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 LACC 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

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

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

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] [SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

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 first floor, and a non-original hopper window on the second 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.
1. **PROPERTY IDENTIFICATION**

<table>
<thead>
<tr>
<th>Proposed Monument Name:</th>
<th>Hogan Residence</th>
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</thead>
<tbody>
<tr>
<td>Current address</td>
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<tr>
<td>Other Associated Names:</td>
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</tr>
<tr>
<td>Street Address:</td>
<td>8527 Brier Drive</td>
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<tr>
<td>Zip:</td>
<td>90046</td>
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<td>Council District:</td>
<td>4</td>
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<td>Community Name:</td>
<td>Hollywood</td>
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<tr>
<td>Range of Addresses on Property:</td>
<td>5556-012-028</td>
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<tr>
<td>Tract:</td>
<td>798</td>
</tr>
<tr>
<td>Block:</td>
<td>None</td>
</tr>
<tr>
<td>Lot:</td>
<td>279</td>
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<td>Identification cont’d:</td>
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</tbody>
</table>

- **Proposed Monument Property Type:**
  - Building (●)
  - Structure (○)
  - Object (○)
  - Site/Open Space (○)
  - 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
- **Factual** (●)
- **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?** Yes (●)
- **No (explain in section 7)** (○)
- **Unknown (explain in section 7)** (○)

3. **STYLE & MATERIALS**

<table>
<thead>
<tr>
<th>Architectural Style:</th>
<th>Mid-Century Modernism</th>
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<tbody>
<tr>
<td>Stories:</td>
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<tr>
<td>Plan Shape:</td>
<td>Rectangular</td>
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<table>
<thead>
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<th>FEATURE</th>
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<tr>
<td>CONSTRUCTION</td>
<td>Type: Wood</td>
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<tr>
<td>CLADDING</td>
<td>Material: Wood tongue-and-groove</td>
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<tr>
<td>ROOF</td>
<td>Type: Flat</td>
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<td>Material: Rolled asphalt</td>
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<td>WINDOWS</td>
<td>Type: Floor-to-Ceiling</td>
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<tr>
<td>Material: Aluminum</td>
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<td>ENTRY</td>
<td>Style: Recessed</td>
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<tr>
<td>DOOR</td>
<td>Type: Plank</td>
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<td>SECONDARY</td>
<td>Type: Select</td>
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<td>Material: Select</td>
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<td>Style: Select</td>
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<tr>
<td>Type: Select</td>
<td></td>
</tr>
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</table>
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.

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

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

- Listed in the National Register of Historic Places
- Listed in the California Register of Historical Resources
- Formally determined eligible for the National and/or California Registers
- Located in an Historic Preservation Overlay Zone (HPOZ)

<table>
<thead>
<tr>
<th></th>
<th>Contributing feature</th>
<th>Non-contributing feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Determined eligible for national, state, or local landmark status by an historic resources survey(s)</td>
<td></td>
<td>Survey Name(s):</td>
</tr>
</tbody>
</table>

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):

- Reflects the broad cultural, economic, or social history of the nation, state, or community
- Is identified with historic personages or with important events in the main currents of national, state, or local history

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

- A notable work of a master builder, designer, or architect whose individual genius influenced his or her age
7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

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

Property Owner

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

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

Nomination Preparer/Applicant’s Representative

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

2. ✓ Written Statements A and B

3. ✓ Bibliography

4. ✓ Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digital copy of the main photo to: planning.ohr@lacity.org)

5. ✓ Copies of Primary/Secondary Documentation

6. ✓ Copies of Building Permits for Major Alterations (include first construction permits)

7. ✓ Additional, Contemporary Photos

8. ✓ Historical Photos

9. ✓ Zimas Parcel Report for all Nominated Parcels (including map)

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

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

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

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

CHRISTOPHER CAPARRO 1/27/17
Name: Date: Signature:

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

Office of Historic Resources
Department of City Planning
200 N. Spring Street, Room 620
Los Angeles, CA 90012
Phone: 213-978-1200
Website: preservation.lacity.org
8527 Brier Drive  
Historic-Cultural Monument Nomination Continuation Sheet

A. Property Description

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

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

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

The rear (north) façade features two wood decks that span the length of the building at each floor; the top (second floor) deck is slightly wider than the lower (first floor) deck, and is supported by narrow...
wood posts extending from the corners of the lower deck's railing. Both decks are bordered by the same type of wood railings found on the primary façade. The north façade features fixed floor-to-ceiling windows and sliding glass doors. On the second floor, transom windows fit neatly between the exposed roof beams.

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

**Interior**

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

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

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

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

Character-Defining Features

Site

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

Exterior

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

- 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

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\(^3\) “Early Canyon History.”
more modest houses set deep within the canyon that had originally been constructed as vacation retreats. 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.

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. 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. 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." 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. 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.\textsuperscript{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.\textsuperscript{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.\textsuperscript{12} He became well known in his community for his unassuming yet captivating Mid-Century Modern aesthetic that conveyed

\textsuperscript{11} Doug Rucker, \textit{Growing Edge} (Malibu, CA: Vilimapubco, 2005), 352.
\textsuperscript{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. 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.

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. 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. 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. 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.

---

14 Ibid.
15 Ibid.
16 Ibid.
17 King, “Its All They Need.”
Bibliography

8527 Brier Drive. Permit File. City of Los Angeles, Department of Building and Safety.

Deborah Howell-Ardila, ""Writing Our Own Program': The USC Experiment in Modern Architectural Pedagogy, 1930 to 1960" (master's thesis, University of Southern California, 2010)


Items Attached

Exhibit 1. Parcel Profile Report

Exhibit 2. Tract Maps

Exhibit 3. Original Building Permits

Exhibit 4. Existing Conditions Photos, ARG, 2017
Exhibit 1. Parcel Profile Report
<table>
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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  
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500 Ft Park Zone: No

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.
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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.
CASE SUMMARIES
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

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DATA NOT AVAILABLE
ORD-129279
ORD-128730

(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.
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
Exhibit 2. Tract Maps
TRACT No. 798

Being a subdivision of a portion of the
N% of the NW% of Sec 8 T15 R14 W5BM.

Los Angeles Co. Cal.

True Courses.

Map Calculated by

Fremont, Redman

C.E.

Surveyed by

Paul E. Lepard

C.E.

March 5th 1910

Scale 1" = 100 ft

Shett 22.
Exhibit 3. Original Building Permits
APPLICATION TO CONSTRUCT NEW BUILDING
AND FOR CERTIFICATE OF OCCUPANCY

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
   DESC.
   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 Hogan
   PHONE
   0L68995
   INSIDE
   XXXX

6. OWNER'S ADDRESS
   6471 Brier Drive
   P. O. BOX
   L.A.
   COR. LOT
   

7. CERT. ARCH.
   Douglas W. Rucker
   STATE LICENSE NO.
   C721
   PHONE
   4568519
   REV. COR.
   

8. LIC. ENGR.
   Robert Marks
   STATE LICENSE NO.
   SE757
   PHONE
   0L42802
   LOT SIZE
   40 x 96.1

9. CONTRACTOR
   Not Selected
   REAR ALLEY
   

10. CONTRACTOR'S ADDRESS
    P. O. BOX
    ZONE
    Hillside

11. SIZE OF NEW BLDG.
    68' long
    STORES
    8'
    STORIES
    REAR
    HEIGHT
    None
    NO. OF EXISTING BUILDINGS ON LOT AND USE
    DISTRICT OFFICE
    

12. MATERIAL
    WOOD
    METAL
    CONC. BLOCK
    ROOF
    WOOD
    STEEL ROOFING
    USE PROPOSED BUILDING.
    

13. VALUATION: TO INCLUDE ALL FIXED
    EQUIPMENT REQUIRED TO OPERATE
    $ 370
    BUILDING.
    VALUATION APPROVED
    

Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit.

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.

Signed

This Form When Properly Validated is a Permit to Do the Work Described.

---

CASHIER'S USE ONLY

---

P. C. No. GRADING YES CRIT. SOIL YES CONS. X
3
APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY
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.

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<th>Description</th>
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<td>2.</td>
<td>BUILDING ADDRESS</td>
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<td>3.</td>
<td>BETWEEN CROSS STREETS</td>
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<td>4.</td>
<td>PRESENT USE OF BUILDING</td>
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<td>5.</td>
<td>OWNER'S NAME</td>
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<td>6.</td>
<td>OWNER'S ADDRESS</td>
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<td>7.</td>
<td>CERT. ARCH.</td>
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<td>LIC. ENG.</td>
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<td>9.</td>
<td>CONTRACTOR</td>
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<td>10.</td>
<td>CONTRACTOR'S ADDRESS</td>
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<tr>
<td>11.</td>
<td>SIZE OF EXISTING BLDG. STORIES</td>
</tr>
<tr>
<td>12.</td>
<td>MATERIAL</td>
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<td>13.</td>
<td>VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.</td>
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<td>14.</td>
<td>SIZE OF ADDITION</td>
</tr>
<tr>
<td>15.</td>
<td>NEW WORKS</td>
</tr>
</tbody>
</table>

**SIGNED**

This Form When Property Validated is a Permit to Do the Work Described.
**APPLICATION TO CONSTRUCT NEW BUILDING**

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.

<table>
<thead>
<tr>
<th>1. LEGAL DESCR.</th>
<th>LOT</th>
<th>BLK</th>
<th>TRACT</th>
<th>ADDRESS APPROVED</th>
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</thead>
<tbody>
<tr>
<td>Legal Lot Descr.</td>
<td>279</td>
<td></td>
<td>798</td>
<td>MHB</td>
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</table>

| 2. JOB ADDRESS | 8527 Brier Drive |

| 3. BETWEEN CROSS STREETS | Walnut Drive and |

| 4. PURPOSE OF BUILDING | (01) Fam dwelling & Att Garport |

| 5. OWNER'S NAME | Jack Hogan |

| 6. OWNER'S ADDRESS | P.O. BOX 8471 Brier Drive |

| 7. CERT. ARCH. | Douglas W. Rucker |

| 8. LIC. ENGR. | State License No. 1721 |

| 9. CONTRACTOR | Robert Marks |

| 10. CONTRACTOR'S ADDRESS | P.O. BOX 798 |

<table>
<thead>
<tr>
<th>11. SIZE OF NEW BLDG.</th>
<th>STORIES</th>
<th>HEIGHT</th>
<th>NO. OF EXISTING BUILDINGS ON LOT AND USE</th>
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<tbody>
<tr>
<td>8527 Brier Drive</td>
<td>32x35</td>
<td>23</td>
<td>18</td>
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</table>

**15-64**

8527 Brier Drive

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.

Signed: Douglas W. Rucker

This form when properly validated is a permit to do the work described.

<table>
<thead>
<tr>
<th>TYPE</th>
<th>GROUP</th>
<th>MAX. OCC.</th>
<th>P.C.</th>
<th>G.P.I.</th>
<th>B.R.</th>
<th>I.R.</th>
<th>O.S.</th>
<th>C/O</th>
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<td>49.92</td>
<td>4.63</td>
<td>5.500</td>
<td>87.90</td>
<td>49.92</td>
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| JAN-15-64 | 04938 | D - 2 | CK |

| JUL-15-64 | 32521 | LAMA | 70219 | = | 2 | CK | 6.63 |

| JUL-15-64 | 32523 | LAMA | 70219 | 7 | CK | 5.00 |

| P.C. No. | S-6148 | CRIT. SOIL. | CONS. |
LOT 279  TRACT 31798

Seventy feet 60'7.60" Allows a setback and subject setback 12' at fire place

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

SBB 44.40 40.00

HOUSE

C.P.

DRIVE

SCOPE OF PERMIT

"This permit is an application for inspection, the issuance of which is not an approval or an authori-

tation 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.)
**APPLICATION TO CONSTRUCT NEW BUILDING**

**AND FOR CERTIFICATE OF OCCUPANCY**

**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.
3. Review Back of Form for Additional Information.
4. SEWER (Available) (Not Available)
5. DIST. MAP
6. ZONE
7. FIRE DIST.
8. MFD
9. INSIDE
10. REAR KEY
11. FIRE TABLE
12. COR. LOT
13. LOT SIZE
14. SPECIAL

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>LEGAL DESCR.</td>
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<td>2</td>
<td>LOT BLK.</td>
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<td>3</td>
<td>TRACT</td>
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<td>4</td>
<td>ADDRESS APPROVED</td>
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<td>5</td>
<td>JOB ADDRESS</td>
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<td>6</td>
<td>OWNER'S NAME</td>
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<td>8</td>
<td>CERT. ARCH.</td>
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<td>9</td>
<td>LIC. ENR.</td>
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<td>10</td>
<td>CONTRACTOR'S ADDRESS</td>
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<tr>
<td>11</td>
<td>SIZE OF NEW BLDG.</td>
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<td>12</td>
<td>MATERIAL</td>
</tr>
<tr>
<td>13</td>
<td>VALUATION: TO INCLUDE ALL FIXED</td>
</tr>
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<td></td>
<td>EQUIPMENT REQUIRED TO OPERATE</td>
</tr>
<tr>
<td></td>
<td>AND USE PROPOSED BUILDING.</td>
</tr>
</tbody>
</table>

**CITY OF LOS ANGELES**

**DEPT. OF BUILDING AND SAFETY**

### 1. LEGAL DESCR. LOT 279 BLK. TRACT 798

### 2. JOB ADDRESS
8527 Brier Drive

### 3. BETWEEN CROSS STREETS
Walnut Drive AND D.E.

### 4. PURPOSE OF BUILDING
(23) Ret. Wall

### 5. OWNER'S NAME
Jack Hogan

### 6. OWNER'S ADDRESS
8471 Brier Drive L.A.

### 7. CERT. ARCH.
Douglas W. Rucker

### 8. LIC. ENR.
Robert Marks

### 9. CONTRACTOR
Robert Marks

### 10. CONTRACTOR'S ADDRESS
8527 Brier Drive

### 11. SIZE OF NEW BLDG.
5'-6" x 10'

### 12. MATERIAL
- WOOD
- METAL
- CONC. BLOCK
- CONG. BLOCK
- CONCRETE ROOF
- CONC. ROOF
- WOOD
- STEEL ROOFING SPRINKLER

### 13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.
$175

Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit.

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.

Signed: [Signature]

This Form When Properly Validated is a Permit to Do the Work Described.
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 authorization of the work specified herein. This permit is not authorizing or permitting the execution or failure to comply with the laws of the State of California. The permit is not responsible for the performance or results of any work described herein, except the work set upon which this work is performed."

[Diagram showing plot plan and legal description]
APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

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 DESC. | LOT | BLK. | TRACT | ADDRESS APPROVED
2. BUILDING ADDRESS | 8527 Brier Drive
3. BETWEEN CROSS STREETS | Walnut Drive AND D E
4. PRESENT USE OF BUILDING | NOW USE OF BUILDING
5. OWNER'S NAME | Carport
6. OWNER'S ADDRESS | 8471 Brier Drive L A
7. CERT. ARCH. | Douglas V. Rucker
8. LIC. ENGR. | SE 757
9. CONTRACTOR | Not Selected
10. CONTRACTOR'S ADDRESS | Hillside

11. SIZE OF EXISTING BLDG. STORIES | 50' x 32' 1 22 one story
12. MATERIAL | WOOD METAL CONC. BLOCK CONCRETE ROCK WOOD STEEL ROOFING COMPI. SPRINKLERS NEW OR SPECIFIED
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. | $ 400.00

14. SIZE OF ADDITION | NONE
15. NEW WORK: | EXT. WALLS ROOFING

Revise Foundation for partial

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 workman's compensation insurance, and I have read reverse side of Application.

Signed

This form when properly validated is a permit to do the Work described.

Type | Group | MAX. OCC. | P.C. | S.P.C. | G.P.I. | B.P.I. | I.F. | O.S. | C/O
--- | --- | --- | --- | --- | --- | --- | --- | --- | ---
 III | R | 195 | 40109 | C | 73623 | 2 | 1 | 2 | C K 1.95

CASHIER'S USE ONLY

P.C. No. | GRADING | CRIT. SOIL. | CONS.
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 result 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.)
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

8527 Brier Drive
Los Angeles, California
REPAIRS
APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY
DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

<table>
<thead>
<tr>
<th>Lot</th>
<th>Legal Desc.</th>
<th>Tract</th>
<th>Dist. Mat.</th>
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<tbody>
<tr>
<td>7017</td>
<td></td>
<td>798</td>
<td>1942.00</td>
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</tbody>
</table>

1. LOT BLK LEKL

2. PRESENT USE OF BUILDING
   - Dwelling

3. JOB ADDRESS
   - 8527 Brier Dr.

4. BETWEEN CROSS STREETS
   - Oak Court and Walnut Dr.

5. OWNER'S NAME
   - Mrs. Kessler

6. OWNER'S ADDRESS
   - 27 Brier Dr., same

7. ENGINEER
   - STATE LICENSE No.: PHONE

8. ARCHITECT OR DESIGNER
   - STATE LICENSE No.: PHONE

9. CONTRACTOR
   - Federal Termite Control

10. BRANCH LENDER
    - ADDRESS CITY

11. SIZE OF EXISTING BLDG.
    - WIDTH

12. CONSTRUCTION MATERIAL OF EXISTING BLDG.
    - Roof: comp, Floor: wd

13. NEW USE OF BUILDING
    - Same

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING
    - $2500

15. NEW WORK
    - Remove and replace dryrot damaged timbers

16. 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.

STATEMENT OF RESPONSIBILITY

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

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof makes 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 LA.M.C.)

Signed: __________________________

Bureau of Planning

ADDRESS APPROVED

Alvarez 11-15-74

Traffic

STATEMENTS OF RESPONSIBILITY

Bureau of Engineering

ADDRESS APPROVED

Alvarez 11-15-74

Traffic

STATEMENTS OF RESPONSIBILITY

Bureau of Planning

ADDRESS APPROVED

Alvarez 11-15-74

Traffic

STATEMENTS OF RESPONSIBILITY

Bureau of Engineering

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STATEMENTS OF RESPONSIBILITY

Bureau of Engineering

ADDRESS APPROVED

Alvarez 11-15-74

Traffic

STATEMENTS OF RESPONSIBILITY

Bureau of Planning

ADDRESS APPROVED

Alvarez 11-15-74

Traffic
ON FLOOR PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH
**Event Code:**

**Plan Check #:** B02VN1127FO

**Printed:** 08/15/02 08:18 AM

**Permit #:** 02016 - 20000 - 13835

---

**APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY**

**Last Status:** Ready to Issue

**Status Date:** 08/15/2002

---

**MAP REF. ID.** M: 16-34/35

---

**5. DOCUMENTS**

---

**Fabricator Req. - Prefabricated Joists**

Special Inspect - Field Welding

**Fabricator Req. - Shop Welds**

Special Inspect - Structural Observation

**Fabricator Req. - Structural Steel**

Storm Water - Local SWPPP

---

**6. PROPERTY ORI.GINAL, TENANT, APPLICANT INFORMATION**

---

**Kessler, Muriel Tr Muriel Kessler Trust**

8527 Brier Dr

**Los Angeles CA 90046**

323-650 0058

---

**7. DESCRIPTION OF WORK**

**REMOVE AND REPLACE EXISTING ROTTED 8'4"X32' UPPER LEVEL DECK FRAMING AND MID-LEVEL DECK FRAMING (4'10"X3'1") AND ADD SUPPORTS PER ENGR. SEE COMMENTS**

---

**8. APPLICATION PROCESSING INFORMATION**

---

**Bldg PC By:** Hayato Tsuchiya

DAS PC By:

OK or Cartejer: Hayato Tsuchiya

Coord. OK:

**Signature:**

Date: 08/15/02

---

**9. PERMIT VALUATION**

**Final Total Bldg-Alter/Repair:** 301.10

**Total Bond(s) Due:** 5301.10

**11. ATTACHMENTS**

**Plot Plan**
13. STRUCTURE INVENTORY
- Floor Area (SF) Soft
- Height (FT) Foundation - Slab (Pad) Footing
- Length Feet (FT) Roof Construction - Wood Framing/Sheathing
- Width Feet (FT) Wall Construction - Wood Stud
- Stories 3 Levels (FT)
- Dwelling Unit 1 Changed 1 Unit Total
- Roof Construction - Raised Wood
- R.O.C. Occupancy Soft Max Occ.
- Parking Req'd # Changed Total
- Type V-N Construction
- Floor Construction - Raised Wood

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. QMI NOT REQUIRED - NO FOUNDATION WORK.

15. OWNER-BUILDER DECLARATION
By signing below, I certify that:
• I accept all the declarations above namely the Owner-Builder Declaration, Workers’ Compensation Declaration, Asbestos Removal Declaration and Final Declaration; and
• This permit is being obtained with the consent of the legal owner of the property.

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. 91.0602 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).

16. CONTRACTORS, ARCHITECTS, ENGINEERS NAME, ADDRESS
- (A) Judge, Bernard
  9192 Crescent Dr., Los Angeles, CA 90046
  Class C4839
  License 323-656-6549
- (E) Rodgers, Rob J
  3215 Tarocco Drive, Los Angeles, CA 90068
  License S4339
- (O) , Owner-Builder

17. WORKERS' COMPENSATION DECLARATION
I hereby affirm, under penalty of perjury, that I am exempt from the Contractors State License Law for the following reasons (Section 7031.5, Business & Professions Code):
- Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to 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 2 commencing with Section 7000) 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).
- As the owner of the property, 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).
- As the owner of the property, a removably 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 licensed pursuant to the Contractors License Law.)

18. 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.
Exhibit 4. Existing Conditions Photos, ARG, 2017
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).
ARTICLE 1
CULTURAL HERITAGE 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.
(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**
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.

American Legal Publishing Corp.
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.

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.

Sec. 22.171.9. List of Monuments.

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

Amended 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.
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.


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
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.
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.
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.