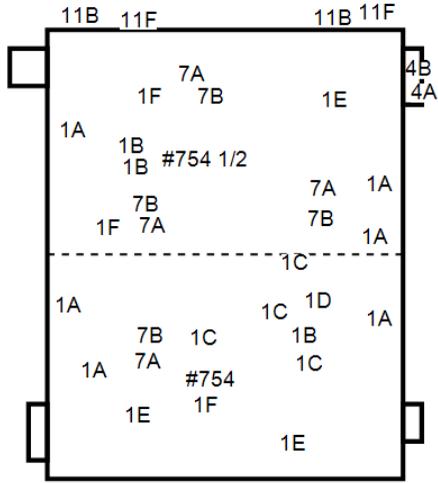
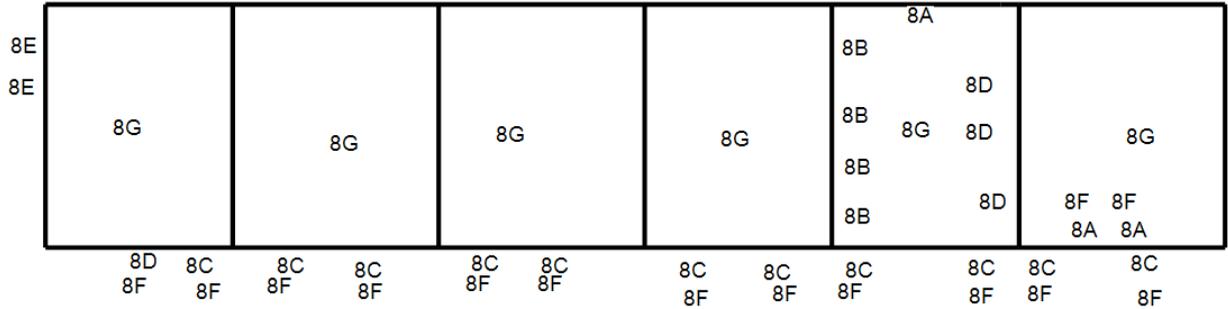
Owner or Authorized Representative: Owner Representative's Title: _____

Print Name: _____ X _____ Date _____

Owner or Authorized Representative: Owner Representative's Title: _____

Print Name: _____ X _____ Date _____

This Diagram is not to scale





RECEIVED NOV 12 2015

(E-MAIL)

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Shain Sylvie <spacestashain@yahoo.com>

Thu, Nov 12, 2015 at 3:59 PM

Reply-To: Shain Sylvie <spacestashain@yahoo.com>

To: Shannon Ryan - City of Los Angeles <shannon.ryan@lacity.org>

Dear Shannon,

Please accept this statement on my behalf for the official record to designate the Edinburgh Bungalow Court as a Los Angeles historic cultural monument.

I strongly support this designation for the reasons that it meets the required criteria as defined by the Cultural Heritage Ordinance. Built in 1923, the Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow courtyard architecture and early twentieth century multi-family residential development. SurveyLA tagged this property for its significance in this regard.

The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles. Its unique entryway is reminiscent of mission revival architecture. This rare architectural detail for courtyard bungalows is one that contributes to this property's significance.

The bungalow interiors feature original built-ins and cabinetry and tile work in remarkably good condition and further supports the preservation of this property. Edinburgh Bungalow Court's corner lot gives this property's unique architectural details prominence and visibility.

When Edinburgh Bungalow Court was built, Los Angeles was rapidly expanding and there was a need to build affordable apartment homes for those who could not afford single-family homes.

Bungalow colonies were the answer to that need. Today, preserving affordability and community continue to be relevant issues for this great city. This further justifies the importance of maintaining these structures, as they are inextricably tied to the cultural context of our historical record. Preserving this property is a way for us Angelenos to record our past and define our future.

Thank you for your consideration in this regard.

Respectfully,
Sylvie Shain



Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court - Support

1 message

Billie Lay <billie@thaicdc.org>
To: Shannon.ryan@lacity.org

Thu, Nov 12, 2015 at 12:29 PM

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

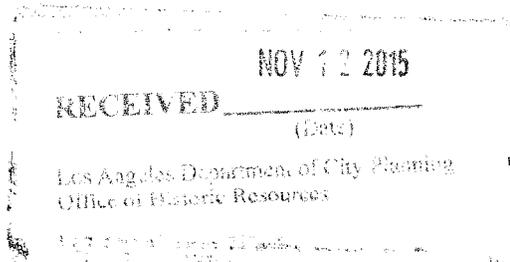
--

Billie Lay

Program Associate

THAI COMMUNITY DEVELOPMENT CENTER
6376 Yucca Street, Suite B,
Los Angeles, CA 90028
C: (818) 975 0466 | O: (323) 468-2555 | F: (323) 461-4488
Thaicdc.org | Facebook

Our mission is to advance the social and economic well-being of low and moderate income Thais and other ethnic communities in the greater Los Angeles area.





Shannon Ryan <shannon.ryan@lacity.org>

Please Save and Designate Historic Edinburgh Bungalow Court A Historic Cultural Monument

1 message

poonsy6603@aol.com <poonsy6603@aol.com>
To: shannon.ryan@lacity.org

Thu, Nov 12, 2015 at 12:40 PM

Subject: Edinburgh Bungalow Court

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve to be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Being a transplanted New Yorker, residing in Hollywood for nearly 34 years, I think I can say that the era that the bungalows were built is probably the era that most who visit want to get a glimpse of. It is what means 'Hollywood' to so many. It is what we and so many others fell in love with on our first visits and what made us settle here, have our careers here and were blessed enough to live and raise our family, in HPOZ. 1920's.. Whitley Heights. Los Angeles, the Hollywood of the 20's and 30's is what makes us so unique, interesting and wonderful. Preserving architecture from these eras, that probably will never be seen anywhere else, is crucial to preserving the character and uniqueness that makes our city so attractive to others and what makes us so proud of our city.

Thank you for all your efforts and work saving and preserving our great city's historic architecture, it's great treasures, and historic resources. Please consider Historic Cultural Designation for Edinburgh Bungalow Court.

Thank you for your consideration.

Sincerely,
Ann Cagen
Hollywood
L.A. 90068

NOV 12 2015
CITY OF LOS ANGELES

11/10/15



Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Rachel Newman <newman@thenewwestco.com>

Tue, Nov 10, 2015 at 12:29 PM

To: Shannon.ryan@lacity.org

Cc: save750edinburgh@gmail.com

Dear Cultural Heritage Commission,

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

I moved to Los Angeles from New York City and almost left because it was so difficult for me to find any history here that felt rooted and inspiring. It wasn't until moving to this neighborhood, West Hollywood/Fairfax-Melrose, that I felt the soul of Los Angeles. To see these bits of history sold off and destroyed to make way for empty concrete boxes that cost more than anyone outside of the 1% could ever come close to affording, is incredibly disheartening.

Please consider the preservation of the essence of this neighborhood, historical and present day, in mind as you consider the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Thank you for your consideration.

Sincerely,

RACHEL NEWMAN

PARTNER/EXECUTIVE PRODUCER

THE NEW WEST COMPANY, LLC

1050 S. FAIRFAX AVE

LOS ANGELES, CA 90019

T// 917 330 8239

E// RNEWMAN@THENEWWESTCO.COM

WWW.THENEWWESTCO.COM

CHECK OUT OUR NEW EVENT SPACE - **VENUE 1050** - AVAILABLE FOR RENTALS THROUGH EVENTUPI



RECEIVED 11/10/15
(Date)
City of Los Angeles
Department of City Planning
11/10/15

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Nav Chakravarti <chakra@varti.net>

Mon, Nov 9, 2015 at 11:02 PM

To: Shannon.ryan@lacity.org

Dear Ms. Ryan,

We are writing this to support the preservation of 750 N. Edinburgh Ave as a historical-cultural monument.

We have lived across from this unique building for 15 years. Our duplex, 741-743 N. Edinburgh like many other buildings in this area was also built in 1923.

Many buildings in this neighborhood and 750 N. Edinburgh Ave in particular, are typical of 1920s architecture. What makes 750 N. Edinburgh Ave unique is its Bungalow Court architecture. Edinburgh Court is unique in its location on a corner lot, with an entryway, original built-ins and cabinets that are typical of the 1920s.

The courtyard style is an great example of early 20th century multi-family residential development. The layout with a common green space likely sought to create a communal feeling amongst its residents.

It was an era when affordable housing was scarce in a growing city. Its likely that many of the early residents were transplants from other parts of the country or the world, perhaps recent migrants or immigrants, attracted to opportunity and the lights of Hollywood.

Ironic isn't it, that almost one hundred years later, that while Hollywood has grown and changed so much, we still have the need for affordable housing? Isn't it important then, that we save the icons of an era when our great city was being built?

We enthusiastically support and appreciate your efforts in preserving this unique building and designating it a historical-cultural monument that stands as an example of the early growth years of our great city and neighborhood.

Thank you for your consideration.

Nav & Jay Chakravarti
741-743 N. Edinburgh Ave
Los Angeles, CA 90046

11/10/15
Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Clay Bush <impulsefoto@mac.com>

Tue, Nov 10, 2015 at 12:40 AM

To: Shannon.ryan@lacity.org

Ms. Ryan;

As a born in Hollywood and raised in Los Angeles Native, whom spent his very first years of his life in a Hollywood Court styled apartment complex, I enthusiastically support the designation of the cherished Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, the Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout, with access to common green space, is a rare find in modern architecture of Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Situated on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture. As well, within the interior of the apartments, the original built-ins, cabinetry and tile work deserve be protected for their excellent example of early 1900s California residential development design.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Clay Bush



11/10/15

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Leila Momen-Safai <leilamomen@gmail.com>

Tue, Nov 10, 2015 at 8:29 AM

To: Shannon.ryan@lacity.org

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,
Leila Momen-Safai



11/10/15

Shannon Ryan <shannon.ryan@lacity.org>

750 Edimburgh

1 message

Leonardo Chalupowicz <sustainsl@gmail.com>

Tue, Nov 10, 2015 at 8:55 AM

To: shannon.ryan@lacity.org

Cc: Leonardo Chalupowicz <sustainsl@gmail.com>

Please give Historic Cultural Monument status to the bungalows at 750 Edimburgh.

Thank you ,

LEONARDO CHALUPOWICZ

ARCHITECT, LEED AP BD+C

ARCHITECTURE + LANDSCAPE

213-448-6210

www.chalupowicz.com

11/10/15



Shannon Ryan <shannon.ryan@lacity.org>

Historic Preservation Request

1 message

Wendi Chapman <wendilchapman@gmail.com>

Mon, Nov 9, 2015 at 4:48 PM

To: shannon.ryan@lacity.org

Dear Shannon Ryan and Cultural Heritage Commissioners,

I'm a former resident of 745 N. Hayworth Ave. My friends and I occupied this apartment for well over ten years ending in 2013. The memories we have from the neighborhood and in that apartment which was also built in the 1920's are priceless. Over those years I spent many hours walking past the Edinburgh bungalows either walking my dog Brandi, moving my car for street cleaning, or merely just taking relaxing walks in the neighborhood.

The bungalows have always needed a little bit of upkeep but the striking bones to the construction and architecture are evident and so pleasing as you round the corner. As both a tenant and a long distance landlord, I can tell you that residents jump at the chance for charm, character, and indoor/outdoor apartment living. After seeing the pictures of the interiors of these bungalows I can tell that they are not only a valuable resource for their exterior architectural value but also for the interior offerings to tenants.

I strongly support keeping this neighborhood in tact and in touch with it's 1920's history by making Edinburgh Bungalow Court into a Historic Cultural Monument. These homes will sustain future tenants in so many important ways besides mere housing. The community, green space, and serenity aspects are becoming harder and harder to find as technology and density take stronger holds in society.

I'm in the process of relocating to Florida but part of me will always belong to Hayworth and the community that is the Fairfax/Melrose neighborhood. It is such a perfect beautiful place. I wouldn't change a thing. I hope you feel the same.

Thank you for your consideration.

Warm Regards,

Wendi Chapman



11/10/15

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Krisy K Gosney <kgosney@sbcglobal.net>

Mon, Nov 9, 2015 at 5:09 PM

Reply-To: Krisy K Gosney <kgosney@sbcglobal.net>

To: "Shannon.ryan@lacity.org" <Shannon.ryan@lacity.org>

Re: Edinburgh Bungalow Court

Dear Shannon Ryan, Office of Historic Resources, City of Los Angeles

This email is to convey my support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

According to ARG (Architectural Resources Group), historically, Bungalow Courts represented a popular form of courtyard housing and first emerged in Southern California in the period 1910-1916. This property type was predicated on the arrangement of one-story bungalow forms around a central open space. A service zone was often incorporated into the design, providing automobile access to the rear of the units. This property type sought to imitate the connectedness of interior and exterior spaces that characterized the early twentieth century bungalow. The gardens and porches of the individual bungalow were integrated into the bungalow court property type. Outdoor space was enjoyed from the private realm of the porch as well as being a communal experience in the central court. It became a popular housing type as it was a fairly populist and accessible form of architecture. People with moderate or lower incomes were able to afford these cottage apartments. Through this property type, the notion of "casual California living" became available to all classes of the community. California living was realized through the incorporation of outdoor space and landscape as part of the living space of residents.

The community aspect of the semi-public common space, coupled with the single-family feel of the cottage, differentiated this property type from non-courtyard housing and was responsible for its popularity. Bungalow courts in Los Angeles were built primarily in the 1920s and most of these bungalow courts were designed in the Spanish Colonial Revival style (although a handful of the courts were built in the Minimal Traditional and Tudor styles).

When these bungalows were built, Los Angeles was rapidly expanding. Practically, at that time, affordability and community were important needs for Angelenos just as they are today. But the bungalow courtyard apartment also now helps tell the story of Los Angeles and of Angelenos. And the Edinburgh Bungalow Court is a great example of bungalow court architecture and helps to tell that story.

Thanks for your consideration.

Sincerely,

Krisy Gosney & Kate Eggert
West Hollywood (City of Los Angeles next door neighborhood)
kgosney@sbcglobal.net



11/9/15

Shannon Ryan <shannon.ryan@lacity.org>

Save 750 Edinburgh

1 message

Laura Schwinn <schwinnlaura@gmail.com>

Mon, Nov 9, 2015 at 2:48 PM

To: Shannon.ryan@lacity.org

To Whom It May Concern:

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

In conclusion, I currently reside in a bungalow, also upon a corner lot. I call this space "home".

Thank you for your consideration.

Sincerely,
Laura Schwinn

—
Warm Blessings~
Laura Schwinn, PsyD
Clinical Psychologist
www.pscho-logicalwellness.com



11/9/15
City of Los Angeles
Department of City Planning

Shannon Ryan <shannon.ryan@lacity.org>

Save 750 Edinburgh

1 message

Mona Jean <sitessada@hotmail.com>

Mon, Nov 9, 2015 at 4:11 PM

To: "Shannon.ryan@lacity.org" <shannon.ryan@lacity.org>

I support the Edinburgh Bungalow Court as a Historic Cultural Monument.

The architecture and the time period (1923;1920's) in which it was built are it's qualifiers for HCM. In the 1920's there was an influx of residents and they were looking for affordable places to live that offered a balanced lifestyle. Nothing has changed. More and more people are coming to LA. The bungalows are not only significant architecturally but offer a community oriented setting with a small house feel; Survey LA pinpointed this property as being potentially historic on a local, state, and national level.

The future is watching

thank you

mona jean Cedar
www.pasdasl.com

11/9/15



Shannon Ryan <shannon.ryan@lacity.org>

750 Edinburgh

1 message

wayne marmorstein <waymarr@earthlink.net>
To: shannon.ryan@lacity.org

Mon, Nov 9, 2015 at 4:03 PM

Dear Shannon,

I live one block from this fabulous old historic building. Please save it from the wrecking ball! We are loosing too many historic buildings and need to start preserving Los Angeles's history. I support the designation of the Edinburgh Bungalow Court as a historic, cultural monument.

Thank You,
Wayne Marmorstein



RECEIVED 11/9/15
CITY OF LOS ANGELES

Shannon Ryan <shannon.ryan@lacity.org>

Edinburg bungalow apartments

1 message

Wadley <wadleyb@gmail.com>

Mon, Nov 9, 2015 at 3:37 PM

To: "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>

I live _1_ block from this building. I walk/bike down this street regularly, to get coffee at the corner,

- I love the historic feeling of this neighborhood.
- With the arch and other details, this bungalow court is unique/special. I don't see these features on many others in this neighborhood.
- I feel transported back in time when I walk by these buildings.
- It is a respite from the big city that is all around us.
- I love the courtyard layout and access to common green space as well as the Mediterranean Revival architecture of the building.

The details are beautiful. It is obvious that the person who built this building really cared and was a craftsman; Apartments that feel like a small house.

· During the 1920's when these bungalows were built Los Angeles was rapidly expanding. For the same reasons today, affordability and community, we need the bungalows for citizens of Los Angeles.

Please save this building from being torn down .

Thank you

Wadley



11/9/15

Shannon Ryan <shannon.ryan@lacity.org>

750 Edinburgh

1 message

KEITH B NAKATA <keithnakata@me.com>

Mon, Nov 9, 2015 at 3:58 PM

To: shannon.ryan@lacity.org

Dear Cultural Heritage Commission,

I'm writing you today in support of historic designation of the 750 Edinburgh Bungalow Court.

The Edinburgh Bungalow Court is an excellent example of the local style found in Hollywood and in early twentieth century multi-family housing.

Courtyard Bungalows were a progressive concept offering green open space in a multi-family communal living environment that are to this day are considered to be important for a quality lifestyle at an affordable price.

The people who resided here reflect the workers that helped make Hollywood the film capital of the world.

The exterior "wing wall" central archway flanked by the narrow arched openings along with the arched front porch hoods and the tiled roof details reflect the Spanish Colonial Revival style.

Although not large in size, the interior details appear to have remained largely intact with crown moldings, built-in desks, fireplaces with tiled surrounds, bookcases and glass-front cabinets.

Affordability and community remain important needs to the continued prosperity of the citizens of Los Angeles. We must not forget our history and the great buildings that define our heritage.

Thank you for your consideration.

Keith

Keith Nakata
811 N. Croft Ave.
Los Angeles, CA 90069
keithnakata@mac.com



RECEIVED 11/9/15
(Date)
City of Los Angeles
Department of City Planning

Shannon Ryan <shannon.ryan@lacity.org>

Edinburg bungalow apartments

1 message

Wadley <wadleyb@gmail.com>

Mon, Nov 9, 2015 at 3:37 PM

To: "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>

I live 1 block from this building. I walk/bike down this street regularly, to get coffee at the corner,

- I love the historic feeling of this neighborhood.
- With the arch and other details, this bungalow court is unique/special. I don't see these features on many others in this neighborhood.
- I feel transported back in time when I walk by these buildings.
- It is a respite from the big city that is all around us.
- I love the courtyard layout and access to common green space as well as the Mediterranean Revival architecture of the building.

The details are beautiful. It is obvious that the person who built this building really cared and was a craftsman; Apartments that feel like a small house.

· During the 1920's when these bungalows were built Los Angeles was rapidly expanding. For the same reasons today, affordability and community, we need the bungalows for citizens of Los Angeles.

Please save this building from being torn down .

Thank you

Wadley



RECEIVED

11/9/15

(Date)

Los Angeles Department of City Planning
Office of Historic Resources

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court HCM

1 message

Mark Thomsen <thomsen1000@gmail.com>

Mon, Nov 9, 2015 at 12:57 PM

To: Shannon.ryan@lacity.org

Dear Ms. Ryan,

I have been a general contractor with a Class B license doing custom kitchen and bathroom remodels, custom woodworking and custom cabinetry for 15 years in Los Angeles. During that time I have come to understand the immense value certain pieces of architectural history can have on a community and to those who are fortunate enough to live in and/or raise a family in certain unique spaces. Without a doubt, 750-756 1/2 Edinburgh Ave is such a property.

As large parts of Los Angeles are beginning to look more and more indistinguishable from one another, I strongly believe it is important to set aside and save such special properties as this one. These properties tell a story of the history of Los Angeles to those who want to listen. The craftsmanship, design, and uniqueness of this property should be protected and cherished for as long as possible.

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Thank you for your time and consideration,

Mark Thomsen
806 N. Edinburgh Ave. #3



RECEIVED 11/9/15
(Date)
Los Angeles Department of City Planning
City of Los Angeles Resources

Shannon Ryan <shannon.ryan@lacity.org>

750-756-1/2 N. Edinburgh Ave. - CHC-2015-3386-HCM

1 message

Morgan Ein <morganein77@gmail.com>

Mon, Nov 9, 2015 at 12:34 PM

To: Shannon.ryan@lacity.org

To Whom it May Concern,

My name is Morgan Ein and I have long been a resident on the 700 block of Hayworth, which is adjacent to the subject property. I chose this locale to call home due to it being one of the only neighborhoods in the area that hadn't been subject to 'mansionization' and it managed to stay true to its roots in architectural aesthetic.

I have known many residents throughout the years that lived in the subject property. Some old, some young, and many who chose this property because it was affordable. While the previous property owner failed to make upgrades in recent years it should not be forgotten that this building boasts a certain charm and originality that is nearly impossible to find these days. With a minor amount of love and care this property could be brought back to its glory - and nothing would make me happier that to see this building designated as a historical/cultural landmark.

Please do not let developers take this building from our community!

Sincerely,
Morgan Ein
Hayworth Ave.

RECEIVED 11/9/15
(Date)

Shannon Ryan <shannon.ryan@lacity.org>

City Department of City Planning
300 N. Los Angeles Street
Los Angeles, CA 90012**Edinburgh Bungalow Court -- CHC-2015-3386-HCM**

1 message

Heather Fox <hfoxen@gmail.com>

Mon, Nov 9, 2015 at 12:47 PM

To: Shannon Ryan - City of Los Angeles <shannon.ryan@lacity.org>

Dear Shannon, Commissioners, and the Office of Historic Resources members,

I have lived next door to the Edinburgh Bungalow Court for almost four years. I often walk past it with my dog and my toddler, always admiring it's unique archway. We would wave at the bungalow tenants as they sat in their open courtyard working or drinking their morning coffee. I never dreamed I would one day be involved in passionately fighting to save it.

After hearing it was being threatened, I attended the Neighborhood Council meeting where they discussed the bungalow court's historic merit. I also attended the Landmark This workshop through L.A. Conservancy and then I read and fell in love with Courtyard Housing in Los Angeles. As a child, I lived in a bungalow court in Pasadena. My appreciation for this type of architecture deepened way beyond my own childhood memories of running round the plum trees and blackberry bushes in our own garden courtyard in Pasadena. We were free to roam, but safe under the watchful eyes of our bungalow neighbors. It takes a village to raise a child and for me the bungalow court was like a village. Protected and private enough but also open to the outside world. This type of living space is not being replicated in modern architecture in Los Angeles. If we lose these quaint and practical homes of the past, we lose one of the most important features that defines this city!

You already know all about Edinburgh Bungalow Court's architectural merits and how it meets not one but TWO of the criteria for designation. But what also makes Edinburgh Bungalow Court so significant is the fact that that the effort to save it has brought the neighborhood together. I have met so many of loving and passionate people who care deeply about the history and well-being of the our surroundings. The stories I have heard from previous tenants and neighbors, whom I now consider my dear friends, have warmed my heart and made me believe more than ever that this building is not only unique because of it's architecture and time period, but it is unique in how it has strengthened the community and brought us closer together. Even though we are wrapped up in our own fast-paced, modern lives, my neighbors and I now take a moment to stop and wave at each other across the street, or pet each others' dogs and even borrow an egg or some milk --probably like it was in 1923, when Edinburgh Bungalow Court was built.

"Whether viewed in space, building, or landscape, courtyard housing provided both concrete and symbolic references to the idea of a shared life motivated by concerns higher than the pursuit of mere survival." - Stefanos Polyzoides

Thank you for all of your careful efforts regarding historic preservation in Los Angeles.

Sincerely,

Heather Fox



RECEIVED 11/9/15
(Date)
Department of City Planning

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Ianthe Zevos <xyzevos@aol.com>
To: Shannon.ryan@lacity.org
Cc: save750edinburgh@gmail.com

Mon, Nov 9, 2015 at 9:27 AM

dear Shannon

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

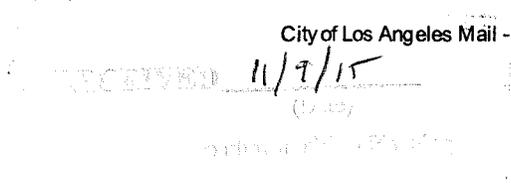
Thank you for your consideration.

Sincerely,

Ianthe Zevos
310-309-0073
xyzevos@aol.com

11/9/2015

City of Los Angeles Mail - Edinburgh Bungalow Court



Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Karen Smalley <karen.smalley@gmail.com>

Mon, Nov 9, 2015 at 10:45 AM

To: Shannon.ryan@lacity.org

Dear Ms. Ryan,

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

I have visited the exterior of this complex several times and viewed photos of its remarkable interiors, and wholeheartedly thank the Office of Historic Resources for its role in helping nominate these buildings.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Karen Smalley
124 N. Flores Street
Los Angeles, CA 90048
karen.smalley@gmail.com
310-994-2515



4/9/15
11/9/2015 11:00 AM
City of Los Angeles

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

jesse monsour <jessemonsour@gmail.com>
To: Shannon.ryan@lacity.org

Mon, Nov 9, 2015 at 10:47 AM

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Jesse Monsour



11/9/15

Shannon Ryan <shannon.ryan@lacity.org>

750-756-1/2 Edinburgh Ave. -- CHC-2015-3386-HCM

1 message

Stephanie Barshefski <Stephanie.Barshefski@doj.ca.gov>
To: "Shannon.ryan@lacity.org" <Shannon.ryan@lacity.org>

Mon, Nov 9, 2015 at 10:14 AM

M. Ryan:

I enthusiastically support the designation of Edinburgh Bungalow Court as an Historic-Cultural Monument.

When I arrived in Los Angeles in 1972, I lived briefly in a bungalow court in Hollywood. Nowhere since then have I experienced the warmth and neighborly caring so easily created within this unique type of architecture. Every time I drive past the gas station now residing at Mariposa and Sunset I remember my little rundown bungalow and wish it was still there for me to admire.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Stephanie Barshefski
848 E. Sacramento St.
Altadena, CA 91001

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11/9/15

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Benjamin Burdick <benjaminburdick208@gmail.com>

Mon, Nov 9, 2015 at 10:01 AM

To: Shannon.ryan@lacity.org

To Whom It May Concern,

As a resident of Los Angeles for nearly twenty years- with fifteen of those years having lived in West Hollywood/Hollywood area- I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and, on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Benjamin Burdick

---Benjamin Burdick

<http://www.imdb.com/name/nm0120966/>

11/9/15
Shannon Ryan <shannon.ryan@lacity.org>

Save 750 Edinburgh/ 750-756-1/2 N Edinburgh Ave - CHC-2015-3386-HCM

1 message

Will Eagle <willeagle@gmail.com>

Mon, Nov 9, 2015 at 9:51 AM

Reply-To: willeagle@gmail.com

To: shannon.ryan@lacity.org

Dear Ms. Ryan,

I was given your contact information by my neighbor, Brian Harris, who has been campaigning tirelessly to save the property at 750 Edinburgh from demolition and redevelopment. I understand the deadline is today to send in emails in support.

I'm one street across, about 75 yards from the properties, in a beautiful, similar Spanish style courtyard on two lots. (I'm at 740 N Hayworth Ave.)

Originally I'm from the UK, and I mention that for context; the garden wall at our house was 11th century, my high school was built in 1553 (nope, not Hogwarts, but, similar) - - I think historical preservation of important building structures is crucial. It adds a richness to a neighbourhood that cannot be replaced, and whilst LA's history is young, it's utterly fascinating and worth maintaining for the future.

I moved here in February from Toronto, and have been obsessed with learning about the history of my neighbourhood. The building I live in was built in 1927 - even though I'm renting, I've found a lot of joy in restoring the home to some of its former glory (for example, replacing cheap outdoor light fixtures used by the leasing company with period pieces) I've even run a 'death report' to find out if anyone died in the home. No one did, but, I was perhaps hoping a starlet maybe lived there once :)

Now, I also understand that investors and developers in this area have made purchases with development in mind, and I do support the free market and ability to restore/ renovate/ rebuild etc. New developments can bring freshness and revitalize a neighbourhood, but here is where I would defer to your expertise.

It appears to me that the properties at 750 Edinburgh are very much from a special period in LA/ Hollywood's history, and that there aren't many examples of this courtyard style remaining. I think in the long term the community, and wider LA in general, would benefit from the preservation of unique structures and properties. Whilst some development will take place on other lots, no doubt, I wondered if you would consider the preservation of 750 Edinburgh?

My personal interest is that if 750 Edinburgh cannot be preserved, the spectacular building I live in, 740 N Hayworth, with its period features, cabinetry and tile, will be next on the list to be lost forever.

My sincerest thanks for your time regarding this matter,
Please do let me know if there's anything more I can do to assist you in your considerations, and wishing you all the very best.

Will Eagle
740 N Hayworth Ave.



11/9/15

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Steven Luftman <sluftman@yahoo.com>

Mon, Nov 9, 2015 at 11:04 AM

To: Shannon Ryan <Shannon.ryan@lacity.org>

I first laid eyes on the Edinburgh Bungalow Court just over a year ago. It took me back to another era of Los Angeles. I could hear Nathaniel West pounding away on his Underwood. The young starlets that haunted Jim Morrison could have lived here. It is the kind of place in which Philip Marlowe would have spent a night or a week.

Over this past year I found it was the home of artists, musicians, actresses, and school teachers. Ninety plus years after these bungalow courts were built, its tenants still enjoyed the unique beautiful windows and tiles and built-in desks and cabinets, and congregated in its communal courtyard.

These bungalow are a unique part of the history of Los Angeles. They tell a narrative that separates Los Angeles from other great cities—just as brownstones do in Brooklyn and Victorians do in San Francisco.

The Edinburgh Bungalow Court is a vital part of this city, and I support its designation as a Historical Cultural Monument.

Thank you,
Steven Luftman



11/9/15

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Kathleen Klein-Wakefield <wakefieldklein@gmail.com>

Mon, Nov 9, 2015 at 11:16 AM

To: Shannon.ryan@lacity.org

Dear Shannon,

I am writing to say that I strongly support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court and is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development.

The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and is an important reminder of our need to preserve our history as a way of preserving our communities.

Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and hand-built cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Kathleen Wakefield

—
Kathleen Klein-Wakefield
(213) 481-1441 t
(213) 247-0611 c
wakefieldklein@gmail.com
kathleenkleinwakefield.com



11/9/15

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Sharon Montrose <sharonmontrose@mac.com>
To: Shannon.ryan@lacity.org

Mon, Nov 9, 2015 at 11:25 AM

Dear Cultural Heritage Commission,

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Sharon Montrose

11/9/2015

City of Los Angeles Mail - Please preserve this building--Edinburgh Bungalow Court



11/9/15

Shannon Ryan <shannon.ryan@lacity.org>

Please preserve this building--Edinburgh Bungalow Court

1 message

Bruce Rodgers <brucerodgers@hotmail.com>
To: Shannon.ryan@lacity.org

Mon, Nov 9, 2015 at 11:46 AM

Shannon Ryan:

RE: Edinburgh Bungalow Court as a Historic Cultural Monument. West Hollywood and Los Angeles entire historical architecture is being systematically destroyed. Please consider this--AND MANY OTHERS as historically significant to the these cities.

Bruce Rodgers
brucerodgers@hotmail.com
617-365-0622 (cell)



11/9/15

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Rosalie Wayne <roseart747@gmail.com>

Mon, Nov 9, 2015 at 1:15 PM

To: Shannon.ryan@lacity.org

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument. Too much of historical LA has been lost to random redevelopment. The design of this court is very special.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Rosalie Wayne



11/9/15

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Susan Slome <susanslome@gmail.com>
To: Shannon.ryan@lacity.org

Mon, Nov 9, 2015 at 1:04 PM

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

PLEASE — STOP the destruction of our history.

Thank you for your consideration.

Sincerely,

Susan Slome



11/9/15

Shannon Ryan <shannon.ryan@lacity.org>

Letter of Support for Edinburgh Bungalow

1 message

Judy Marks <judy.jmarks@gmail.com>

Mon, Nov 9, 2015 at 2:28 PM

To: Shannon.ryan@lacity.org

Dear Shannon. As a citizen advocate for vernacular architecture in our great city, I urge you to do what is in your power to help preserve the wonderful bungalow court at 750 Edinburgh...As I am sure you are aware this type of housing typology is becoming rarer and rarer. As far as vernacular housing in Los Angeles, nothing is more emblematic of our city-at a particular time in its growth. I was instrumental in helping to designate the Storybook bungalows on Gower Street as a City Historic Cultural Monument and I feel this cause is equally important. Thank you for being open to reading letters from the public, and you have my permission to read this at any meeting or gathering that is appropriate.

Best,

Judy Marks
Concerned Citizen



11/9/15
(RAW)
Community Meeting

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

tim dolan <timdolan2014@gmail.com>
To: Shannon.ryan@lacity.org

Mon, Nov 9, 2015 at 1:38 PM

Hi Shannon.

Since 1982 I've lived in this neighborhood. A big part of why I love it here so much is due to the preservation of the historic architecture.

I too enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Tim Dolan



11/9/15
1:43 PM
Shannon Ryan <shannon.ryan@lacity.org>

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

SPENCER STARR <spencerstarr@mac.com>
To: Shannon.ryan@lacity.org

Mon, Nov 9, 2015 at 1:43 PM

Dear Cultural Heritage Commission,

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Spencer Starr
1231 Masselin Ave.
Los Angeles, CA 90019

Petition to Save Edinburgh Bungalow Court

The undersigned supports the designation of 750-756-1/2 N. Edinburgh Ave. as a Historic-Cultural Monument.

Edinburgh Bungalow Court meets the following criterion for designation as a Los Angeles Historic-Cultural Monument:

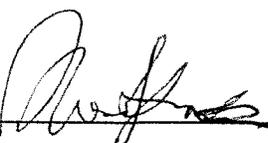
It reflects the broad cultural, political, economic, or social history of the nation, State or community.

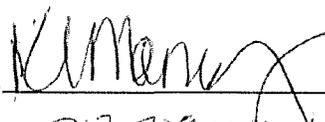
It embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction.

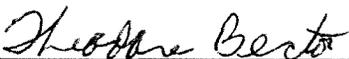
Built in 1923, Edinburgh Bungalow Court is significant for its association with the rapid development of Hollywood and its surrounding areas in the early 1920s. The subject property also embodies defining characteristics of the bungalow court, a multi-family housing typology prevalent in and around Hollywood in the early decades of the twentieth century, and one that is rapidly diminishing.

Sign  Name Dean Bilchik email deanbilchik@gmail.com
phone 310 701 2377 Address 245 N Hayworth Ave LA, CA 90046

Sign  Name Natalie Shilo email natty765@gmail.com
phone (917) 575-4718 Address 753 3/4 N Hayworth Ave LA 90046

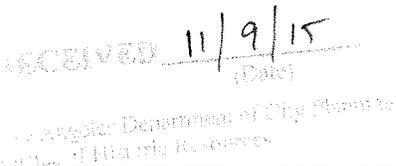
Sign  Name Maya Horowitz email mahorowitz@vassar.edu
phone 310-869-4305 Address 438 N Edinburgh Ave Los Angeles 90048

Sign  Name Kristi Manning email kristimanning@gmail.com
phone 213-709-2114 Address 2109 Castilian Dr. LA CA 90068

Sign  Name THEODORE Beste email _____
phone 213 380 1477 Address 817 N. HAYWORTH LA CA 90028

Sign  Name KONRAD GSTEIN email KON30@MS.COM
phone 310-272-6308 Address 747 N. Hayworth Ave, CA 90046

Sign  Name Emily Barber email emilybarber@gmail.com
phone 202-330-3384 Address 450 N. Hayworth Ave Los Angeles CA



Shannon Ryan <shannon.ryan@lacity.org>

In Support of the Edinburgh Bungalow Court

1 message

Cynthia <cynthiajb7@gmail.com>
To: Shannon.ryan@lacity.org

Wed, Nov 4, 2015 at 9:33 PM

Dear Ms. Ryan:

I am writing in support of the designation of the Edinburgh Bungalow Court as an Historic Cultural-Monument. I live just over the City boundary in West Hollywood - a few short blocks from the Edinburgh Bungalow Court and the people who live...or rather used to live there...were my neighbors.

These bungalows, built in 1923 represent the foundation of the unique, low slung, quirky architectural styles that have defined Los Angeles since its inception. Because of the extraordinarily cynical use of California's Density Bonus laws coupled with SB1818 and SB226 and stoked by one of the most devastating pieces of legislation to ever be passed in this State - the Ellis Act - and finally bolstered by California's refusal to enforce compliance with the California Environmental Quality Act (CEQA); we are witnessing the creation of a new underclass as we destroy the housing of so many residents of this area. By demolishing so many units of housing that are affordable to retirees, to the workforce, to the middle class, to young families, to artists, we are forming the leading edge of a wave of homelessness that we have not seen in California since the 1980's. OK, you may say this is a little over the top, a little too dramatic...but in fact, it is not. In Fact, even the Governor of California has finally come to his senses and realized that SB1818 and SB226 are NOT doing what they were meant to, but rather they are causing societal divides that are destroying integration, eliminating the middle class and forming a caste system in California ... rich and poor. And that is the reason that AB2222 was passed and implemented last January.

And how many development applications do you suppose were approved on a rush basis just prior to December 31, 2014? How strongly has the Los Angeles City Council supported the developers in their inexorable destruction of quiet residential side streets. Developers with no connection to or feeling for these neighborhoods they are destroying and the people they are displacing. Must the Edinburgh Bungalow Court be next? It does not have to be...it should not be.

The Edinburgh Bungalows must survive. They deserve to survive as our history deserves to survive. For what are with without some sense of history? AB2222 is an attempt by the State to correct the mistakes of SB1818 and SB226...PLEASE, pay attention.

PLEASE support the designation of Edinburgh Bungalow Court as an Historic -Cultural Monument.

Thank you.

11/9/2015

City of Los Angeles Mail - In Support of the Edinburgh Bungalow Court

Cynthia J. Blatt

United Neighbors for Responsible Development (UNReD)

A West Hollywood Citizens Coalition

e-mail: cynthiajb7@gmail.com

STAND UP – SHOW UP – SPEAK UP!!





11/9/15
(Date)
City of Los Angeles
Department of City Planning
100 N. Spring Street, Room 559

Shannon Ryan <shannon.ryan@lacity.org>

750-756-1/2 N. Edinburgh Ave. – CHC-2015-3386-HCM

1 message

Kristi Manning <kristimanning@gmail.com>

Thu, Nov 5, 2015 at 11:31 AM

To: Shannon.ryan@lacity.org

November 5, 2015

Shannon Ryan
Office of Historic Resources
200 N. Spring Street, Room 559
L.A., CA 90012

Dear Shannon and to whom it may concern,

I'm a long term resident of Los Angeles (over 20 years) and have worked in prop styling and the entertainment/advertising industry for most of that time. I've seen Los Angeles go through many transitions in that time, many neighborhoods gentrify and thrive. One thing that I love about Los Angeles neighborhoods is the variety of architecture especially the 1920's Spanish influenced styles. I am very familiar with the Edinburgh Bungalows having shopped in the Fairfax Melrose area for years. I love their presence on that corner. I love the courtyard and how it brings people together when LA in general tends to separate people with cars and busy lifestyles. I love that those apartments are affordable for people. After seeing the interior pictures online and reading about this property, I do believe it should be made into a Historic Cultural Monument. The architecture is so unique with the arch and craftsmanship. As well, people today are coming to Los Angeles and are looking for complete little houses to live in and for a support system in which to pursue dreams and live balanced lives, just as in the 1920's when this property was built.

I'm grateful for your work in saving the character and historical gems of Los Angeles. I love this city. I don't intend to move any time soon. I would love to continue to see these Edinburgh bungalows for years to come.

I support the designation of Edinburgh Bungalow Court as a historic-cultural monument!

Warm regards,
Kristi Manning

—
KRISTI MANNING

CONSULTANT
DEEDA PRODUCTIONS
www.deedaproductions.com

IMPACT AGENT

11/9/2015

City of Los Angeles Mail - 750-756-1/2 N. Edinburgh Ave. -- CHC-2015-3386-HCM

SOCIAL IMPACT MEDIA AWARDS (SIMA)

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11/9/15



Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Leah Gunter <leahmonay@gmail.com>
To: Shannon.ryan@lacity.org

Fri, Nov 6, 2015 at 9:30 AM

Dear Cultural Heritage Commission,

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

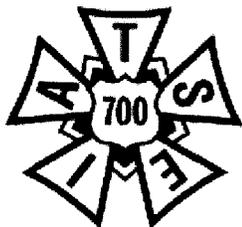
Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

—
Leah Gunter
Assistant VFX Editor



Motion Picture Editors Guild Member
850 N. Edinburgh Ave
Los Angeles, California 90046
t: 316.644.0273
<https://www.editorsguild.com/>

11/9/15
Shannon Ryan <shannon.ryan@lacity.org>

750-756-1/2 N. Edinburgh Ave. – CHC-2015-3386-HCM

1 message

Barbara Wulff <barbw123@gmail.com>
To: Shannon.ryan@lacity.org

Fri, Nov 6, 2015 at 9:52 AM

Hi Shannon,

I wanted to tell you about my experience living in the Edinburgh courtyard.

I moved in to 754 N. Edinburgh in 1997.

I had just separated from my husband and I had to begin a new chapter of my life.

I had my dog with me, I didn't have a great deal of money and I wasn't sure what the future would hold.

Fortunately I found this wonderful place that I could afford and that also offered me a great sense of community.

When friends would visit me they would always ask me "How did you find a place like this in the city?"

"Pure luck" is what I would always answer them.

I spent thirteen magical years living on Edinburgh. My neighbors and I were truly a family.

We shared meals together in the courtyard and shared stories about our lives.

We were there for each other during the best and the worst of times.

I am beyond grateful for the years I was blessed to have there.

The words of Joni Mitchell resonate with me now more than ever.

*"Don't it always seem to go**That you don't know what you've got til its gone**They paved paradise**And put up a parking lot"**Joni Mitchell*

I support the designation of Edinburgh Bungalow Court as a historical cultural monument.

Sincerely,

Barbara Wulff

Barbara Wulff

C: 323-788-9123

W: <http://barbinla.com/>FB: <http://www.facebook.com/pages/Barbara-Wulff-Casting/221434965790?ref=ts>T: <http://twitter.com/BarbinLA>



11/9/15

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Clark T Carlton <carltonct@aol.com>
To: Shannon.ryan@lacity.org

Fri, Nov 6, 2015 at 10:50 AM

Dear Cultural Heritage Commission,

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

We are quickly losing all of our architectural heritage as well as affordable middle class housing in this area. Those of us who live in the area are sick and tired of living in an eternal construction zone which replaces gracious, beautiful vintage courtyard apartments with oversized and ugly apartment buildings that crowd our streets with cars and take away sunlight and breezes.

Sincerely,

- Clark Carlton

1-800-443-5851
(323) 655-1069



11/9/15

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court - Support for Designation as Historical-Cultural Monument

1 message

Ben Prum <pben170@yahoo.com>

Fri, Nov 6, 2015 at 11:10 AM

Reply-To: Ben Prum <pben170@yahoo.com>

To: "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>

Cc: Peter Moore <petermooreuk@gmail.com>, Benjamin Prum <benjamin.prum@gmail.com>

Dear Cultural Heritage Commission,

We strongly support designation of the Edinburgh Bungalow Court, at 750 N. Edinburgh Avenue ("Bungalow"), as a historical-cultural monument.

We are residents at 753 N. Hayworth Avenue, which is located approximately one block away from the Bungalow. Like our neighbors, we were attracted to this neighborhood because it possess architecturally qualities of the early twentieth century, beautifully restored historic buildings, and unique exterior/interior charm and design. We believe that the Bungalow is deeply rooted with these elements and should be preserved.

We learned that the Bungalow was built in 1923. The exterior naturally resembles architecture of California Missions, which were influenced partly by Franciscan missions and inspired by the Spanish Renaissance during the late 18th and early 19th century. Based on our research, Mission style designs were desirable and provided luxury to early pioneers, churches, workshops, and residences. Significantly, the Bungalow captured such desired elements with arched doorways, open large courtyard, unique rectangular pitched roof parapets, asymmetrical facade, stucco exterior, and an oversized entryway. In addition, you will find that the interior has original built-in wood work, detailed cabinetry, and beautiful tile work. The Bungalow is truly rare.

The Bungalow is cherished by us and the neighborhood. We walk pass the Bungalow daily. The Bungalow is situated on a corner lot at the intersection of N. Edinburgh Ave. and Waring Ave., which is easily visible and attractive to neighborhood. The building brings a sense of joy, peace, diversity, and pride in the neighborhood. We fully support its designation as a historical-cultural monument.

Please do not hesitate to contact us if you have any questions at our mobile phone: (619) 309-8510. Thank your for your consideration and attention to this important matter.

Sincerely,

Benjamin Prum and Peter Moore
(619) 309-8510

11/9/15



Shannon Ryan <shannon.ryan@lacity.org>

Save 750 Edinburg

1 message

Wadley <wadleyb@gmail.com>

Fri, Nov 6, 2015 at 1:50 PM

To: "Shannon.ryan@lacity.org" <Shannon.ryan@lacity.org>

Dear Cultural Heritage Commission,

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Wadley

Rob Larkin

PO Box 341428, Los Angeles, CA 90034 • (617) 953-6818 • rootsandblues@gmail.com

November 7, 2015

RECEIVED 11/9/15
(Date)

Los Angeles Cultural Heritage Commission

City Planning

To Whom It May Concern,

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

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

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

Sincerely,

Rob Larkin



11/7/15
11/7/15

Shannon Ryan <shannon.ryan@lacity.org>

Save 750/756/1/2 N. Edinburgh Ave. - CHC 2015 3386 HCM

1 message

Konrad Gstrein <Konrad.Gstrein@fourseasons.com>

Sat, Nov 7, 2015 at 10:50 AM

To: shannon.ryan@lacity.org

Cc: save750edinburgh@gmail.com

Dear Ms Ryan,

I moved to Los Angeles about a year ago and it took me several months to find an apartment in a great neighborhood that I now call my home. After moving 7 times in the past 15 years from coast to coast this is the first time that I feel truly at home. I live just a block away from this property and absolutely love the neighborhood, the family homes/bungalows - every weekend I walk around the area and fall in love with it all over again.

I love the unique and dramatic Spanish mission-style arched entry and the courtyard in the center gives many families to gather, built a community and create a safe & personal environment. I have seen pictures and the original built ins, cabinetry and tile are very special and unique. The bungalows have a character that makes every family fall in love with their home.

I support the designation of Edinburgh Bungalow Court as an historic cultural monument.

Sincerely,

Konrad Gstrein



11/9/15

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Liz Shannon Miller <liz.miller@gmail.com>
To: "Shannon.ryan@lacity.org" <shannon.ryan@lacity.org>

Sat, Nov 7, 2015 at 11:54 AM

Dear Cultural Heritage Commission,

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Liz Miller
1020 N. Edinburgh Ave.
West Hollywood, CA 90046

lizshannonmiller.com | [twitter](#)/[tumblr](#)/[facebook](#): [lizlet](#)

11/9/15
Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Margo <margobat@gmail.com>

Sat, Nov 7, 2015 at 1:21 PM

To: "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>

Dear Cultural Heritage Commission,

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Margo Bat Adam

Sent from my iPad



11/9/15

Shannon Ryan <shannon.ryan@lacity.org>

Re: 750 N. Edinburgh

1 message

wayne marmorstein <waymarr@earthlink.net>
To: Shannon.ryan@lacity.org

Sun, Nov 8, 2015 at 1:20 PM

On Nov 8, 2015, at 1:19 PM, wayne marmorstein wrote:

Subject: Edinburgh Bungalow Court

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Wayne Marmorstein



11/9/15

Shannon Ryan <shannon.ryan@lacity.org>

(no subject)

1 message

Jon Gonda <jon.gonda@gmail.com>
To: Shannon.ryan@lacity.org

Sun, Nov 8, 2015 at 1:40 PM

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Jonathan Gonda
812 N Edinburgh (resident for 5 years)
Sent from my iPad



11/9/15
Shannon Ryan <shannon.ryan@lacity.org>

In support of 750 Edinburgh

1 message

donatello telesca <donatello.telesca@gmail.com>

Sun, Nov 8, 2015 at 2:07 PM

To: Shannon.ryan@lacity.org

Dear Shannon,

This letter is to express my support for the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,
Donatello Telesca

11/9/15
Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Philip Lee <sanborn_apt@sbcglobal.net>
To: Shannon.ryan@lacity.org

Sun, Nov 8, 2015 at 2:12 PM

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Philip Lee
owner-manager
The Apartments at 1131 Sanborn

sanborn_apt@sbcglobal.net
323-574-5617

2719 Griffith Park Blvd. A
Los Angeles, CA 90027



RECEIVED 11/9/15

Shannon Ryan <shannon.ryan@lacity.org>

Save 750 Edinburg

1 message

anthonyjjeffers@gmail.com <anthonyjjeffers@gmail.com>
To: shannon.ryan@lacity.org

Sun, Nov 8, 2015 at 2:20 PM

Hi,

I live at 744 N Hayworth. Please save the bungalows on Edinburg. The new high rises will further crush the peaceful character and history of the beautiful neighborhood.

Thanks Shannon.

Best,

AJ Jeffers

11/9/2015



City of Los Angeles Mail - Edinburgh Bungalow Court
RECEIVED 11/9/15
(Date)
Los Angeles Department of City Planning
Office of Historic Resources

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

janice bernstein <nathikr@yahoo.com>
Reply-To: janice bernstein <nathikr@yahoo.com>
To: "Shannon.ryan@lacity.org" <Shannon.ryan@lacity.org>

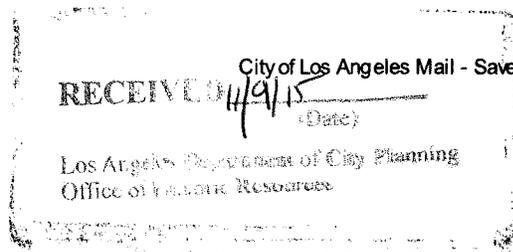
Sun, Nov 8, 2015 at 2:47 PM

Hi,

I just want to say that I value the beautiful old architecture in Los Angeles and I hate to lose any of the workmanship that is not created any longer. Please count me in as one who does not want to see Edinburgh Bungalow Court go anywhere. It is art for everyone to see and enjoy.

Thank you,
Janice Bernstein

11/9/2015



Shannon Ryan <shannon.ryan@lacity.org>

Save 750 N Edinburgh

1 message

Patty <pattybasil@sbcglobal.net>

Sun, Nov 8, 2015 at 3:16 PM

To: "Shannon.ryan@lacity.org" <Shannon.ryan@lacity.org>

Cc: "save750edinburgh@gmail.com" <save750edinburgh@gmail.com>

Hello,

We live at 713 N Edinburgh Ave and fully support 750 N Edinburgh Ave being declared a historical building and monument.

Please consider preserving it.

Best,,

Patty Basil

Sent from my iPhone

11/9/2015

City of Los Angeles Mail - Edinburgh Bungalow Court HCM



RECEIVED 11/9/15

Los Angeles Department of City Planning
Office of Historic Resources

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court HCM

1 message

viviana pollack <vivietc@icloud.com>

Sun, Nov 8, 2015 at 4:11 PM

To: "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>

Dear Ms. Ryan and Commissioners,

I am Viviana Pollack a long term resident in Los Angeles and a cafe owner in Hollywood. I used to live close to this area in West Hollywood and now I live in Hollywood close to my cafe on Cahuenga. These bungalow complexes are very important architecturally and rapidly diminishing and should ALL be saved in my opinion. I go to my chiropractor on 3rd street and pass through this particular area regularly. The Edinburgh Bungalow Court is a stand out. The archway and the beautiful Spanish details on each unit are magnificent and unique to the other bungalows I see. It really sets a beautiful tone of history and community in the fairfax/melrose corridor. I support this property as a Historic-Cultural Monument and truly hope that you do as well.

Kind Regards,

Viviana Pollack

11/9/2015



City of Los Angeles Mail - Edinburgh Bungalow Court

RECEIVED 11/9/15
(Date)

Los Angeles Department of City Planning
Office of Historic Resources

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

VillaBeverlyGrove <villabeverlygrove@gmail.com>
To: Shannon.ryan@lacity.org

Sun, Nov 8, 2015 at 5:45 PM

PLEASE save the homes that make our area historically rich and significant. We are being devoured by tasteless boxes that will resonate in the future as the era of bad taste! Do NOT be a part of the decline of what makes this area beautiful!

Sincerely,
Meg Priest

11/9/2015

City of Los Angeles Mail - Edinburgh Bungalow Court



RECEIVED

11/9/15
(Date)

Los Angeles Department of City Planning
Office of Historic Resources

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

marivic <marivicbarron@yahoo.com>

Sun, Nov 8, 2015 at 5:49 PM

Reply-To: marivic <marivicbarron@yahoo.com>

To: "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>

My name Maria Barron. I support the Edinburgh Bungalow Court to be named a Los Angeles Historical Cultural Monument. I have seen this beautiful property and I think it should be respected and represent Los Angeles history. I am a native of the Philippines and have lived in Los Angeles for 5 years. One of the things I love about the city are the beautiful neighborhoods with all of the old character. I work at Children's Hospital in healthcare and in my spare time I enjoy shopping on Melrose and walking through the side streets and seeing all of the different houses. This one is a wonderful group of apartments and I hope people get to enjoy it again. I love the arch and the Spanish style. Thank you for attempting to save it.

Sincerely,

Maria

11/9/2015

City of Los Angeles Mail - Designate Edinburgh Bungalow Court



RECEIVED 11/9/15
(Date)

Los Angeles Department of City Planning
Office of Cultural Resources

Shannon Ryan <shannon.ryan@lacity.org>

Designate Edinburgh Bungalow Court

1 message

judy <garbog@aol.com>

Sun, Nov 8, 2015 at 6:45 PM

To: Shannon.ryan@lacity.org

There are so few interesting and unique architectural structures in Los Angeles. I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument. I lived in Sacramento when it was put to the city council to decide whether to allow The Alhambra Theater to be torn down to erect a Ralph's grocery store. The Alhambra was, and still is in memory only, one of the most classic designs of art deco. It became quite a point of contention in the city and the city council soon realized its mistake. Too late. It's gone.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities.

Let the developers tear down the eyesore kleenex box apartments that were built in the 60s or 70s when no one cared about aesthetics or community. I have pictures of many of them.

Thank you for your consideration.

Sincerely,

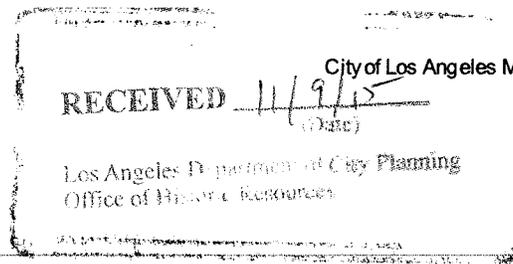
Judith Grafe

1314 N. Hayworth Ave.

Apt 203

West Hollywood, California 90046

11/9/2015



Shannon Ryan <shannon.ryan@lacity.org>

Save 750 Edinburgh

1 message

Yolanda Molina <artmoro@icloud.com>
To: Shannon.ryan@lacity.org

Sun, Nov 8, 2015 at 7:33 PM

Dear Ms. Ryan,

I was born and reared in Los Angeles (Echo Park) and never forgot the tearing down of the Atlantic-Richfield building in downtown. Lucky for me, I still remember what a grand building it was, my daughter does not. The Edinburgh Court is truly a representation of the beauty and aura of Los Angeles of yesteryear. The architecture, the charm of the interior living quarters (glass cupboards, wooden floors, classic tile, etc) is truly a treasure of our (Angelinos) heritage. Future generations should be able to see what Los Angeles was like before. This kind of construction will not be replicated.

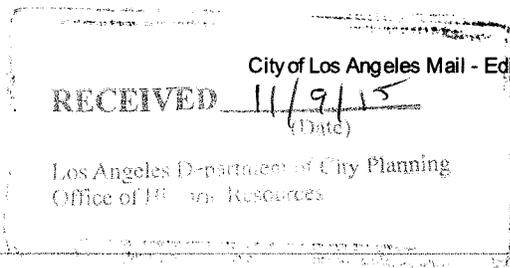
I plead with you to strongly consider making 750 Edinburgh (The Edinburgh Court) a historical cultural monument . It's a jewel!

Thanking you for your consideration,

Yolanda Molina
366 N. Sycamore Ave
Los Angeles, CA 90036
323-933-0164
artmoro@icloud.com

Sent from my iPad

11/9/2015



City of Los Angeles Mail - Edinburgh Bungalow Court

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

drewdrewprod@aol.com <drewdrewprod@aol.com>

Sun, Nov 8, 2015 at 8:37 PM

To: Shannon.ryan@lacity.org

To: Shannon.ryan@lacity.org (Bcc: save750edinburgh@gmail.com)

Subject: Edinburgh Bungalow Court

To: whom it may concern regarding the property 750 N. Edinburg Ave., Los Angeles, CA.
90046

I have lived at the property 731 3/4 across the street, 1/2 a block away from 750 Edinburgh ave, Bungalow Court for the past 10 years. When I left Venice in 2005 I targeted this particular block because of its early LA / ole Hollywood character, architectural charm like this property. I wanted to live at 750 but at the time, it was full.

This is a great street, this is a fantastic neighborhood because of its character and LA history. The people live here and this particular unit embodies everything that is important, good and right about LA. 750 N. Edinburgh is really the definitive example of how we should live and be; the open courtyard layout spilling out into a common green space courtyard - a true shared experience. If we start to change what already works, what we will become is uncertain. Please keep this charming LA building as is, please.

Respectfully,

Michael Herbertson

818.472.6271

11/9/2015



City of Los Angeles Mail - CHC-2015-3386-HCM

RECEIVED 11/9/15
(Date)

Los Angeles Department of City Planning
Office of Historic Resources

Shannon Ryan <shannon.ryan@lacity.org>

CHC-2015-3386-HCM

1 message

shane.swerdlow@gmail.com <shane.swerdlow@gmail.com>
To: "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>

Sun, Nov 8, 2015 at 8:45 PM

Hi Shannon,

I hope you're doing well!

I am writing to express support for designation of the Edinburgh Bungalow Court at 750-756 1/2 North Edinburgh Avenue as a Historic-Cultural Monument (HCM). Built in 1923, the property exemplifies the City's Cultural Heritage Ordinance criteria for designation as one of the only extant, intact examples of the bungalow court property type in the North Beverly Grove/Fairfax District area, with dwelling units arranged in individual bungalows around a common open area. It also has an exceptionally unique design that integrates Mediterranean, Spanish Colonial, and Mission Revival elements, including a large espadaña that spans the west entrance to the courtyard.

The subject property is a phenomenal example of a significant and endangered property type and is worthy of HCM designation.

Thank you,
Shane Swerdlow

11/9/2015

City of Los Angeles Mail - Edinburgh Bungalow Court



RECEIVED 11/9/15
(Date)

Los Angeles Department of City Planning
Office of Historic Resources

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Foster Wilson <fosterwilson1@gmail.com>

Sun, Nov 8, 2015 at 9:39 PM

To: Shannon.ryan@lacity.org

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve to be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Foster Wilson

—
Foster Wilson

646.283.1569

foster@fosterwilson.com

www.imdb.me/fosterwilson

www.fosterwilson.com

11/9/2015

City of Los Angeles Mail - Edinburgh Bungalow Court



RECEIVED

(Date)

Los Angeles Department of City Planning
Office of Historic Resources

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Emily Barbour <emilybarbour@yahoo.com>

Sun, Nov 8, 2015 at 9:11 PM

To: Shannon.ryan@lacity.org

Ms. Ryan,

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Emily

RECEIVED

11/9/15
(Date)

Los Angeles Department of City Planning
Office of Historic Resources

11/6/15

To:
Office of Historic Resources
200 N Spring Street, Rm 559
LA, CA 90012

Re:
750 - 756 N Edinburgh Ave
CHC-2015-3386-HCM

To:
Ken Bernstein, Lambert Geissinger, Shannon Ryan,
and the Cultural Heritage Commission

I'm writing to express my whole-hearted support of the designation of the Edinburgh Bungalow Court as an Historic Cultural Monument. This Courtyard apartment complex is an excellent example of Hollywood bungalow courtyard architecture, with the added bonus of a Spanish flair, culminating in the dramatic Spanish Mission-style entry arch. The interiors still retain many original details such as solid wood built-in cabinetry and beautiful tile work of the craftsman era. This courtyard exemplifies the unique California courtyard lifestyle and early multi-family living, with it's ample outdoor community space and the look and feel of individual homes in a shared environment.

This is exactly the type of property that makes Los Angeles so interesting and diverse. Per Survey LA, it appears to be eligible for the National Register of Historic Places. I urge you to support this nomination of the Edinburgh Bungalow Court..!!

thank you,

Carol Cetrone

Carol Cetrone
Silver Lake

11/9/2015

City of Los Angeles Mail - Please Designate Edinburgh Bungalow Court as Los Angeles H-C Monument



RECEIVED

11/9/15
(Date)

Department of City Planning
City of Los Angeles

Shannon Ryan <shannon.ryan@lacity.org>

Please Designate Edinburgh Bungalow Court as Los Angeles H-C Monument

1 message

voweho@gmail.com <voweho@gmail.com>
To: Shannon.ryan@lacity.org

Sun, Nov 8, 2015 at 10:03 PM

Dear Ms. Ryan:

Designating the distinctive Edinburgh Bungalow Court as a historic-cultural monument will reinforce Los Angeles' commitment to recognizing the importance of the courtyard apartment to Southern California history and living. Now standing vacant after 92 years of providing shelter for hundreds, the complex retains an integrity of feeling and design that are rare these days.

Its fortunate corner placement on Edinburgh at Waring emphasizes the mission revival entryway and the common green courtyard that leads to the various bungalows. I understand that the interiors of the bungalows include original built-ins and tile work also worthy of being protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs which designating the Edinburgh Bungalow Court can help address. I enthusiastically support the designation of Edinburgh Bungalow Court as a Los Angeles historic-cultural monument, and ask that this message be made part of the public record.

Thank you for your consideration.

Sincerely,

Victor Omelczenko

Board Member, West Hollywood Preservation Alliance

Member, Hollywood Heritage, Los Angeles Conservancy, United Neighbors for Responsible Development



RECEIVED 11/9/15
(Date)
Los Angeles Department of City Planning
181st Street, Los Angeles, CA 90033

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Alan Goodson <alangoodson@sbcglobal.net>
To: Shannon.ryan@lacity.org

Sun, Nov 8, 2015 at 11:19 PM

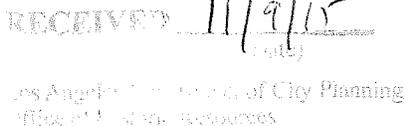
Dear Ms. Ryan,

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument. Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,
Alan Goodson
804 N. Occidental Blvd.
Los Angeles, CA 90026



Shannon Ryan <shannon.ryan@lacity.org>

Save 750 North Edinbutgh

1 message

A. Phillips <allanabbie@gmail.com>
To: shannon.ryan@lacity.org

Sun, Nov 8, 2015 at 11:21 PM

To: Shannon.ryan@lacity.org

Subject: Edinburgh Bungalow Court

Dear Cultural Heritage Commission,

I enthusiastically support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

We have owned the property on 812 N Edinburgh since 1989. Our children have occupied and thoughtfully renovated our property for the last decade. We have all participated in the life of the buildings and the people in them on our street. We have loved the intergenerational diversity and the sense of community fostered by a scale and historic nature of the architecture. These are very special and completely singular streets, that once bulldozed will never recover.

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

11/9/2015

City of Los Angeles Mail - Save 750 North Edinbutgh

Abbie Rottapel Phillips



RECEIVED 11/9/15
(date)
Los Angeles Department of City Planning
Office of Historic Resources

Shannon Ryan <shannon.ryan@lacity.org>

Save 750 Edinburgh

1 message

Allan Phillips, MD <allanphillipsmd@gmail.com>
To: Shannon.ryan@lacity.org, Save750edinburgh@gmail.com

Sun, Nov 8, 2015 at 11:22 PM

Dear Cultural Heritage Commission,

My name is Dr. Allan Phillips. I have owned the quadraplex at 812 No. Edinburgh Ave. since 1989. I have been personally involved in the management of my property and have striven to maintain the appearance of the building in accordance with the spirit and architectural vernacular of our neighborhood. Thanks to the "Save 750 Edinburgh Group" I have become aware that the new owner of 750 No. Edinburgh Ave. is intent on leveling all the structures on the property in order to build a multi-story structure that would fly in the face of the character of this historic garden apartment bungalow court. Accordingly I am in complete agreement with the following expression of support for the designation of Edinburgh Bungalow Court as a historic-cultural monument:

Built in 1923, Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

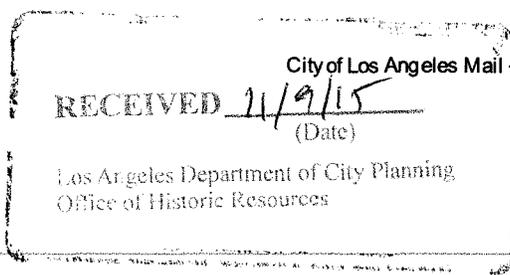
When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city.

Thank you for your consideration.

Sincerely,

Allan Phillips, MD

11/9/2015



City of Los Angeles Mail - Shannon.ryan@lacity.org

Shannon Ryan <shannon.ryan@lacity.org>

Shannon.ryan@lacity.org

1 message

Benjamin Phillips <benlev32@gmail.com>
To: Shannon.ryan@lacity.org

Mon, Nov 9, 2015 at 2:09 AM

To the Office of Historic Resources,

My name is Ben Phillips I am a city planner and neighbor to the 750 Edinburgh Ave. site. Aside from my personal experience living in this historic neighborhood, my experience as a planner indicates this proposed development to be textbook slum-lordery perpetrated by generic design. Not only has the developer removed the tenants from these affordable units, but he is intending to construct detached subdivisions which will increase the inaccessibility to this diverse neighborhood. These proposed units will not only be anachronistic to the neighborhood's character and vernacular Los Angeles architecture, but will destroy the courtyard scale. This very specific design reinforces a communal atmosphere that will be destroyed in this scheme never to be recovered.

My parents, the owners of 812 N. Edinburgh. Ave, and I recently met with Mr. Jacobs, the developer, upon his request; he expressed his exasperation with the community-based effort to save the building and he wanted to see if we wanted to buy the property, as we have restored our 1929 similarly Spanish style building. He proposed a sale price \$600,000 above what he had purchased it for, while having diminished much the intrinsic value by evicting the tenants under the provisions of the Ellis Act. He articulated that if he was unable to get this price (\$3.2 million), and if the neighborhood remained vigilant, he would "put up barbed wire and sit on it for 5 years."

I fear for the intransigence of a singular individual to affect an entire community. As a planner, I know this is not a new story in the history of cities...for better or worse. The history of a place cannot forever define it. However, it should not be rebuilt without that which defines it...the community. I savor the inter-generational and diverse community that the neighborhood scale has created, it has defined the character and still reflects why it is an area still in high demand.

Thank you for your kind consideration,

Ben Phillips

RECEIVED

11/9/15
(Date)

Los Angeles Department of City Planning
Office of Historic Resources

As a current resident of an historical bungalow court that is under threat in Macarthur park, I am writing this letter in support so that this very charming, open and comfortable architectural specimen of a very important residential and cultural movement in Los Angeles' history continues to exist. I know how entering these courtyards make one feel like entering an oasis, a very rare thing in the loud and fast city life, and increasingly so as the city becomes more and more dense. I feel it is important to protect jewels like Edinburgh, so that they stand as examples of hope and charm, an architectural testament to a relaxed, living and breathing affordable approach to housing as the clock moves on and other styles rise and fall. I understand as well that the court appears eligible for California and National Monument status. Please keep this bungalow courtyard. It is for these reasons that I support the designation of Edinburgh Bungalow Court as an Historic cultural monument.

Sincerely

Tiger Munson
Resident
521 Carondelet St Los Angeles, CA 90057



RECEIVED

11/9/15

Los Angeles City Planning
Office of Historic Resources

Shannon Ryan <shannon.ryan@lacity.org>

750-756-1/2 Edinburgh Ave. --CHC-2015-3386-HCM

1 message

brian harris <jbrianharris@yahoo.com>

Mon, Nov 9, 2015 at 3:09 AM

Reply-To: brian harris <jbrianharris@yahoo.com>

To: "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>

Dear Shannon, Commissioners, and the Office of Historic Resources members,

I am very grateful for your work, for this HCM process and for the nomination of this property by the City of Los Angeles. I own my property at 745-747 3/4 N. Hayworth Ave. which backs up to the nominated property on a diagonal. Daily, I look at the back garden adjacent to Bungalow 752 1/2 N. Edinburgh from my deck. I have watched tenants bring in fountains and pavers and nurture their lives and friendships in that space from the bird's eye view of my second floor apartment. I've seen woodworking artists do their creating, gardeners find their serenity and I've even picked lemons from one of the bungalow's trees which hangs over my backdoor neighbor Andrea's driveway.

I must tell you that this place is a very special place. And the more stories I hear and the more neighbors I talk with about it's history, the more special I know it to be.

This past summer, I went down to the city archives to research this property, thinking I would help nominate it for HCM. I found out that the street was originally named Society Ave., that the longest title holder was a woman, that the people found in the city directory were everyday citizens with everyday jobs and that the building was constructed by an everyday builder. So here's a bungalow court starting it's life on Society Ave. collecting a myriad of everyday city dwellers over the years who were drawn to it either from the fact that it was house-like or beautiful or that it offered green space or a chance at community or maybe because the neighborhood is walkable or merely because it was affordable while he/she/they transitioned into the next phase of life. I feel this court has more history to collect and to share. It deserves to be cared for present day as it did when it was built which is evident in the floor-length windows that open to let courtyard breezes in, the decorative tiles that tell stories of their own, the permanent wood desks positioned by the windows, the fireplaces, the built-in refrigerators, and the huge amount of light and cross ventilation.

A large amount of love and connection has occurred recently due to this effort to Save 750 Edinburgh from demolition and into a monument status. I have personally met many neighbors and business owners, including the 12 residents of the HCM El Greco building just around the corner. In my opinion, it is a shining example of what Edinburgh may achieve again if given the opportunity: A beautiful courtyard of shared responsibility, tenants who look after one another in a buddy type system, greetings and conversation promoted by front doors that face one another, and pristine architecture that literally makes you stop in your tracks, pause from the busyness of the day and reflect on the craftsmanship and thoughtful design of another time and feel happiness and calm. Three people I know of were very much enjoying their living situations when Edinburgh was redirected this year. An actress, an artist, and a musician would all take

their units back if given the opportunity. This says so much about the magnetism and appeal and current condition of the Edinburgh Bungalow Court.

As the application states, during the 1920's Los Angeles was a destination draw much like it is experiencing today. The Edinburgh Bungalow Court was built to help accommodate this influx of people who desired single family dwelling amenities but also needed affordability. It fulfilled that need with an architectural type that truly stands the test of time and is absolutely outstanding and unique. Architecture has changed over the years but the needs and desires of people coming to Los Angeles has not changed. We need the Edinburgh Bungalow Court. It is one of the souls of our neighborhood and serves as a beautiful bridge between home, community, nature and inspiration. I love the Edinburgh Bungalow Court and my neighborhood. Thank you for considering their preservation with this Historic Cultural Monument application.

Sincerely,

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

RECEIVED 11/9/15
(Date)Los Angeles Department of City Planning
Office of Historic Resources

Shannon Ryan <shannon.ryan@lacity.org>

Edinburg Bungalows

1 message

Jacobo Hernando <smurfshoe@gmail.com>
To: Shannon.ryan@lacity.org

Mon, Nov 9, 2015 at 7:20 AM

As a lifelong Angeleno and resident I beg you to go give Historic status to the Edinburg Bungalows.

As a lifelong resident of Los Angeles this city breaks my heart every time I step outside and witness the destruction of our golden past. Bungalow such as these are a treasure. It's a shame that this city has virtually zero respect for our cool, older buildings and houses. No other city in the America (despite Detroit) destroys itself like L.A. All that developers care about is new (and money), their new is often throw-away, hideous crap (not always but too often). What they throw up could be in any city in the world, and often look like they belong in the 3-d world. These bungalows are Los Angeles. Sorry for ranting a bit. We also need to preserve the bungalows because they offer a superb standard of living to it's residents, and are quite environmentally friendly in that there's lots of natural lighting and the occupants can have small gardens. Los Angeles ranks bottom of the barrel in open space, and public gardens. This court has a wonderful court yard. It's an absolute shame, Garrett has promised to create new open space... Not to digress but has he done anything at all for creating new green space? This city is getting screwed by Garcetti and developers, Density does not improve peoples lives, quite the opposite. This Bungalow court must be saved. I myself live in a 1921 Bungalow, and it's the best place I ever lived. Please have some respect for our golden past! The new buildings that they throw up have no character, nothing like these 1923 Hollywood Bungalows do. Please save these bungalows because they are Los Angeles.

Thank You, Sincerely Jacob Hempe

1617 Micheltorena St, Los Angeles 90026



RECEIVED

11/9/15

(Date)

Los Angeles Department of City Planning
Office of Historic Resources

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

Amelia Borella <hellaborella@gmail.com>
To: Shannon.ryan@lacity.org

Mon, Nov 9, 2015 at 7:48 AM

Dear Shannon,

I support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

I live in a bungalow court in Hollywood that was built in 1921 by Henry L. Wilson. The bungalow courts are a special part of Southern California's history that deserve to be saved. Edinburgh Bungalow Court is another excellent example similar to the one I live in. The open courtyard layout with access to common green space is a rare find in modern architecture in Los Angeles and an important reminder of our need to preserve our history as a way of preserving our communities. Being on a corner lot, Edinburgh bungalow court's uniqueness stands out with its memorable entryway reminiscent of mission revival architecture and on the interior, the original built-ins and cabinetry and tile work deserve be protected.

When the bungalows were built, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for this great city. It is what I gravitated to when I moved here and it would be a shame to see another intimate piece of Los Angeles history vanish.

Thank you for your consideration.

Sincerely,

Amelia Borella

RECEIVED 11/9/15
(Date)Los Angeles Department of City Planning
Office of Historic Resources

Shannon Ryan <shannon.ryan@lacity.org>

Letter to Shannon Ryan RE: 750 Edinburgh Bungalow Court

1 message

Lynn Struiksma <lynn42@me.com>
To: Shannon.ryan@lacity.org

Mon, Nov 9, 2015 at 8:11 AM

Shannon Ryan, Planning Associate
City of Los Angeles Cultural Heritage Commission
200 N Spring St #667,
Los Angeles, CA 90012

Subject: Edinburgh Bungalow Court

Hello Shannon,

I would like to take a quick moment to say how much the bungalow court at 750+ Edinburgh means to me. I live across the street from the bungalows and could hear Rob the guitarist play and just bring life to the neighborhood when he would play. It was a beautiful sound that emanated from the courtyard. I would also hear the kids ride their scooters and small bikes and live and laugh and grow in that courtyard. It is a very missed sound that I didn't realize was so important to the neighborhood. Families who would mingle and live life together and grow up were such beautiful sounds in our neighborhood and it is truly missed.

I've had the chance to live across the from the Edinburgh bungalow court for nearly 10 years and really appreciate the beauty and charm that these bungalows have and love the history that they keep in our neighborhood. I've been lucky enough to see some pictures of the craftsmanship that is built into the units. It is amazing and I'm so glad to see it's still around.

I think I'm very lucky to live across the street from a courtyard that was built in 1923 that brings such community to the neighborhood by allowing families such access to rich history and to grow up in appreciation of it with the beautiful unique arched entryway inviting life into it's court. To see and hear kids running across the beautiful tile was/is a great site and sound.

I support the designation of Edinburgh Bungalow Court as a historic-cultural monument.

Thank you for your time and consideration:

Sincerely,

Lynn Struiksma
800 ½ N. Edinburgh Ave,

11/9/2015

City of Los Angeles Mail - Letter to Shannon Ryan RE: 750 Edinburgh Bungalow Court

Los Angeles, CA 90046

323/782-3968



Letter 2 for 750 Edinburgh.docx

130K



RECEIVED 11/9/15
(Date)
Los Angeles Department of City Planning
Office of Economic Resources

Shannon Ryan <shannon.ryan@lacity.org>

Save 750 Edinburgh

1 message

Richard Hajjar <richardhajjar@yahoo.com>
Reply-To: Richard Hajjar <richardhajjar@yahoo.com>
To: "Shannon.ryan@lacity.org" <Shannon.ryan@lacity.org>

Mon, Nov 9, 2015 at 8:42 AM

Dear Ms. Ryan,

My husband and I are long time land owners as well as landlords in Los Angeles. We are all for new development as well as change. The changes that are occurring all around Los Angeles with these small lot developments are destroying the character of what Los Angeles is. We hope the character of Los Angeles will continue to be in the future.

Please take the time to consider what this beautiful plot of land means to the neighborhood and the impact of this beautiful building being torn down will cause. Most likely there will be some huge mega structure in it's place...and the neighborhood destroyed.

Thank you for your time and I hope that you'll reconsider the destruction of the character of Los Angeles.

Best,

Richard M. Hajjar
1128 Coronado Terrace
Los Angeles, CA 90026
323-791-6441 Cell

RECEIVED 11/4/15
(Date)

City Department of City Planning
City Board Resources



an unincorporated Association

November 2, 2015

TO: Honorable Los Angeles Cultural Heritage Commissioners
CC: Honorable Council Member Paul Koretz
RE: **CHC-2015-3386-HCM** | **Edinburgh Bungalow Court, Monte Vista Court Apartments**
750 - 756 ½ N Edinburgh Ave.

To the attention of the CULTURAL-HERITAGE COMMISSION,

The Board of local neighborhood community advocacy group saveValleyVillage has approved writing this letter on behalf of all of its members, extending our full support to grant Historical status to the Edinburgh Bungalow Court / Monte Vista Court Apartments.

The Edinburgh Bungalows reflect *the broad cultural, political, economic, or social history of the nation, State or community* as defined in Section 22.171.7 Article 1, of Chapter 9, Department City Of Planning, Administrative Code.

These courtyard bungalows have become a rarity in Los Angeles and represent an important time of development that must be retained. What is an obviously well maintained building continues to serve the community in positive and beneficial ways - deserving of the opportunity to continue doing so. They serve the greater good of society providing a core sense of history and foundation of this neighborhood. They ignite conversation, they stimulate a desire to learn more about the past, they bring people together and help us connect the dots throughout the decades of an ever-changing city. They provide the stability and reliance citizens need to feel to be grounded.

We personally identify with the unique bungalows that provided residents with the advantages of parks and shared spaces for communal interaction within a densely urban setting. It was these buildings that lined the streets of our city, that are now forever sparse. The Edinburgh Bungalows are the surviving, intact example of tradition.

One of our board members parents grew up across the street from the Edinburgh Bungalows and has shared wonderful memories of the neighborhoods evolution over time, including community participation and the Edinburgh Courts being frequently visited grounds for recreation and after school activities.

On behalf of saveValleyVillage, we support the designation of Edinburgh Bungalow Court as a Historic-Cultural Monument. We graciously request the Commissioners to honor the Edinburgh with HCM status.

Thank you for your consideration on this nomination.

Regards,
Emily Morton
Authorized Representative sVV





RECEIVED 11/3/15
(Date)
Los Angeles Department of City Planning
Office of Historic Resources

Shannon Ryan <shannon.ryan@lacity.org>

Letter of Support for Designation of Edinburgh Bungalow Court as Historic-Cultural Monument.

1 message

Gregg Sutter <gpsutter@me.com>
To: Shannon.ryan@lacity.org

Tue, Nov 3, 2015 at 8:57 AM

Dear Shannon:

Attached below the email text of my letter of support for the Edinburgh Bungalow Court is a PDF of same.

Best,

Gregg Sutter

November 3, 2015

Shannon Ryan
Planning Associate

City of Los Angeles Cultural Heritage Commission

200 N Spring St #667,

Los Angeles, CA 90012

Dear Shannon:

I've lived in Los Angeles for 18 years at the same address: 740 Edinburgh Ave. – two door down from 750-756½ Edinburgh Ave. – known as the *Edinburgh Bungalow Court*.

The fact that I have lived at this address for so many years is a testament to the quality, beauty, and charm of this neighborhood. The *Edinburgh Bungalow Court* is a big part of that.

Last June, when I first became aware that the *Edinburgh Bungalow Court* was in danger of demolition, I was dismayed. I didn't truly understand the importance this precious piece of my immediate environment had – to me and the neighborhood – until it was threatened.

As a researcher by trade, my interest was piqued and I began to study bungalow courts in Los Angeles, particularly in the Hollywood and Beverly Grove areas. As you know, the bungalow court was the predominant multi-family residential development in Los Angeles, from 1910 to 1930. As the population soared with the rise of Hollywood, many workers in the motion picture industry lived in bungalow courts.

The style of bungalow courts varied. Many, were designed by prominent area architects, while others were

built by contractors who were inspired by the prime examples around them. Such is the case with the *Edinburgh Bungalow Court*, built in 1923, by contractor Jesse C. Blinn. The Court was constructed in what the LA Conservancy calls the Spanish Colonial Revival Style.

What makes *Edinburgh Bungalow Court* particularly distinctive is its unique arch, connecting the two halves of the Court, serving as a gateway to an inviting courtyard. The cove-like canopies over the entrances, and the castle-like treatments on the flat roof are also noteworthy.

Only a few historical bungalow court candidates are in the Beverly Grove area. Most are in Hollywood, Silverlake or Los Feliz. But of all the bungalow courts I've visited in the city, the *Edinburgh Bungalow Court* stands out as one of the best. With its unique corner lot location, distinctive arch, and commanding street presence, the *Edinburgh Bungalow Court* has undeniable stature and must be preserved.

If we fail to protect gems like the *Edinburgh Bungalow Court*, we chip away at our storied past. The loss will be irreparable.

I support the designation of the *Edinburgh Bungalow Court* as an historic-cultural monument.

Sincerely,

Gregg Sutter



Gregg Sutter to Shannon Ryan - Edinburgh Bungalow Court.pdf

116K

11/3/2015

RECEIVED 11/3/15 City of Los Angeles Mail - (no subject)
(Date)



Office of the City Planner
City of Los Angeles

Shannon Ryan <shannon.ryan@lacity.org>

(no subject)

1 message

Dee Ann Newkirk <dnewki@yahoo.com>
Reply-To: Dee Ann Newkirk <dnewki@yahoo.com>
To: shannon.ryan@lacity.org

Mon, Nov 2, 2015 at 9:46 PM

Dear Shannon,

I live in a beautiful historic multi-family home one block east from Edinburgh. I moved into this neighborhood many years ago because what I loved about Los Angeles, were the historic neighborhoods that had been preserved over the years, making this transplant from NYC feel "at home" in an era gone by.

And 750 N Edinburgh is no different. Whenever I walk by this beautiful, architecturally-sound Spanish bungalow, I feel so lucky to be living here in this time, in this neighborhood, where the ghosts of the past continue to thrive in the stunning buildings here. And it seems LA Survey agrees as they appointed this building a historical building that should be protected for years to come.

I love 750 N Edinburgh and the way it makes me feel whenever I walk by here in my neighborhood, and I hope that the Office of Historic Resources will take excellent care of our streets, our buildings and our neighborhood by preserving this gorgeous property for it's original intent, realizing this style can never be duplicated if we don't protect this unique architecture of the Spanish Bungalow for our children's and LA's future!

Therefore, I support the designation of Edinburgh Bungalow Court as a historic-cultural monument and I hope you will choose to do so too!

Sincerely,

Dee Ann Newkirk
LA, CA



RECEIVED 11/3/15
(Date)
City of Los Angeles
Department of Planning
100 N. Main Street
Los Angeles, CA 90012

Shannon Ryan <shannon.ryan@lacity.org>

I support the Edinburgh Bungalow Courts designation as an historic-cultural monument.

1 message

edward hunt <edvhunt@earthlink.net>
To: shannon.ryan@lacity.org

Mon, Nov 2, 2015 at 7:19 PM

Dear Shannon,

I understand you are the planner on the 750 Edinburgh Bungalow Courts. I support their designation as an historic-cultural monument.

In just 7 more years, they will be 100-years-old. They are an excellent example of a Hollywood Bungalow Court and of early twentieth century multi-family residential development.

This Court complex provided work force housing to the growing early movie studios just a short bike or street car ride away. Today they provide affordable moderate rents and substantial green space, both in short supply in today's Los Angeles.

Please support this designation.

Edward Villareal Hunt, AIA, ASLA

4928 West Melrose Hill, Hollywood, CA 90029

323-646-6287



RECEIVED 11/2/15
(Date)
City of Los Angeles Department of City Planning
1500 Broadway, 15th Floor, Los Angeles, CA 90012

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court (750-756½ N. Edinburgh Ave. – CHC-2015-3386-HCM)

1 message

Liza Gerberding <lizagerb@me.com>
To: Shannon.ryan@lacity.org

Mon, Nov 2, 2015 at 10:03 AM

Re: 750-756½ N. Edinburgh Ave. – CHC-2015-3386-HCM

Dear Shannon,

I am writing to encourage the Cultural Heritage Commission to designate the Edinburgh Bungalow Court as a historic-cultural monument.

I have lived in the Miracle Mile area for over 30 years, and I wouldn't live anywhere else. The Edinburgh Bungalow Court, about a mile away from me, is a perfect example of why I moved to my area—old buildings, hard-wood floors, high ceilings, detailed built-ins. This building is a part of Hollywood history, and should be preserved and enjoyed in the future for its unique charms.

In recent months, I have met some of the people who live on Edinburgh and surrounding streets. This building is part of the warp and weft of that community. Leaving it vulnerable to being torn down is akin to erasing the memories of those who lived there—artists, accountants, actors, craftspeople—middle class people who made this city work. This is a neighborhood built for the middle class, for those who could not afford a home on a separate lot but who wanted to feel at home with their neighbors. Each bungalow is a home in and of itself. The units are slightly smaller versions of the apartment I have lived in on Alandele Ave. for 25 years—it is my home.

I have read the HCM application, and agree that Edinburgh Bungalow Court meets the following criteria: 1. It reflects the broad cultural, economic, or social history of the nation, state, or community; 2. It embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction.

Built in 1923, Edinburgh Bungalow Court is significant for its association with the rapid development of Hollywood and its surrounding areas, including Mid City West, in the early 1920s. It embodies distinguishing characteristics of the bungalow court property type, a multi-family residential typology prevalent in and around Hollywood in the early decades of the twentieth century, and one that is rapidly diminishing. In Mid City West, extant examples of this property type, in which dwelling units are arranged in separate, one-story bungalows surrounding a central courtyard, are particularly rare. The bungalow court property type provided renters with an opportunity to live in an environment with amenities comparable to what existed in single-family residential neighborhoods, at a time when Hollywood and its surroundings were experiencing rapid growth and development. The Edinburgh Bungalow Court is further distinguished by its unique Mediterranean Revival design, integrating elements of Spanish Colonial

Thank you for your consideration.

Liza Gerberding
937 Alandele Ave.
Los Angeles, CA 90036



RECEIVED 11/2/15
(Date)
City Department of City Planning
1221 Wilshire Blvd. Room 1200
Los Angeles, CA 90017

Shannon Ryan <shannon.ryan@lacity.org>

(no subject)

1 message

Now You Know <cgoodridge88@gmail.com>

Fri, Oct 30, 2015 at 7:30 PM

To: "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>

Hi Shannon,

I work near this beautiful property, and I believe that it is so important to preserve LA's historic buildings that preserve the cultural beauty of the past, especially this one. The charm of this building is unmatched and adds so much character to the neighborhood.

I support the designation of Edinburgh Bungalow Court as an historic-cultural monument.

Best,
Colin Goodridge

11/2/2015

City of Los Angeles Mail - 750 Edinburgh - CHC -2015-3386-HCM



RECEIVED 11/2/15
(Date)
Los Angeles Department of City Planning
Office of Historic Resources

Shannon Ryan <shannon.ryan@lacity.org>

750 Edinburgh - CHC -2015-3386-HCM

1 message

Jared Rosenberg <jared.s.rosenberg@gmail.com>

Mon, Nov 2, 2015 at 8:09 AM

To: shannon.ryan@lacity.org

Hi Shannon -

I am writing you to show my support for the designation of Edinburgh Bungalow Court as an historic cultural monument. I live at 751 Hayworth, which abuts 750 Edinburgh in the back. Not only do I care about the preservation of the character of the neighborhood I've lived in for almost 5 years, but this specific property is important to me. I view this property from my bedroom and bathroom windows, so every morning it is the first thing I see, and every evening the last. As a writer, I work from home most days - it is the serenity of the neighborhood that allows me to focus and find inspiration, and it is properties like 750 Edinburgh that make the area what it is. It would be a shame to allow such a beautiful, historically significant piece of classic LA architecture to disappear.

Thank you for your help and support in this endeavor.

Best

-Jared Rosenberg



Shannon Ryan <shannon.ryan@lacity.org>

750 N. Edinburgh

1 message

amyg93@aol.com <amyg93@aol.com>
To: shannon.ryan@lacity.org

Sun, Nov 1, 2015 at 9:36 AM

Hi Shannon,

Please Save 750 N. Edinburgh, I had a building at 714 many years ago. I sold it, It is still there. Several years ago, That's what people did. They bought and sold property, not demolish.

I use to walk around the neighborhood, and I especially loved to see that quaint, old world courtyard, It brings back such memories. Please don't take away our culture our history. I can never be replaced. That kind of Workmanship is not being done.any longer.

This building deserves to have a historic designation. People will love to live there
Thanks

Amy Galaudet and Family

Amy Galaudet
Artist, Poet, Activist
www.amygalaudet.com

Take not the most trodden path, make your own path, and leave a trail

"Emerson"



RECEIVED 11/2/15
(Date)
Department of City Planning
and Resources

Shannon Ryan <shannon.ryan@lacity.org>

750-756-1/2 Edinburgh Ave. --CHC-2015-3386-HCM

Ty Geltmaker <echobamboo@tygeltmaker.com>

Sat, Oct 31, 2015 at 12:29 AM

To: Shannon.ryan@lacity.org

Dear Shannon Ryan and all to whom this concerns:

Having lived in Los Angeles (Silver Lake/Echo Park) since 1986, moved from NYC, and only since one year ago living in West Hollywood, I have seen the terrible demolition mania happening right now in the midst of homeless crisis. Beautiful homes and bungalow colonies (where one can have the comfort of a small private home with a sense of community) are being bulldozed, Box McMansions built, and most — as we can prove — being converted to Vacation Rentals, emptying out our communities of everyday life.

The situation at 750 Edinburgh is just one example of this erasure of community, sending individual people into homelessness while jettisoning any sense of community to the four winds of profit-driven often out-of-town hedge funds and corporations.

We love our bungalow courtyards (now living in one remaining on our block) for the bungalow, communitarian looking out for each other way of life, as well as the fact that these historic treasures allow for continuation of a daily routine of combined privacy and neighborliness, unique to this architectural building type.

These are historic structures of LA History in their own right, but also living laboratories of daily life giving a healthy dose of human interaction to our metropolis. Tearing these architectural gems down is both a historical and social war on civilization.

Sincerely,

Ty Geltmaker, Ph.D.
8742 Rangely Ave.
West Hollywood, CA 90048



RECEIVED 11/2/15
(Date)

City of Los Angeles Department of City Planning
100 North Main Street, Room 1000
Los Angeles, CA 90012

Shannon Ryan <shannon.ryan@lacity.org>

750-756-1/2 Edinburgh Ave. --CHC-2015-3386-HCM

JAMES ROSEN <james@jamesrosendesign.com>
To: shannon.ryan@lacity.org

Sat, Oct 31, 2015 at 3:02 PM

Dear Shannon Ryan and all to whom this concerns:

Having lived in Los Angeles (Silver Lake/Echo Park) since 1986, and and now living in West Hollywood in a bungalow complex I am writing in support of the Edinburgh Court receiving designations as an Historic-Cultural Monument. The demolition mania happening right now in the midst of homeless crisis only to build luxury houses or condominiums is both morally wrong and a destruction of the social and urban fabric of our communities.

750 Edinburgh is just one example of many eliminating a sense of community, sending individual people into homelessness in the name of new housing profiteers.

We love our bungalow courtyards (now living in the one remaining on our block) for the communitarian looking out for each other way of life, as well as the fact that these historic treasures allow for continuation of a daily routine of combined privacy and neighborliness, unique to this architectural building type.

These are historic structural types of LA architecture and History in their own right, and should be preserved at all costs.

Sincerely,

James Rosen

James Rosen Design LLC
323.314.4588 C
James@jamesrosendesign.com
<http://www.jamesrosendesign.com>

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RECEIVED 10-30-15
(Date)
Los Angeles Department of City Planning
Sustainable Resources

Shannon Ryan <shannon.ryan@lacity.org>

750-760 north Edinburgh Ave

1 message

arlene abelow <arleneabelow1@yahoo.com>

Thu, Oct 29, 2015 at 7:51 PM

To: Shannon.ryan@lacity.org

hi Shannon,

I am writing this email to you as a person who loves Los Angeles and its unique architecture.

I have lived on the same block as 750 north Edinburgh for 8-1/2 years now and the reason I choose this street and neighborhood was the charm and diversity of its historic architecture. It is a wonderful, vibrant block to walk around and I do walk everywhere in this neighborhood. Unfortunately in the past few years, things have changed and if we don't take note, the charm and unique styles will give way to big block modern architecture. Our neighborhood represents the glory days of Los Angeles when people moved from all over the country to places like the Edinburgh Bungalow Court to start their dreams. It is a wonderful place and over the time I have seen many enjoy their lives in the courtyard - sharing dinner, playing music; living the golden southern California life. There is nothing that should and can replace this sweet community living. People are drawn to being here because of places like 750 north Edinburgh. I know I have no desire to live anywhere else. It is places like this that hallmark Los Angeles as a special place that still maintains its authenticity and individual spirit.

Thank you and please honor those who love Los Angeles for the wonderful place it is - no changes please!!!!

arlene abelow



RECEIVED 10-30-15
(Date)
Los Angeles Department of City Planning
Historic Resources

Shannon Ryan <shannon.ryan@lacity.org>

750-756-1/2 N. Edinburgh Ave. _CHC_2015-3386-HCM

1 message

Dottie Dillard <mdsenc@aol.com>
To: shannon.ryan@lacity.org

Thu, Oct 29, 2015 at 1:17 PM

Dear Ms. Ryan

I live on the same block from this property. I walk my puppy down this street daily in fact many times a day. it is heartbreaking to see this property behind the fence and abandoned. I choose this street because of the character , rthe history and charm if this street.

I support the destination of Edinburgh Bungalow Court as a Historic - Cultural Monument.

Many thanks
Dottie Dillard

RECEIVED 10/27/15
(Date)Los Angeles Department of City Planning
1000 N. Main Street, Room 1000
Los Angeles, CA 90012

Shannon Ryan <shannon.ryan@lacity.org>

750 Edinburgh Bungalow former resident

Alisha Wainwright <aewainwright@gmail.com>

Tue, Oct 27, 2015 at 2:04 PM

To: Shannon.ryan@lacity.org

Hello Shannon Ryan,

My name is Alisha Wainwright and I am a former resident of 750 N Edinburgh Ave. I moved because I received an Ellis Act notification in the mail this past April. When I lived there, I walked my dog Duncan along the neighborhood streets and became friendly with lots of my neighbors and truly grew to love the area.

I was devastated when I was forced to move. Finding 750 Edinburgh, which is such a unique architectural gem, was so difficult as affordable housing is becoming harder to find, especially housing with character. My favorite attributes of my apartment were the beautiful mantel with unique tile motifs and the original paned windows that let in a lot of natural light. My neighbors and I would enjoy coffee in the common courtyard, and it was often an office space for my neighbor Rob. The Bungalow Court has been home to artists and musicians and with its prominent location on the corner of Waring and Edinburgh, it's a symbol of the eclectic community.

I write all this to say I support the designation of Edinburgh Bungalow Court as an historic-cultural monument. It really is a unique place to live and perfect for a young working actress like me. There are thousands of people in my shoes, searching for affordable, unique places to call home— making 750 Edinburgh a historic-cultural monument will allow a few more hard working people like me to really enjoy the spark that makes Mid-City West so special.

Thank you for your time,

Alisha Wainwright
www.thehungryactress.com



RECEIVED 10/26/15
(Date)
Department of City Planning
Info Resources

Shannon Ryan <shannon.ryan@lacity.org>

My Story of life at 754 1/2 N. Edinburgh Ave.

1 message

Gregory Beylerian <contact@gregorybeylerian.com>

Mon, Oct 26, 2015 at 4:02 PM

To: Shannon.ryan@lacity.org

To whom it may concern,

My name is Gregory Beylerian and I lived at 754 1/2 N. Edinburgh Ave for about 12 years. I got married and had a child while living there. Although it was a humble one bedroom bungalow, I can not tell you how many times friends and visitors would comment on the "beautiful and charming vibe" of that place. The communal garden aspect that is surrounded by quaint bungalows created a pleasant ambiance with the inclusion of trees and other greenery. Tenants would often commune together in the central courtyard for BBQ's and relaxed socializing.

I have the fondest memories of that space and believe that it not only carries the historical memories of a classic Hollywood era, I heard actors in the 1940's would live here while shooting movies. 750 Edinburgh continues in a tradition of architecture and "lifestyle" which embodies what I believe to be one of Southern California's strongest assets. I am from NYC and was drawn to LA for the romance of living in such a way, unique to LA.

Removing this property not only removes the history and quaint architectural presence, but also removes the valuable and unique "lifestyle" quality.

750 Edinburgh should be restored, not demolished.

Thank You,

Gregory Beylerian

BEYLERIAN

www.gregorybeylerian.com



RECEIVED 10/26/15
(Date)
Los Angeles Department of City Planning
Office of Historic Resources

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

mandy sherman <peeweesherm@aol.com>
To: Shannon.ryan@lacity.org

Fri, Oct 23, 2015 at 2:17 PM

Hi Shannon,

I live just a few blocks from this building. I drive down this street regularly and have always appreciated this and the other beautiful made buildings. The Edinburgh Bungalow Court in particular is a great example of that old bungalow court style from the beginning of the 20th century. The courtyard and common green space is something I love about my building and so I can really appreciate it when I see it in others that still remain.

This building's archway is really the stand-out that must be preserved! I have seen pictures of the inside of this particular building and the built-ins are really quite unique. They don't make them like they used to! All this said, I support the designation of Edinburgh Bungalow Court as an historic-cultural monument.

Thanks,
Mandy Sherman

Mandy Sherman, CSA
MANDY SHERMAN CASTING
310-720-5750 cell

RECEIVED 10/22/15
(Date)Los Angeles Department of City Planning
Office of Historic Resources

Shannon Ryan <shannon.ryan@lacity.org>

750 Edinburgh

IOWELA@aol.com <IOWELA@aol.com>

Thu, Oct 22, 2015 at 2:54 PM

To: save750edinburgh@gmail.com

Cc: Shannon.ryan@lacity.org

Hello,

My name is Shawn Esrawi, I live/work Behind this property at 755 N Hayworth Ave.

I walk/bike down this street regularly, to walk my dog, to get coffee

- I chose this neighborhood and/or my building because of the character, history and charm of the 1920's & 30's architecture
- Per Survey LA, it appears eligible for California and National register
- The Edinburgh Bungalow Court is an excellent example of a Hollywood bungalow court and early multi-family living. Bungalow living feels like a house for those who can't afford to buy one
- I love the unique and dramatic Spanish mission-style arched entry
- I love the courtyard in the center and giving people the ease of gathering, playing music, laughing, & enjoying life
- I have been inside one of the apartments/ I have seen pictures and the original built-ins, cabinetry and tile are very special.
- When the bungalows were built in 1923, Los Angeles was rapidly expanding. For the same reasons today, affordability and community, we must hold on to these buildings if we want diversity & connection

"I support the designation of Edinburgh
Bungalow Court as an historic-cultural monument"

Cordially,

Millennium Real Estate Development Inc

Shawn Esrawi

Broker/President

129 N Le Doux Rd

Beverly Hills, CA 90211

(323) 377-7270

iowela@aol.com

CalBre: 01221935

RECEIVED 10/20/15
(Date)

Los Angeles Department of City Planning
Office of Historic Resources

October 18, 2015

To whom it may concern:

I would like to support the designation of Edinburgh Bungalow Court as a historic-cultural monument. I live at 751 N. Hayworth Avenue directly behind the bungalow court. The character of this bungalow court adds greatly to the neighborhood. This charm and this history is the reason why I chose my apartment that I currently live in for the past 5 years. My neighborhood is quiet, peaceful and serene, and I feel comforted by all of the beautiful 1920's buildings around me. I am grateful for your work and the chance for this property to potentially become a monument. I strongly hope that your commission is in agreement with my opinion and experience.

Sincerely,

Jennifer Hollander



RECEIVED

10/19/15

(Date)

Los Angeles Department of City Planning
Office of Historic Resources

Shannon Ryan <shannon.ryan@lacity.org>

750 Edinburgh ave Bungalows

Ocnarf <everythingfranco@yahoo.com>

Sun, Oct 18, 2015 at 11:44 AM

To: "Shannon.ryan@lacity.org" <Shannon.ryan@lacity.org>

Hi Sharon,

I want to take the opportunity to write to you and tell you what the Edinburgh Bungalow Court at 750 Edinburgh ave. means to me and the community I live in. I have lived on 736 n. Edinburgh avenue for over 6 years. During that time I've had visitors from NY, Berlin, Paris and all over the Globe and they all speak about how they love the bungalows that are unique to LA. I have had the pleasure to pass by them several times a day when I walk my dog. The bungalows sit one short block from one of the most famous avenue in the World, MELROSE AVE!!

I have been inside as well and the original built in cabinets, the floor plan, gorgeous courtyard and not to mention the Spanish tiles and stunning arches. When you are there you can feel the how beautiful and "historic" this Mission Revival Style is. The 1920's was when some of the most iconic architecture was built in LA and this one in particular was built to fill the need for affordability back in the 20's and which its needed more than ever now.

The Bungalows are historic in a city that has very little history, it breaks my heart to see the building evacuated and fenced!!!! I don't stand up for much, but I can't stand by and see something so special to our city and our hearts vanish for ever. PLEASE HELP MY NEIGHBORHOOD KEEP THIS GEM!

Please let me know if you have any questions!

Kind regards,
Franco



RECEIVED

10/16/15

(Date)

Los Angeles Department of City Planning
Office of Historic Resources

Shannon Ryan <shannon.ryan@lacity.org>

Edinburgh Bungalow Court

1 message

CheRae Adams <cheraeadams@sbcglobal.net>

Fri, Oct 16, 2015 at 2:29 PM

Reply-To: CheRae Adams <cheraeadams@sbcglobal.net>

To: "Shannon.ryan@lacity.org" <Shannon.ryan@lacity.org>

Hello. I live near the Edinburgh Bungalow Court and spend some time on the street and in the neighborhood. The bungalows give me a sense of history, peace, and comfort and they are also an excellent example of a Hollywood bungalow court and early twentieth century multi-family residential development. My neighbors and I love the unique arched entryway reminiscent of the Mission Revival Style and we love the courtyard layout and access to common green space. I have seen pictures and the original built-ins, cabinetry and tile are very special. When the bungalows were built in 1923, Los Angeles was rapidly expanding. For the same reasons today, affordability and community are important needs for city. I support the designation of Edinburgh Bungalow Court as an historic-cultural monument.

Thank you!

Che'Rae Adams

Steering Committee Member, Directors Lab, West

Producing Artistic Director, LA Writers Center

Director of Operations and Programming, Capshaw/Spielberg Center for Arts and Educational Justice

Petition to Save Edinburgh Bungalow Court

The undersigned supports the designation of 750-756-1/2 N. Edinburgh Ave. as a Historic-Cultural Monument.

Edinburgh Bungalow Court meets the following criterion for designation as a Los Angeles Historic-Cultural Monument:

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

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

Built in 1923, Edinburgh Bungalow Court is significant for its association with the rapid development of Hollywood and its surrounding areas in the early 1920s. The subject property also embodies defining characteristics of the bungalow court, a multi-family housing typology prevalent in and around Hollywood in the early decades of the twentieth century, and one that is rapidly diminishing.

Sign Edwin M Felton Name EDWINA M. FELTON email EDW.NAFELTON@ATT.NET
phone (323) 782-0477 Address 817 N. HAYWORTH AVE. #12 L.A. CA 90046

Sign Carinne Niggins Name _____ email N/A
phone 323 ~~852-0370~~ Address 817 N. Hayworth #11
852 4707

Sign Julene Hill Name _____ email NONE
phone 818-8361414 Address 817 N. Hayworth Ave #1

Sign Deborah B. Clark Name Deborah B. Clark email dbc35@sb.cgl.usc.lacof
phone 323-957-9153 Address 817 N. Hayworth Ave #9 LA CA 90046

Sign Moses Judah Name MOSES JUDAH email _____
phone (323) 627-2882 Address 817 N. HAYWORTH AVE APT 6

Sign Hillary Hall Name HILLARY HALL email hallhnm2@email.slu.edu
phone 732-546-2428 Address 646 N. KILKEA DR 90048

Sign Wayne Marmor Name WAYNE MARMOR email WAYMARR@EARTHLINK.NET
phone 323-852-1939 Address 7974 MEDRIVE AVE LA CA 90046

Petition to Save Edinburgh Bungalow Court

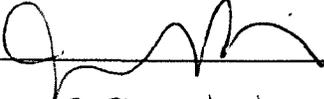
The undersigned supports the designation of 750-756-1/2 N. Edinburgh Ave. as a Historic-Cultural Monument.

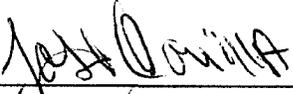
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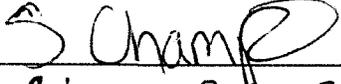
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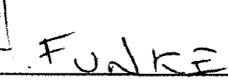
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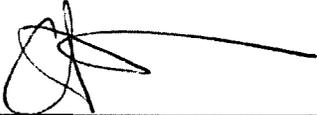
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Sign  Name Jessica Rojas email ~~jerichelle@gmail~~ jerichelle@gmail
phone 208-284-4193 Address 200 S Catalina, Los Angeles, CA 90004

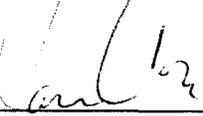
Sign  Name Jose Bonilla email N/A
phone N/A Address 7970 Melrose Ave Los Angeles, CA

Sign  Name Shay Champ email ShayChamp80@gmail
phone 310 623 9213 Address 7961 Melrose Ave

Sign  Name ~~AJ~~ AJ email ANDJ@GUISESHOP.COM
phone 310 848 7874 Address _____

Sign  Name Alana email alanashenker@gmail.com
phone 310 871 9297 Address 833 N Edinburgh Ave PH#7

Sign  Name Lilia email lilia.barskykn@gmail.com
phone 310 790 0619 Address 7961 Melrose Ave

Sign  Name Jamie email JamieC0708@gmail.com
phone (917) 232-6262 Address 1021 N Orange Grove Ave

Petition to Save Edinburgh Bungalow Court

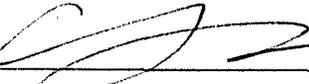
The undersigned supports the designation of 750-756-1/2 N. Edinburgh Ave. as a Historic-Cultural Monument.

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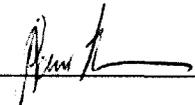
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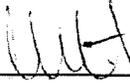
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Sign  Name AUSTIN MALEDO email AUSTINMALEDO@CINAH1.COM
phone (562) 574-6027 Address 5705 CHARLTON WAY LA, CA 90078

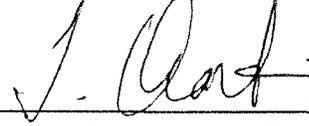
Sign  Name Lauren Dimosky email adornla@femme@gmail.com
phone (310) 409-3082 Address 10833 Camarillo St #8 LA, CA
91602

Sign  Name Ty Geltmaker email tyhoban@tygeltmaker.com
phone 323-314-4588 Address 8742 Rangely Ave W. Hollywood, CA
90248

Sign  Name James Rosen email JamesCJamesRosen@design.com
phone 323.314.4588 Address 8742 Rangely Ave West Hollywood, CA

Sign  Name Kiera Pollitt email Kier@LajuceShop.com
phone 310 902 0313 Address 1350 N. Harper Ave West Hollywood CA

Sign  Name Arlene Abelow email arleneabelow1@yahoo
phone 510 367 3234 Address 725 N Edinburgh Av #1 LA 90069

Sign  Name JAY & NAV CHAKRAVARTI email JAY@VARTI.NET
phone 323-788-7667 Address 741 N. EDINBURGH AVE LOS ANGELES,
CA 90046

Petition to Save Edinburgh Bungalow Court

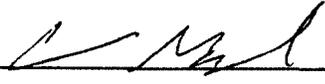
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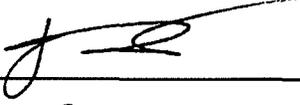
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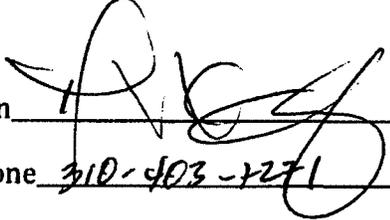
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Sign  Name Eric Sundal email eric.sundal@gmail.com
phone 323 512 1900 Address 1210 N. Cherokee Ave. #211 LA, CA 90038

Sign  Name Trevor Tiley email eagleorankollective@gmail.com
phone 480 460 0315 Address 1654 Lyman Pl 19027

Sign  Name Ivan of Ocampo email ivanofocampo@icloud.com
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Sign  Name Camila Casanas email casanascamila@yahoo
phone (415) 583-9708 Address 5640 Franklin Ave 90028

Sign  Name Elijah Storms email elijahstorms@gmail.com
phone 918 314-8154 Address 20832 Valerio St #1, 91306

Sign  Name Mike de la Madrid email delamadrid93@yahoo.com
phone (805) 432 2818 Address 817 S Casarfield St. 91109

Sign  Name Austin Rhodes email austin.rhodesbros@gmail.com
phone 567-215-6189 Address ~~7925~~ 7925 Clinton Street, ~~90004~~
Los Angeles, CA

Petition to Save Edinburgh Bungalow Court

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Sign *Cynthia Sok* Name *Cynthia Sok* email *sok.cynthia1963@gmail.com*
phone *323-804-4484* Address *812 N. Laurel Ave LA CA 90046*

Sign *Muriel Mines* Name *MURIEL MINES* email /
phone *(323) 653-1662* Address *817 No. Hayworth Ave #4 LA 90046*

Sign *Cecelia Johnson* Name *Cecelia Johnson* email /
phone *310-592-5976* Address *817 No Hayworth Ave # 8*

Sign *Georgina Fisher* Name *GEORGINA FISHER* email /
phone *323-651-3554* Address *817, N. HAYWORTH AVE # 5*

Sign *Sarah Costello* Name *Sarah Costello* email /
phone *323-782-1824* Address *817- N. Hayworth Ave # 3*

Sign *Walter B.* Name *WALTER BRZEJINSKI* email *walter.brzezinski@me.com*
phone *(310) 880-2536* Address *817 N. HAYWORTH AVE # 10*

Sign *John Destler* Name *JOHN DESTLER* email *JDESTLER13@ROADRUNNER.COM*
phone *323-272-4577* Address *817 N. HAYWORTH AVE # 2*

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Sign C.S Venkatesh Name PADMA & C.S. VENKATESH email P.VENKATESH@VARI-
-NET
phone 323-655-3594 Address 743 N. EDINBURGH AVE LOS ANGELES,
CA 90046

Sign Amy Galaudet Name AMY GALAUDET email AMY6931AOL
phone 323 857-0507 Address 6120 W 5th ST LA 90048

Sign Tom Challenger Name TOM CHALLENGER email T.CHALLENGER@GMAIL.COM
phone 323-394-8997 Address _____

Sign Marylou Leo Name MARYLOU LEO email MLEO75@GLOBAL.NET
phone 323 938-7791 Address 6009 Schumacher

Sign Devin Galaudet Name DEVIN GALAUDET email _____
phone 323 229-3718 Address 1209 S Se John 90035

Sign Sarah Leonard Name SARAH LEONARD email sarahleonard@aol.com
phone 323-408-6016 Address 6320 MELROSE AVE, W HOLLYWOOD, CA 90069

Sign Tyler King Name Tyler King email youcan call me tyler@gmail.
phone 323 764-1365 Address 823 Laurel Ave 90046

Petition to Save Edinburgh Bungalow Court

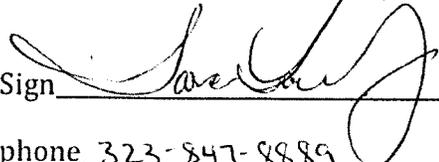
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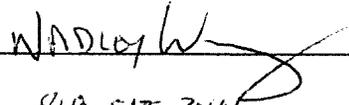
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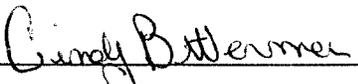
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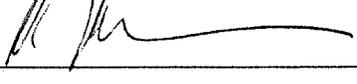
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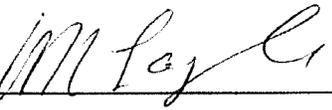
Sign  Name Tara Latheney email Tara-Latheney@gmail.com
phone 323-847-8889 Address 1045 N Fairfax Ave Los Angeles 90030

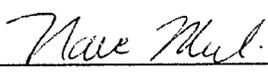
Sign  Name Galt Reuben email galtreuben@gmail.com
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Sign  Name Nawa Morchi email itznawa1111@yahoo.com
phone 310-567-9968 Address 808 N Hayworth Ave # 8

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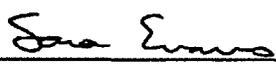
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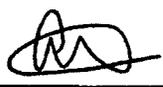
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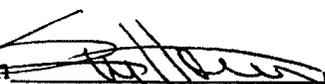
Sign  Name Liz Miller email liz.miller@gmail.com
phone _____ Address 1020 N Edinburgh #5

Sign  Name MARCO BATAJAN email BenStephan123@gmail.com
phone _____ Address 8005 Wring Ave LA, CA 90046

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Sign _____ Name ERIC LULING email TEASTYWARH@MAC.COM
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Sign  Name Sue Harris email s_harris77.sbcglobal.net
phone 818-753-6655 Address 842 N. Edinburgh, LA, CA 90046

Sign  Name STEVE GAMES email stevegames1@yahoo
phone 818 753 6655 Address 842 N. EDINBURGH Los Angeles 90046

Petition to Save Edinburgh Bungalow Court

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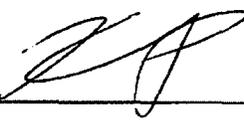
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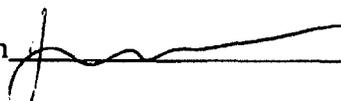
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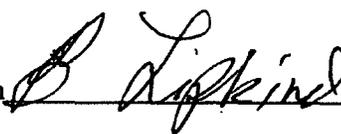
Sign  Name EDWARD L. BOEHM email ted.boehm@hotmail.com
phone 323 855 2763 Address 822 N EDINBURGH AVE, LA, CA 90046

Sign  Name DAVID BREITBURG email _____
phone _____ Address 826 N. Edinburgh Ave #7 L.A. CA

Sign  Name Kimberly Barglow email prsterk@gmail.com
phone _____ Address 912 N. Edinburgh Ave Apt 1 LA, CA 90046

Sign  Name Jesse Barglow email jessebarglow@gmail.com
phone _____ Address 812 N. Edinburgh Ave Apt 1 LA, CA 90046

Sign  Name Heather Fox email hfoxen@gmail.com
phone 323.660.6344 Address 806 N. Edinburgh Ave #3 L.A. 90046

Sign  Name Barney Liptkind email bliptkind@aol.com
phone _____ Address 833 N. Laurel Ave CA 90046

Sign  Name Shanna Knecht email Shanna.Knecht@gmail.com
phone (386) 9682 Address 734 N Edinburgh Ave LA, CA 90046

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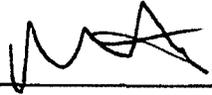
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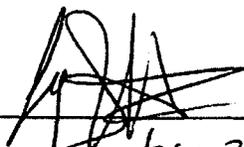
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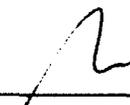
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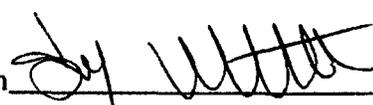
Sign  Name Minerva Trujillo email minervae@aol.com
phone 310 435 23 Address 420 N. Edinburgh Ave. LA, CA 90046

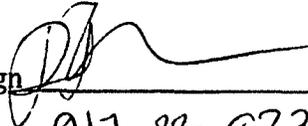
Sign  Name LYNN STRUKSIS email Lynn42@MAC.com
phone 323/363-3529 Address 800 1/2 N. EDINBURGH AVE LA CA 90046

Sign  Name Jess LaBarbera email jessicalabarbera@gmail.com
phone 973 902 2737 Address 832 W Ogden Dr. LA CA 90046

Sign  Name Alyx Garda email alygarda@gmail.com
phone 323 325 3904 Address 10915 Hustler St. N. Hollywood, CA 91607

Sign  Name BENJAMIN PHILLIPS email benlev32@gmail.com
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Sign  Name Jenny Weston-Newman email jweston@thenewwestco.com
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Sign  Name Rachel Newman email rnewman@thenewwestco.com
phone 917-330-8239 Address 735 1/2 N Hayworth Ave, LA 90046

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Sign [Signature] Name Wesley Saunders email labreacoalition@gmail.com
phone 323-939-2754 Address 843 North Detroit St, Los Angeles 90046

Sign [Signature] Name Dan Allyn email _____
phone 310-765-6333 Address 921 N Allyn St

Sign [Signature] Name George email _____
phone 310-205-3552 Address _____

Sign [Signature] Name Liza Gerberding email lizagerb@mac.com
phone _____ Address 937 Alandale Ave L.A. 90036

Sign [Signature] Name ROSALIE WAYNE email roseart747@gmail.com
phone 323-934-0119 Address 8140 Blackburn Ave LA 90048

Sign [Signature] Name Charles Lindenberg email ndisc7@hotmail.com
phone 323-360-2680 Address 8250 W. Blackburn Ave #6 LA 90049

Sign [Signature] Name KEITH NAKATA email keithnakata@mac.com
phone 323-653-0455 Address 811 N. CROFT AVE LA CA 90069

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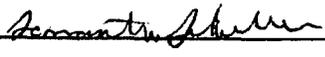
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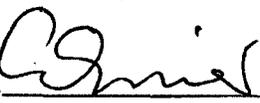
Sign  Name Sumanma Schuecker email sumanmaschuecker@gmail.com
phone 215-779-6609 Address 750 N. Hollywood Avenue, Los Angeles, CA 90046

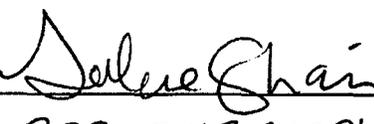
Sign  Name Priscilla Menjivar email priscilla.menjivar@gmail.com
phone 949-873-1746 Address 722 N Hollywood Ave #4 LA CA 90046

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Sign  Name Christian Eimer email priscilla.la@aol.com
phone (323) 404-8553 Address 813 N. Edinburgh Ave, Los Angeles, CA 90046

Sign  Name Silve Shain email spacestasha@yahoo.com
phone 323.848.4796 Address 5959 Franklin Ave, 90028

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Sign Karen Smalley Name KAREN Smalley email Karen.Smalley@gmail.com
phone 310 994 2815 Address 124 N. Flores St. LA 90048

Sign Lisa M Whaley Name LISA M WHALEY email LISA.MCFADDENWHALEY@gmail.com
phone 214 674 6068 Address 324 S. Beverly Dr. #219. Bk, CA 90212

Sign S Cole Kazari Name Cole Kazari email cedkazari@yahoo.com
phone 818 553 5531 Address 7215 Hillside Ave #31, LA 90046

Sign W. J. Kysor Name W. J. KYSOR email _____
phone 323-251-4501 Address 806 N. EDINBURGH AVE #1 90046

Sign Frank J. Kysor Name FRANK J. KYSOR email _____
phone 723-836-1380 Address 806 N. EDINBURGH #1 90046

Sign Mark Thomesen Name MARK THOMSEN email THOMSEN1000@GMAIL
phone 323-360-3200 Address 806 N. EDINBURGH AVE #3 90046

Sign Dee Ann Newkirk Name Dee Ann Newkirk email dnewki@yahoo.com
phone 323-326-6240 Address 427 1/2 N Hayworth Ave 90048

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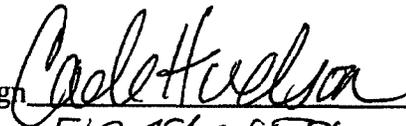
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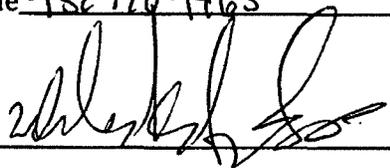
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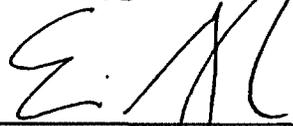
Sign  Name Steven LUFTMAN email SLUFTMAN@YAHOO.COM
phone 310-503-9956 Address 124 N FLORES ST. 90048

Sign  Name Cade Hudson email Cadehudson@gmail.com
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Sign MC Spinks Name MC Spinks email manics1@yahoo.com
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Sign  Name Natalie Gregory email wattlegreggs@gmail.com
phone 323.236.7089 Address 771 Hyperion Ave #504
LA, CA 90029

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Sign Barrie Mottishaw Name Barrie Mottishaw email barrie@nibs.com
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Sign Johnny Landers Name Johnny Landers email johnnylanders@gmail.com
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Sign Ricky Franks Name Ricky Franks email RFranks31@yahoo.com
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Sign Stephanie Boehm Name Stephanie Boehm email boehmstephanie@gmail.com
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Sign Joanna Greer Name JOANNA GREER email joannagrier@gmail.com
phone 310.488.8828 Address 846 N. EDINBURGH AVE

Sign Allan Phillips, MD Name ALLAN PHILLIPS, MD email _____
phone 818.784.7105 Address 812 NO. EDINBURGH AVE #4
LOS ANGELES, CA 90046

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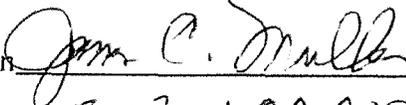
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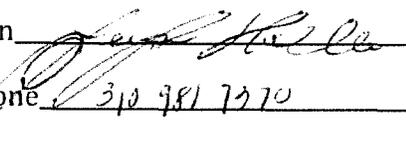
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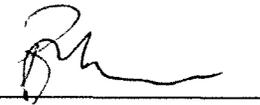
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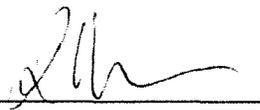
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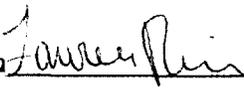
Sign  Name JAMES C. MULLER email _____
phone 323-600-3195 Address 5460 Village Green 90016

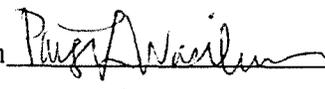
Sign  Name JENNIFER HOLLAND email _____
phone 310 981 7370 Address 751 N. Hayworth Ave 90046

Sign  Name BEN PRUM email pben170@yahoo.com
phone (619) 309-8510 Address 753 N. Hayworth Ave 90046

Sign  Name PETER MACARI email petromacari@gmail.com
phone 312-608-6070 Address 753 N. HAYWORTH AVE 90046

Sign  Name DONATELLO TELESCA email stelesca@ucla.edu
phone 206 333 6886 Address 745 N. Hayworth Ave 90046

Sign  Name Lauren Reiss email laurenreiss91@gmail.com
phone 914-610-9735 Address 750 N Hayworth Ave 90046

Sign  Name Paige Wasilewski email plwasilewski@gmail.com
phone (670) 709-1439 Address 750 N. Hayworth Ave 90046

Petition to Save Edinburgh Bungalow Court

The undersigned supports the designation of 750-756-1/2 N. Edinburgh Ave. as a Historic-Cultural Monument.

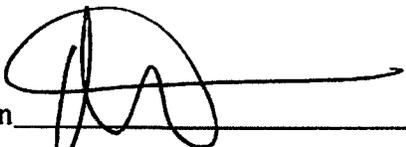
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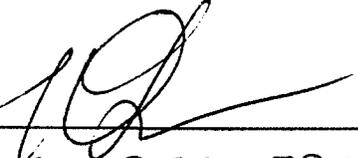
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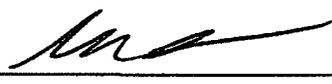
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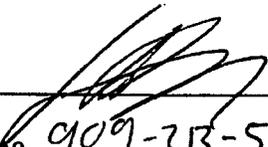
Sign  Name ERIC & NATALIE GROMAN email ERICSGROMAN@GMAIL
phone 310.991.2579 Address 1248 LAUREL AVE #101 90046

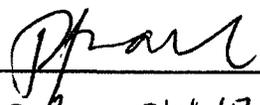
Sign  Name Franco Martinez email EverythingFranco@gmail.com
phone 310-994-0372 Address 736 N. Edinburgh Ave LA CA 90046

Sign  Name Wendy Lallas email WLallas@ca.rr.com
phone 323 899 0582 Address 732 1/2 N Edinburgh ave

Sign  Name Michael Colarik email colarimj@gmail.com
phone 330 766 1046 Address 4872 Topanga Canyon Blvd. #276 Woodland Hills CA 90290

Sign  Name DAVID STUTZ email DAVIDSBODYTHERAPY@gmail.com
phone 323 449-7299 Address 725 Hayworth #3

Sign  Name Leon Baham email leombaham@gmail.com
phone 909-213-5898 Address 1022 N. HAYWORTH AVE #B

Sign  Name patty Basil email pattybasil@sbcglobal.net
phone 213 910 0276 Address 713 W. Edinburgh Ave LA CA 90046

Petition to Save Edinburgh Bungalow Court

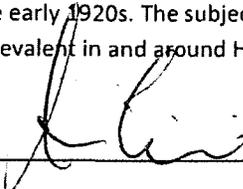
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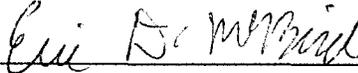
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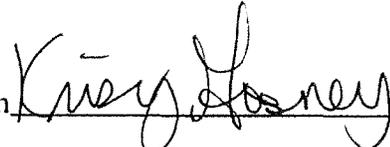
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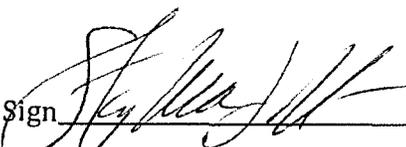
Sign  Name Alex Griffin email Amgriffin2010@gmail.com
phone _____ Address _____

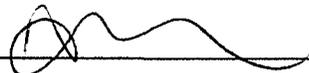
Sign  Name Eric McBride email emcbride23@yahoo.com
phone _____ Address 734 1/2 N. Edinburgh Ave

Sign  Name ALASTAIR email alastairandrew@sbglobal.net
phone 310-383-8353 Address _____

Sign  Name Kate Eggert email kateblaine@gmail.com - West Hollywood Heritage Project
phone 323-481-4167 Address 948 Palm Ave, #3, 90069

Sign  Name Kresy Gosney email kgosney@sbglobal.net
phone _____ Address 948 Palm Ave, 3, 90069

Sign  Name STEPHANIE J. HARKEY email sjh1212@aol.com
phone 310-985-4723 Address 1139 N. Vista St. Westo, CA 90046

Sign  Name Alisha Wainwright email awainwright@gmail.com
phone 9548731403 Address 1165 N Formosa Ave Westo 90046

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Sign Judson Feder Name Judson Feder email judfeder@gmail.com
phone 562/495-1921 Address 800 E. Ocean Blvd.; Long Beach CA 90802

Sign Kaye McKinnon Name Kaye McKinnon email KAYEMACK88@gmail.com
phone 310-709-1779 Address 8011 Norton Avenue, La Habra, CA 90046

Sign A. V. Kelly Name A. V. Kelly email AKELLY@USC.EDU
phone 323-050-9105 Address 1211 N. KOPPEL ST #9
W. HOLLYWOOD, CA 90069

Sign Michael Holik Name Michael Holik email HOLIKM@HOTMAIL.COM
phone 310 402 8027 Address 1060 N. SIERA BOULE AVENUE #502
WEST HOLLYWOOD CA 90046

Sign Dan Morin Name DAN MORIN email POSITANO1970@GMAIL.COM
phone 323.821.0551 Address PO Box 46506, WEST HOLLYWOOD, CA

Sign Ivy Bottini Name Ivy Bottini email _____
phone 323-848-8015 Address 1015 N. Kings Road Unit 213

Sign Cynthia J. Blatt Name CYNTHIA J. BLATT email cynthiajb7@gmail.com
phone 323 951-0220 Address 848 N. KING ROAD, # 212 WEST HOLLYWOOD, CA
90069

Petition to Save Edinburgh Bungalow Court

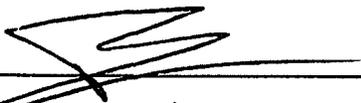
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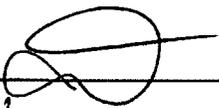
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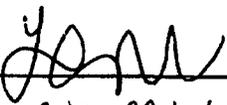
Sign  Name PAUL YOUNG email young.paul@yahoo.com
phone 323 377 1102 Address 7923 WARING AVE CA 90046

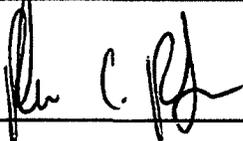
Sign  Name NICOLAS GORDY email Nicolasgordy@gmail.com
phone 310-274-7491 Address 4033 Tracy Street, CA 90027

Sign  Name JON GORDON email JON.GORDON@GMAIL.COM
phone 310 963 7491 Address 812 N EDINBURGH AVE, #3 90046

Sign  Name Laura Schwinn email Schwinnlaura@gmail.com
phone 310-940-7311 Address 710 N. Hayworth 90046

Sign  Name GIUSEPPE COSSU email CAGNULARI@YAHOO.COM
phone 213-268-8139 Address 710 N. HAYWORTH 90046

Sign  Name Lauren Wagginer email veganpancakes@gmail.com
phone 310-994-6741 Address 800 N. Edinburgh Ave, Los Angeles CA 90046

Sign  Name PHILLIP RODRIGUEZ email PHILLIP@NUDIEJEANS.COM
phone 310.893.4592 Address 819 N. EDINBURGH AVE. LOS ANGELES CA. 90046

Petition to Save Edinburgh Bungalow Court

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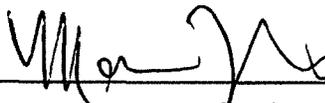
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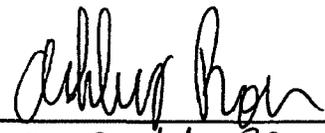
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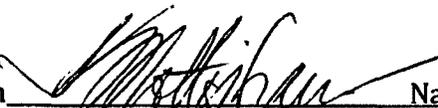
Sign  Name Jared Rosenberg email jared.S.rosenberg@gmail
phone (310) 755-8608 Address 751 1/2 N. Hollywood Ave
LA, CA 90046

Sign  Name SCOTT MCDONALD email scot@mac.com
phone 310 694 4447 Address 8273 NORTON AVE
WENO CA 90046

Sign  Name John Beutja email Johnny.lonely@valhoo.com
phone _____ Address _____

Sign  Name Marisa Hammond email marisahammond@gmail.com
phone 925-708-3611 Address 722 N Orlando Ave weho 90069

Sign  Name Ashley Romans email romans.ashley.m@gmail.com
phone 908 447 9288 Address 806 N. Edinburgh Ave, West Hollywood
90046

Sign  Name JOHN MITTERMEIER email JM@NIBS.COM
phone 323 356 6329 Address 8012 WARRING AVE 90045

Sign  Name Norman L. Cox email normcoxla@gmail.com
phone 323-828-0103 Address 8721 Santa Monica Blvd #302; W. Hollywood 90069

Petition to Save Edinburgh Bungalow Court

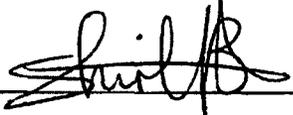
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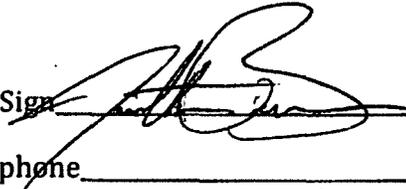
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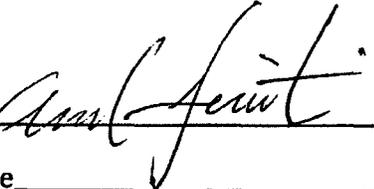
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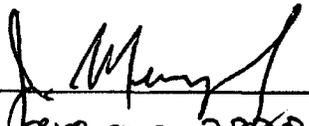
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Sign  Name Shirley email efieram@yahoo.com
phone _____ Address _____

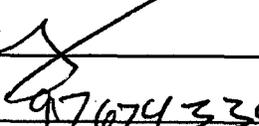
Sign  Name Jonathan email Jonathan.B.805@gmail.com
phone _____ Address _____

Sign  Name Andrew I email drezzy1987@gmail.com
phone _____ Address 6708 MELROSE AVE

Sign  Name Greg email gregory12@netzero.com
phone 310 424 2489 Address 719 N. Hayworth

Sign  Name James Murphy email NYJimmy2010@yahoo.com
phone 818 949-3298 Address 6725 Blawie Ave Lake Balboa Ca. 91406

Sign  Name VIDUBLING email _____
phone 9310 Address 749 17th St, Santa Monica, CA

Sign  Name Avery Bays email averybays06@hotmail.com
phone 976743300 Address 749 17th St Santa Monica CA

Petition to Save Edinburgh Bungalow Court

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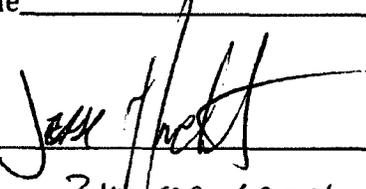
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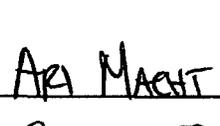
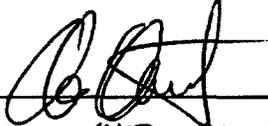
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Sign  Name Tracey Adams-Kusinski email swimrskic@gmail.com
phone _____ Address _____

Sign  Name Daniel J. Naab email dannaab@gmail.com
phone _____ Address _____

Sign  Name JESSE MACHT email JESSEMACHTMUSIC@gmail.com
phone 310 810-6654 Address 843 N. LAUREL AVE LA, CA

Sign  Name  email RESTOTLE@GMAIL.COM
phone 322 653-2481 Address 843 N. LAUREL AVE

Sign  Name LANIE TERRILE email LANIETERRILE@~~gmail.com~~ ^{sbcglobal.net}
phone 310-657-6511 Address 847 Westbourne Dr. #3 West Hollywood Ca.

Sign  Name Scott Umfress email scottalige@sbcglobal.net
phone 310.924.9084 Address 806 N. Edinburgh #2 LA Ca 90046

Sign  Name Gorman Navarro email lubanbayPR@aol.com
phone 305 724 7722 Address 806 N Edinburgh Ave #2, LA CA 90046

Petition to Save Edinburgh Bungalow Court

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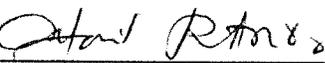
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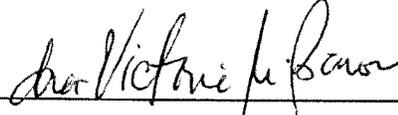
Sign  Name Vivian Polter email vivi.polter@phoo.com
phone 310-407-1610 Address 6371 Selma St. 90028 CA

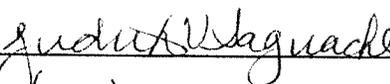
Sign  Name Carlos E. Castro email _____
phone (213) 413-4744 Address 17196 Rafter St. L.A. CA 90026

Sign  Name Sarah Park email sapark@chla.usc.edu
phone 323 877 8830 Address 4150 Marzillon St LA CA 90029

Sign  Name ARYA ZAHERI email MZAHERI@CHLA.USC.EDU
phone 323-361-2437 Address 8934 NEVADA AVE, CANOGA PARK CA 91304

Sign  Name Carlos Ramos email crsoto43@gmail.com
phone 323 486-7707 Address 346 N. Vermont Ave. LA CA 90009

Sign  Name Maria Victoria M. Barron email marivicbarron@yahoo.com
phone 424-210-1129 Address 3638 Eagle Rock Blvd. Apt B Los Angeles CA 90065

Sign  Name Judith Valeria Saguache email jsaguache@chla.usc.edu
phone (818) 632-1199 Address 18240 Acre St. Northridge, CA 91325

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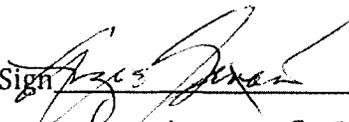
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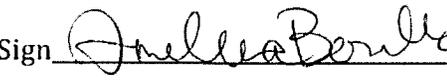
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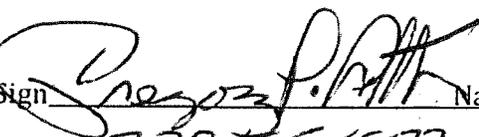
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Sign  Name DANIELLE ELLIOTT email LEASERD@YAHOO.COM
phone 323-207-4140 Address 8306 WILSHIRE BLVD #1221
HAILING BT CA 90011

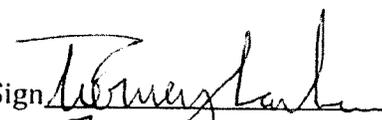
Sign  Name ANGIE GUZMAN email guzman2929@yahoo.com
phone (323) 828 7086 Address 145 S. Harper Ave LA 90048

Sign  Name Anela Borella email hellaborella@gmail.com
phone 646 226 2600 Address 2003 1/4 Argyle Ave, L.A 90068

Sign Jobed. Name James Obed email _____
phone 781.405.0814 Address 2003 1/4 Argyle Ave, CA 90068

Sign  Name GREG SUTTER email gsutter1@NAC.COM
phone 323 555-6572 Address 740 N. EDINBURGH #4U #4, LA, CA 90046

Sign  Name Anelle Diaz email AnelleLdz@aol.com
phone 203-816-1008 Address 806 N Edinburgh #4, LA, CA, 90046

Sign  Name Tierney Linnham email MalloyTierney@gmail.com
phone 714-249-0845 Address 806 N Edinburgh Ave, apt 4, LA, CA 90046

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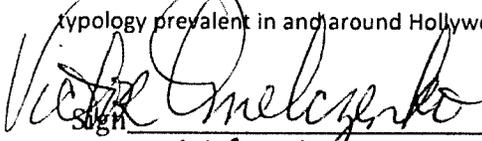
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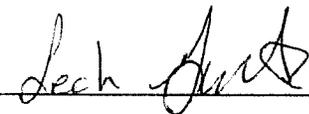
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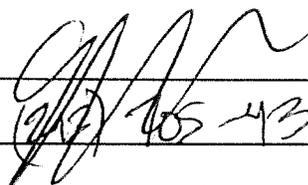
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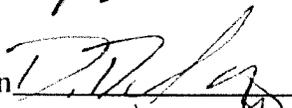
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Sign  Name VICTOR OMELCZENKO email VOWEHO@GMAIL.COM
phone 213-200-5103 Address 1246 NORTH LAUREL AVE, APT. G
90046

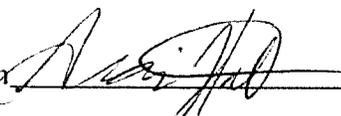
Sign  Name LEAH Garter email Leahmorey@gmail.com
phone 316-644-0273 Address 850 W. Edinburgh Ave, W.H. Ct., 90046

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phone 213 448 7100 Address 8005 Waring Ave #6 L.A. 90046

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Petition to Save Edinburgh Bungalow Court

The undersigned supports the designation of 750-756-1/2 N. Edinburgh Ave. as a Historic-Cultural Monument.

Edinburgh Bungalow Court meets the following criterion for designation as a Los Angeles Historic-Cultural Monument:

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

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

Built in 1923, Edinburgh Bungalow Court is significant for its association with the rapid development of Hollywood and its surrounding areas in the early 1920s. The subject property also embodies defining characteristics of the bungalow court, a multi-family housing typology prevalent in and around Hollywood in the early decades of the twentieth century, and one that is rapidly diminishing.

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ave

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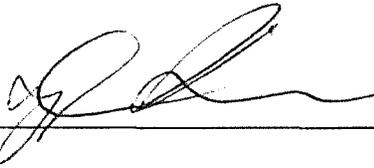
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