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CERTIFIED MAILING - RETURN RECEIPT REQUESTED

Mailing Date: **SEP 12 2017**

Christopher and Susanna Musotto Capparo
8527 Brier Drive
Los Angeles, CA 90046

HOGAN RESIDENCE; 8527 WEST BRIER DRIVE; CHC-2017-3228-HCM; ENV-2017-3229-CE

Pursuant to Subsection 4 of Section 22.171.10 of the Los Angeles Administrative Code (LAAC), at its meeting of **September 7, 2017** the Cultural Heritage Commission (Commission) determined that the application for proposed designation as a Historic-Cultural Monument referenced above, merits further review and moved to take the proposed designation under consideration.

Pursuant to Section 22.171.8, a subcommittee of the Commission and Office of Historic Resources staff has scheduled a site visit of the property for **September 28, 2017**. The purpose of the site visit is to inspect or investigate the site, including touring or reviewing photographic or video graphic records. The Director or his designee will thereafter prepare a report and recommendation on the proposed designation. The Commission will then hold a public hearing to determine whether the building conforms with the definition of a Monument as defined in LAAC Section 22.171.7. You will be notified of the date, time and place of the public hearing. If the Commission determines that the property conforms with the definition of a Monument, pursuant to LAAC Section 22.171.7, then the matter will be referred to the City Council for final determination.

You are hereby advised that pursuant to LAAC Section 22.171.12, initiation of these proceedings temporarily stay demolition, substantial alterations or removal of the site, building or structure in question. Therefore the Department of Building and Safety shall not issue permits for the demolition, substantial alteration or removal of the site, building or structure. Furthermore, regardless if a permit has already been issued or exists, all work involving the demolition, substantial alteration or removal of the site, building or structure shall cease immediately pending final determination by the Council.

The Commission vote was as follows:

Moved: Milofsky
Seconded: Buelna
Ayes: Barron, Kennard

Vote: 4 - 0

If you have questions, please contact Melissa Jones, Office of Historic Resources at (213) 978-1192 or via email at melissa.jones@lacity.org or Lambert Giessinger, Architect at (213) 978-1183 or via email at lambert.giessinger@lacity.org.



Etta M. Armstrong, Commission Executive Assistant I
Cultural Heritage Commission

Enclosures: Staff Report, Application, Cultural Heritage Ordinance

c: Councilmember David Ryu, Fourth Council District
Julia Duncan, Planning Deputy, Fourth Council District
Ken Bernstein, Principal Planner
Lambert Giessinger, Architect
Ifa Kashefi, Department of Building and Safety, Permit and Engineering Bureau Chief
Pascal Challita, Department of Building and Safety, Inspection Bureau Chief
Betty Dong, Department of City Planning, GIS Chief

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

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

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

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

PROJECT: Historic-Cultural Monument Application for the
HOGAN RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

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

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

RECOMMENDATION **That the Cultural Heritage Commission:**

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

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, Planning Assistant
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

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

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

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

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

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

CRITERIA

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

FINDINGS

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Hogan Residence		Current address	
Other Associated Names:			
Street Address: 8527 Brier Drive		Zip: 90046	Council District: 4
Range of Addresses on Property:		Community Name: Hollywood	
Assessor Parcel Number: 5556-012-028	Tract: 798	Block: None	Lot: 279
Identification cont'd:			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
		<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1964	<input checked="" type="radio"/> Factual <input type="radio"/> Estimated	Threatened? None
Architect/Designer: Douglas Rucker	Contractor: Ray Webb	
Original Use: Single-Family Residence	Present Use: Single-Family Residence	
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7) <input type="radio"/> Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: Mid-Century Modernism		Stories: 2	Plan Shape: Rectangular
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood	Type: Select	
CLADDING	Material: Wood tongue-and-groove	Material: Select	
ROOF	Type: Flat	Type: Select	
	Material: Rolled asphalt	Material: Select	
WINDOWS	Type: Floor-to-Ceiling	Type: Jalousie/Louver	
	Material: Aluminum	Material: Aluminum	
ENTRY	Style: Recessed	Style: Select	
DOOR	Type: Plank	Type: Select	

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



4. ALTERATION HISTORY

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

1974	Various timbers replaced due to dry rot and termite damage (Permit # 33532)
C. 1980s	Bathrooms renovated, tile added (no permit)
2002	Mid-level deck replaced and supports added (Permit #02016-20000-13835)
C. 2016	Minor interior renovations, including cosmetic alterations in kitchen and bathrooms;
	stair treads replaced; flooring replaced
C. 2016	Small window added to west elevation, at first floor level (not visible from the street)
Unknown	Replacement of some secondary windows in original openings, including small bathroom
	windows

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

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

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

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

Property Owner

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

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

Nomination Preparer/Applicant's Representative

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

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



9. SUBMITTAL

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

APPLICATION CHECKLIST

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

10. RELEASE

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

✓	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
✓	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
✓	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

CHRISTOPHER CAPARRO

1/27/17

Name:

Date:

Signature:

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

Office of Historic Resources
Department of City Planning
200 N. Spring Street, Room 620
Los Angeles, CA 90012

Phone: 213-978-1200
Website: preservation.lacity.org



8527 Brier Drive

Historic-Cultural Monument Nomination Continuation Sheet

A. Property Description

Site

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

Exterior

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

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

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



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

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

Interior

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

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



Alterations

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

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

Character-Defining Features

Site

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

Exterior

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



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

Interior

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



B. Statement of Significance

Summary

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

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

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

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

Early Development of Laurel Canyon

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

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

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

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

³ "Early Canyon History."



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

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

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

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

⁴ "Early Canyon History."

⁵ Ibid.

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



Construction and Occupant History

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

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

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

Mid-Century Modernism / Post and Beam

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

⁷ Rucker, *Growing Edge*, 193.

⁸ Rucker, *Growing Edge*, 193.

⁹ King, “Its All They Need.”



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

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

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

Douglas Rucker, AIA

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

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

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

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

¹² Shifa, "The Face of Malibu."



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

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

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

Period of Significance

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

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

¹⁴ Ibid.

¹⁵ Ibid.

¹⁶ Ibid.

¹⁷ King, "Its All They Need."



Bibliography

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Items Attached

Exhibit 1. Parcel Profile Report

Exhibit 2. Tract Maps

Exhibit 3. Original Building Permits

Exhibit 4. Existing Conditions Photos, ARG, 2017



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Exhibit 1. Parcel Profile Report



City of Los Angeles Department of City Planning

8/9/2017 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

8527 W BRIER DR

ZIP CODES

90046

RECENT ACTIVITY

ENV-2017-2865-ND

CPC-2017-2864-ZC

CASE NUMBERS

CPC-2016-1450-CPU

CPC-1986-831-GPC

ORD-129279

ORD-128730

ENV-2016-1451-EIR

Address/Legal Information

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

Jurisdictional Information

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

Planning and Zoning Information

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

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

Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5556012028
Ownership (Assessor)	
Owner1	CAPARRO,CHRISTOPHER AND SUSANNA M
Address	8527 BRIER DR LOS ANGELES CA 90046
Ownership (Bureau of Engineering, Land Records)	
Owner	CAPPARO, CHRISTOPHER CAPPARO, SUSANNA MUSOTTO
Address	8527 BRIER DR LOS ANGELES CA 90046
APN Area (Co. Public Works)*	0.085 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$871,500
Assessed Improvement Val.	\$378,500
Last Owner Change	08/31/2016
Last Sale Amount	\$1,250,012
Tax Rate Area	67
Deed Ref No. (City Clerk)	8-413 4-615 3-605 1483625 1047165 0936
Building 1	
Year Built	1964
Building Class	D7C
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	3
Building Square Footage	1,831.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	Yes
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	

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

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

Economic Development Areas

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

Public Safety

Police Information

Bureau	West
Division / Station	Hollywood
Reporting District	632

Fire Information

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

CASE SUMMARIES

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

Case Number:	CPC-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-1986-831-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN REVISION/GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND HEIGHT DISTRICT CHANGES
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN

DATA NOT AVAILABLE

ORD-129279
ORD-128730



Address: 8527 W BRIER DR

APN: 5556012028

PIN #: 150A173 617

Tract: TR 798

Block: None

Lot: 279

Arb: None

Zoning: R1-1

General Plan: Low II Residential





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Resources Group

Exhibit 2. Tract Maps

TRACT No. 798

16-34-35
61

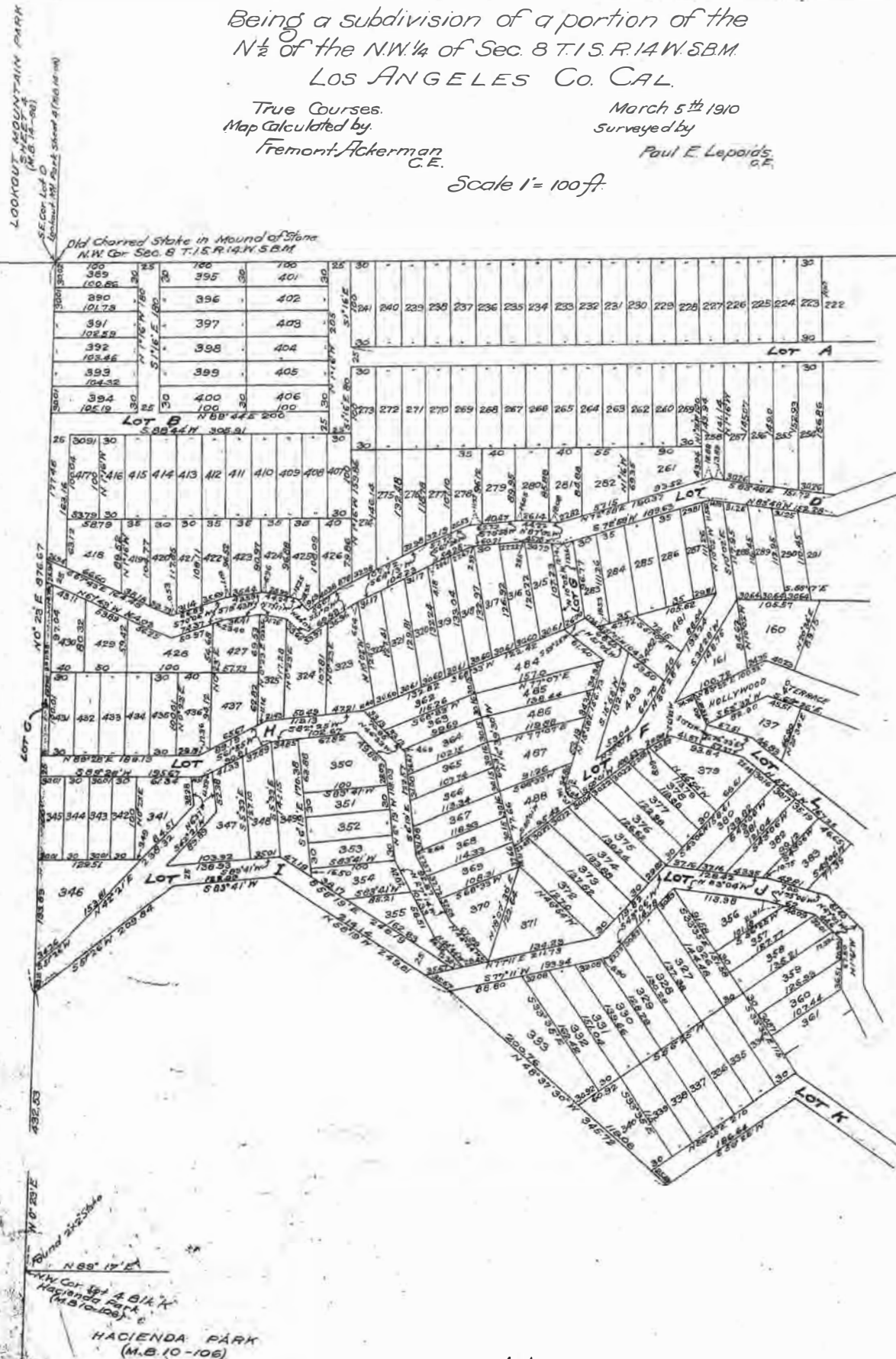
Being a subdivision of a portion of the
N $\frac{1}{2}$ of the N.W. $\frac{1}{4}$ of Sec. 8 T.15. R.14 W. S.B.M.
LOS ANGELES Co. CAL.

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

March 5th 1910
Surveyed by

Paul E. Lepold's
C.E.

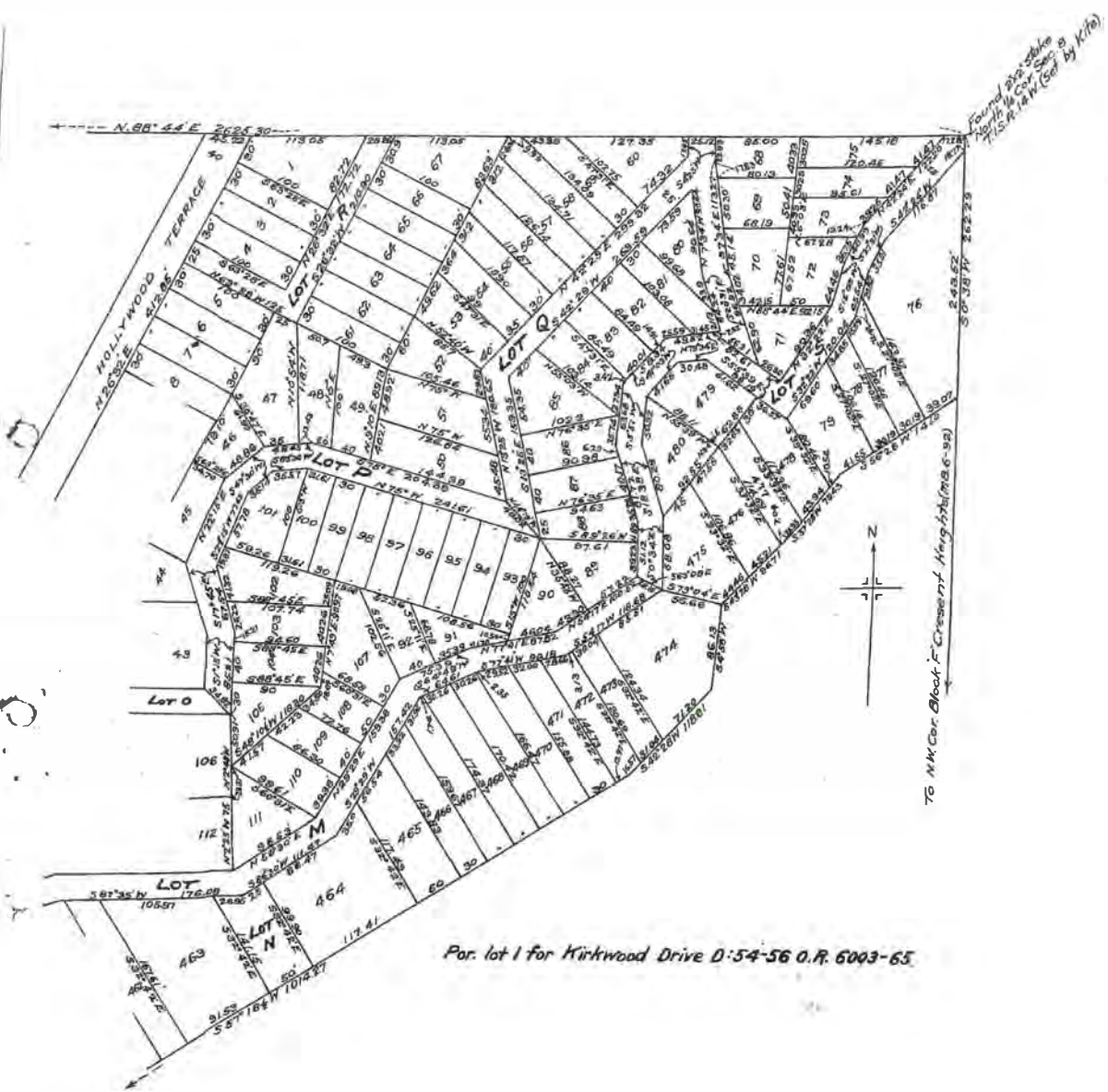
Scale 1" = 100 ft.



16-34-35

62





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

Recorded Mar. 15, 1910.

Comp. H.C.T.

TRACT No. 798

Being a subdivision of a portion of the
N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Sec 8 T15 R14 W&BM
LOS ANGELES CO. CAL.

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

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

Scale 1" = 100 ft

LOOKOUT MOUNTAIN PARK
(M.B. 10-108)
N.W. Cor. Lot 10
(M.B. 10-108)
N.W. Cor. Lot 10
(M.B. 10-108)

Old Chopped State in Mound of Stone
N.W. Cor. Sec 8 T15 R14 W&BM



Round 242344
N 88° 12' E
N.W. Cor. Lot 4 Blk K
Hacienda Park
(M.B. 10-108)

HACIENDA PARK
(M.B. 10-108)

Sht 22.



Architectural
Resources Group

Exhibit 3. Original Building Permits

1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

S&S Form B-1

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR.	LOT 279	BLK.	TRACT 798	ADDRESS APPROVED
2. JOB ADDRESS	8527 Brier Drive			DIST. MAP 7017
3. BETWEEN CROSS STREETS	Walnut Drive AND D.E.			ZONE R1-1
4. PURPOSE OF BUILDING	(23) Ret. Wall			FIRE DIST. MFD
5. OWNER'S NAME	Jack E. Hogan			INSIDE XXXX
6. OWNER'S ADDRESS	8471 Brier Drive L.A.			KEY
7. CERT. ARCH.	Douglas W. Rucker			COR. LOT
8. LIC. ENGR.	Robert Marks			REV. COR.
9. CONTRACTOR	Not Selected			LOT SIZE
10. CONTRACTOR'S ADDRESS				40 x 96.1
11. SIZE OF NEW BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	40.79x89.95
8' x 16' long	X	8'	None	
12. MATERIAL	WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input checked="" type="checkbox"/> ROOF <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL ROOFING <input type="checkbox"/>			SPRINKLES REQ'D. SPECIFIED
EXT. WALLS: <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE	CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER			AFFIDAVITS
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 380 -			None
Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit.				DWELL. UNITS
2022 Total \$555				SPACES PARKING
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance, and I have read reverse side of application.				GUEST ROOMS
Signed Richard E. Danilov				FILE WITH
This Form When Properly Validated is a Permit to Do the Work Described.				CONT. INS.
TYPE	GROWTH	MAX. OCC.	P.C. 260	S.P.C.
Ret	Ret			
G.P. 1	B.P.	I.F.	O.S.	C/O
not required	3	X		

SEWER (Available) (Not Available)

CRITICAL SOIL

CASHIER'S USE ONLY

JUN-19-64
JUN-19-6430097 E
30098 E669149
669149T = 2 CK
T = 1 CK2.60
3.00

P.C. No.

GRADING

YES

CRIT. SOIL

YES

CONS.

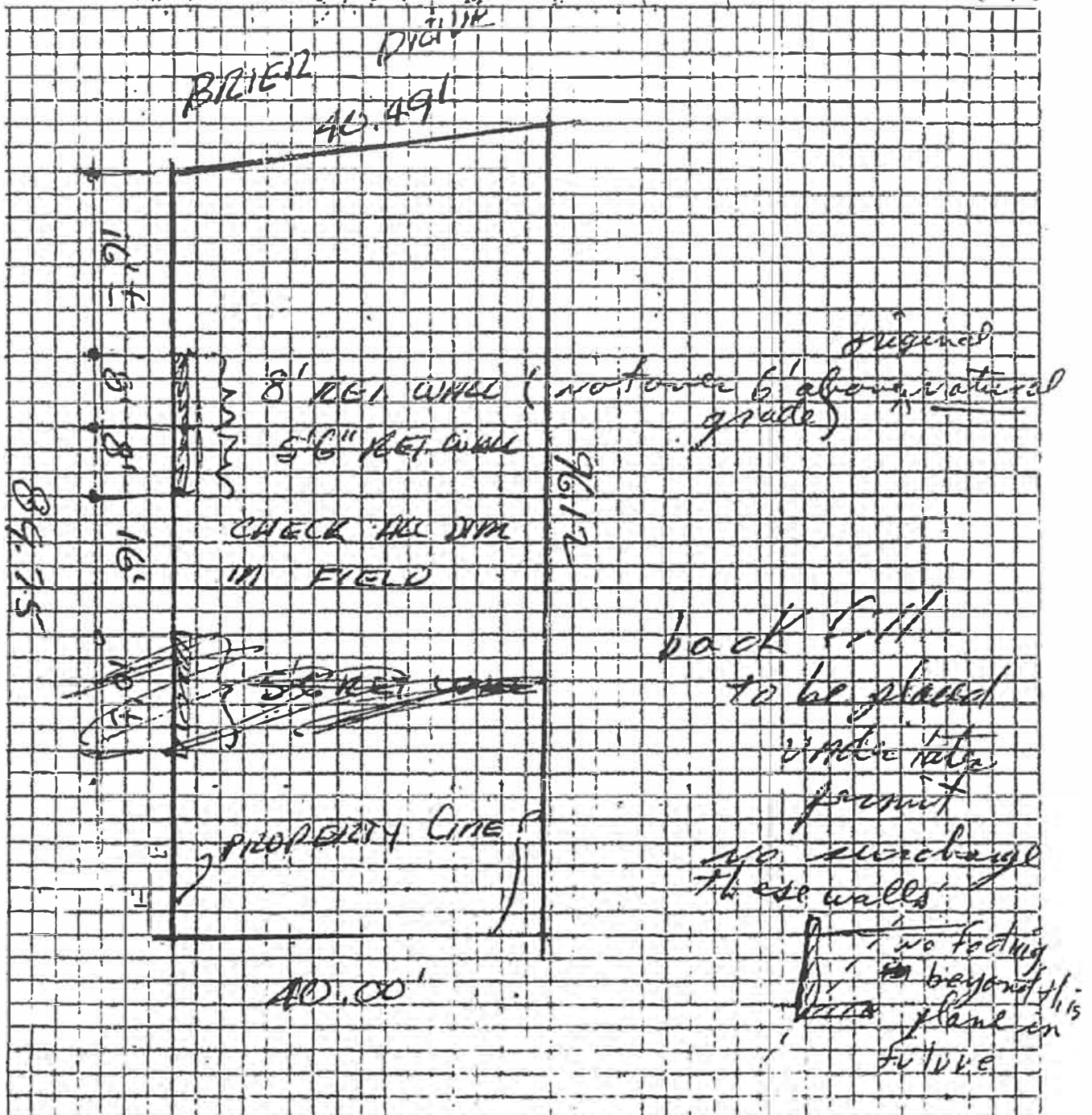
X

LEGAL DESCRIPTION

LOT 279

TRACT 798

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



SCOPE OF PERMIT

"This permit is an application for inspection, the issuance of which is subject to the approval of the public utility commission of the work specified herein. This permit does not authorize or permit the contractor to construct or authorize or permitting the violation or failure to comply with any of the laws, ordinances, rules, regulations, or orders of the City of Los Angeles, nor any board, department, officer or employee thereof, and the contractor shall be responsible for the performance or results of any work done and for any and all damages or injury or loss or settlement which such work is performed." (Ord. 5 - 91 0202 L.A.M.C.)

3

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

B&S Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED
	279		798	
2. BUILDING ADDRESS	8527 Brier Drive			DIST. MAP 7017
3. BETWEEN CROSS STREETS	Walnut Drive AND Dead End			ZONE R-1-1
4. PRESENT USE OF BUILDING	ret. wall (23) same			FIRE DIST. MFD
5. OWNER'S NAME	Jack Hogan			INSIDE XXXX
6. OWNER'S ADDRESS	8471 Brier Drive			KEY
	P. O.	ZONE		COR. LOT
	LA			REV. COR.
7. CERT. ARCH.	D. W. Rucker	C1721	STATE LICENSE	PHONE
				456-8519
8. LIC. ENGR.	Robert Marks	SE757	STATE LICENSE	PHONE
				0L 22802
9. CONTRACTOR	Ray Webb	130-624	STATE LICENSE	PHONE
				0L 47269
10. CONTRACTOR'S ADDRESS	8624 Lookout Mt. Ave.			REAR ALLEY
	P. O.	ZONE		SIDE ALLEY
	LA	27		BLDG. LINE
				hillside
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
			none	

SEWER (Available) (Not Available)

3	8527 Brier Drive			DISTRICT OFFICE
				LA
12. MATERIAL	<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOF
EXT. WALLS:	<input type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	CONST.
				<input type="checkbox"/> WOOD
				<input type="checkbox"/> STEEL
				ROOFING
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ P.C. 1000 - B.P. 750			VALUATION APPROVED
14. SIZE OF ADDITION	STORIES	HEIGHT	APPLICATION CHECKED	
			SKABIK*	
15. NEW WORK: (Describe)	EXT. WALLS	ROOFING	PLANS CHECKED	DWELL. UNITS
Wall change (Foundation well interior to the exterior wall)				
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance, and I have read reverse side of Application.			CORRECTIONS VERIFIED	SPACES PARKING
			PLANS APPROVED	GUEST ROOMS
			APPLICATION APPROVED	FILE WITH
			INSPECTOR	LA69149-50/64
				CONT. INSP.

CRITICAL SOIL

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.	B.P.	I.F.	O.S.	C/O
Lot available			390		rep	5-00	/		

CASHIER'S USE ONLY

JUL-17-64 352025 •71490 2-2 CS 3.90
JUL-17-64 352035 •71490 2-1 CS 5.00

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

1

APPLICATION TO CONSTRUCT NEW BUILDING
AND FOR CERTIFICATE OF OCCUPANCY

B&S Form B-1

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED
	279		798	MHB
2. JOB ADDRESS	8527 Brier Drive			DIST. MAP
				7017
3. BETWEEN CROSS STREETS	Walnut Drive AND DE			ZONE
				R-1-1
4. PURPOSE OF BUILDING	(01) 1 fam dwelling & Att Garport			FIRE DIST.
				M.F.D.
5. OWNER'S NAME	Jack Hogan			INSIDE
				KEY
6. OWNER'S ADDRESS	8471 Brier Drive LA			COR. LOT
				REV. COR.
7. CERT. ARCH.	Douglas W. Rucker			LOT SIZE
				40
8. LIC. ENGR.	Robert Marks SE 757			40.79
				96.12
9. CONTRACTOR	Not Selected			89.95
10. CONTRACTOR'S ADDRESS				REAR ALLEY
				SIDE ALLEY
11. SIZE OF NEW BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA
32x35	3	18	none	1440
1	8527 Brier Drive			DISTRICT OFFICE
				L.A.
12. MATERIAL	WOOD	METAL	CONC. BLOCK	ROOF
EXT. WALLS:	STUCCO	BRICK	CONCRETE	CONST.
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$1032,000			VALUATION APPROVED
Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit.				APPLICATION CHECKED
				PLANS CHECKED
				CORRECTIONS VERIFIED
				PLANS APPROVED
				APPLICATION APPROVED
				INSPECTOR
				DWELL. UNITS
				SPACES PARKING
				GUEST ROOMS
				FILE WITH
				CONT. INSP.
TYPE	GROUP	MAX. OCC.	P.C.	S.P.
V	R-1	-	49.92	6.03
				G.P.I.
				B.P.
				I.R.
				O.S.
				C/O
JAN-15-64 04938 D - 2 CK 49.92				
JAN-15-64 32521 LALA 70219 X - 2 CK 6.63				
JAN-15-64 32522 LALA 70219 X - 7 CK 5.00				
JAN-15-64 32523 LALA 70219 X - 7 CK 87.00				
P.C. No. S-6148 GRADING YES CRIT. SOIL YES CONS. X				

1-15-64 Gillett per Hollywood

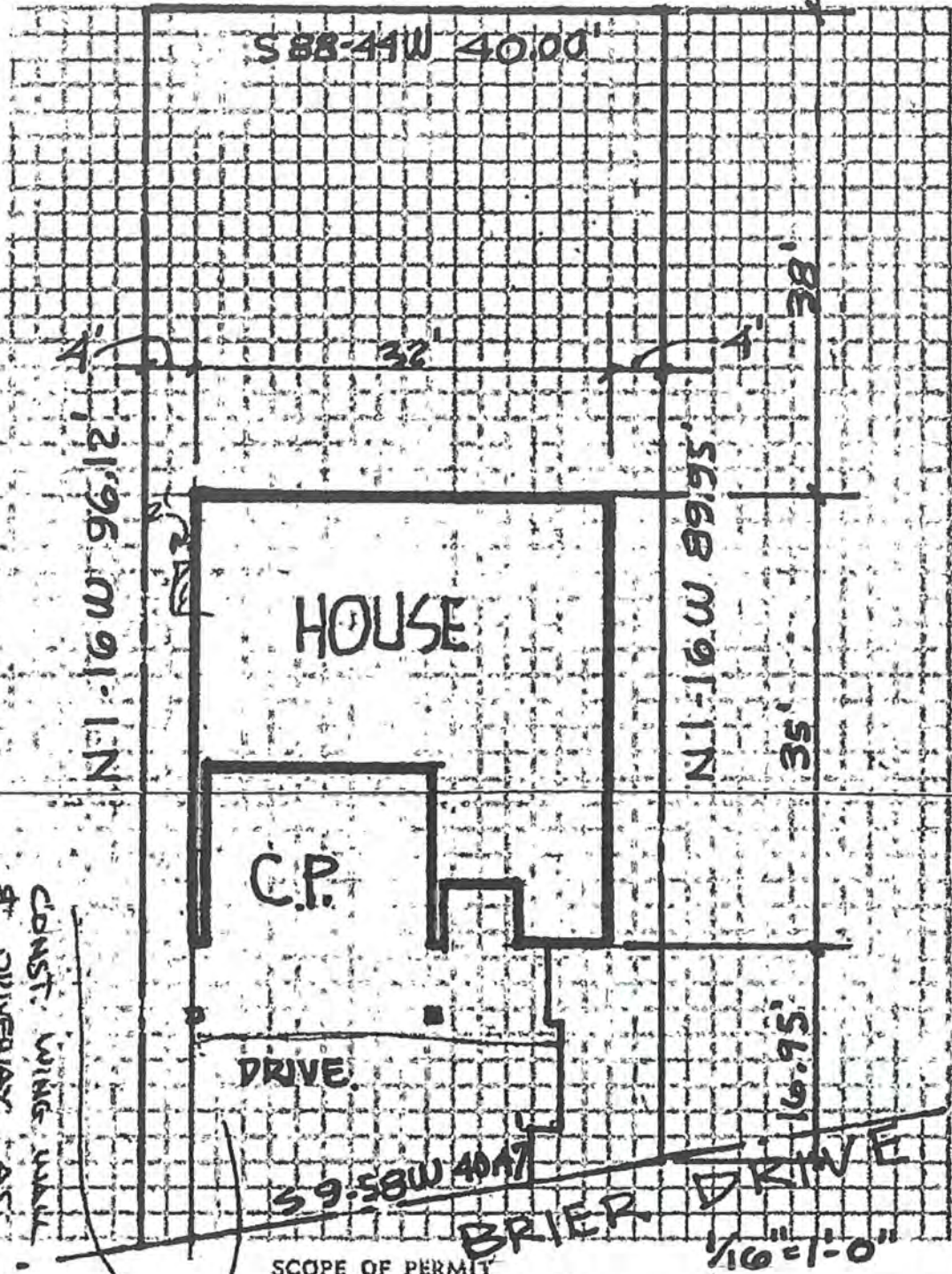
CRITICAL SOIL

OK Heland

CASHIER'S USE ONLY

LOT 279 TRACT 798

Beard letter 440765 allows a driveway and reduced sideyard to 2' at Fire place
ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



SCOPE OF PERMIT

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

APPROVED FOR DRIVEWAYS BY
4-3-64
JOINT C.C. & ST. PLANT
PER BOARD REPORT
MAR. 27, 1964

1

APPLICATION TO CONSTRUCT NEW BUILDING
AND FOR CERTIFICATE OF OCCUPANCY

B&S Form B-1

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR.	LOT 279	BLK.	TRACT 798	ADDRESS APPROVED
2. JOB ADDRESS 8527 Briar Drive				DIST. MAP 7017
3. BETWEEN CROSS STREETS Walnut Drive AND D.E.				ZONE R-1-1
4. PURPOSE OF BUILDING (23) Ret. Wall				FIRE DIST. MPD
5. OWNER'S NAME Jack Hogan		PHONE OL68995		INSIDE XXXXX KEY
6. OWNER'S ADDRESS 8471 Briar Drive L.A.		P. O. BOX	ZONE	COR. LOT REV. COR.
7. CERT. ARCH. Douglas W. Rucker		STATE LICENSE NO. C1721	PHONE 4568519	LOT SIZE 40x 96.12
8. LIC. ENGR. Robert Marks		STATE LICENSE NO. SE757	PHONE OL22802	40.79x89.55
9. CONTRACTOR Not Selected		STATE LICENSE NO.	PHONE	REAR ALLEY
10. CONTRACTOR'S ADDRESS		P. O. BOX	ZONE	SIDE ALLEY -- BLDG. LINE Hillside
11. SIZE OF NEW BLDG. 546 X 10'	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE None	
1. 8527 Briar Drive				DISTRICT OFFICE L.A.
12. MATERIAL <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input checked="" type="checkbox"/> CONC. BLOCK ROOF <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL ROOFING EXT. WALLS: <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER				SPRINKLES REQ'D. SPECIFIED <input checked="" type="checkbox"/>
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$175-				AFFIDAVITS None
Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit. 1 of 2 Total Val \$555				DWELL. UNITS X
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance, and I have read reverse side of application.				SPACES PARKING X
Signed Richard F. Davidson				GUEST ROOMS X
This Form When Properly Validated is a Permit to Do the Work Described.				FILE WITH X
INSPECTOR <i>Kindley</i>				CONT. INSP. <i>W</i>
TYPE Ret. Wall	GROUP	MAX. OCC. 13	P.C. 260 13	S.P.C.
G.P.I. 13	B.P. 2	I.F. X	O.S.	C/O

SEWER (Available) (Not Available)

CRITICAL SOIL

CASHIER'S USE ONLY

6-19-64 30097

Kindley T-205

2.60

JUN-1964

300995

•69150

L-1 CK

CONS. 2.00

P.C. No.

GRADING

YES

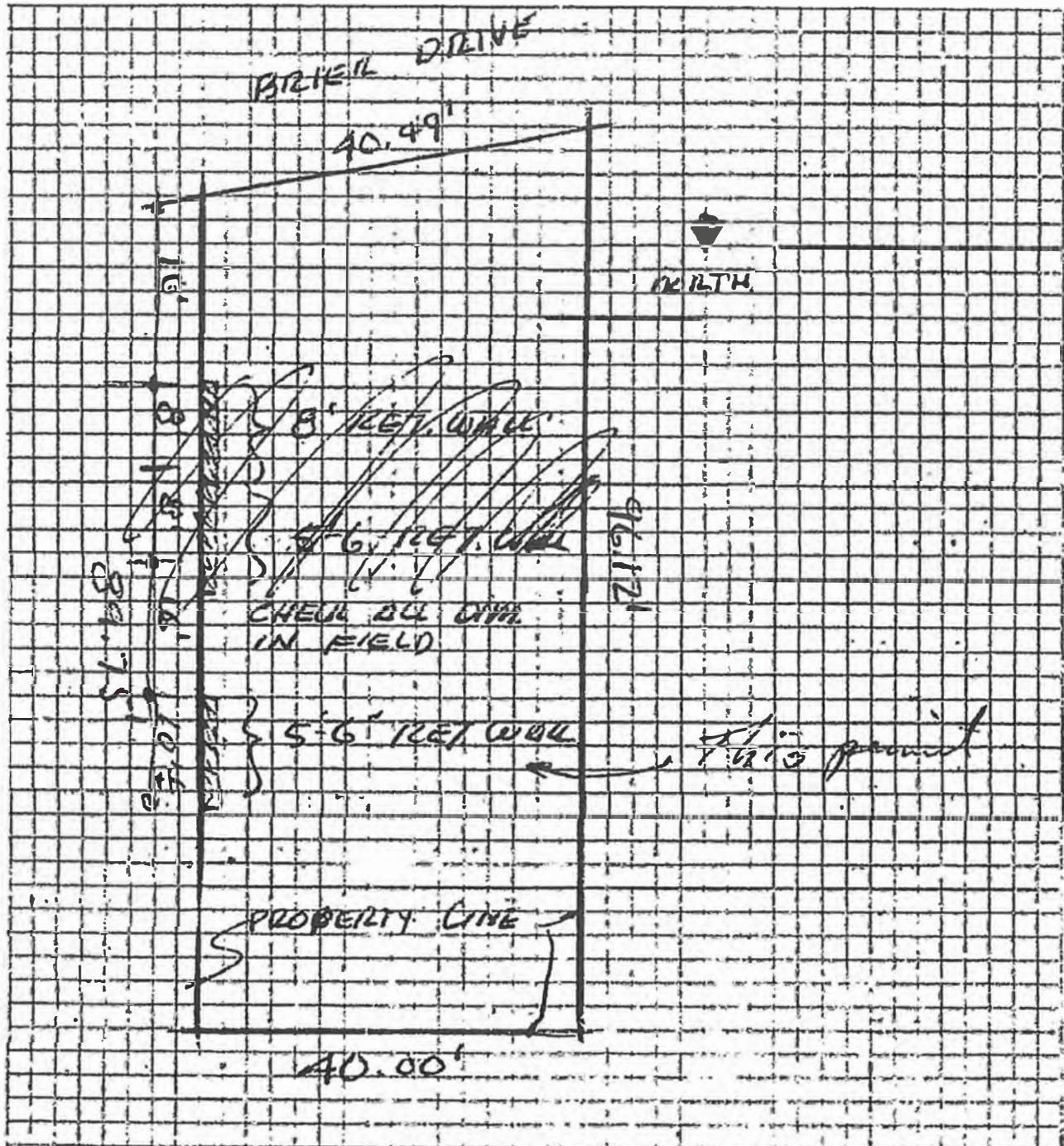
CRIT. LBS

YES

LEGAL DESCRIPTION

LOT 279
TRACT 798

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



SCOPE OF PERMIT

"This permit is an application for inspection, the issuance of which is subject to the satisfaction of the conditions of the work specified herein. This permit does not authorize the applicant to perform any work without the authorization of the city engineer or the city engineer's representative. The applicant is responsible for the performance or results of any work described herein and for the safety of the work or soil upon which such work is performed."

3

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

B&S Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

SEWER (Available) (Not Available)

CRITICAL SOIL

1. LEGAL DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED					
	279		798						
2. BUILDING ADDRESS				DIST. MAP					
8527 Brier Drive				7017					
3. BETWEEN CROSS STREETS				ZONE					
Walnut Drive AND D E				R-1-1					
4. PRESENT USE OF BUILDING				FIRE DIST.					
REXXWALKDWELKING & ATT (35) same				MFD					
5. OWNER'S NAME				INSIDE					
Jack Hogan				XXXX					
6. OWNER'S ADDRESS				KEY					
8471 Brier Drive L A				COR. LOT					
7. CERT. ARCH.				REV. COR.					
Douglas W. Rucker				LOT SIZE					
8. LIC. ENGR.									
Robert Marks SE 757									
9. CONTRACTOR				REAR ALLEY					
Not Selected				SIDE ALLEY					
10. CONTRACTOR'S ADDRESS				BLDG. LINE					
				Hillside					
11. SIZE OF EXISTING BLDG.				BLDG. AREA					
STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		DISTRICT OFFICE					
50'x32'	2	one dwlg.		No change					
3 8527 Brier Drive				T. A					
12. MATERIAL				SPRINKLERS					
EXT. WALLS: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK				REQ'D.					
STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE				SPECIFIED					
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.				AFFIDAVITS					
\$ 400.00									
14. SIZE OF ADDITION				APPLICATION CHECKED					
NONE				Skabik *					
15. NEW WORK: (Describe)				DWELL. UNITS					
Revise Foundation for partial Edison Egr. beam				1					
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance, and I have read reverse side of Application.				SPACES PARKING					
Signed Richard Davidson				1					
This Form When Properly Validated is a Permit to Do the Work Described.				GUEST ROOMS					
				FILE WITH					
				LA69149/64					
				CONT. INSP.					
				No					
TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.O.O.	I.F.	O.S.	C/O
I	R	-	195	-	None	300	/	-	-

CASHIER'S USE ONLY

AUG-12-64
AUG-12-6440109 E
40110 E•73623
•73623Z = 2 CK
Z = 1 CK1.95
3.00

P.C. No.

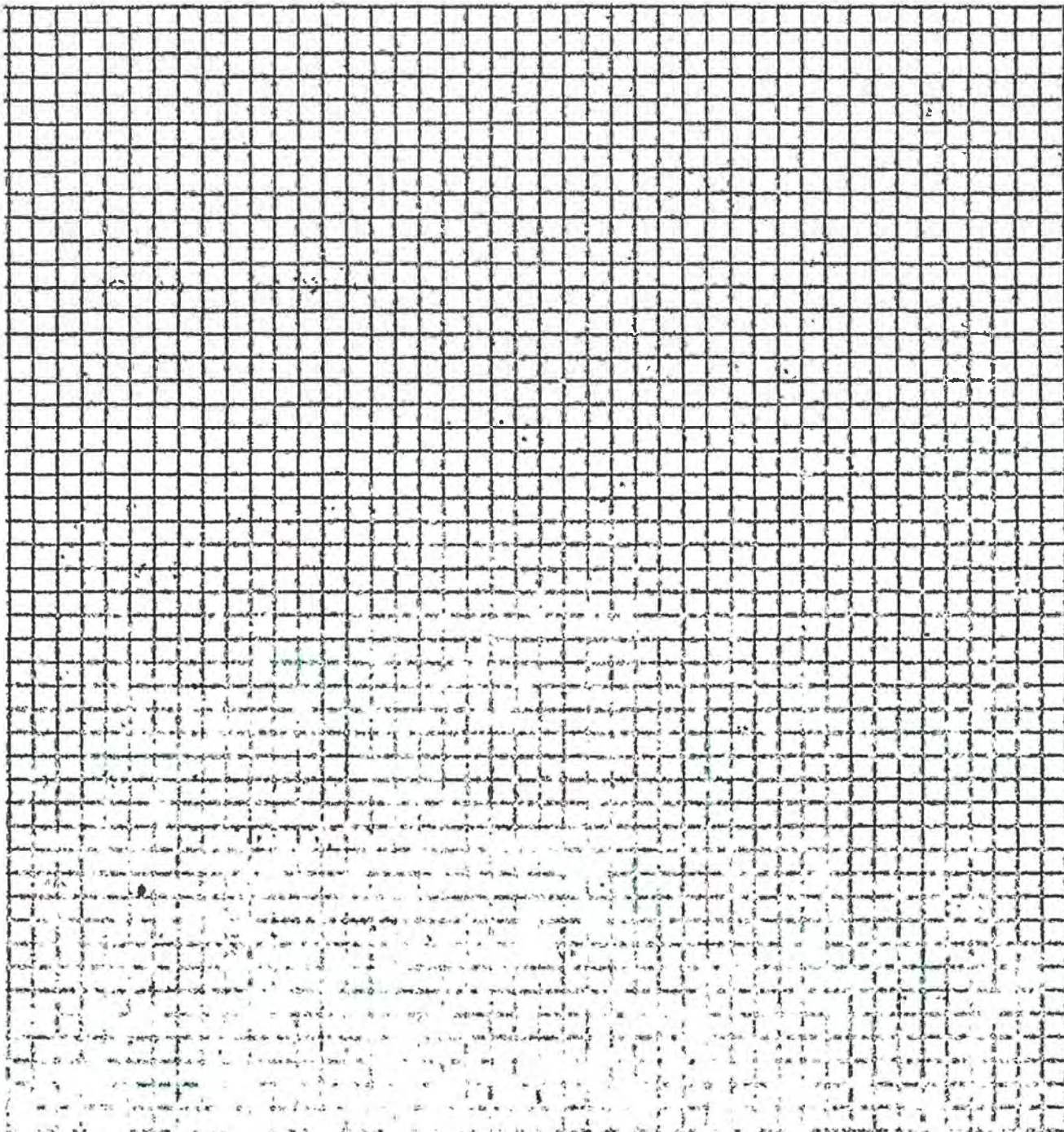
GRADING

CRIT. SOIL L

CONS.

LEGAL DESCRIPTION

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



SCOPE OF PERMIT

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

Address of

Building: 8527 Brier Drive

CITY OF LOS ANGELES



Certificate of Occupancy

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

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

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

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

REPAIRS

3

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

BAS B-3-89-73

CITY OF LOS ANGELES

DPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT	BLK	TRACT	DIST. MAP
	279		798	7017
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING		CENSUS TR.	
(01) dwelling	(01) same		1942.00	
3. JOB ADDRESS	8527 Briar Dr.			ZONE
				R1-1
4. BETWEEN CROSS STREETS	AND			FIRE DIST.
Oak Court	Walnut Dr			MFD
5. OWNER'S NAME	PHONE			LOT (TYPED)
Mrs. Kessler				int
6. OWNER'S ADDRESS	CITY			LOT SIZE
same				irreg
7. ENGINEER	STATE LICENSE No.			ALLEY
				/
8. ARCHITECT OR DESIGNER	STATE LICENSE No.			BLDG. LINE
				hills
9. CONTRACTOR	STATE LICENSE No.			AFFIDAVITS
Federal Termite Control	3929 463-4104			/
10. BRANCH LENDER	ADDRESS			
	CITY			
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
WIDTH LENGTH	2			
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR	
	wd	comp	wd	
13. JOB ADDRESS	8527 Briar Dr.			DIST. OFFICE
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 2500			LA
15. NEW WORK: (Describe)	remove & replace dryrot damaged timbers			CRIT. SOIL
	termite repair (subfloor, joists + girder)			yes
				GRADING
				yes
				HIGHWAY DED.
				/
NEW USE OF BUILDING	SIZE OF ADDITION		STORIES	HEIGHT
DWELLING				
TYPE	GROUP OCC.	PLANS CHECKED		FLOOD
V	K-1			/
BLDG. AREA	MAX OCC.	TOTAL		CONS.
N/C				/
DWELL. UNITS	GUEST ROOMS	PARKING	REQ'D PROVIDED	ZONED BY
N/C			N/C	H. Meers
SPRINKLERS REQ'D SPECIFIED	CONT. INSP.	APPLICATION APPROVED		FILE WITH
		V. Pen		
		INSPECTION ACTIVITY		INSPECTOR
		COMB GEN MAJ. S. CONS		
P.C.	S.P.C.	B.P.C.	I.F.	G.P.I.
		19.00		
P.C. No.	PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.			

CASHIERS USE ONLY

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

STATEMENT OF RESPONSIBILITY

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

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Signed

St. J. O. McLeod
(Owner or Agent)

Signature/Date

Alvarez 11-15-74

Bureau of Engineering	ADDRESS APPROVED		
	SEWERS	SEWERS AVAILABLE	
		NOT AVAILABLE	
		SFC PAID	NO SEWER/PLUMBING REQ'D.
		SFC DUE	SFC NOT APPLICABLE
	DRIVEWAY		
	HIGHWAY DEDICATION	REQUIRED	
		COMPLETED	
	FLOOD CLEARANCE		
Conservation	APPROVED FOR ISSUE	NO FILE	
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)		
Plumbing	PRIVATE SEWAGE SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Traffic	APPROVED FOR		

LEGAL DESCRIPTION

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

HOA-78-11 3343 S E • 03070 2 - S 1/4 10.00

8527 W Brier Dr



Permit #:

02016 - 20000 - 13835

Plan Check #: B02VN1127FO Printed: 08/15/02 08:18 AM

Event Code:

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

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

Last Status: Ready to Issue

Status Date: 08/15/2002

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

3. PARCEL INFORMATION

BAS Branch Office - LA
Council District - 5
Community Plan Area - Hollywood
Census Tract - 1942.000
District Map - 150A173

Energy Zone - 9
Fire District - MFD
Hillside Grading Area - YES
Hillside Ordinance - YES
Lot Size - IRR. 40'X96.12'

Lot Type - Interior
Near Source Zone Distance - 0.0
Thomas Brothers Map Grid - 592-J4

ZONE(S): R1-1 /

4. DOCUMENTS**5. CHECKLIST ITEMS**

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

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s): Kessler, Muriel Tr Muriel Kessler Trust 8527 Brier Dr LOS ANGELES CA 90046 323-650 0058

Tenant:

Applicant: (Relationship Architect) Bernard Judge - 9192 Crescent Dr L.A., CA 90046 (323) 656-6549

7. EXISTING USE**PROPOSED USE**

(01) Dwelling - Single Family
(07) Garage - Private

8. DESCRIPTION OF WORK

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

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

10. APPLICATION PROCESSING INFORMATION

BLDG PC By: Hayato Tsuchiya DAS PC By:

OK for Cashier: Hayato Tsuchiya Coord. OK:

Signature:

Date:

8/15/02

For information and/or inspection requests originating within LA County,

Call toll-free (888) LA4BUILD

Outside LA County, call (213)-977-6941. (LA4BUILD = 524-2845)

For Cashier's Use Only

W/O #: 21613835

Project Name:

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

BUILDING PERMIT-FES	\$265.00
EI RESIDENTIAL	\$1.80
ONE STOP SURCH	\$5.34
SYSTEMS DEVT FEE	\$16.01
CITY PLANNING SURCH	\$7.95
MISCELLANEOUS	\$5.00

Total Fees: \$301.10
Credit Card: \$301.10

08/15/02 15:01:13

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$18,000

PC Valuation:

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

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

Plot Plan

13. STRUCTURE INVENTORY

02016 - 20000 - 13835

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

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

14. APPLICATION COMMENTS

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

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

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(A) Judge, Bernard	9192 Crescent Dr,	Los Angeles, CA 90046	C4839	323-656-6549
(E) Rodgers, Rob J	3215 Tarcoo Drive,	Los Angeles, CA 90068	S4339	
(O) , Owner-Builder			0	

PERMIT EXPIRATION

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98 0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

☒ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.

☒ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: _____ Policy Number: _____

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

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

19. ASBESTOS REMOVAL DECLARATION

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

20. FINAL DECLARATION

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

By signing below, I certify that:

(1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration and Final Declaration; and

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

Print Name: BERNARD JUDGE

Sign: [Signature]

Date: 15 AUG 02

☐ Owner

☒ Authorized Agent

0527 W Brier Dr

Permit Application #: 02016 - 20000 - 13835

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

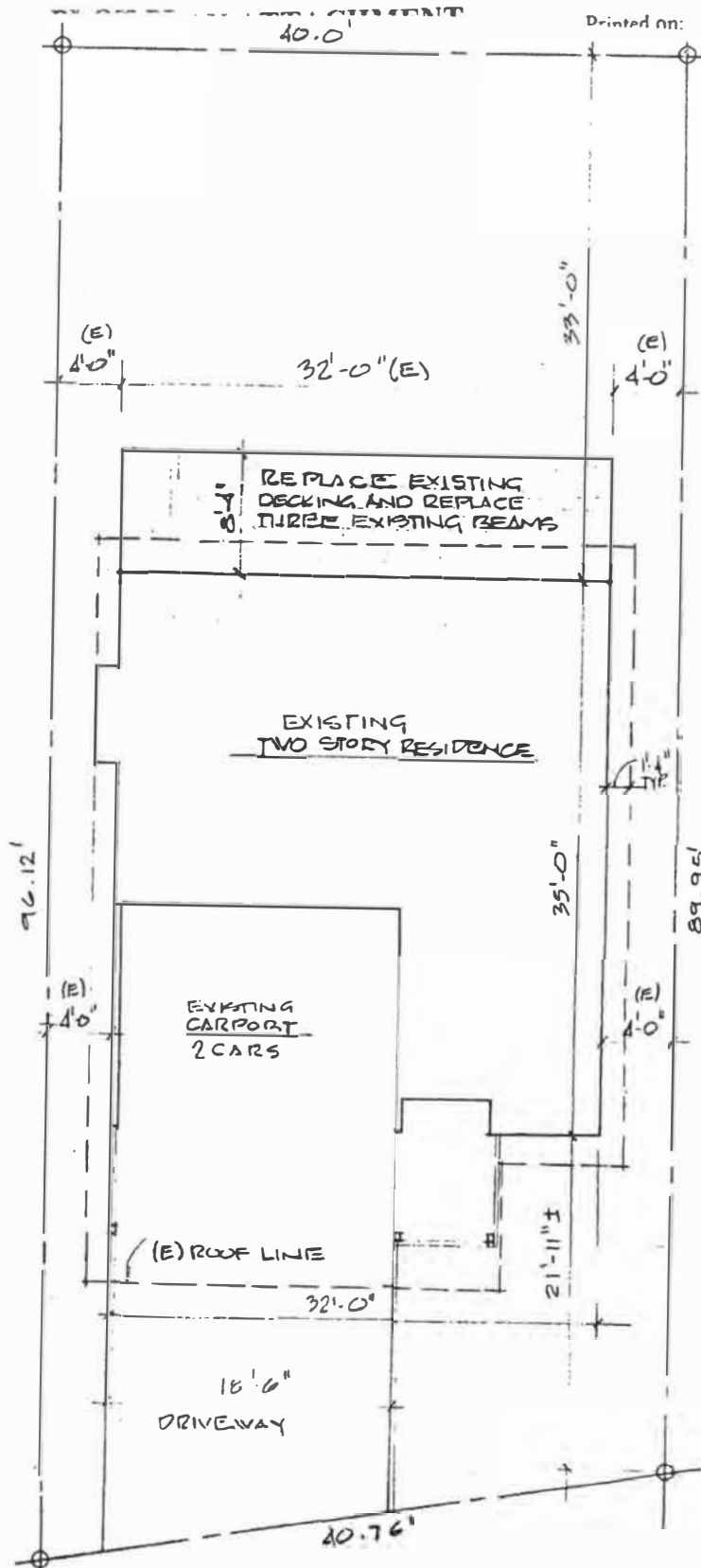
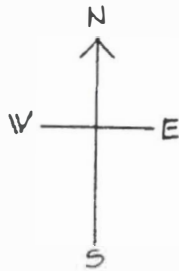
City of Los Angeles - Department of Building and Safety

Plan Check #: B02VN1127FO

Initiating Office: VAN NUYS

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

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



COUNCIL DISTRICT 1

ATTACHMENT



Architectural
Resources Group

Exhibit 4. Existing Conditions Photos, ARG, 2017



Architectural
Resources Group



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



East façade, view northwest (ARG, 2017).



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



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



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



Living room, view southwest (ARG, 2017).



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



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



Staircase to first floor (ARG, 2017)



Master bedroom, view northwest (ARG, 2017)



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



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

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

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.

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

(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

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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.

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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.

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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

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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

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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.