

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2015-1667-MAEX

HEARING DATE: September 17, 2015
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 1530 N. Ogden Drive
Council District: 4
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Hollywood Hills West
Legal Description: Lot 6 and 7 of TR 3817

PROJECT: 1530 N. Ogden Drive
Historic-Cultural Monument (HCM) No. 235

APPLICANT & OWNER: James Yunker
1530 N. Ogden Drive
Los Angeles, CA 90046

APPLICANT'S REPRESENTATIVE: Kyle Normandin
Wiss, Janney, Elstner Associates, Inc.
225 S. Lake Avenue, Ste. 1260
Pasadena, CA 91101

REQUEST: **APPROVAL OF EXEMPTION FROM LIMITATION OF ELIGIBILITY FOR HISTORICAL PROPERTY CONTRACT (MILLS ACT) APPLICATION**

RECOMMENDATION: **That the Cultural Heritage Commission:**

1. **FIND** the above-listed property meets the stated conditions for valuation exemption.
2. **APPROVE** the above-listed property for exemption from the valuation limit.

MICHAEL J. LOGRANDE
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Architect
Historical Property Contracts Manager
Office of Historic Resources
(213) 978-1183

ATTACHED EXHIBITS:

- Attachment 1 – ZIMAS Report
- Attachment 2 - Mills Act Historical Property Contract Application
- Attachment 3 – Historic Structure Report (HSR)

BACKGROUND

Economic incentives foster preservation of residential neighborhoods and revitalization of downtown commercial districts. The Mills Act is the single most important economic incentive program in California for preservation of qualified historic buildings by private property owners.

Enacted in 1972, Mills Act legislation grants participating local governments (cities and counties) authority to enter into contracts with owners of qualified historic properties who actively participate in rehabilitation, restoration, and maintenance work to receive property tax relief. The City of Los Angeles (City) adopted Mills Act legislation in 1996. Since then, 769 properties have benefited from the program.

A formal agreement, known as a Mills Act or Historical Property Contract (Mills Act Contract), is executed between the City and property owner for a revolving minimum ten-year term. Contracts are automatically renewed each year. Property owners agree to rehabilitate, restore, maintain, and protect the property in accordance with the *Secretary of the Interior's Standards for Rehabilitation (Secretary's Standards)* and conditions identified in the Contract. Periodic inspections by City and County officials ensure proper maintenance. The City may impose penalties for breach of Contract or failure to protect the historic property. The Contract is binding to all successive owners during the term of the contract.

The Mills Act is codified in Los Angeles Administrative Code Chapter 14. Section 19.142 identifies limitations on eligibility for the Mills Act. The current pre-contract assessed value limits are \$1,500,000 for single-family residential properties and \$3,000,000 for multi-family residential, commercial, or industrial properties. Properties located in the Greater Downtown Los Angeles Area, including the Figueroa Economic Strategy Area, and National Register of Historic Places listed Hollywood Boulevard Commercial and Entertainment District are exempt from valuation limits. The Cultural Heritage Commission may grant an exemption from the limitations imposed by Administrative Code Section 19.142 under the following conditions:

- (a) *granting the exemption will not cause the cumulative loss of property tax revenue to the City to exceed \$2,000,000 annually; and*
- (b) *the site, building or structure is a particularly significant Historic-Cultural Monument or Contributing Structure to an Historic Preservation Overlay Zone; and*
- (c) *granting the exemption will assist in the preservation of a site, building or structure which would otherwise be in danger of demolition, substantial alteration or relocation.*

The above-listed criteria are further delineated in Contract application materials to include excessive and/or unusual maintenance requirements for a property.

In order to better substantiate justification for exemption properties to meet the ordinance criteria, the application process requires preparation of a Historic Structure Report (HSR) consistent with format requirements published by the National Park Service in *Preservation Brief 43: The Preparation and Use of Historic Structure Reports*. An HSR provides documentary, graphic, and physical information about a property's history and existing condition. Broadly recognized as an effective part of preservation planning, an HSR also addresses management or owner goals for continued use or re-use of the property. It provides a thoughtfully considered argument for selecting the most appropriate approach to treatment, prior to commencement of work, and outlines a scope of recommended tasks. The HSR serves as an important guide for all changes made to a historic property during a project—repair, rehabilitation, or restoration—and can also provide information for maintenance procedures. This requirement sets a higher bar for exemption requests and allows property owners and staff to better understand the unique challenges such properties entail and the owner's commitment to preservation under a Mills Act Contract.

SUBJECT PROPERTY

The subject property is located on the east side of N. Ogden Drive between Selma Avenue and Sunset Boulevard and is a City of Los Angeles Historic-Cultural Monument. The parcel is rectangular and includes a single-family residence with front and rear yards. An attached garage is located on the north side of the residence. The property was designed in 1922 by the Frank Lloyd Wright, Jr. (Lloyd Wright) for Henry Bollman, who owned a construction company. It was Lloyd Wright's first commission in Los Angeles after he moved to the area to help oversee the construction of the Barnsdall House designed by his father, Frank Lloyd Wright. This property is significant for its well-executed design in the Mayan Revival style and as a work of a master architect.



Primary, west elevation, view east

Description

The two-story residence is roughly L-shaped in plan, oriented west, and made of concrete masonry construction on the first floor and wood frame construction on the second floor. Painted stucco covers the entire exterior envelope. The residence features two volumes that make up the L-shaped plan: a two story volume that runs parallel to N. Ogden Drive, and a one-story wing that extends towards the rear of the property. A flat roof was installed on both.

The primary elevation features windows centered on the second and first floor with a balcony separating them. The balcony projects from the side of the residence through a series of horizontal steps. The first floor exhibits

a horizontal pattern running across the concrete masonry blocks, which is both artistic and structural. The second floor wall is predominantly unadorned stucco, which focuses attention on the stepped balcony and windows centered on the primary elevation. Two balconies project perpendicularly from the second floor, one on the south elevation and the other on the north.

The landscape between the primary elevation and the street consists of a grid of square pavers framed by various shrubs and trees. The grid stretches from the concrete driveway on the north side of the property to a row of shrubs on the south side. It also connects the sidewalk at the western edge of the property to the front door of the residence. The overall shape of the grid creates an irregular polygon that features places in the grid where plants and shrubs take the place of pavers. A juniper tree grows near the house just south of the driveway. The driveway consists of square, scored concrete with three distinct panels that stretch from the road to the garage. It appears that the driveway may originally have been a Hollywood drive: two concrete panels with a vegetated strip between them.

At the residence interior, the first floor includes the kitchen, dining and living rooms arranged around an outdoor patio and yard at the south. The entry is dominated by a staircase leading to the second floor, where bedrooms are located. Historic interior flooring consists of painted concrete, scored with angular polygons of varying sizes spaced intermittently around the periphery, and oak flooring. Walls on this floor are painted cement masonry that exhibit integral artistic features. A painted wood panel runs the entire width of the floor where the concrete masonry walls stop and the wood-framed walls begin. The panel contains an integral lighting system located between the panel and the wall. Above the panel, the walls consist of painted plaster. The kitchen and bathroom are contemporary; however, the first floor bathroom was designed with elements that mimic the original bathroom on the second floor.

The second floor contains three bedrooms and one bathroom. Each bedroom opens onto a balcony.

The subject property retains integrity, although it has undergone insensitive alterations by previous owners. The landscape in the front and back yard have been altered from their original configuration. The architect, Lloyd Wright, is a master architect known for both his architectural and landscape design. Although most of the original landscape features are no longer extant, there are a few plants that appear to date from the period of original development. In 2003, the interior of the first floor was altered to expand the kitchen, rehabilitate the bathroom, and split the garage into air-conditioned space and an unconditioned storage area. The French doors and screen doors that lead to the second floor balconies have been altered. A few originals have remained, and it is unknown when the other doors were replaced. Although they appear to be non-original, they may have gathered significance through time.

Rehabilitation/Restoration/Maintenance Plan

The scope of rehabilitation, restoration, and maintenance work is substantial. Shortly after purchasing the property in 2014, the current owners completed interior painting of the house, refinished and replaced hardwood flooring where needed, repaired cracks in the concrete slab located in the entry, and enhanced the landscaping in the back yard.

Proposed future work prioritizes the removal of plant material from the exterior of the residence and creation of a series of trellises to separate the character-defining vegetation from the surface of the structure. Other rehabilitation work includes repair to stucco and concrete blocks, repairing the wood windows and doors, replacing broken window glass, repairs to the roof membrane and flashing, destructive testing of the second floor bathroom to determine the cause of water leakage, and rehabilitation of the front yard landscaping, which would include restoration of the Hollywood drive.

Review

Chattel, Inc. (Chattel) reviewed Mills Act contract application materials and conducted an on-site, pre-approval inspection on behalf of the Office of Historic Resources (OHR) on August 13, 2015. The inspection was attended by the property owners, James Yunker and Suzanne Yousefzadeh, and their consultant, Kyle Normandin. During the inspection, Chattel noted the following additional items that should be addressed in the Rehabilitation/Restoration/Maintenance Plan, which are consequently being added as Conditions for Approval:

- Seismic retrofit: an engineer will conduct a study of the seismic upgrades to the house and propose a scope of work to upgrade where needed, specifically bolting the second floor to the concrete walls of the first floor.
- Electrical system upgrade
- Master landscape plan: create a master landscape plan that identifies aspects of the landscape which are historically significant, study evidence of what historic elements have been removed, study the hydrology of the site, and propose a landscape plan for the entire property that focuses on restoration and rehabilitation.
- Material finishes analysis: perform an analysis of the exterior and interior to determine the historic colors and finishes of the house.

With added Conditions for Approval, the scope of recently completed and proposed work substantiates necessity for a Mills Act Contract and conforms with the *Secretary's Standards*.

Given the uniqueness of the property, substantial private investment beyond routine maintenance, and appropriateness of completed and proposed rehabilitation, restoration, and maintenance tasks with Conditions for Approval, staff recommends approval of an exemption from limitation of eligibility for a Mills Act Contract.

FINDINGS

A) *Granting the exemption will not cause the cumulative loss of property tax revenue to the City to exceed \$2,000,000 annually.*

The estimated fiscal impact to the City of Los Angeles on the existing and proposed Mills Act Contracts for 2015 is as follows:

Fiscal Impact of (769) existing Mills Act Contracts:	\$1,005,425
Fiscal Impact of (60) 2015 Applications (excluding exemptions):	\$76,362
Fiscal Impact of Pending Exemption Application:	\$1,591
Fiscal Impact of (8) other Exemption Application:	\$21,921
Fiscal Impact of All Proposed and Executed Contracts (1997 to 2015):	\$1,105,299
Fiscal Impact for All Agencies (estimated)*:	\$10,518,376
Percentage of Annual Cap Committed:	55%
Percentage of Annual Cap Available:	45%

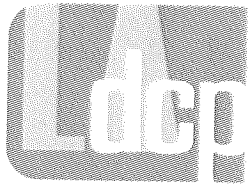
*The City's share of the general levy property tax collected by the County Assessor for FY 2014-15 (1% of property value) is .105082662, or 10.5%. The 2015-16 Apportionment Factor has not been posted as of the writing of this report, so the "Total Tax Revenue Loss for All Agencies (estimated)" will change slightly after the new factor is programmed into the calculation.

B) *The site, building or structure is a particularly significant Historic-Cultural Monument or Contributing Structure to an Historic Preservation Overlay Zone.*

The residence was designed and built between 1922 and 1923 by Frank Lloyd Wright, Jr. for Henry Bollman, who owned a construction company. It is significant for its well-executed design in the Mayan Revival style and as a notable work by a master designer.

C) *Granting the exemption will assist in the preservation of a site, building or structure which would otherwise be in danger of demolition, substantial alteration or relocation.*

The current owners have shown they are good stewards of a historic property through completion of interior restoration work, systems upgrades, rehabilitating the landscape and preservation of original architectural features. The owners purchased this property due to its architectural significance and as a notable work of Frank Lloyd Wright, Jr. The owners have painstakingly restored the interior finishes and repaired the exposed concrete foundation; however, there are larger projects such as exterior rehabilitation, seismic retrofits and restoration of the historic landscape that they have not been able to accomplish due to budget constraints. Granting the exemption will provide an incentive to complete the many, complex, expensive tasks listed in the Rehabilitation Plan, which will enhance the historic character of the subject property.



City of Los Angeles Department of City Planning

5/1/2015 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1530 N OGDEN DR

ZIP CODES

90046

RECENT ACTIVITY

CHC-2015-1667-MA

CASE NUMBERS

CPC-1986-831-GPC

Address/Legal Information

PIN Number	147B177 815
Lot/Parcel Area (Calculated)	4,050.8 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID B4
Assessor Parcel No. (APN)	5551021005
Tract	TR 3817
Map Reference	M B 41-57
Block	None
Lot	6
Arb (Lot Cut Reference)	1
Map Sheet	147B177

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Hollywood Hills West
Council District	CD 4 - Tom LaBonge
Census Tract #	1898.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	R1-1
Zoning Information (ZI)	ZI-2444 ICO for Proposed HPOZ Neighborhoods - Sunset Square
General Plan Land Use	Low II Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	Yes
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

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

Assessor Information

Assessor Parcel No. (APN)	5551021005
Ownership (Assessor)	
Owner1	YUNKER,JAMES AND YOUSEFZADEH,SUZANNE
Address	1530 N OGDEN DR LOS ANGELES CA 90046
Ownership (City Clerk)	
Owner	LONDON, MIMI
Address	1530 N. OGDEN DR LOS ANGELES CA 90046
APN Area (Co. Public Works)*	0.186 (ac)
Use Code	0100 - Single Residence
Assessed Land Val.	\$1,295,600
Assessed Improvement Val.	\$604,400
Last Owner Change	07/16/14
Last Sale Amount	\$1,900,019
Tax Rate Area	67
Deed Ref No. (City Clerk)	874280 628079 251550 1504940-45 1-829 1-180 0-350
Building 1	
Year Built	1923
Building Class	D9D
Number of Units	1
Number of Bedrooms	4
Number of Bathrooms	2
Building Square Footage	2,518.0 (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
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.285656001772327
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000

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.

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
Tsunami Inundation Zone	No

Economic Development Areas

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

Public Safety

Police Information

Bureau	West
Division / Station	Hollywood
Reporting District	642

Fire Information

Division	3
Batallion	5
District / Fire Station	41
Red Flag Restricted 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.

CASE SUMMARIES

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

Case Number: CPC-1986-831-GPC

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

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

DATA NOT AVAILABLE

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.

ZIMAS INTRANET

2011 Digital Color-Ortho

05/01/2015

City of Los Angeles
Department of City Planning



Address: 1530 N OGDEN DR

APN: 5551021005

PIN #: 147B177 815

Tract: TR 3817

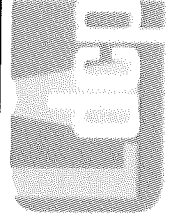
Block: None

Lot: 6

Arb: 1










Zoning: R1-1

General Plan: Low II Residential



LEGEND



GENERALIZED ZONING

-  OS, GW
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, RAS, R4, R5
-  CR, C1, C1.5, C2, C4, C5, CW, ADP, LASED, CEC, USC, PVSP
-  CM, MR, WC, CCS, UV, UI, UC, M1, M2, LAX, M3, SL
-  P, PB
-  PF
-  HILLSIDE

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL



-  Minimum Residential
-  Very Low / Very Low I Residential
-  Very Low II Residential
-  Low / Low I Residential
-  Low II Residential
-  Low Medium / Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Medium Residential
-  High Density Residential
-  Very High Medium Residential

COMMERCIAL






-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential
-  Neighborhood Office Commercial
-  Community Commercial
-  Community Commercial - Mixed High Residential
-  Regional Center Commercial

FRAMEWORK

COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial






INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing
-  Hybrid Industrial


PARKING

-  Parking Buffer






PORT OF LOS ANGELES

-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
-  General / Bulk Cargo - Hazard
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site



LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside
-  Airport Airside
-  Airport Northside

OPEN SPACE / PUBLIC FACILITIES















-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

















INDUSTRIAL

-  Limited Industrial
-  Light Industrial



CIRCULATION

STREET





































-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)

-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

FREEWAYS

-  Freeway
-  Interchange
-  On-Ramp / Off- Ramp
-  Railroad
-  Scenic Freeway Highway




MISC. LINES

-  Airport Boundary
-  Bus Line
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Community Redevelopment Project Area
-  Country Road
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street
-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Park Road
-  Park Road (Proposed)
-  Quasi-Public
-  Rapid Transit Line
-  Residential Planned Development
-  Scenic Highway (Obsolete)
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power
-  Special Study Area
-  Specific Plan Area
-  Stagecoach Line
-  Wildlife Corridor

POINTS OF INTEREST




-  Alternative Youth Hostel (Proposed)
-  Animal Shelter
-  Area Library
-  Area Library (Proposed)
-  Bridge
-  Campground
-  Campground (Proposed)
-  Cemetery
- HW** Church
-  City Hall
-  Community Center
-  Community Library
-  Community Library (Proposed Expansion)
-  Community Library (Proposed)
-  Community Park
-  Community Park (Proposed Expansion)
-  Community Park (Proposed)
-  Community Transit Center
-  Convalescent Hospital
-  Correctional Facility
-  Cultural / Historic Site (Proposed)
-  Cultural / Historical Site
-  Cultural Arts Center
- DMV** DMV Office
- DWP** DWP
-  DWP Pumping Station
-  Equestrian Center
-  Fire Department Headquarters
-  Fire Station
-  Fire Station (Proposed Expansion)
-  Fire Station (Proposed)
-  Fire Supply & Maintenance
-  Fire Training Site
-  Fireboat Station
-  Health Center / Medical Facility
-  Helistop
-  Historic Monument
-  Historical / Cultural Monument
-  Horsekeeping Area
-  Horsekeeping Area (Proposed)
-  Horticultural Center
-  Hospital
-  Hospital (Proposed)
- HW** House of Worship
-  Important Ecological Area
-  Important Ecological Area (Proposed)
-  Interpretive Center (Proposed)
-  Junior College
-  MTA / Metrolink Station
-  MTA Station
-  MTA Stop
- MWD** MWD Headquarters
-  Maintenance Yard
-  Municipal Office Building
-  Municipal Parking lot
-  Neighborhood Park
-  Neighborhood Park (Proposed Expansion)
-  Neighborhood Park (Proposed)
-  Oil Collection Center
-  Parking Enforcement
-  Police Headquarters
-  Police Station
-  Police Station (Proposed Expansion)
-  Police Station (Proposed)
-  Police Training site
- PO** Post Office
-  Power Distribution Station
-  Power Distribution Station (Proposed)
-  Power Receiving Station
-  Power Receiving Station (Proposed)
- C** Private College
- E** Private Elementary School
-  Private Golf Course
-  Private Golf Course (Proposed)
- JH** Private Junior High School
- PS** Private Pre-School
-  Private Recreation & Cultural Facility
- SH** Private Senior High School
- SF** Private Special School
-  Public Elementary (Proposed Expansion)
-  Public Elementary School
-  Public Elementary School (Proposed)
-  Public Golf Course
-  Public Golf Course (Proposed)
-  Public Housing
-  Public Housing (Proposed Expansion)
-  Public Junior High School
-  Public Junior High School (Proposed)
-  Public Middle School
-  Public Senior High School
-  Public Senior High School (Proposed)
-  Pumping Station
-  Pumping Station (Proposed)
-  Refuse Collection Center
-  Regional Library
-  Regional Library (Proposed Expansion)
-  Regional Library (Proposed)
-  Regional Park
-  Regional Park (Proposed)
- RPD** Residential Plan Development
-  Scenic View Site
-  Scenic View Site (Proposed)
-  School District Headquarters
-  School Unspecified Loc/Type (Proposed)
-  Skill Center
-  Social Services
-  Special Feature
-  Special Recreation (a)
-  Special School Facility
-  Special School Facility (Proposed)
-  Steam Plant
-  Surface Mining
-  Trail & Assembly Area
-  Trail & Assembly Area (Proposed)
- UTL** Utility Yard
-  Water Tank Reservoir
-  Wildlife Migration Corridor
-  Wildlife Preserve Gate

500 FT. SCHOOL/PARK ZONE





























-  Existing School/Park Site
-  Planned School/Park Site
-  Inside 500 Ft. Buffer

- | | |
|--|--|
|  Aquatic Facilities |  Opportunity School |
|  Beaches |  Other Facilities |
|  Charter School |  Park / Recreation Centers |
|  Child Care Centers |  Parks |
|  Elementary School |  Performing / Visual Arts Centers |
|  Golf Course |  Recreation Centers |
|  High School |  Span School |
|  Historic Sites |  Special Education School |
|  Horticulture/Gardens |  Senior Citizen Centers |
|  Middle School |  Skate Parks |

COASTAL ZONES

-  Dual Jurisdictional Coastal Zone
-  Calvo Exclusion Area
-  Coastal Zone Commission Authority

OTHER SYMBOLS

- | | | |
|--|---|--|
|  Lot Line |  Airport Hazard Zone |  Flood Zone |
|  Tract Line |  Census Tract |  Hazardous Waste |
|  Lot Cut |  Coastal Zone |  High Wind Zone |
|  Easement |  Council District |  Hillside Grading |
|  Zone Boundary |  LADBS District Office |  Historic Preservation Overlay Zone |
|  Building Line |  Downtown Parking |  Specific Plan Area |
|  Lot Split |  Fault Zone |  Very High Fire Hazard Severity Zone |
|  Community Driveway |  Fire District No. 1 |  Oil Wells |
|  Tract Map | | |
|  Parcel Map | | |
|  Lot Ties | | |
|  Building Outlines | | |

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Los Angeles Department of City Planning
Historical Property Contracts Program
200 North Spring Street, Room 559
Los Angeles, California 90012

SPACE ABOVE THIS LINE IS RESERVED FOR RECORDER'S USE

TITLE(S)

HISTORICAL PROPERTY CONTRACT

BY AND BETWEEN THE CITY OF LOS ANGELES,
A MUNICIPAL CORPORATION, AND

James Yunker

Suzanne Yousefzadeh

(PRINT NAME OF EACH OWNER AS LISTED ON TITLE)

FOR THE PRESERVATION AND BENEFIT OF THE
HISTORIC-CULTURAL MONUMENT OR
CONTRIBUTING STRUCTURE PROPERTY LOCATED AT

1530 North Ogden Drive, Los Angeles CA 90046

(L.A.M.C. SECTIONS 19.140, et seq.)

THIS AGREEMENT is made and entered into this _____ day of _____ 2015, by and
(LEAVE DATE BLANK UNTIL RECORDED)

between the CITY OF LOS ANGELES, a municipal corporation (hereinafter referred to as the "City") and
James Yunker and Suzanne Yousefzadeh (hereinafter referred to as the "Owner").

(PRINT NAME OF EACH OWNER AS LISTED ON TITLE)

WITNESSETH:

- (i) California Government Code Sections 50280, et seq. authorize cities to enter into contracts with the owners of qualified historical properties to provide for the use, maintenance and restoration of such historical properties so as to retain their characteristics as properties of historical significance.
- (ii) Owner possesses fee title in and to that certain real property, together with associated structures and improvements thereon, commonly known as the Bollman Residence and located at the street address 1530 North Ogden Drive, Los Angeles, California 90046, (hereinafter such property shall be referred to as the "Property"). A legal description of the Property and Rehabilitation/Restoration/Maintenance Plan (hereinafter referred to as the "Plan") for the Property is attached hereto, marked as **Exhibit "A"**, and is incorporated herein by this reference.

- (iii) On November 3rd, 1980: (a) the City Council of the City of Los Angeles declared the Property Historic-Cultural Monument No. 235 pursuant to Section 22.171.10 of the Los Angeles Administrative Code (Council File No. 80-3705); or, (b) The Property was determined to be a Contributing Structure to the _____ Historic Preservation Overlay Zone pursuant to Section 12.20.3 of the Los Angeles Municipal Code.
- (iv) City and Owner, for their mutual benefits, now desire to enter into this agreement both to protect and preserve the characteristics of historical significance of the Property and to qualify the Property for an assessment of valuation pursuant to the provisions of Section 439, et seq., of the California Revenue and Taxation Code.

NOW THEREFORE, City and Owner, in consideration of the mutual covenants and conditions set forth herein, do hereby agree as follows:

1. Effective Date and Term of Agreement.

This Historical Property Contract (hereinafter referred to as the "Agreement") shall be effective and commence on the date it is recorded (hereinafter referred to as the "effective date") and shall remain in effect for a term of ten (10) years thereafter. Each year upon the anniversary of the effective date, such initial term will automatically be extended, subject to provisions of paragraph 2, below.

2. Renewal.

Each year on the anniversary of the effective date of this Agreement (hereinafter referred to as the "renewal date"), a year shall automatically be added to the initial term of this Agreement unless notice of nonrenewal is mailed as provided herein. If either Owner or City desires in any year not to renew the Agreement, Owner or City shall serve written notice of nonrenewal of the Agreement on the other party in advance of the annual renewal date of the Agreement. Unless such notice is served by Owner to City at least ninety (90) days prior to the annual renewal date, or served by City to Owner at least sixty (60) days prior to the annual renewal date, one (1) year shall automatically be added to the term of the Agreement as provided herein. Upon receipt by Owner of a notice of nonrenewal from City, Owner may make a written protest of the notice. City may, at any time prior to the annual renewal date of the Agreement, withdraw its notice to Owner of nonrenewal. If either City or Owner serves notice to the other of nonrenewal in any year, the Agreement shall remain in effect for the balance of the term then remaining, either from its original execution or from the last renewal of the Agreement, whichever may apply.

3. Standards for Historical Property.

During the term of this Agreement, the Property shall be subject to the following conditions, requirements and restrictions:

- a. Owner shall preserve and maintain the characteristics of historical significance of the Property in accordance with the Plan. Attached hereto, marked as **Exhibit "B"**, and incorporated herein by this reference, is a list of those minimum standards and conditions for maintenance, use and preservation of the Property, which shall apply to such property throughout the term of this Agreement.
- b. Owner shall restore and rehabilitate the property according to the Plan, the rules and

regulations of the Secretary of the Interior's Standards for Rehabilitation (Exhibit "B"), and the California Historical Building Code.

- c. Owner shall allow reasonable periodic examinations, by prior appointment, of the interior and exterior of the Property by representatives of the City, County or City and County prior to any new agreement and every 5 years thereafter, and as may be necessary to determine owner's compliance with the terms and provisions of this Agreement.

4. Provision of Information of Compliance.

Owner hereby agrees to furnish City with any and all information requested by the City which may be necessary or advisable to determine compliance with the terms and provisions of this Agreement.

5. Cancellation.

City, following a duly noticed public hearing as set forth in California Government Code Sections 50280, et seq., may cancel this Agreement if it determines that Owner breached any of the conditions of this Agreement or has allowed the property to deteriorate to the point that it no longer meets the standards for a Historic-Cultural Monument or Contributing Structure. City may also cancel this Agreement if it determines that the Owner has failed to restore or rehabilitate the property in the manner specified in subparagraph 3(b) of the Agreement, including but not limited to Owner's failure to comply with the Plan and/or Owner's failure to complete the rehabilitation and restoration identified in the Plan as provided for in the Plan. Except as otherwise provided in Section 19.143 of the Los Angeles Municipal Code, in the event of cancellation of this Agreement by the City, Owner shall pay the State of California a cancellation fee of Twelve and One-Half percent (12 1/2%) of the current fair market value of the Property at the time of cancellation, as determined by County Assessor without regard to any restrictions on the Property imposed pursuant to this Agreement. Payment of the fee shall be made in accordance with the provisions of subsection (b) of Section 50286 of the Government Code.

6. Enforcement of Agreement.

In lieu of and/or in addition to any provisions to cancel the Agreement as referenced herein, City may specifically enforce, or enjoin the breach of, the terms of this Agreement. In the event of a default under the provisions of this Agreement by Owner, City shall give written notice to Owner by registered or certified mail addressed to the address stated in this Agreement, and if such a violation is not corrected to the reasonable satisfaction of the City within thirty (30) days thereafter, or if not corrected within such a reasonable time as may be required to cure the breach or default if said breach or default cannot be cured within thirty (30) days (provided that acts to cure the breach or default must be commenced within thirty (30) days and must thereafter be diligently pursued to completion by Owner), then City may, without further notice, declare a default under the terms of this Agreement and may bring any action necessary to specifically enforce the obligations of Owner pursuant to the terms of this Agreement, apply to any court, state or federal, for injunctive relief against any violation by Owner, or apply for such other relief as may be appropriate. City does not waive any claim of default by Owner if City does not enforce or cancel this Agreement. All other remedies at law or in equity which are not otherwise provided for in this Agreement or in City's regulations governing historic properties

are available to the City to pursue in the event that there is a breach of this Agreement. No waiver of any breach or default under this Agreement shall be deemed to a waiver of any other subsequent breach thereof or default hereunder.

7. Binding Effect of Agreement.

The Owner hereby voluntarily subjects the Property described in Exhibit "A" hereto to the covenants, reservations and restrictions as set forth in this Agreement. City and Owner hereby declare their specific intent that the covenants, reservations and restrictions as set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon the Owner's successors and assigns in title or interest to the Property. Each and every contract, deed or other instrument hereinafter executed, covering or conveying the Property, or any portion thereof, shall conclusively be held to have been executed, delivered and accepted subject to the covenants, reservations and restrictions expressed in this Agreement whether or not such covenants, reservations and restrictions are set forth in such contract, deed or other instrument.

City and Owner hereby declare their understanding and intent that the burden of the covenants, reservations and restrictions set forth herein touch and concern the land in that Owner's legal interest in the Property is rendered less valuable thereby. City and Owner hereby further declare their understanding and intent that the benefit of such covenants, reservations and restrictions touch and concern the land by enhancing and maintaining the historic characteristics and significance of the Property for the benefit of the public and Owner.

8. Notice.

Any notice required to be given by the terms of this Agreement shall be provided at the address of the respective parties as specified below or at any other address as may be later specified by the parties hereto.

To City:

Los Angeles Department of City Planning
200 North Spring Street, Room 559
Los Angeles, California 90012
Attn: Historical Property Contracts Manager

To Owner:

Name	<u>James Yunker and Suzanne Yousefzadeh</u>
Address	<u>1530 North Ogden Drive, Los Angeles CA 90046</u>
	<u>_____</u>

9. General Provisions.

- a. None of the terms, provisions or conditions of this Agreement shall be deemed to create a partnership between the parties hereto and any of their heirs, successors or assigns, nor

shall such terms, provisions or conditions cause them to be considered joint venturers or members of any joint enterprise.

- b. Owner agrees to and shall hold City and its elected officials, officers, employees and agents harmless from any and all liability for damage or claims for damage for personal injuries, including death, and claims for property damage which may arise from the direct or indirect use or operations of Owner or those of his contractor, subcontractor, agent, employee or other person acting on his behalf which relate to the use, operation and maintenance of the Property. Owner hereby agrees to and shall defend the City and its elected officials, officers, employees and agents with respect to any and all actions for damages caused by, or alleged to have been caused by, reason of Owner's activities in connection with the Property. This hold harmless provision applies to all damages and claims for damages suffered, or alleged to have been suffered, by reason of the operations referred to in this Agreement whether or not the City prepared, supplied or approved the plans, specifications or other documents for the Property.
- c. All of the agreements, rights, covenants, reservations and restrictions contained in this Agreement shall be binding upon and shall inure to the benefit of the parties herein, their heirs, successors, legal representatives, assigns and all persons acquiring any part or portion of the Property, whether by operation of law or in any manner whatsoever.
- d. In the event legal proceedings are brought by any party or parties to enforce or restrain a violation of any of the covenants, reservations or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding may recover all reasonable attorney's fees to be fixed by the court, in addition to court costs and other relief ordered by the court.
- e. In the event that any of the provisions of this Agreement are held to be unenforceable or invalid by any court of competent jurisdiction, or by subsequent preemptive legislation, the validity and enforceability of the remaining provisions, or portions thereof, shall not be effected thereby.
- f. This Agreement shall be construed and governed in accordance with the laws of the State of California.

10. Recordation.

No later than twenty (20) days after the parties execute and enter into this Agreement, City shall cause this Agreement to be recorded in the Office of the County Recorder of the County of Los Angeles.

11. Amendments.

This Agreement may be amended, in whole or in part, only by a written recorded instrument executed by the parties hereto.

12. Fees.

Owner agrees to pay any such fees associated with the administration of the Agreement, so long as the fee does not exceed the City's and County's reasonable cost of providing the service pursuant to this article for which the fee is charged.

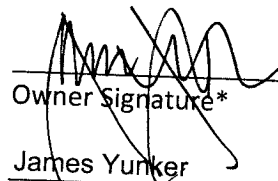
IN WITNESS WHEREOF, the parties have caused this contract to be duly executed.

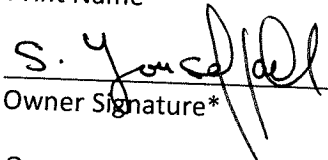
THE CITY OF LOS ANGELES, a municipal corporation:

ATTEST: HOLLY WOLCOTT, City Clerk/Executive Officer

By: _____
Deputy _____ Date

By: _____
MICHAEL J. LOGRANDE, Director of Planning _____ Date

By:  _____
Owner Signature* _____
James Yunker _____ 5/19/15
Print Name _____ Date

By:  _____
Owner Signature* _____
Suzanne Yousefzadeh _____ 05/19/15
Print Name _____ Date

By: _____
Owner Signature* _____

Print Name _____ Date

APPROVED AS TO FORM
MICHAEL N. FEUER, City Attorney

By: _____
Deputy City Attorney, Office of the City Attorney _____ Date

* Approved Recording Signature Method: The contract signature(s) and printed names(s) above MUST BE IDENTICAL to the printed names(s) on the first page of the contract and the Notary Acknowledgement Form. If not, the contract will be rejected by the County Recorder.

CITY OF LOS ANGELES

HISTORICAL PROPERTY CONTRACT APPLICATION FORM

OWNER INFORMATION

PROPERTY ADDRESS: 1530 North Ogden Drive, Los Angeles CA, 90046

OWNER(S) OF PROPERTY: James Yunker and Suzanne Yousefzadeh

OWNER(S) MAILING ADDRESS: 1530 North Ogden Drive, Los Angeles CA, 90046

HOME TELEPHONE: WORK TELEPHONE:

MOBILE TELEPHONE: ALTERNATE TELEPHONE:

OWNER(S) EMAIL: ALTERNATE EMAIL:

PROPERTY INFORMATION

Legal Description: TRACT: 3817 Block: Lot: 6 and 7 ARB: 09

Assessor Identification Number (AIN): 5551 - 021 - 005 COUNCIL DISTRICT NO.:

PROPERTY PURCHASE DATE: 07-16-14 MOST RECENT ASSESSED VALUE: 1,900,000.00

OWNER OCCUPIED: YES NO USE: SINGLE-FAMILY DWELLING MULTI-FAMILY/ COMMERCIAL/ INDUSTRIAL

ADDRESSES FOR ALL OTHER PROPERTY OWNED WITHIN THE CITY OF LOS ANGELES ARE NOTED ON A SEPARATE SHEET OF PAPER, LABELED "ATTACHMENT E", AND SUBMITTED WITH THIS APPLICATION? YES NA

TAXES ON ALL PROPERTY OWNED WITHIN THE CITY OF LOS ANGELES ARE PAID TO DATE? YES NO

ARE THERE ANY OUTSTANDING ORDERS TO COMPLY AGAINST THE PROPERTY FROM THE LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY OR LOS ANGELES HOUSING + COMMUNITY INVESTMENT DEPARTMENT? YES NO

HISTORICAL SIGNIFICANCE

HISTORIC-CULTURAL MONUMENT (HCM)

HCM NUMBER: 235 HCM NAME: The Bollman Residence

CONTRIBUTOR TO A HISTORIC PRESERVATION OVERLAY ZONE (HPOZ)

HPOZ NAME: HISTORIC PROPERTY NAME:

ORIGINAL CONSTRUCTION DATE: 1921 ARCHITECT(S): Frank Lloyd Wright Jr.

ARCHITECTURAL STYLE: Knit Stone Block System - Modern

I AM (WE ARE) THE PRESENT OWNER(S) OF THE PROPERTY DESCRIBED ABOVE AND HEREBY APPLY FOR AN HISTORICAL PROPERTY CONTRACT.

OWNER SIGNATURE DATE 3/28/15 James Yunker

OWNER SIGNATURE DATE 3/28/15 Suzanne Yousefzadeh

PRINT NAME

PRINT NAME

EXHIBIT "A"

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES

On 05.20.15 before me, JASON MIRZA NOTARY PUBLIC
(insert name and title of the officer)

personally appeared JAMES YUNKER & SUZANNE YOUSEFZADEH
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she~~ they executed the same in ~~his/her~~ their authorized capacity(ies), and that by ~~his/her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature _____ (Seal)

CITY OF LOS ANGELES

HISTORICAL PROPERTY CONTRACT APPLICATION FORM

OWNER INFORMATION

PROPERTY ADDRESS: 1530 North Ogden Drive, Los Angeles CA 90046

OWNER(S) OF PROPERTY: James Yunker and Suzanne Yousefzadeh

OWNER(S) MAILING ADDRESS: 1530 North Ogden Drive, Los Angeles CA 90046

HOME TELEPHONE: [Redacted] WORK TELEPHONE:

MOBILE TELEPHONE: [Redacted] ALTERNATE TELEPHONE:

OWNER(S) EMAIL: [Redacted] ALTERNATE EMAIL:

PROPERTY INFORMATION

Legal Description: TRACT: 3817 BLOCK: LOT: 6 and 7 ARB:

Assessor Identification Number (AIN): 5551 - 021 - 005 COUNCIL DISTRICT NO.:

PROPERTY PURCHASE DATE: 7/16/2014 MOST RECENT ASSESSED VALUE: \$1,900,000.00

OWNER OCCUPIED: YES NO USE: SINGLE-FAMILY DWELLING MULTI-FAMILY/ COMMERCIAL/ INDUSTRIAL

ADDRESSES FOR ALL OTHER PROPERTY OWNED WITHIN THE CITY OF LOS ANGELES ARE NOTED ON A SEPARATE SHEET OF PAPER, LABELED "ATTACHMENT E", AND SUBMITTED WITH THIS APPLICATION? YES NA

TAXES ON ALL PROPERTY OWNED WITHIN THE CITY OF LOS ANGELES ARE PAID TO DATE? YES NO

ARE THERE ANY OUTSTANDING ORDERS TO COMPLY AGAINST THE PROPERTY FROM THE LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY OR LOS ANGELES HOUSING + COMMUNITY INVESTMENT DEPARTMENT? YES NO

HISTORICAL SIGNIFICANCE

HISTORIC-CULTURAL MONUMENT (HCM)

HCM NUMBER: 235 HCM NAME: The Bollman Residence

CONTRIBUTOR TO A HISTORIC PRESERVATION OVERLAY ZONE (HPOZ)

HPOZ NAME: HISTORIC PROPERTY NAME: The Bollman Residence

ORIGINAL CONSTRUCTION DATE: 1922 ARCHITECT(S): Frank Lloyd Wright Jr.

ARCHITECTURAL STYLE: Modern - Knit Block

I AM (WE ARE) THE PRESENT OWNER(S) OF THE PROPERTY DESCRIBED ABOVE AND HEREBY APPLY FOR AN HISTORICAL PROPERTY CONTRACT.

OWNER SIGNATURE DATE OWNER SIGNATURE DATE (with handwritten signatures and dates)

James Yunker Suzanne Yousefzadeh

PRINT NAME PRINT NAME

EXHIBIT "A"

REHABILITATION/RESTORATION/MAINTENANCE PLAN

PROPERTY ADDRESS: 1530 North Ogden Drive, Los Angeles, CA 90046

Use this form to propose all preservation work necessary to rehabilitate the property. In this plan, include all of the expected maintenance, restoration and replacement of historic features on the property, not modernization or construction of new elements. Although modernization may be an important part of your rehabilitation project, this form is meant to specifically capture the preservation work involved and not anything else. Copy this page as necessary to include all items that apply to your property. Begin by listing recently completed preservation work (if applicable) and continue with work proposed to complete within the next ten years arranging in order of priority.

Maintenance Rehabilitation/Restoration Completed Proposed

Building Feature: InteriorCost \$ 20,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2014Description of work: Complete Interior Painting of House

Maintenance Rehabilitation/Restoration Completed Proposed

Building Feature: InteriorCost \$ 14,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2014Description of work: Re-finished and replaced where need all Hardwood Flooring

Maintenance Rehabilitation/Restoration Completed Proposed

Building Feature: InteriorCost \$ 2,500 (round to nearest dollar) Contract Year of Proposed Work Completion: 2014Description of work: Concrete Slab located in Front Foyer Entrance Repair

Maintenance Rehabilitation/Restoration Completed Proposed

Building Feature: SiteCost \$ 10,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2014Description of work: Back Yard soft and hard landscaping

EXHIBIT "A"

REHABILITATION/RESTORATION/MAINTENANCE PLAN

PROPERTY ADDRESS: 1530 North Ogden Drive, Los Angeles, California, 90046

Use this form to propose all preservation work necessary to rehabilitate the property. In this plan, include all of the expected maintenance, restoration and replacement of historic features on the property, not modernization or construction of new elements. Although modernization may be an important part of your rehabilitation project, this form is meant to specifically capture the preservation work involved and not anything else. Copy this page as necessary to include all items that apply to your property. Begin by listing recently completed preservation work (if applicable) and continue with work proposed to complete within the next ten years arranging in order of priority.

Maintenance Rehabilitation/Restoration Completed Proposed

Building Feature: SiteCost \$ 18,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2016Description of work: Seperate planting features (i.e., soil, lawn) which are in contact with building.
This includes lifting and placing hanging vines away from building on trellises.

Maintenance Rehabilitation/Restoration Completed Proposed

Building Feature: Building Facade - Concrete Block and StuccoCost \$ 62,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2019Description of work: Repair areas of stucco scaling, cracking, and spalling of concrete block
surfaces. Incl. repairs of patches as well as coating removal and reapplication.

Maintenance Rehabilitation/Restoration Completed Proposed

Building Feature: Building Facade - Windows and DoorsCost \$ 24,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2017Description of work: Repair all areas of wood window deterioration and peeling paint. Replace all
cracked window glass.

Maintenance Rehabilitation/Restoration Completed Proposed

Building Feature: Building RoofCost \$ 45,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2018Description of work: Provide limited roof repairs to membrane blistering including deterioration at
roof drains. Repair roof flashings at transitions to stucco wall areas.

EXHIBIT "A"

REHABILITATION/RESTORATION/MAINTENANCE PLAN

PROPERTY ADDRESS: 1530 North Ogden Drive, Los Angeles, CA 90046

Use this form to propose all preservation work necessary to rehabilitate the property. In this plan, include all of the expected maintenance, restoration and replacement of historic features on the property, not modernization or construction of new elements. Although modernization may be an important part of your rehabilitation project, this form is meant to specifically capture the preservation work involved and not anything else. Copy this page as necessary to include all items that apply to your property. Begin by listing recently completed preservation work (if applicable) and continue with work proposed to complete within the next ten years arranging in order of priority.

Maintenance Rehabilitation/Restoration Completed Proposed

Building Feature: SiteCost \$ 20,000 (round to nearest dollar)Contract Year of Proposed Work Completion: 2014Description of work: HSR completed

Maintenance Rehabilitation/Restoration Completed Proposed

Building Feature: InteriorCost \$ 30,000 (round to nearest dollar)Contract Year of Proposed Work Completion: 2016Description of work: Second Floor Bathroom requires investigation of leakage which could require a remodel.

Maintenance Rehabilitation/Restoration Completed Proposed

Building Feature: SiteCost \$ 25,000 (round to nearest dollar)Contract Year of Proposed Work Completion: 2016Description of work: Front yard soft and hard landscaping to bring unity to the front yard as in the back yard

Maintenance Rehabilitation/Restoration Completed Proposed

Building Feature: _____

Cost \$ _____ (round to nearest dollar)

Contract Year of Proposed Work Completion: _____

Description of work: _____

EXHIBIT "A"

REHABILITATION/RESTORATION/MAINTENANCE PLAN

PROPERTY ADDRESS: 1530 N. Ogden Drive

Use this form to propose all preservation work necessary to rehabilitate the property. In this plan, include all of the expected maintenance, restoration and replacement of historic features on the property, not modernization or construction of new elements. Although modernization may be an important part of your rehabilitation project, this form is meant to specifically capture the preservation work involved and not anything else. Copy this page as necessary to include all items that apply to your property. Begin by listing recently completed preservation work (if applicable) and continue with work proposed to complete within the next ten years arranging in order of priority.

Maintenance Rehabilitation/Restoration Completed Proposed

Building Feature: Connection between first and second floorCost \$ 3000 (round to nearest dollar)Contract Year of Proposed Work Completion: 2016Description of work: Conduct a study of seismic upgrades to the house and implement upgrades where needed, specifically bolting the second floor to the first

Maintenance Rehabilitation/Restoration Completed Proposed

Building Feature: SiteCost \$ 2000 (round to nearest dollar)Contract Year of Proposed Work Completion: 2017Description of work: create a master landscape plan that identifies aspects of the historic landscape, study hydrology of the site, propose a plan that encompasses the entire site

Maintenance Rehabilitation/Restoration Completed Proposed

Building Feature: Electrical SystemCost \$ 2000 (round to nearest dollar)Contract Year of Proposed Work Completion: 2017Description of work: Study deficiencies of the current electrical system and implement updates as needed to bring to current code

Maintenance Rehabilitation/Restoration Completed Proposed

Building Feature: Exterior and Interior FinishesCost \$ 1000 (round to nearest dollar)Contract Year of Proposed Work Completion: 2020Description of work: Perform an analysis of the exterior and interior to determine the historic colors and finishes of the residence, ensure that OHR retains a copy of the results

MAINTENANCE AND REHABILITATION STANDARDS AND CONDITIONS**Secretary of the Interior's Standards for Rehabilitation**

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Property Maintenance

All buildings, structures, yards and other improvements shall be maintained in a superior manner. All current building and zoning codes will be enforced. The following conditions are prohibited:

- a. Dilapidated buildings or features such as fences, roofs, doors, walls and windows.
- b. Abandoned or discarded objects, equipment or materials such as automobiles, automobile parts, furniture, appliances, containers, lumber or similar items stored outside but within property lines.
- c. Stagnant water or open excavations.
- d. Any device, decoration or structure, which is unsightly by reason of its height, condition or location.
- e. Peeling exterior paint or unremoved/uncovered graffiti.
- f. Overgrown landscaping, exposed bald areas within yards or grounds and broken hardscape features which could cause injury.
- g. Other substandard conditions as cited by the Cultural Heritage Commission, the Director of Planning, or the City's Historical Property Contracts Manager.

Conditions

This Historical Property Contract provides the potential for property tax reduction in exchange for agreement to rehabilitate and maintain an historic building. Existing conditions not in conformance with the Secretary of the Interior's Standards, may be required to be removed and the original conditions remedied as part of this contract.