

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2015-1575-MAEX

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

Location: 1950 N. Edgemont Street
Council District: 4
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Los Feliz
Legal Description: Lot 201 of TR 3907

PROJECT: 1950 N. Edgemont Street
Historic-Cultural Monument (HCM) No. 1068

APPLICANT & OWNER: The Cremin Family Trust
David L. and Dana-Joy Cremin, Trustees
1950 N. Edgemont
Los Angeles, CA 90027

APPLICANT'S REPRESENTATIVE: Charles Fisher
140 S. Avenue 57
Los Angeles, CA 90042

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. Edgemont Street between Franklin Avenue and Finley Avenue and is a City of Los Angeles Historic-Cultural Monument. The parcel is rectangular with a slight oscillating curve at the southwest corner, and includes a single-family residence with front and rear yards. A detached garage is located at the north east corner of the parcel. The property was designed in 1927 by Harry Hayden Whiteley for John W. and Willmina Anna Blank. The property remained in possession of the Blank family through their daughter, Paulene. She and her partner, Laura Anderson, were renowned ceramic artists working at Los Angeles City College (LACC) and the University of California, Los Angeles (UCLA). Anderson created many ceramic art pieces in her kiln located behind the garage; however, these structures are no longer extant. The subject property is significant for its well-executed design in the Spanish Colonial Revival style and is identified with historic personages through association with Laura Anderson.



Primary, west elevation, view east

Description

The two-story residence is roughly L-shaped in plan, oriented west, and made of wood frame construction. Unpainted 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. Edgemont, and a one-story wing that extends towards the front of the property. A gabled roof with clay tiles was installed on both.

The primary elevation features a large window on the gable-end wall of the one-story extension, and various other windows on the two-story portion of the structure, including one that is circular with multi-colored glass. A

contemporary concrete path leads up to the front entry. The path rises five steps to a stoop at the entrance. The first floor is recessed at the south west portion of the residence. The front facade also features other original details, such as a tiled border around the arched stoop, painted wood lintels, and wall-integrated and patterned window screens.

The landscape between the front elevation and the street consists of concrete pavers, wood chips and drought-tolerant plantings. None of it seems to be associated with the historic period of significance. The driveway is made of concrete and appears to be original. Although it is in poor condition, the scored pattern across the surface is visible. The driveway leads to the garage in the rear yard and travels through a porte-cochère integrated on the north side of the residence.

The interior of the house is composed of three floors: a partially finished basement, first floor and second floor. The basement is accessed through a door in the front hallway and down a curved staircase. The basement floor is partially finished with concrete and a wine storage room was recently constructed. The first floor includes the kitchen, dining and living rooms, an office and a bedroom. The entry to the first floor consists of various polygonal tiles and leads to the curved staircase up to the second floor. To the north of the entry is a large living room with high, beamed ceilings with exposed trusses. Directly opposite the entry door is the curved staircase leading to the second floor. The railing is a mixture of wrought iron and ship rope strung up against the wall. To the south of the entry is the dining room. The dining room exhibits a scalloped archway with a wooden screen leading into a breakfast nook with built-in shelves in the plaster walls and French doors opening to the rear yard. The dining room also leads to a butler's pantry, which is connected to the kitchen. The kitchen has been rehabilitated, but the original yellow and green tiles have been retained. To the north of the kitchen is

the laundry room and bedroom, which was historically the maid's quarters. To the west of the kitchen is a hallway that leads to the entry. This hall contains the doorway that leads down into the basement.

The second floor contains three bedrooms and three bathrooms. The master suite opens onto a balcony overlooking the rear yard and contains the circular window with art glass in its bathroom. The second floor hallway contains the windows which are shaded by the stucco screens integrated into the front elevation.

The rear yard has been altered through time with the addition of the swimming pool and gravel walkways. Also, the kiln and workshop of Anderson, the previous and historically significant tenant, has been removed.

The subject property retains integrity, although it has undergone alterations by the current and previous owners.

Rehabilitation/Restoration/Maintenance Plan

The scope of rehabilitation, restoration, and maintenance work is substantial. Shortly after purchasing the property in 2009, the current owner completed interior painting of the house, rehabilitated the kitchen, and removed a patio added to the east elevation of the residence.

Proposed future work prioritizes the rehabilitation of the roof and integral gutter system, stabilizing the garage header-beam, and seismic upgrades to the structure. Other rehabilitation work includes repair to stucco and decorative trim elements, repairing the wood windows and doors, replacing missing railings on the back patios, repairs and reconstruction of the driveway, and rehabilitation of the front yard landscaping.

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, Dana and David Cremin, and their consultants, Charles Fisher and Louisa Van Leer. 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.
- 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.

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 the 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: | \$1,647 |
| Fiscal Impact of (8) other Exemption Application: | \$21,865 |
| 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% |

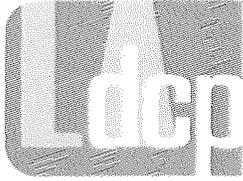
*The City's share of the general levy property tax collected by the County Assessor for FY 2014-15 (1% of property value) is .105082662, or 10.5%. The 2015-16 Apportionment Factor has not been posted as of the writing of this report, so the "Total Tax Revenue Loss for All Agencies (estimated)" will change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

Designed in 1927 by the Harry Hayden Whiteley for John W. and Willmina Anna Blank. The property remained in possession of the Blank family through their daughter, Paulene. She and her partner, Laura Anderson, were renowned ceramic artists working at LACC and UCLA. Anderson created many ceramic art pieces in her kiln located behind the garage; however, these structures are no longer extant. The subject property is significant for its well-executed design in the Spanish Colonial Revival style and is identified with historic personages through association with Laura Anderson.

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, a sensitive kitchen rehabilitation, systems upgrades, and general preservation of significant architectural features. The owners have lived in the residence in 2009 and the property became a HCM in 2014. Moving into the future, there are complex rehabilitation projects that are necessary for the residence such as rehabilitating the Spanish tile roof and the integrated gutter system, seismic retrofits and exterior stucco repair. Without the financial assistance of the Mills Act, the owners may not be able to undertake all the improvements necessary to preserve and maintain the property according to the Standards. Granting the exemption will provide an incentive to complete these complex, expensive tasks, which will enhance the historic character of the subject property.



City of Los Angeles Department of City Planning

4/27/2015

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1950 N EDGEMONT ST
1944 N EDGEMONT ST

ZIP CODES

90027

RECENT ACTIVITY

CHC-2015-1575-MA
CHC-2015-1576-MA

CASE NUMBERS

CHC-2013-3769-HCM
ENV-2013-3770-CE

Address/Legal Information

| | |
|------------------------------|--------------------|
| PIN Number | 150B197 622 |
| Lot/Parcel Area (Calculated) | 12,866.7 (sq ft) |
| Thomas Brothers Grid | PAGE 593 - GRID J3 |
| Assessor Parcel No. (APN) | 5589018025 |
| Tract | TR 3907 |
| Map Reference | M B 42-38/39 |
| Block | None |
| Lot | 201 |
| Arb (Lot Cut Reference) | None |
| Map Sheet | 150B197 |

Jurisdictional Information

| | |
|--------------------------|--------------------|
| Community Plan Area | Hollywood |
| Area Planning Commission | Central |
| Neighborhood Council | Los Feliz |
| Council District | CD 4 - Tom LaBonge |
| Census Tract # | 1892.02 |
| LADBS District Office | Los Angeles Metro |

Planning and Zoning Information

| | |
|------------------------------------------|----------------------------------------------|
| Special Notes | HISTORIC MONUMENT UNDER CONSIDERATION |
| Zoning | R1-1 |
| Zoning Information (ZI) | ZI-2441 Alquist-Priolo Earthquake Fault Zone |
| 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) | 5589018025 |
| Ownership (Assessor) | |
| Owner1 | CREMIN,DAVID L AND DANA JOY TRS CREMIN FAMILY TRUST |
| Address | 1950 N EDMONT ST LOS ANGELES CA 90027 |
| Ownership (City Clerk) | |
| Owner | CREMIN, DAVID L. & DANA-JOY (TRS) CREMIN FAMILY TRUST DTD 11-20-03 |
| Address | 1950 N EDMONT ST LOS ANGELES CA 90027 |
| APN Area (Co. Public Works)* | 0.246 (ac) |
| Use Code | 0101 - Single Residence with Pool |
| Assessed Land Val. | \$946,402 |
| Assessed Improvement Val. | \$982,788 |
| Last Owner Change | 07/08/11 |
| Last Sale Amount | \$9 |
| Tax Rate Area | 13 |
| Deed Ref No. (City Clerk) | 922413 666229 655612 1224883-84 |
| Building 1 | |
| Year Built | 1928 |
| Building Class | D85B |
| Number of Units | 1 |
| Number of Bedrooms | 4 |
| Number of Bathrooms | 3 |
| Building Square Footage | 4,014.0 (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) | Yes |
| Oil Wells | None |

Seismic Hazards

| | |
|--------------------------------|---------------------------|
| Active Fault Near-Source Zone | |
| Nearest Fault (Distance in km) | Within Fault Zone |
| Nearest Fault (Name) | Upper Elysian Park |
| Region | Los Angeles Blind Thrusts |
| Fault Type | B |
| Slip Rate (mm/year) | 1.30000000 |
| Slip Geometry | Reverse |
| Slip Type | Poorly Constrained |

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

| | |
|---------------------------|-------------|
| Down Dip Width (km) | 13.00000000 |
| Rupture Top | 3.00000000 |
| Rupture Bottom | 13.00000000 |
| Dip Angle (degrees) | 50.00000000 |
| Maximum Magnitude | 6.40000000 |
| Alquist-Priolo Fault Zone | Yes |
| Landslide | No |
| Liquefaction | Yes |
| 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 | Central |
| Division / Station | Northeast |
| Reporting District | 1141 |

Fire Information

| | |
|-----------------------------|----|
| Division | 3 |
| Batallion | 5 |
| District / Fire Station | 35 |
| Red Flag Restricted Parking | No |

CASE SUMMARIES

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

Case Number: CHC-2013-3769-HCM

Required Action(s): HCM-HISTORIC CULTURAL MONUMENT

Project Descriptions(s): HISTORIC-CULTURAL MONUMENT

Case Number: ENV-2013-3770-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): HISTORIC-CULTURAL MONUMENT

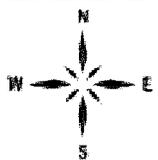
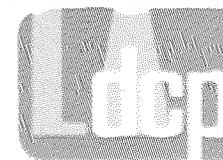
DATA NOT AVAILABLE



Address: 1950 N EDGEMONT ST
 APN: 5589018025
 PIN #: 150B197 622

Tract: TR 3907
 Block: None
 Lot: 201
 Arb: None

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

COASTAL ZONES

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

OTHER SYMBOLS

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

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

David L. Cremin and Dana-Joy Cremin

Trustees of the Cremin Family Trust

(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

1950 N. Edgemont Street

(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
David L. Cremin and Dana-Joy Cremin (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 J. W. Blank Residence and located at the street address 1950 N. Edgemont Street, Los Angeles, California 90027, (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.

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>David L. Cremin and Dana-Joy Cremin</u> |
| Address | <u>1950 N. Edgemont Street</u> |
| | <u>Los Angeles, CA 90027</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:

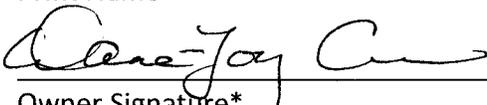
ATTEST: HOLLY WOLCOTT, City Clerk/Executive Officer

By: _____
Deputy _____ Date

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

By:  _____
Owner Signature*

David L. Cremin _____ 5-13-15
Print Name _____ Date

By:  _____ 5-13-2015
Owner Signature*

Dana-Joy Cremin _____
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.

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

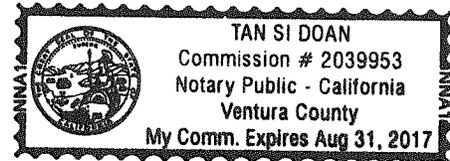
On May 13, 2015 before me, Tan Si Doan, notary
(insert name and title of the officer)

personally appeared David L. Cremin and Dana-Joy Cremin,
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 Tan Si Doan (Seal)



CULTURAL HERITAGE COMMISSION APPLICATION FOR EXEMPTION FROM
LIMITATION ON ELIGIBILITY FOR
HISTORICAL PROPERTY CONTRACT

Los Angeles Administrative Code § 19.142 "Limitations on Eligibility" provides that:

...eligibility for Historical Property Contracts shall be limited... to buildings or structures with a pre-contract assessed valuation of \$1,500,000 or less for Single-Family dwellings, and \$3,000,000 or less for Multi-Family residential, commercial or industrial buildings, unless the individual property is granted an exemption from those limits by the Cultural Heritage Commission.

The Cultural Heritage Commission may grant exemption from the limitations imposed by this Section when:

- (a) granting the exemption will assist in the preservation of a structure (including unusual and/or excessive maintenance requirements) that would otherwise be in danger of demolition, substantial alteration or relocation; and
- (b) the structure is an exceptional Historic-Cultural Monument or Contributing Structure to an HPOZ; and
- (c) granting the exemption will not cause the cumulative loss of property tax revenue to the City to exceed \$2,000,000 annually.

1. NAME: David L Cremin and Dana-Joy Cremin, Trustees of The Cremin Family Trust

2. ADDRESS: 1950 N. Edgemont Street, Los Angeles, CA 90027

3. ADDRESS OF PROPERTY: 1950 N. Edgemont Street, Los Angeles, CA 90027

4. HISTORIC-CULTURAL MONUMENT NUMBER: 1068 or HPOZ: _____

5. TAX ASSESSED VALUATION (Attach a copy of your most recent tax bill): \$ 1,891,401.00

6. EXEMPTION CRITERION: Granting the exemption will assist in the preservation of a structure that would otherwise be in danger of demolition, substantial alteration or relocation. ***A Historic Structure Report prepared for the property is attached.***

I, _____, owner of the structure referenced above apply for exemption from the limitations contained in L.A.A.C. §19.142. I certify, under the penalty of perjury, that the information attached and provided above is accurate. Executed this _____ day of _____, 2015, at _____, California.

David Cremin
Owner's Name (print or type)

[Signature]
Owners Signature

For Office Use Only

A) Cumulative loss of more than \$2,000,000? _____

B) Exceptional HCM or HPOZ Contributing Structure? _____

C) Specific threat to resource? Complete HSR submitted? _____

Percent above limit _____ % Three criteria satisfied? _____ Initial _____

CITY OF LOS ANGELES

HISTORICAL PROPERTY CONTRACT APPLICATION FORM

OWNER INFORMATION

PROPERTY ADDRESS: 1950 N. Edgemont Street, Los Angeles, CA 90027

OWNER(S) OF PROPERTY: David L. and Dana-Joy Cremin, Trustees, The Cremin Family Trust

OWNER(S) MAILING ADDRESS: 1950 N. Edgemont Street, Los Angeles, CA 90027

HOME TELEPHONE: [redacted] WORK TELEPHONE:

MOBILE TELEPHONE: ALTERNATE TELEPHONE: [redacted]

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

PROPERTY INFORMATION

Legal Description: TRACT: Tract No. 3907, Los Feliz Square Block: N/A LOT: 201 ARB: N/A

Assessor Identification Number (AIN): 5589 - 018 - 025 COUNCIL DISTRICT NO.: 4

PROPERTY PURCHASE DATE: 3/19/2004 MOST RECENT ASSESSED VALUE: \$1,891,401.00

OWNER OCCUPIED: [X] Yes [] No USE: [X] 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 [X] NA

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

HISTORICAL SIGNIFICANCE

[X] HISTORIC-CULTURAL MONUMENT (HCM)

HCM NUMBER: 1068 HCM NAME: J. W. Blank Residence

[] CONTRIBUTOR TO A HISTORIC PRESERVATION OVERLAY ZONE (HPOZ)

HPOZ NAME: HISTORIC PROPERTY NAME:

ORIGINAL CONSTRUCTION DATE: 1927 ARCHITECT(S): Harry Hayden Whiteley

ARCHITECTURAL STYLE: Spanish Colonial Revival

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

[Signature] 3-18-15 [Signature] 3-18-15

OWNER SIGNATURE DATE OWNER SIGNATURE DATE

David L. Cremin Dana-Joy Cremin

PRINT NAME PRINT NAME

EXHIBIT "A"

REHABILITATION/RESTORATION/MAINTENANCE PLAN

PROPERTY ADDRESS: 1950 N. Edgemont Street, Los Angeles, CA 90027

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: Foundation

Cost \$ 42,350.00 (round to nearest dollar) Contract Year of Proposed Work Completion: 2016

Description of work: Upgrade foundation beneath the house.

Maintenance Rehabilitation/Restoration Completed Proposed

Building Feature: Garage

Cost \$ 14,180.00 (round to nearest dollar) Contract Year of Proposed Work Completion: 2016

Description of work: Install new garage header and a more appropriate door.

Maintenance Rehabilitation/Restoration Completed Proposed

Building Feature: Roof

Cost \$ 117,731.00 (round to nearest dollar) Contract Year of Proposed Work Completion: 2017

Description of work: Document & remove & salvage barrel tile roof, install new membrane & flashings and re-install original roof tiles.

Maintenance Rehabilitation/Restoration Completed Proposed

Building Feature: Gutters

Cost \$ 57,212.00 (round to nearest dollar) Contract Year of Proposed Work Completion: 2017

Description of work: Replace tin gutters and downspouts with copper, including internal section, replicating details of original system.

EXHIBIT "A"

REHABILITATION/RESTORATION/MAINTENANCE PLAN

PROPERTY ADDRESS: 1950 N. Edgemont Street, Los Angeles, CA 90027

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: Scaffolding for roof and gutter work.

Cost \$16,375.00 (round to nearest dollar) Contract Year of Proposed Work Completion: 2017

Description of work: Provide and install scaffold at perimeter of house to facilitate roof and gutter work.

Maintenance Rehabilitation/Restoration Completed Proposed

Building Feature: Rafter tails, master bedroom, porch railing, etc.

Cost \$14,590.00 (round to nearest dollar) Contract Year of Proposed Work Completion: 2018

Description of work: Perform wood repairs for dry rot and install hidden covers to protect rafter tails from future rot. Restore damaged woodwork in other areas.

Maintenance Rehabilitation/Restoration Completed Proposed

Building Feature: Exterior trim.

Cost \$25,317.00 (round to nearest dollar) Contract Year of Proposed Work Completion: 2018

Description of work: Paint eaves, rafter tails, new gutters and downspouts to match existing.

Maintenance Rehabilitation/Restoration Completed Proposed

Building Feature: Windows and doors

Cost \$74,560.00 (round to nearest dollar) Contract Year of Proposed Work Completion: 2019

Description of work: Repair wood windows, doors and screens, prime and paint same.

EXHIBIT "A"

REHABILITATION/RESTORATION/MAINTENANCE PLAN

PROPERTY ADDRESS: 1950 N. Edgemont Street, Los Angeles, CA 90027

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: Upstairs North showerCost \$6,480.00 (round to nearest dollar) Contract Year of Proposed Work Completion: 2019Description of work: Replace shower pan, best matching original tile on the rest of the shower.

Maintenance Rehabilitation/Restoration Completed Proposed

Building Feature: Rear porchCost \$6,470.00 (round to nearest dollar) Contract Year of Proposed Work Completion: 2020Description of work: Properly repair railing and concrete around the base of railing, matching original.

Maintenance Rehabilitation/Restoration Completed Proposed

Building Feature: DrivewayCost \$41,400.00 (round to nearest dollar) Contract Year of Proposed Work Completion: 2020Description of work: Document existing pattern, remove damaged portion, install new concrete matching original texture, color and pattern.

Maintenance Rehabilitation/Restoration Completed Proposed

Building Feature: Lower East balconyCost \$4,400.00 (round to nearest dollar) Contract Year of Proposed Work Completion: 2020Description of work: Redesign floor area to facilitate better drainage.

EXHIBIT "A"

REHABILITATION/RESTORATION/MAINTENANCE PLAN

PROPERTY ADDRESS: 1950 N. Edgemont Street, Los Angeles, CA 90027

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: Landscaping

Cost \$20,000.00 (round to nearest dollar) Contract Year of Proposed Work Completion: 2021

Description of work: Restore landscaping with appropriate new plantings with more traditional drought resistant plants.

Maintenance Rehabilitation/Restoration Completed Proposed

Building Feature: Front walkway

Cost \$18,210.00 (round to nearest dollar) Contract Year of Proposed Work Completion: 2024

Description of work: Remove and redo cracked portions of walkway, matching historic pattern, texture and color of concrete.

Maintenance Rehabilitation/Restoration Completed Proposed

Building Feature: Insurance

Cost \$5,256.00 (round to nearest dollar) Contract Year of Proposed Work Completion:

Description of work: Annual homeowner's insurance premium.

Maintenance Rehabilitation/Restoration Completed Proposed

Building Feature: DWP

Cost \$560.00 (round to nearest dollar) Contract Year of Proposed Work Completion:

Description of work: Average monthly DWP expenses.

EXHIBIT "A"

REHABILITATION/RESTORATION/MAINTENANCE PLAN

PROPERTY ADDRESS: 1950 N. Edgemont Street, Los Angeles, CA 90027

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.

Input fields for Maintenance, Rehabilitation/Restoration, Completed, and Proposed.

Building Feature: Average monthly gas expenditure.

Cost \$244.00 (round to nearest dollar) Contract Year of Proposed Work Completion:

Description of work: Average monthly gas expenditure.

Input fields for Maintenance, Rehabilitation/Restoration, Completed, and Proposed.

Building Feature: Burglar alarm.

Cost \$83.00 (round to nearest dollar) Contract Year of Proposed Work Completion:

Description of work: Monthly burglar alarm monitoring cost.

Input fields for Maintenance, Rehabilitation/Restoration, Completed, and Proposed.

Building Feature:

Cost \$ (round to nearest dollar) Contract Year of Proposed Work Completion:

Description of work:

Input fields for Maintenance, Rehabilitation/Restoration, Completed, and 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: 1950 N. Edgemont Street

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: Foundation and Walls

Cost \$ 2000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2017

Description of work: Conduct a study of the current seismic upgrades to the house and implement upgrades where needed

Maintenance Rehabilitation/Restoration Completed Proposed

Building Feature: Site

Cost \$ 32000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2019

Description of work: Create a master landscape plan that identifies aspects of the historic landscape, studies site hydrology, and proposes plan for entire property

Maintenance Rehabilitation/Restoration Completed Proposed

Building Feature: _____

Cost \$ _____ (round to nearest dollar) Contract Year of Proposed Work Completion: _____

Description of work: _____

Maintenance Rehabilitation/Restoration Completed Proposed

Building Feature: _____

Cost \$ _____ (round to nearest dollar) Contract Year of Proposed Work Completion: _____

Description of work: _____

EXHIBIT "A"

1950 N. Edgemont Street, Los Angeles, CA 90027
Other Operating Expenses

Burglar alarm maintenance and security petrol fee:

\$83.00 per month

\$996.00 per year

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.

J. W. Blank Residence
1950 N. Edgemont Street - Los Feliz

Historic Structure Report



Prepared by:

Charles J. Fisher, Historian
140 S. Avenue 57
Highland Park, CA 90042

©May 2015

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Appendix A Preservation Briefs

Appendix B Engineers Report

Appendix B Secretary of the Interior's Guidelines

Appendix D Building Permits

Appendix E Photographic Documentation (Included in binder both hard copy and digital format.)

Section I

Executive Summary

The purpose of this Historic Structures Report (HSR) is to provide a planning tool for the owners and other stewards of the building described in the report that directs preservation efforts through a recommended treatment approach. The report also will provide a record of the building's history and a documentation the existing conditions at the present time.

The primary author is a professional historian with extensive experience in property research and historic preservation, dating from the mid 1980s. This background includes the research, preparation and/or advocacy of over 150 Historic Cultural Monument Nominations for the City of Los Angeles and Ventura County, as well as research and documentation of numerous other historic structures. Additional data will be supplied by Louisa Van Leer, an architect practicing in the State of California, with experience in the preservation of historic structures and Miriam Tu, a licensed structural engineer.

Preservation Brief 43, and other technical documents that guide the preparation of historic structure reports, dictate that the report be organized into three parts.

Part 1 documents a property's developmental history. This history is typically described in the following sections:

- Historical Background and Context -a brief history of the building set in context, its creators and builders, and other persons associated with its history and development.
- Chronology of Development and use -a description of the building's original construction phase, alterations, and uses, based on historical evidence and documentation.
- Physical Description -a description of elements, materials, and spaces of the building, including both significant and non-significant features of the building.
- Evaluation of Significance -a discussion of significant features, original and non-original materials and elements, and identification of the period(s) of significance (if appropriate).
- Condition Assessment -a description of the condition of the building materials, elements, and systems and causes of deterioration, and discussion of materials testing and analysis.

Part 2 deals with Treatment and Work Recommendations. This portion of the report

defines the selected preservation treatment and makes recommendations for work that are consistent with the chosen treatment. Part 2 is typically divided into the following sections:

- Historic Preservation Objectives -a description and rationale for the chosen preservation treatment and how it meets the goals for the historic resource.
- Requirements for Work -a brief outline of applicable laws, regulations, and guidelines that should be followed when performing work (e.g. life safety, hazardous materials abatement, etc.) This section is tailored to be appropriate for the use of building. Single-family residences will not have the same requirements for work as a building that is open to the public.
- Work Recommendations and Alternatives -a detailed report of tasks that are recommended in order to comply with the proposed treatment approach. Specific recommendations are described to address the building's issues that were identified in the conditions assessment. Different alternatives will be outlined if appropriate.
-

Part 3 is the living and changing portion of the report where details of work performed are described. Part 3 is an important element because it provides accountability and organization moving into the work phase of the project. In cases where some work has been performed prior to preparation of the HSR, any available details from those projects can be included here to be part of the official record. In order to encourage the addition of future documentation for projects moving forward Part 3 has been included with the appendices in a loose-leaf binder for ease of use.

Summary of Findings and Recommendations

The J. W. Blank Residence has been well maintained under essentially to ownerships, with two generations of the original family and the current ownership that began in 2005. Several challenges have cropped up. The first has been the accumulation of moisture in some of the walls and an over stressed main header beam over the garage door. Both of these issues will be looked at in the report, as well as the overall condition of the tile roof.

Other work includes replacement of cracked concrete in the driveway, repair or replacement of existing electric driveway gate, regular garden and pool maintenance, as well as work in the basement to repair cracks in the walls.

Key Issues and Use

The J. W. Blank Residence has maintained consistent use as a single-family residence. The key issues investigated for the purposes of this study involved identifying areas of structural vulnerability and developing a plan to evaluate and addresses the areas.

Secondary issues involved areas of deterioration on the exterior. Additional study of existing structural compromises is anticipated as a follow-up to this report.

Section II

Project Data

This Historic Structures Report has been prepared for the property located at 1950 N. Edgemont Street in the Los Feliz neighborhood of Los Angeles. The historic name for the residence, assigned with the Historic Cultural Monument application, is the "J. W. Blank Residence" The original owner was wholesale produce distributor John Karl William Blank (1854-1942) and his wife, Willmina Anna. (Stewart) Blank (1869-1953) and the HCM designated name will be used for the purposes of this report. The site accommodates two buildings/structures: the main House and Garage as well as a swimming pool. The home is also significant for the Blanks daughter, Pauline Elizabeth Blank (1903-2003) and her life parner, Laura F. Anderson (1902-1999), who were celebrated artists.

Administrative Data:

Location Data

Historic Name: The J. W. Blank Residence
 Other Name(s):
 Building Address: 1950 N. Edgemont Street
 Los Angeles, CA 90027

| | | |
|------------------------------------|----------------------|---------------------|
| Legal Description of the Property: | Assessor's I. D. No. | 5589-018-025 |
| | Tract | Tract No. 3907 |
| | Map Reference | MB 42 Pages 38 & 39 |
| | Block | N/A |
| | Lot | 201 |
| | Arb | NONE |

Ownership:

The property is located at 1950 N. Edgemont Street and is owned by David L. and Dana Joy Cremin.

Cultural Resource Data:

The J. W. Blank Residence was declared Historic Cultural Monument No. 1068 by the Los Angeles City Council on May 13, 2014.

Project Team:

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Methodology:

This Historic Structures Report (HSR) follows the conventions outlined by Preservation Brief 43 - "The Preparation and Use of Historic Structures Reports" published by the National Park Service. The Scope of the study, as well as content and organization of the report, was informed by the brief as well as the specific needs of the property.

A preliminary walk through of the property was conducted on January 11, 2015 by all parties to gather an initial understanding of the building and to access its historic features, its overall condition and areas of deterioration. Observations were made of various historic features as well as the foundation, garage and driveway concrete, as well as other issues.

The initial walkthrough also provided a brief introduction to the building's problem areas. These areas were noted and received specific attention in the survey of existing

conditions that was conducted on the property. Photographic documentation of the property was also done at that time.

An important consideration when beginning the preparation of a HSR is to determine a buildings potential key issues. These issues help form the main research questions, which should be answered during the course of the project. An outline of the site visit and walk through observation questions are as follows:

Exterior:

1. The clay tile roof appears to be serviceable but there is no record of it being redone. The tiles will need to be removed and a new sub-roof installed. The tiles would then be placed back on the roof.
2. Exterior walls are stucco, with some signs of water damage at several locations.
3. Driveway is cracked in numerous places and will need to be redone with historic textured concrete. The current driveway appears to be concurrent the house. The new concrete will need to match the original in color and texture'
4. Windows and doors. The house has original windows which will need to be repaired and restored. The front door appears to be original to the house, as do the secondary doors.

Interior.

1. The interior of the house retains many of its character defining features, such as original trim, fireplace and the main staircase. This includes character defining features of the living room, dining room butler's pantry, breakfast room, kitchen and bathrooms.

Section III

Historical Background and Context

The J. W. Blank Residence was one of the earlier homes built in the Los Feliz Square subdivision, which was one of several tracts laid out in the area South of Griffith Park by the Janss Company, which had bought the land from department store magnate, Arthur Letts, whose spacious estate was immediately to the West of the Square, which is legally known as Tract No. 3907. The Janss Company had also recently subdivided Windsor Square and would later develop the community of Westwood. The large Spanish Colonial Revival house was designed by the architect, Harry Hayden Whiteley

Spanish Colonial Revival Architecture is indigenous to Southern California as a revival of the architecture of Spain that predominated in the early history of the area. The Blank residence is of particular note as it exemplifies the best aspects of the style with its use of high quality design, materials and workmanship. The house was one of the early homes in "Los Feliz Square", which was a development subdivided in 1920 by the Janss Family, along with the real estate mogul, Arthur Letts, who had originally planned on using the 60 acre subdivision site as a part of his estate. which was located just to the West. The tract was marketed as an exclusive area and the Blank Residence was the type of high quality home that was to be built in the subdivision. John Karl William Blank was born in Andreastal, Stolp, Germany on March 9, 1855 and came to Baltimore Maryland with his father and brother 14 years later. He became a United States citizen in 1892, just before he married Willmina Anna Stewart, a native of Kansas City, Missouri on June 29th of that year. The Blanks lived in Emporia City Kansas, where John worked as a wholesale produce agent and a real estate agent before moving to California. They had three children, Karl Edwyn Blank (1894-1980), Helen Wilhelmina Blank (1897-1996) and Pauline Elizabeth Blank (1903-2003), all born in Kansas, The Blanks only had Pauline still at home when they came to California to retire. John Blank had made plenty of money in his work and commissioned Harry Hayden Whiteley to design their dream retirement home.

By this time, Pauline Blank was attending UCLA, which may have been partly what brought the family to Los Angeles. It here that she found her calling as an artist, She graduated in 1926 with a degree in education, then earned a Master of Fine Arts Degree at Columbia University after studying art in Paris.. Upon returning to California, she started teaching in public schools, but then taught briefly at UCLA, followed by her permanent position at Los Angeles City College, where she taught art in ceramics. It was most likely at UCLA that she met fellow ceramic artist Laura F. Andreson.

By 1940, Andreson had moved into the Blank house. Andreson was born in San Bernardino, where her grandfather had founded the towns first bank, on October 7,

1902. She had begun teaching art at UCLA in 1933 after graduating from the university summa cum laude in 1932. In 1933 she established the ceramics department at the school. With little experience and limited equipment, she taught herself the ancient art of making pots from cast and hand-built forms. She took some time off to earn a Master's Degree in painting from Columbia in 1937. After her return to UCLA she decided that it was ceramics, rather than paint, that she would specialize in. The art of hand-made pottery had died out after the Industrial Revolution and she decided that it was time to bring it back. It also gave her a fertile area for exploration and experimentation. She learned along with her students how to make the most of the low-fire earthenware clays that were then available. In 1944 she learned to use a potter's wheel from Viennese expatriate Gertrud Natzler and through some of her students, Carlton Bell, who they had studied under at Mills College, in Oakland. Her work specialized in the Modern area, taking cues from both the Bauhaus-style Modernism and Scandinavian design. She was one to experiment and then use new discoveries, such as the stoneware clays that were discovered in California in 1948. She was also a pioneer in the use of porcelain as an art form. Her first exhibition was held at the Rene Rosenthal Gallery in New York in 1937, followed by dozens of other shows at venues such as the Metropolitan Museum of Art in New York and the Honolulu Academy of Art. Upon her retirement from UCLA in 1970, the university presented a historical survey of ceramics celebrating her contributions to the field. The university hosted an exhibition of her work, along with many pieces that she had collected in 1982. John Blank passed away in 1942 and his wife in 1953. Pauline Blank inherited the property and continued to live there with Andreson, eventually putting the ownership into a trust in both of their names. Besides creating their own work, both women were avid collectors of the work of other artists. Their home became an off campus place of study for UCLA art students, even after their retirements, Laura Andreson passed away at home on August 16, 1999, at the age of 96. In 2001, Pauline Blank made a \$100,000.00 endowment to the UCLA Art School. She passed away on August 8, 2003, at the age of 100. The Blank Residence was sold to the present owners the following March, which was the first time it had been sold since it was built, having been in the Blank Family for 76 years.

The architect, Harry Hayden Whiteley, had a long and productive career. Born Bakersfield, California on March 26, 1890, He began his architectural career in Los Angeles just before World War I and it grew considerably. One of his early commissions was for the design of the library building at Barlow Sanatorium (HCM No. 504) in 1921. He later designed the buildings for the Black-Foxe Military Institute, which included the McDonnell Residence (HCM No. 618). By the time he was hired by John Blank, Hayden was a well established young architect in Los Angeles, specializing in the Spanish Colonial Revival Style. Eventually so much of his business was in the San Diego area, that he relocated there from his home in Beverly Hills. Eventually he made the move to Las Vegas for similar reasons, becoming one of the main designers of hotels along the Strip and other building throughout the fast growing City. He passed away in Las Vegas on February 24, 1970, at the age of 79.

Section IV

Architectural Description and context

The J. W. Blank Residence was built at a time of rapid residential development in Los Angeles and the Los Feliz Area. Los Feliz was developed as an upper-middle class neighborhood adjacent to Griffith Park, which had a greater variety in housing options – from small bungalows to elaborate two-story homes. The style of Los Feliz was various revival styles, from Italianate, American Colonial Revival, Mission, Tudor and – in the case of the J. W. Blank Residence, the Spanish Colonial Revival style.



The Los Feliz area was originally developed as an upper middle class community with most of the homes being custom designed by many of the best local architects of the day, utilizing various revival styles. The Blank Residence was a custom home, commission by its owner and designed by Harry Hayden Whiteley.

The J. W. Blank Residence is an L-shaped two story house designed in the Spanish Colonial Revival style with an asymmetrical front facade, utilizing a traditional plan and stucco cladding, reminiscent of the Spanish and Mexican adobes that preceded it. The main facade of the house has a transverse roof gable with open eaves and is constructed of wood frame and stucco cladding. A secondary gable extends to the front of the structure on the North end.

A garage located at the left rear of the property is designed in a similar style to the main house. There is also a swimming pool to the rear of the house that was constructed in 2005 and is not considered a historic part of the property..

Traditional details carry through the interior of the house including a curved tile staircase which is located at the rear of the spacious entry foyer of the house, with a sunken living room and a secondary maids staircase at the rear of the house.. The staircase is joined near the top by a maid's staircase that goes to the kitchen.

Summary of Historic Character

The J. W. Blank Residence retains a strong association for historians and the neighborhood and the historic Los Feliz community as a Spanish Colonial Revival residence..

Section V

Construction History and Permits

A total of five permits have been found for the property. The house was built in 1927 as a dwelling by the owner, John Karl William Blank and designed by architect Harry Hayden Whiteley, , , per the initial permits No. 13147 and 13148, dated May 7, 1927 for the house and garage, respectively.

No more permits were issued for the property until April 11, 2004, when Bank of America, acting as trustee for the 100 year old Pauline Blank, took out electrical permit No. WO44108626 to upgrade the original wiring and bring outlets and other electrical items up to the current code.. B of A also took out plumbing permit No. WO44210674 to finish a plumbing upgrade and also HVAC permit No, WO44484376 to replace the two original furnaces.

Two permits, VN72984 and VN 72988 were issued on May 11, 2005 to the current owners for the excavation for and construction of the swimming pool and spa.

A Sun Room was added in 1947 by the next owner, Henry Paul Willis, which was designed by the architect F. Y Benson (The permit is very hard to read and no record could be found on this architect, so it is possible it may be a different name.) and built by contractor Frank Schimerek. The Sun room was valued at \$1,900.00 Willis had a third addition constructed in 1953 at the rear of the Maid's room at a cost of \$1,600.00. He also had a small addition added to the existing workshop on the side of the garage, on a separate permit, at a cost of \$200.00. Both of these additions were built by the contractor John H. Gross

A list of these permits is found beginning on the next page and copies of the permits are found in the appendix.

Building Permit History
1950 N. Edgemont Street
Los Feliz

- May 7, 1927: Building Permit No. 13147 to construct a 2-story, 9-room 74' X 74' frame and stucco residence at 1950 N. Edgemont Street on Lot 201 of Tract No. 3907, Los Feliz Square.
Owner: J. W. Blank
Architect: Harry Hayden Whiteley
Contractor: Owner
Cost: \$17,000.00
- May 7, 1927: Building Permit No. 13148 to construct a 1-story, 20' X 20' frame and stucco garage at 1950 N. Edgemont Street on Lot 201 of Tract No. 3907, Los Feliz Square.
Owner: J. W. Blank
Architect: Harry Hayden Whiteley
Contractor: Owner
Cost: \$500.00
- March 11, 2004: Plumbing Permit No. WO44207118 for installation of earthquake gas shut-off valve.
Owner: Bank of America Trustee, Pauline Blank Trust
Architect: None
Contractor: Seismic Services Specialists
Cost: Not Shown
- April 11, 2004: Electrical Permit No. WO44108626 replace old wires, upgrade services, add outlets as needed per code, bring kitchen to code.
Owner: Bank of America Trustee, Pauline Blank Trust
Architect: None
Contractor: Integrity Electric Company
Cost: Not Shown

- April 14, 2004: Plumbing Permit No. WO44210674 to replace water service, water heater, add island sink in kitchen, complete unfinished re-piping.
Owner: Bank of America Trustee, Pauline Blank Trust
Architect: None
Contractor: Ulrich William Plumbing Company
Cost: Not Shown
- April 30, 2004: HVAC Permit No. WO44484376 for replacement of 2 existing furnaces.
Owner: Bank of America Trustee, Pauline Blank Trust
Architect: None
Contractor: A. H. Flores, Inc.
Cost: Not Shown
- May 11, 2005: Building Permit No. VN72984 to construct a new 15' X 26' swimming pool and 8' X 8' spa per LA City Standard Plan #267.
Owner: David I and Dana Joy Cremin Trustees, Cremin Family Trust
Architect: None
Engineer: Nazaret Dermendjian
Contractor: Swimpool Construction Co., Inc.
Cost: \$16,000.00
- May 11, 2005: Building Permit No. VN72988 for excavation for pool and spa.
Owner: David I and Dana Joy Cremin Trustees, Cremin Family Trust
Architect: None
Engineer: Nazaret Dermendjian
Contractor: Swimpool Construction Co., Inc.
Cost: 80 cubic yards

Part 2

Treatment and Work Recommendations

Historic Preservation Objectives

The historic preservation objective for the J.W. Blank Residence at 1950 Edgemont Street is to provide treatment recommendations for a variety of building items. The vast majority of character defining features of the residence are substantially intact allowing for an excellent preservation opportunity. That said most of the issues addressed in our Historic Structures Report are a result of years of deferred maintenance that have become rather urgent. The combined deferred maintenance and seismic strengthening needed for the historic home presents many significant priority projects to undertake. The specific projects include: upgrade seismic strengthening via foundation bolting (see attached structural report), embark on an extensive barrel tile roof preservation project involving recording the existing historic barrel tile roof layout and temporarily removing all roof tiles, replacing custom concealed copper roof gutters, replacing cracked tiles, replacing all rotted roofing sub-straight, installing new roll roofing, battens, flashing, accessories, etc, and re attaching all roof tiles. Repairing the many decorative wood outriggers and rafter tails surrounding the house, repairs to mitigate weathering of wood elements on the upstairs porch on rear of the house, replace the front portion of the existing historic driveway which is crushed from excessive wear (the rear portion of the drive is reasonably intact), replace non-period tile at entry stoop, care for the historic wrought iron work found dotting the exterior areas of the house, repair dry rot at many isolated locations including windows, restore the detached two car garage structural post, complete barrel tile roofing project (same as main house), replace garage doors with period sensitive wood doors along with other garage preservation projects.

As outlined by the Secretary of the Interior, which forms the backbone of all Historic Structures Reports in addition to the Mills Act itself, there are four approaches that can be chosen with respect to treatment of historic buildings; sometimes a combination of these different treatment approaches is required.

The four approaches are:

1. Preservation: places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.
2. Rehabilitation: emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work. (Both Preservation and Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.)
3. Restoration: focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.

4. Reconstruction: establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.

The overall treatment approach of Preservation was chosen for the 1950 Edgemont Street Residence, given that the character – defining features of the building remain significantly intact on both the exterior and interior and that the structure has been maintained as a single family residence over the course of its lifetime. All character defining features will be retained and on the exterior and interior. The Secretary of the Interior’s Standards are the guiding force in applying the principals of Preservation and are included in the Appendix in addition to the specific maintenance requirements for the building.

Requirements for Work

Any work performed on the property (interior, exterior and grounds) must conform to The Secretary of the Interior’s Standards for Rehabilitation and to the California Historical Building Code, in addition to other related local laws and regulations.

If the J.W. Blank Residence is granted a Mills Act Contract – The Mills Act Contract Program is under the authority of the Office of Historic Resources and Cultural Heritage Commission. As such, Cultural Heritage Commission staff and the Historical Property Contracts Manager review and approve alterations to the property. This review supersedes the Historic Preservation Overlay Zone (HPOZ) Board review and includes interior, exterior, landscaping and other site work. Most HPOZ’s only review exterior work, visible from the public right-of-way. However, it is the policy of the Office of Historic Resources to consult the HPOZ Planner from the district to allow the HPOZ Board to comment on proposed exterior work on the property.

In addition to following the Secretary of the Interior’s Standards for Rehabilitation, work performed on the J.W. Blank Residence should also follow all local laws and regulations, especially with regard to building codes and safety. The owners can take precautions to insure adherence to these laws and guidelines by hiring licensed architects and contractors who are well versed in working with historic buildings in Los Angeles.

Work Recommendations and Alternatives

The work recommendations and alternatives developed for the J.W. Blank Residence serve to support the historic preservation objects and treatment approach that have been chosen for the building. The secretary of the Interior’s Standards and Guidelines for Rehabilitation and the Los Angeles Office of Historic resources should be consulted before any intervention is undertaken involving the J.W. Blank Residence.

The following is a detailed list of recommendations for treatment, organized by space and/or called out as a whole building element when appropriate. This should assist in focusing rehabilitation efforts in the areas that are most in need. Note that the recommendations for the building are primarily for exterior work as the interior conditions with some structural exceptions were found to be generally satisfactory. The freestanding garage structure will require interior and exterior rehabilitation as outlined in the report below. A Structural report follows that analyzes the overall structural soundness of the J.W. Blank Residence and addresses the areas most in need of rehabilitation.

Seismic Upgrades

The long term importance to seismic upgrades to historic structures in Southern California cannot be overstated. In order to maintain historic structures for future generations seismic improvements are required for the main house and the freestanding garage of the J.W. Blank Residence . See the attached Structural Report for seismic items.

The Secretary of the Interior Guidelines for Seismic retrofits (Preservation Brief No. 41)

- Historic materials should be preserved and retained to the greatest extent possible and not replaced wholesale in the process of seismic strengthening;
- New seismic retrofit systems, whether hidden or exposed, should respect the character and integrity of the historic building and be visually compatible with it in design; and,
- Seismic work should be "reversible" to the greatest extent possible to allow removal for future use of improved systems and traditional repair of remaining historic materials.

Barrel Tile Roof and Recommended Treatment

The barrel tile roofing is one of the leading character defining features of the J.W. Blank Residence and represents an extensive preservation project. Problems with roof leaks and gutters are causing a ripple effect throughout the entire structure that requires immediate treatment. The barrel tile roof appears to be original to the house and garage and is composed of a complex series of low slope, gable, hip and shed roofs. (Fig. 2-1 thru 2-4). The tiles are terracotta in color with slight variation. The roof slope is approximately 3 inches per foot. Cracked tiles were found on less than 2% of the roof and over all the individual tiles are in good condition and quite wonderful in their texture and layout. The shape of the individual tiles is a tapered barrel and traces of finger impressions in the clay from the original manufacturing are evident on the tile

surfaces adding to the rustic finish (Fig. 2-5). The tile installation pattern is known as Straight Mission, Barrel Mission or Pan and Cover where the concave tiles are laid first in vertical rows and the convex tiles are placed to overlap and cover the vertical spaces (Fig. 2-5). Further enhancing the rustic look of the tile roof is the irregular random placement of the convex tiles, with some laid down with a 12 inch tile overlap and others with just an inch overlap. It is unclear without further examination whether the tiles are fastened to battens running up beneath the concave tiles or fastened with hooks, wires or hangers. The random placement of the tiles suggests wire attachment and resembles the installation images shown on page 11 of the Preservation Brief No. 30 (see appendix). The ridge tiles are laid in a continuous, thick mortar bed, at rake conditions presumably there is flashing present but it was not visible at the time of inspection. At valley conditions, asphalt roll roofing with a mineral surface could be seen from an upstairs bathroom window (Fig. 2-9). Poor drainage was observed at that location and is likely connected to the water intrusion that was evident in the living room below. (Fig. 2-10). It is possible that the entire waterproofing membrane beneath the barrel tile is of the same roll roofing material, however more investigation is needed. Roll roofing was commonly used in the 1920's.

The gutters are of a concealed design and are integrated into the architecture in a clever way. From above there is an almost unnoticeable narrow gap between the concave tiles near the edge of the eave that allows the water flowing down the roof into the concealed gutter (Fig. 2-6). From below, the gutter can be seen snug against the exterior of the house, beneath the eaves and appears to be a soffit trim detail notched into the rafter tails but on further inspection it is a gutter, painted out to match the wood soffit members (Fig. 2-7). Many of the roof leaks observed seem to stem from the concealed gutter, which could be a combined problem in the natural life span of the gutter at an end and with the gutter design itself. Water is seeping either through a corroded gutter or overflowing out of the gutter and dripping down the exterior wall causing discoloration of the exterior integral colored plaster, and water marks can be found on the interior plaster in certain locations (Fig. 2-4, Fig. 2-7, Fig. 2-8). The detail of the gutter itself acts as a stucco stop and may be exacerbating the problem (Fig. 2-7). In addition to the gutter, the downspouts appear to be constructed out of steel sheet instead of copper and are corroding in several locations, including adjacent to the front door to the residence.

It is recommended to add several targeted and discreet modifications to the gutter and downspout details prior to reinstalling. When reconstructing the gutter, flash behind the gutter and with a small drip line just above the stucco line. Thus if any water gets through the gutter, due to clogging, corrosion, etc. , the flashing will help prevent it from running down the building face it and into the structure. In addition, it is recommended that for the essential yet, in this case, difficult yearly maintenance chore of cleaning the gutters, that the topside of the gutter be slightly modified. The gutter is currently exposed topside at every other tile row, making it extremely difficult to get a tool into the tiny one tile width gap to clean the gutter, resulting in potentially

damaging tiles during the cleaning process. If the gap were increased to two tiles it would help significantly with the gutter maintenance, cause only a minor change to the character defining roof tile design, only viewable from the upstairs windows and potentially help in increasing the lifespan of the historic residence. Lastly, it is recommended to add a copper screen over the gutter top at or below the barrel tiles, to prevent leaves from clogging the drains and cause the gutters to overflow and to replace all gutter and downspouts with copper sheet material, which will last into the next century. With these four discreet modifications to the gutter and downspout details, the character defining features of the barrel tile roof with the concealed gutter can be maintained while helping proactively to prevent water leaks and help the longevity of the building.

The overall treatment recommendation for the barrel tile roof is to contract with a highly skilled roof contractor with extensive experience in barrel tile restoration work of similar era and scope. This is not a job for any roof contractor – the contractor must be well qualified. It is recommended that all parties get on the same page and take a careful look at Dept. of the Interior’s Preservation Brief No. 30 “The Preservation and Repair of Historic Clay Tile Roofs.” The scope for roofing work will start with careful documentation of the entire roof with detailed photographs, measurements and drawings to record the tile configuration, basic tile inventory, roof geometry, overlap dimensions, etc. Research should be conducted on the provenance of the tiles themselves, to see whether replacement tiles can be located. Several tiles were observed with manufacturer’s stamps from the vantage point of upstairs master bath and rear bedroom windows. The original architectural drawings by Harry Hayden Whiteley, Architect should also be sought out if available. Each tile then must be carefully removed and stored safely for reinstallation.

At each step of the process, thorough documentation should take place to record all underlayments, flashing and fastening systems, mortar composition, dimensions and configurations of roofing materials. It is recommended that a mortar sample be sent to a testing laboratory so that its composition can be replicated for the reconstruction work. Once all tiles and fasteners are removed, the roofing material, whether it is roll roofing or another type of material should be stripped down to the wood sheathing. The sheathing must be carefully inspected and replaced with in kind materials. If all sheathing is to be replaced due to extensive rot, it is recommended that marine-grade plywood is used for the replacement sheathing due to its longer life span. The roof supporting roof structure should be inspected as well at this time to check for dry rot, termite damage and any kind of stress. Barrel tile roofs are quite heavy compared to other roofing materials and it is essential that the supporting structure is in excellent condition. The contractor should take care not to damage or remove the rafter tails and soffit boards as these contribute to the character defining roof. Instead, the rafter tails and boards should be carefully inspected and repaired. Refer to section on rafter tails later in this report).

Further investigation of the existing waterproofing membrane is needed before a waterproofing system recommendation can be made. Whether the barrel tiles are designed to be held in place with battens or nailed wire or mortar are all factors in what waterproofing system to select. If a match for replacement barrel tiles cannot be found, or if an unfortunate number of tiles break in the removal process, consider utilizing tiles from the garage roof facing the eastern and northern property line, where the tiles are not visible from the property or from any street- in Fig. 2-2 see the portion of garage roof to the far right of the image. All flashing that touches the existing cement plaster should be left in place and retained. The cement plaster has an integral color finish and is nearly impossible to match – any repairs to the plaster caused by flashing removal or for other reasons would be problematic and unsightly.



Fig. 2-1 Street view with barrel tile roof Note: All images by the author, except where noted.



Fig. 2-2 Aerial view showing extensive scope and overall configuration of barrel tile roofs for main house (left) and rear detached garage (right). (Google Maps)



Fig. 2-3 Rear view of main house with barrel tile roof.



Fig. 2-4 Rear yard detached garage view with barrel tile roof.



Fig. 2-4 rear roof note wall discoloration from leaks



Fig. 2-5 Tile roof at valley – note finger imprints in the fired clay, each tile is unique



Fig. 2-6 Concealed gutter from above at corner



Fig. 2-7 Concealed gutter from below at corner



Fig. 2-8 Concealed gutter at an end condition



Fig. 2-9 Valley condition above living room
Note poor or blocked drainage



Fig. 2-10 Roof leak viewed from living room

Wood Details and Recommended Treatment

Wood rafter tails –

Wood rafter tails and large wood brackets are used extensively in the Blank Residence and are important character defining features of the Spanish Revival style. All are in need of care. It is recommended that to the highest degree possible that the existing elements are repaired in place and not removed and reconstructed and that subsequent ongoing maintenance is performed. Follow the National Park Service Preservation Brief 45 “Preserving Historic Wood Porches” for similar guidelines on the treatment of historic wood elements. The rafter tails supporting the eaves are generally in better shape than found in the other locations; however each rafter should be inspected for water damage especially from the ongoing leaks encountered in the concealed gutter, which is notched into the rafter tail (Fig. 2-8). The brackets located beneath several cantilevered upper floor areas, are degraded on the leading edges and have been repaired with varying degrees of success over time (Fig. 2-16). The leading edge of the rafter tails located on the master bedroom balcony are highly degraded (Fig. 2-11). For all paint work, only the highest quality exterior primers and paints should be used.

The preservation recommendations are as follows:

For light rot, Epoxy fillers can be used to replace lost wood and sculpted at the surface to blend with the tone and texture of adjacent wood. The epoxy filler is an inauthentic

material, but it is easily identifiable at close range, and provides a visually compatible presentation. It requires a skilled worker to mix and apply correctly. Consider cellulose based fillers if the worker does not have epoxy expertise.

The exposed rafter tail and bracket ends that project out beyond the drip line often experience the heaviest rot since they are exposed to the elements. Consider installing a discreet flashing cap to cover the top of the bracket or rafter tail and paint to match. This will add years of life to the wood element.

For heavier rot, consider patching utilizing the “Dutchman Repair” technique which is a method of splicing new wood onto the old wood, which may be required for the highly degraded master bedroom balcony rafter tails. For the new wood splice, carefully replicate the unique silhouette of the existing rafter tail ends and follow the recommendation in Preservation Brief 45.

Upstairs Master bathroom wood porch details -

The wood coping that forms the top of the balcony parapet wall is weathered. Sand all chipped paint and inspect for rot. See above section on rafter tails for appropriate patching methods. (Fig. 2-12).

Wood windows, French doors and wood exterior grillwork -

Original windows and doors are found throughout the house, many include built in roll down insect screens, which were restored with new copper screens several years ago according to the owner. The windows are both wood casement and steel casement often mixed on the same facade. Wood French doors can be found in the living room and on the various porches. The living room French doors also have character defining wood grill work featured on the street façade. The steel casements are in excellent shape. The wood windows require painting and maintenance but are generally in reasonable condition. The French doors in the living room require more extensive maintenance – several doors should be temporarily removed and repaired in a shop environment to fix joints that are separating and to correct the wracking that has occurred over time and is causing some doors to stick shut. The decorative wood grills have some rot, especially where water collects on the sill, at the base of the wood grill spindles. The cement plaster has also deteriorated at the same sill location and requires careful repair. Ideally the sill top can be improved to provide positive drainage and help resolve the wood rot problem. (Fig. 2-13).

In general, it is recommended to examine the layers of old paint on the windows and sills for the original paint trim color. From a small sample, it appears as though the windows may have originally been painted green not the current off white but more investigation is needed. The preservation treatment recommendation is restore the original paint color to the windows.

Other Elements Requiring Treatment

Settling floor tiles in foyer - see also structural report

The terracotta tiles in the entry foyer have cracked and settled, creating a distinct offset. It is recommended that while the seismic bolting of the building is inspected in the crawlspace below that the area beneath the crack is checked as well. It is noted that there is a pattern of parallel cracks: two in the foyer, one larger and one smaller and upstairs in the master bath. (Fig. 2-14 & 2-15). The cracks may or may not be connected to the same cause. It may be acceptable to leave the cracks alone, while ensuring that they do not worsen by adding reinforcing as recommended by an engineer.

Water Damage at Ceiling -

There is evidence on the ceiling of the ground floor laundry room of water damage. The laundry room is directly below the rear, original bathroom on the Northside of the house. Inside the shower stall of that bathroom it appears that new tile work has been installed around the shower base – either improper shower pan installation could be the culprit or possibly there is a leaky pipe. More investigation will be needed to determine the exact cause, including possible removal of portions of ceiling plaster in the laundry room to investigate.

Irrigation and plantings – Landscape should be kept clear of building base, as mulch etc. has a tendency to mound up against the building over time, leading to rot. Irrigation also needs to be directed away from the building base as sprinkler overspray and moisture can deteriorate exterior finishes, sprinklers away from house. It is recommended that the entire building has a minimum of 24 inches clear zone all the way around the structure. The Bamboo on the southern side of the house is a specific concern. It appears to be very aggressive, as bamboo often is. Consider substituting a different screening plant in the long term. The bamboo shoots and rhizomatic root system could pose a problem to the base of the building, especially due to the tight quarters. Bamboos typically need a much larger area to grow, and the 5ft building set back is not enough. It is recommended at least a twice yearly maintenance plan to keep the bamboo leaf litter off the ground and away from the building base and off the south facing roofs. Also, there is moss on the barrel tile roof at this location, possibly due to heavy concentration of leaves or sunlight and air is not getting through to dry up condensation.



Fig. 2-11 Rafter Tail Rot (master bedroom balcony)



Fig. 2-12 Railing needing refinishing (master bedroom balcony)



Fig. 2-13 Wood grill and sill with dry rot (living room balconette)



Fig. 2-14 Foyer tile indicating settling problems Fig. 2-15 Master Bath tile with crack



Fig. 2-16 Wood Brackets requiring attention

Rear Detached Garage and Recommended Treatment

The rear detached garage is original to the house and shares many details in common with the main house including a barrel tile hip roof and the same integrally colored cement plaster in the same tawny color. The man door to the right of the garage door

appears to be original, though in need of maintenance, however the two car garage door is newer and aluminum and not period sensitive. We were told by the owner that a center post supporting the garage door opening was accidentally struck by the elderly former owner's car. The post was apparently never replaced and the garage door header is under a great deal of stress and is in urgent need of structural repair. See also the structural report for description of the pressing structural issues that need attention. The barrel tile roof and details and attendant problems are much like the main house.

The treatment recommendation is to follow the main house guidelines for the barrel roof work to carefully remove all tiles and reroof and replace tiles. Shore the garage door header and replace the missing post and possibly replace the entire header. A structural engineer should provide the final sizing and details for the doorway stabilization. Note that the very heavy barrel tile roof is also adding to the door header load. A new period sensitive solid wood garage doors should be installed and the existing man door design may give insight as to the panel design for the garage door.



Fig. 2-17 Newer Aluminum Garage door



Fig. 2-18 Original man door showing weathering



Fig. 2-19 Garage door - missing post

Site Elements Recommended Treatment

Concrete Driveway: The cast concrete driveway is original to the house and has a decorative pattern of irregular score marks across its surface, which is also a repeated motif in the concrete steps from the driveway up to the kitchen side door (Fig. 2-22). The driveway from the porte cochere gates to the rear garage is in satisfactory condition and should remain, however the portion of the driveway from the porte cochere to the sidewalk is heavily damaged, even crushed in some locations and must be replaced (Fig. Fig. 2-20). The existing rear portion of the driveway is in satisfactory condition (Fig. 2-21) The recommendation is prior to demolishing the driveway, carefully document the historic score pattern so that it may be replicated in the reconstructed driveway. Pour a new concrete driveway to match the existing. For the finish treatment of the concrete, a surface retarder, such as “Top Cast” by Dayton Superior may be used to achieve a lightly etched period sensitive finish, in lieu of a more contemporary broom finish.

Concrete Steps and Railing: The concrete steps from the driveway up to the kitchen side door match the driveway decorative score pattern and are original to the house. The wrought iron railings are also original. The railing movement over time has caused the cast in place steel post anchorage to spall the concrete top and bottom step on the left side of the stair (Fig. 2-22). The step can be repaired and the railing base recast by carefully saw-cutting the concrete step along the existing score line, epoxy dowel into the existing concrete step, add reinforcement around the steel post and re-pouring the section around the post base (see diagram in red on Fig. 2-23).

Front Steps: The landing in front of the main entry has been re-laid with a newer tile finish with an oddly unresolved stair nosing. It is recommended that the newer tile be removed and replace with a more period sensitive tile. The layers of previous tile finishes can be seen on close examination and there may be some underlying structural problem with the landing that will require further inspection (Fig. 2-29).

Front Walk: The concrete walk from the sidewalk up to the front landing is of newer construction. While it is tastefully done and well executed, the walkway is somewhat out of scale with the rest of the house (walkway width is 60 to 72 inches) and of a contemporary design. It is recommended that it be optional to replace the newer walkway with a more period sensitive walkway as the new walkway does not detract significantly from the Spanish Revival character of the house.

Rear Porch:

An elevated, uncovered concrete porch is located on the Southeast corner of the building, adjacent to the breakfast room and it appears to be original or nearly original to the house. The balustrade and supporting stem wall that surround the porch are exhibiting signs of water damage (Fig. 2-24 & 2-25). The porch deck is constructed of a cast in place concrete slab, which appears to be in good condition; however the balustrade and possibly the stem wall supporting the slab are constructed of wood framing with the original integrally colored cement plaster finish and show signs of water damage. Instead of an area drain, the cast in place concrete deck is sloped to drain towards a few undersized scuppers located in the base of the mostly solid balustrade (it's a bit more of a parapet wall than balustrade). The scuppers appear to be too few and too small in size, causing the openings to clog and allowing water to sit on the slab at the base of the wood framed balustrade and to possibly seep under the wood sill plate. It is recommended that a water test be performed to observe and analyze the water drainage patterns. To correct the drainage, it is possible that either additional scuppers could be placed discreetly along the base of the balustrade or that the existing scuppers could be enlarged in a sensitive manner, pending the water test results. In either scenario, an inset copper channel should be fitted into the scupper to get the water off the balcony and away from the patio support wall. It is unknown if the wood sill plate at the base of the balustrade is rotting, perhaps standoffs were used to elevate the wood, helping prevent rot. More investigation is required.

Wrought Iron Details: Befitting the revival style, there are many wrought iron elements original to the house. From custom outdoor lighting brackets, to porte cochere gates to railings, all existing iron work needs maintenance to prevent further deterioration. (Fig. 2-26 thru 2-29).

Site fence along rear property line:

Replace and /or repair newer wood fence that is toppling over. See structural report for Figure.



Fig. 2-20 Front driveway in poor condition.



Fig. 2-21 Rear driveway in decent condition.



Fig. 2-22 Side door to kitchen – steps up from driveway.



Fig. 2-23 Side door to kitchen with spalling concrete at top and lower step (not shown) Replace portion of concrete along existing score lines (in red) and reset existing railing



Fig. 2-24 Rear porch with drainage problems



Fig. 2-25 Rear porch with potential water damage and drainage problems



Fig. 2-26 Wrought iron railing at Living Room windows



Fig. 2-27 Wrought iron brackets at light fixture Fig. 2-28 Wrought iron grill over window



Fig. 2-29 Front steps with newer tile finish and unfinished stair nosing
Mechanical, Electrical, Plumbing, Heating and Cooling:

Older buildings often will see the end of the natural lifespan of pipes and other infrastructure. In addition, over the life of the building an amalgamation of numerous small, often inexpert repairs to electrical wiring and the like can build up over time. Both of these factors can eventually pose a hazard to the safety and wellbeing of the occupants and the structure itself. See also the previous section on potential water damage that is evident in the laundry room. It is recommended to enlist the services of a qualified contractor to inspect all Mechanical, Electrical, Plumbing, Heating and Cooling to determine the condition of these systems. The rehabilitation recommendation is to execute upgrades and repairs to infrastructure where needed to mitigate the long term impact to the building. Repairs should be conducted by experienced contractors and in a manner that is unobtrusive and consistent with preservation standards.

Project Summary:

- Project No. 1: Seismic upgrades to main house and garage
- Project No. 2: Barrel Tile Roof and Wood Rafter Tails and Brackets
- Project No. 3: Windows and Doors
- Project No. 4: Water Damage – Laundry Room
- Project No. 5: Rear Porch
- Project No. 6: Site work
- Project No. 7: Misc

Consultants and Contractors needed for work:

Experienced Contractor with Barrel Tile qualifications

Section VIII
Bibliography

McAlester, Virginia and Lee. *A Field Guide to American Houses*
New York, NY, Knopf, 1984

Gebhard, David & Winter, Robert W. *Architecture in Los Angeles-A Compleat Guide*
Layton, UT, Gibbs-Smith, 1985

Other Sources:

California Death Index

City of Los Angeles, Building and Safety Department

Los Angeles County Assessor

Los Angeles Public Library

Los Angeles Times articles included in appendix

United States Census Records

APPENDIX

Preservation Briefs:

Preservation Briefs provide guidance on **preserving, rehabilitating, and restoring** historic buildings. These NPS Publications help historic building owners recognize and resolve common problems prior to work. The briefs are especially useful to [Historic Preservation Tax Incentives Program](#) applicants because they recommend methods and approaches for rehabilitating historic buildings that are consistent with their historic character. Please refer to the following web links to National Park Service Preservation Briefs

<http://www.nps.gov/tps/how-to-preserve/briefs.htm>

A list of Preservation Briefs referenced in the J.W. Blank Residence Historic Structures Report:

Brief 30: The Preservation and Repair of Historic Clay Roofs

<http://www.nps.gov/tps/how-to-preserve/briefs/30-clay-tile-roofs.htm>

Brief 41: The Seismic retrofit of Historic Buildings: Keeping Preservation in the Forefront

<http://www.nps.gov/tps/how-to-preserve/briefs/41-seismic-retrofit.htm>

Brief 45: Preserving Historic Wooden Porches (similar recommendations, applicable to rafter tails and brackets)

<http://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm>



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April 19, 2015

PLUM Architects
Louisa Van Leer
6113 Piedmont Avenue
Los Angeles, CA 90042

Re: J.W. Blank Residence
Ms. Dana Cremin & Mr. David Cremin
1950 North Edgemont Street
Los Angeles, CA 90027

Dear Ms. Van Leer,

As requested, a job site visit was performed at the above referenced location on January 11th, 2015. A visual observation of the existing residence was used to determine the condition of the existing structural integrity of house, general compliance with the Secretary of the Interior's Standards for Rehabilitation, the California Historical Building Code, and current retrofit and rehabilitation standards. No as-built drawings or geotechnical report was available for review at the time of this report.

FINDINGS:

Based on our visual observation, the property consisted of a two story residential unit with a basement/wine cellar and a detached single story garage located at the back of the lot. There is also a wood trellis and swimming pool located at the backyard of the property. The main house is a two story wood frame house with a plaster finish at the exterior (Fig 1, Fig 2, & Fig 3).

The exterior of the house shows signs of wood dry rot at the exposed wood members (Fig 4 & Fig 5). At some existing location, it does appear flashing was used to protect the wood from dry rot (Fig 6). The grout at the tiles at the front entry landing appears to be deteriorating due to poor craftsmanship (Fig 7). Both sides of the railing at the back door concrete steps has cracked and spalled the concrete (Fig 8, Fig 9, & Fig 10). The concrete porch at the back of the house appears to have standing water stain, which cause the discoloring of the concrete (Fig 15). The gutter does not have a complete path and is spilling



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the run-out onto the face of the house (Fig 11 & Fig 12). The concrete driveway has multiple cracks and differential settlement (Fig 23). Many of the ornamental wrought iron appears to have rusted (Fig 24).

The one story living room consist of an open ceiling with exposed trusses and framing. There are evidence of water damage indicated by the bubbling of the paint on the wall and water stain on the rafters/planks at the exposed roof (Fig 13 & Fig 14). The tile floor by the foyer/staircase appears to have a crack with 1/8" differential offset (Fig 16).

The foundation does not appear to have been retrofitted. It does not to meet current seismic requirements of proper anchorage of the cripple wall to the foundation. No anchor bolts at the sill plates or plywood sheathing at the cripple walls were observed at the visible locations of the foundation from the basement location (Fig 17).

Cracks along the wall of the stairs to the basement were observed. It appears there was some remedial work done at this location (Fig 18). The beam in the basement wine cellar room also appear to have a crack at the bottom (Fig 19).

The existing roof system consist of clay tile and a concealed gutter system. It was observed that some of the tiles are damaged, and it will need to be replaced (Fig 22). There are also locations where debris are trapped between the tiles and gutter; proper maintenance would need to be provided to ensure drainage. The sill and wall of the master balcony appear to have sustain water damage due to improper drainage from the roof above (Fig 20 & Fig 21).

The detached garage is a single story wood frame structure with cement plaster exterior walls. Towards the back of the two car garage is a storage room. Behind the storage room is a work area with a metal canopy roof. There are visual signs of overstress of the header at the garage opening (Fig 25 & Fig 26). There appears to have been a post supporting the opening making two smaller openings instead of one large opening (Fig 28). This is causing the crack on the wall finish at the front of the garage (Fig 26). It may also be the cause of the crack of the slab at the front of the garage (Fig 27). The back of the garage also has a vertical crack (Fig 29).

The back property wall consist of dog-ear wood picket fence (Fig 30). It appears to be bowing at the top towards the other property.



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RECOMMENDATIONS:

Site Work: Proper waterproofing or treatment of the trellis and wood fence will extend the life of the members. It is recommended that a protective coating be placed on the trellis to protect the wood. The property wall at the back of the property will need to be realigned and properly painted. The driveway cracks can cause a trip hazard and should be replaced.

Main House: Investigate the roof drains and correct the flow to prevent the outlet of the drains to flow directly onto the building wall. Constant moisture on the building wall will damage the structural integrity of the house and result in costly repair work. The concealed gutter would also need to be reworked and properly maintained. Debris such as leaves and dirt can clog the drain system which would have a ripple effect including structural damage due to inadequate flow causing overstress of the structural members. Roof slope would also need to be studied to determine if adequate flow is provided. The interior slope at the living room may not be draining properly and causing the water damage visible from the inside. The rafters/beams with visible dry rot would need to be treated and repaired. Proper flashing should be placed on all exposed members to prevent further damage.

Proper drainage at the second floor balcony and first floor porch needs to be verified and maintained. The railing at the back door has lost its structural integrity and will need to be replaced immediately. The spalled concrete would need to be replaced and guard rails should be installed to prevent spalling of the concrete. A side-mounted railing may be a better option at this point.

Seismic retrofitting of the cripple wall at the foundation is strongly recommended. As learned from previous earthquakes, a weak point of a residential house is the cripple wall where the house can slip from the foundation when it is not properly anchored. Current standards include providing retrofit anchors to tie the sill plate to the concrete stem wall and providing plywood as a shear-resisting element to resist the racking of the house from the foundation.

The crack of the tile at the foyer needs further investigation to determine the cause of the movement.

The exposed beam in the wine cellar should be wrapped to prevent moisture change in the beam, further cracking the beam. There are signs of cracks (Fig 19) on the exposed beam. This may be caused by the humidified room. It is recommended that the wood beam be strengthened with wood glue and then covered up to prevent further damage.



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Garage: The opening needs to be shored up ASAP. The roof framing is framed so that it bears on the opening, putting half the weight of the roof on that spot. The header with the new opening length needs to be checked to determine if it is adequate to support the current loads. Additional support may need to be provided after further calculations/analysis to account for the removed post.

We trust the above information is adequate for your determination of the rehabilitation/retrofit approach at this time. If new information shall become available, we reserve the right to modify this report at any time.

If we can be of further assistance, please do not hesitate to contact our office. This opportunity to be of professional service is sincerely appreciated.

Very truly yours,

Miriam Tu, P.E.



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Figure 1: Front of house



Figure 2: Front of house (2)



Figure 3: Back of main house



Figure 4: Dry rot at beam overhang at 2nd floor



Figure 5: Dry rot at wood element at living room window front window



Figure 6: Flashing over tip of wood outriggers



Figure 7: Cracking of the grout line at the front landing at the entry



Figure 8: Concrete spalling at railing embedment



Figure 9: Concrete spalling at railing embedment (2)



Figure 10: Concrete spalling at railing embedment (3)



Figure 11: Gutter outlet onto face of building causing discolor of wall finish



Figure 12: Conceal roof gutter outlet onto face of building causing cracks and discolor



Figure 13: Water stain at roof of living room



Figure 14: Water damaged paint at living room wall



Figure 15: Discolor concrete at back concrete porch



Figure 16: Crack in tile floor by staircase/foyer



Figure 17: No anchor bolt at sill plate or plywood at cripple wall



Figure 18: Previous repair work at stairs to basement



Figure 19: Crack at bottom of beam in wine cellar



Figure 20: Water stain from water collecting onto master balcony



Figure 21: Rot of sill at master balcony



Figure 22: Cracked tile and concealed gutter



Figure 23: Cracked concrete driveway



Figure 24: Rusty railing



Figure 25: Header at garage opening deflection visibly at the center of the opening



Figure 26: Crack at wall above garage opening



Figure 27: Crack in concrete slab at post of garage opening



Figure 28: Concrete patch work where original post used to be located at the center of the door opening



Figure 29: Vertical crack at back of garage



Figure 30: Back property fence

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.

All Applications Must be Filled Out by Applicant

Bldg. Form 2

BUILDING DIVISION

PLANS AND SPECIFICATIONS
and other data must also be filed

2

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Frame Buildings

CLASS 'D'

To the Board of Building and Safety Commissioners of the City of Los Angeles:

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

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

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

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

TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st Floor

CITY CLERK PLEASE VERIFY

TAKE TO FIRST FLOOR 242 SO. BROADWAY ENGINEER PLEASE VERIFY

Lot No. 701 Block _____ (Description of Property) _____
Tract #3907
 District No. 20 M. B. Page 17 F. B. Page _____
 No. 1950 Filson St. 571 Street _____
Met. Firley Dr. & Franklin Ave.

O. J. City Clerk
 Deputy
 O. K. City Engineer
 Deputy

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Residence No. of Rooms 9 No. of Families 1
- Owner's name J. W. Blank Phone OL 1741
- Owner's address 1711 N. Edgewood 593-361
- Architect's name Harry Hayden Whitley Phone OL 1618
- Contractor's name J. P. Blank Phone OL 1741
- Contractor's address 1711 N. Edgewood 593-361
- VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Ceasings, Elevators, Painting, Finishing, all labor, etc.} \$ 17,000.00
- Is there any existing building or permit for a building on lot? No How used? _____
- Size of proposed building 74' x 74' Height to highest point 24 feet
- Number of Stories in height Two Character of ground Clay
- Material of foundation Concrete Size of footings 70" Size of wall 9" Depth below ground 17"
- Material of chimneys Brick Number of inlets to flue 1 Interior size of flues 14 x 16
- Material of exterior walls 7 x 6 tiled 2" mesh 16 gage 40 in x 16 in
- Give sizes of following materials: REDWOOD MUDSILLS 7" x 16" Girders None
 EXTERIOR studs 2" x 6" INTERIOR BEARING studs 2 x 4" Interior Non-Bearing studs _____
 Ceiling joists 2 x 4" Roof rafters 2 x 6" FIRST FLOOR JOISTS 2 x 10 2 x 14
 Second floor joists 2 x 10 Specify material of roof Tile
- Will all provisions of State Housing Act be complied with? Yes

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

OVER

573 7/8

(Sign here)

Harry Hayden Whitley
 (Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

| | | | |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|------------------------------------------|
| PERMIT NO. <u>13147</u> | Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>[Signature]</u> Plan Examiner | Application checked and found O. K. <u>[Signature]</u> Clerk | RECEIVED MAY 7 1927 L. S. 212, 213 |
| | <u>[Signature]</u> | | |

PLANNING

35.25

All Applications Must be Filled Out by Applicant

Bldg. Form 2

BUILDING DIVISION

PLANS AND SPECIFICATIONS
and other data must also be filed

2

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Frame Buildings

CLASS "D"

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

TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st Floor

CITY CLERK PLEASE VERIFY

TAKE TO FIRST FLOOR 244 SO. BROADWAY ENGINEER PLEASE VERIFY

Lot No. 701 Block _____ (Description of Property) _____
Tract #3907
 District No. 30 M. B. Page 7 F. B. Page _____
 No. 1950 Edgemont St. Street _____
 (Location of Job) Bet. Finley Ave & Franklin Ave.

O. K. City Clerk
 O. K. City Engineer
 Deputy

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Private Garage No. of Rooms 1 No. of Families 1
- Owner's name J. W. Black Phone 593-361
- Owner's address 17117 Edgemont
- Architect's name Harry Rappley Whiteley Phone ex 1618
- Contractor's name J. P. O'Bank Phone 593-361
- Contractor's address 17117 Edgemont
- VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) \$ 500⁰⁰
- Is there any existing building or permit for a building on lot? Yes How used? _____
- Size of proposed building 20 x 20 Height to highest point 14 feet
- Number of Stories in height one Character of ground clay
- Material of foundation concrete Size of footings 12" Size of wall 16" Depth below ground 6'
- Material of chimneys None Number of inlets to flue _____ Interior size of flues _____
- Material of exterior walls 2" mesh - 16 gage wire & studs
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders None
- EXTERIOR studs 2 x 6 INTERIOR BEARING studs None Interior Non-Bearing studs None
- Ceiling joists 2 x 4 Roof rafters 2 x 6 FLOOR JOISTS Current
- Second floor joists None Specify material of roof Tile
- Will all provisions of State Housing Act be complied with? yes

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

OVER

(Sign here) Harry Rappley Whiteley
(Owner or Authorized Agent)

| | | | |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|------------------------------------------------------------------------|
| PERMIT NO. 13148 | Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>[Signature]</u> Plan Examiner | Application checked and found O. K. <u>[Signature]</u> Clerk | Stamp here when permit is issued MAY 7 1927 TOWLED |
| | FOR DEPARTMENT USE ONLY | | |

[Handwritten notes and signatures]
 2825

FOR DEPARTMENT USE ONLY

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

REMARKS

Lined area for entering remarks, consisting of approximately 25 horizontal lines.



| | | |
|-----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| Plumbing 1 or 2 Family Dwelling Express Permit No Plan Check | City of Los Angeles - Department of Building and Safety APPLICATION FOR PLUMBING PLAN CHECK AND INSPECTION | Issued On: 03/11/2004 Last Status: Permit Finaled Status Date: 03/15/2004 |
|-----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|

1. PROPERTY OWNER

Bank Of America Tr Pauline Blank Tru: 3903 Bellaire Blvd HOUSTON TEXAS 77025

2. APPLICANT INFORMATION (Relationship Not Applicant)

Ken Wandel - 4615 E Industrial St SIMI VALLEY, CA 93063 (805) 579-0201

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME

| | | | | |
|----------------------------------|------------------------------------------------------|-----------|-----------------|-------------------|
| (C) Seismic Services Specialists | 4615 East Industrial Suite 1y, Simi Valley, CA 93063 | CLASS C36 | LICENSE# 723773 | PHONE# 8055790201 |
|----------------------------------|------------------------------------------------------|-----------|-----------------|-------------------|

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number=> (805)579-0696

6. DESCRIPTION OF WORK

Installation of earthquake gas shut-off valve.

7. COUNCIL DISTRICT: 4

8. APPLICATION PROCESSING INFORMATION

Plan Check By:
OK for Cashier:
Signature: _____ Date: _____

For information and/or inspection requests originating within L.A. County,
Call toll-free (888) LA4BUILD (524-2845)
Outside L.A. County, call (213) 482-0000 or visit www.ladbs.org

For Cashier's Use Only

W/O #: 44207118

NOTICE: The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy.

In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

1950 N Edgemont St
04042-90000-07118

9. FEE INFORMATION

| | |
|-----------------------------------|-------|
| Inspection Fee Period | |
| Permit Fee: | 43.40 |
| INSPECTION TOTAL Plumbing | 43.40 |
| Permit Total | 43.40 |
| Permit Fee Subtotal Plumbing | 40.00 |
| Permit One Stop Surcharge | 1.00 |
| Permit Sys. Development Surcharge | 2.40 |
| Permit Issuing Fee | 0.00 |

Payment Date: 03/11/04
Receipt No: IN050134213
Amount: \$43.40



* P 0 4 0 4 2 9 0 0 0 0 0 7 1 1 8 1 N *

10. FEE ITEM INFORMATION

WATER HEATERS AND GAS SYSTEMS

| | | |
|------------------|-----|-------|
| Earthquake Valve | (1) | 16.00 |
|------------------|-----|-------|



Electrical
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR ELECTRICAL
PLAN CHECK AND INSPECTION**

Issued On: 04/11/2004
Last Status: Permit Finaled
Status Date: 12/28/2004

1. PROPERTY OWNER

Bank Of America Tr Pauline Blank Dec 555 Flower St 11111 FL LOS ANGELES CA 90071

2. APPLICANT INFORMATION (Relationship: Net Applicant)

Manny Garcia - 7336 Santa Monica Blvd WEST HOLLYWOOD, CA 90046 (310) 403-1006

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME

CLASS LICENSE# PHONE #

(C) Integrity Electric Company 7336 Santa Monica Blvd #561 West Hollywood, CA 90046 C10 757023 3104031006

5. APPLICATION COMMENTS

15-Permit paid by credit card, fax number-- (310)405-1007

6. DESCRIPTION OF WORK

Replace old wires, upgrade services, add outlets as needed per code bring kitchen to code

7. COUNCIL DISTRICT: 4

8. APPLICATION PROCESSING INFORMATION

Plan Check By:
OK for Cashier:
Signature: _____ Date: _____

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

For Cashier's Use Only

W/O #: 44108626

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

1950 N Edgemont St
04041-90000-08626

9. FEE INFORMATION

Inspection Fee Period

Permit Fee: 206.28

| | |
|-----------------------------------|--------|
| INSPECTION TOTAL Electrical | 206.28 |
| Permit Total | 206.28 |
| Permit Fee Subtotal Electrical | 174.00 |
| Permit One Stop Surcharge | 3.82 |
| Permit Svs. Development Surcharge | 11.46 |
| Permit Issuing Fee | 17.00 |

Payment Date: 04/11/04
Receipt No: IN050136233
Amount: \$206.28



* P 0 4 0 4 1 9 0 0 0 0 8 6 2 6 I N *

19. FEE ITEM INFORMATION

NEW BRANCH CIRCUIT

Ltg/Gen Rec, Dwell App, Non-Dwell App

(10)

125.00

SERVICES

Services 0-200 Amp

(2)

24.00

Services 201-600 Amp

(1)

25.00

1950 N Edgemont St



Application #:

04042 - 90000 - 10674

Plan Check #:

Printed: 10/06/08 01:04 PM

Event Code:

Plumbing
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

**APPLICATION FOR PLUMBING
PLAN CHECK AND INSPECTION**

Issued On: 04/14/2004

Last Status: Permit Finaled

Status Date: 12/16/2004

1. PROPERTY OWNER

Bank Of America Tr Pauline Blank Dec 555 Flower St 11TH FL. LOS ANGELES CA 90071

2. APPLICANT INFORMATION (Relationship: Net Applicant)

William Ulrich - 1342 N Harper Ave W. HOLLYWOOD, CA 90046 (323) 654-5185

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME

(C) Ulrich William Plumbing Co 1342 North Harper, West Hollywood, CA 90046 CLASS LICENSE# 606716 PHONE# 3236545185

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (323)654-3536.

6. DESCRIPTION OF WORK

REPLACE WATER SERVICE, WATER HEATER, ADD ISLAND SINK IN KITCHEN. COMPLETE UNFINISHED RE-PIPING.

7. COUNCIL DISTRICT: 4

8. APPLICATION PROCESSING INFORMATION

Plan Check By:

OK for Cashier:

Signature: _____ Date: _____

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

Call toll-free (888) LA4BUILD (524-2845)

Outside LA County, call (213) 482-0000 or visit www.ladbs.org

For Cashier's Use Only

W/O #: 44210674

NOTICE: The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy.

In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

9. FEE INFORMATION Inspection Fee Period

Permit Fee: 307.80

| | |
|-----------------------------------|--------|
| INSPECTION TOTAL Plumbing | 307.80 |
| Permit Total | 307.80 |
| Permit Fee Subtotal Plumbing | 268.00 |
| Permit One Stop Surcharge | 5.70 |
| Permit Sys. Development Surcharge | 17.10 |
| Permit Issuing Fee | 17.00 |

Payment Date: 04/14/04
Receipt No: IN050136413
Amount: \$307.80



* P 0 4 0 4 2 9 0 0 0 1 0 6 7 4 1 N *

1950 N Edgemont St
04042-90000-10674

10. FEE ITEM INFORMATION

WATER HEATERS AND GAS SYSTEMS

REPLACE WATER SERVICE, WATER HEATER, ADD ISLAND SINK IN
KITCHEN. COMPLETE UNFINISHED RE-PIPING.



HVAC
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

Issued On: 04/30/2004

**APPLICATION FOR HVAC
PLAN CHECK AND INSPECTION**

Last Status: Permit Finaled

Status Date: 12/16/2004

1. PROPERTY OWNER

Bank Of America Tr Pauline Blank Dec 555 Flower St 11TH FL LOS ANGELES CA 90071

2. APPLICANT INFORMATION (Relationship: Net Applicant)

Adolph Flores - 11679 Kittridge St NORTH HOLLYWOOD, CA 916 (818) 764-0058

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME

(C) Flores A H Inc 11557 Wyandotte St, North Hollywood, CA 9160 C20 347804 8187640058

CLASS LICENSE# PHONE#

5. APPLICATION COMMENTS

Structural plan check is required for new or replaced equipment weighing 400 lbs or more when supported by a building and in case of a replacement, the new equipment exceeds the weight of the old one. LAMC Section 91.1632. E-Permit paid by credit card. fax number-> (818)764-2022.

6. DESCRIPTION OF WORK

Replacement of 2 existing furnaces

7. COUNCIL DISTRICT: 4

8. APPLICATION PROCESSING INFORMATION

Plan Check By:
OK for Cashier:
Signature: _____ Date: _____

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

Call toll-free (888) LA4BUILD (524-2845)

Outside LA County, call (213) 482-0000 or visit www.ladbs.org

For Cashier's Use Only

W/O #: 44404376

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

1950 N Edgemont St
04044-90000-04376

9. FEE INFORMATION

Inspection Fee Period

Permit Fee: 70.20

| | |
|-----------------------------------|-------|
| INSPECTION TOTAL HVAC | 70.20 |
| Permit Total | 70.20 |
| Permit Fee Subtotal HVAC | 65.00 |
| Permit One Stop Surcharge | 1.30 |
| Permit Sys. Development Surcharge | 3.90 |
| Permit Issuing Fee | 0.00 |

Payment Date: 04/30/04
Receipt No: IN050137419
Amount: \$70.20



* P 0 4 0 4 4 9 0 0 0 0 4 3 7 6 I N *

10. FEE ITEM INFORMATION

COMPRESSOR

AC < 25 HP (1) 17.00

SYSTEM COMPONENTS

Air Inlet/Outlet (3) 10.50



| | | |
|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| Swimming-Pool/Spa 1 or 2 Family Dwelling Plan Check at Counter Plan Check | City of Los Angeles - Department of Building and Safety APPLICATION FOR POOL, SPA, & SOLAR HEATER AND CERTIFICATE OF OCCUPANCY | Issued On: 05/11/2005 Last Status: Issued Status Date: 05/11/2005 |
|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|

| 1. TRACT | BLOCK | LOT(s) | ARB | COUNTY MAP REF # | PARCEL ID # (PIN #) | 2. ASSESSOR PARCEL # |
|----------|-------|--------|-----|------------------|---------------------|----------------------|
| TR 3907 | | 201 | | M B 42-38/39 | 150B197 622 | 5589 - 018 - 025 |

3. PARCEL INFORMATION

| | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Area Planning Commission - Central LADBS Branch Office - LA Council District - 4 Certified Neighborhood Council - Greater Griffith Park Community Plan Area - Hollywood | Census Tract - 1892 00 District Map - 150B197 Environmentally Sensitive Area - YES Energy Zone - 9 Fire District - FB7 | Hillside Grading Area - YES Hillside Ordinance - YES Earthquake-induced Liquefaction Area - Yes Near Source Zone Distance - 0.6 Thomas Brothers Map Grid - 593-J3 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

ZONE(S): R1-1/

4. DOCUMENTS

5. CHECKLIST ITEMS

| | |
|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Special Inspect - Concrete > 2.5ksi Special Inspect - Gunite Additional Work - Electrical | Installation - New Pool/Spa Additional Work - Plumbing Pool Type - Private Pool |
|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s)
Cremin, David I. And Dana Joy Trs Cremin F 1950 Edgemont St LOS ANGELES CA 90027

Tenant:
Applicant (Relationship Agent for Contractor)
- Mid Valley Permit Service (818) 340-4622

| | | |
|------------------------|-------------------------|-----------------------------------------------------------------------|
| 7. EXISTING USE | PROPOSED USE | 8. DESCRIPTION OF WORK |
| | (20) Pool/Spa - Private | (N) 15' x 26' swimming pool and 8' x 8' spa per LA City Std Plan #267 |

9. # Bldgs on Site & Use: 2 - SFD & GARAGE

| | |
|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10. APPLICATION PROCESSING INFORMATION | For inspection requests, call toll free (888) LA4BUILD (524-2845) Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489) Outside LA County, call (213) 473-3231 |
| BLDG. PC By: Michael Ayers DAS PC By: | For Cashier's Use Only W/O #: 54700689 |
| OK for Cashier: Michael Ayers Coord. OK: | |
| Signature: Date: | |

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

| | |
|----------------------------|---------------|
| Permit Valuation: \$16,000 | PC Valuation: |
|----------------------------|---------------|

| | |
|-----------------------------------|--------|
| FINAL TOTAL Swimming-Pool/Spa | 795.07 |
| Permit Fee Subtotal Swimming-Pool | 240.00 |
| Mechanical | 180.00 |
| Plan Check Subtotal Swimming-Pool | 216.00 |
| Fire Hydrant Refuse-To-Pay | |
| E.O. Instrumentation | 1.60 |
| O.S. Surcharge | 14.05 |
| Svs. Surcharge | 42.16 |
| Planning Surcharge | 31.26 |
| Planning Surcharge Misc Fee | 5.00 |
| Permit Issuing Fee | 0.00 |
| Noise Inspection | 65.00 |

Sewer Cap ID: Total Bond(s) Due:

Payment Date: 05/11/05
Receipt No: VN07-131279
Amount: \$795.07
Method: Credit Card

2005VN72984

12. ATTACHMENTS

Plot Plan



(P) Gunite Construction (P) Gas Pool/Spa Heater
 (E) L.A. City Standard Plan No.: 267
 (P) Pool Depth - Maximum: +6 Feet / 6 Feet
 (P) Pool Length: +26 Feet / 26 Feet
 (P) Pool Surface Area: +390 Sqft / 390 Sqft
 (P) Pool Width: +15 Feet / 15 Feet
 (P) Spa Depth - Maximum: +3.5 Feet / 3.5 Feet
 (P) Spa Length: +8 Feet / 8 Feet
 (P) Spa Surface Area: +64 Sqft / 64 Sqft
 (P) Spa Width: +8 Feet / 8 Feet

14. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required. **

15. Building Relocated From:

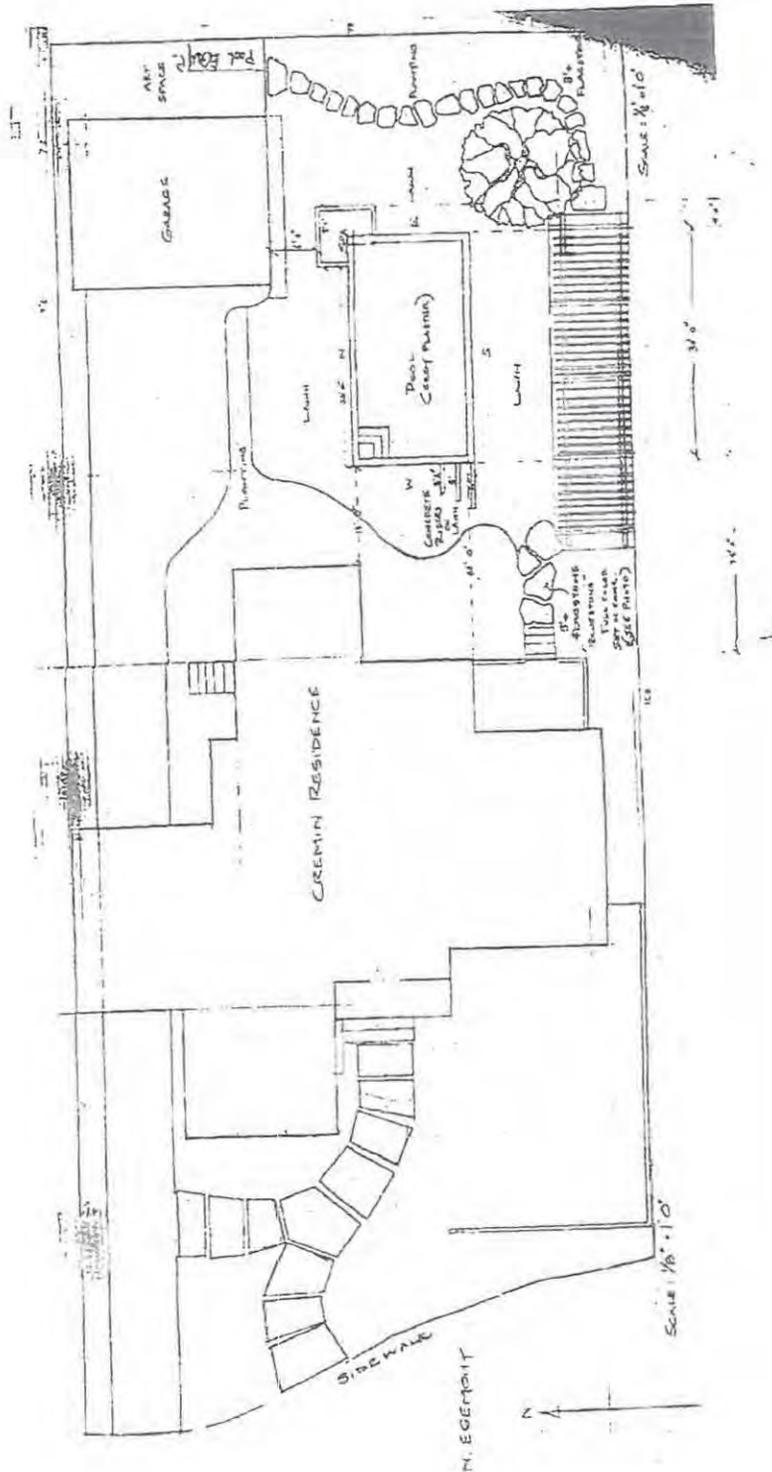
| 16. CONTRACTOR, ARCHITECT, & ENGINEER NAME | ADDRESS | | CLASS | LICENSE# | PHONE # |
|--------------------------------------------|-----------------------|-------------------------|-------|----------|--------------|
| (C) Swimpool Construction Co Inc | 654 N Sepulveda Blvd. | Los Angeles, CA 9004 | C53 | 518132 | 310-476-3675 |
| (E) Dermendjian, Nazaret | 11407 Haskell Ave. | Granada Hills, CA 91344 | | C58444 | 818-994-6278 |

Swimming-Pool/Spa
1 or 2 Family Dwelling
No Submit Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #:
Initiating Office: VAN NUYS
Printed on: 05/10/05 12:54:37

PLOT PLAN ATTACHMENT



6218750021250101

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



| | | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| Grading 1 or 2 Family Dwelling Plan Check at Counter No Plan Check | City of Los Angeles - Department of Building and Safety APPLICATION FOR GRADING PERMIT AND GRADING CERTIFICATE | Issued On: 05/11/2005 Last Status: Issued Status Date: 05/11/2005 |
|-----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|

| 1. TRACT | BLOCK | LOT(s) | ARB | COUNTY MAP REF # | PARCEL ID # (PIN #) | 2. ASSESSOR PARCEL # |
|----------|-------|--------|-----|------------------|---------------------|----------------------|
| TR 3907 | | 201 | | M B 42-38/39 | 150B197 622 | 5589 - 018 - 025 |

3. PARCEL INFORMATION

| | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Area Planning Commission - Central LADBS Branch Office - LA Council District - 4 Certified Neighborhood Council - Greater Griffith Park Community Plan Area - Hollywood | Census Tract - 1892.00 District Map - 150B197 Environmentally Sensitive Area - YES Energy Zone - 9 Fire District - FBZ | Hillside Grading Area - YES Hillside Ordinance - YES Earthquake-Induced Liquefaction Area - Yes Near Source Zone Distance - 0.6 Thomas Brothers Map Grid - 593-J3 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

ZONE(S): R1-1 /

4. DOCUMENTS

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s)
Cremin, David L. And Dana Joy Trs Cremin F 1950 Edgemont St LOS ANGELES CA 90027

Tenant
Applicant: (Relationship Agent for Contractor)
- Mid Valley Permit Service (818) 340-4622

| | | |
|------------------------|------------------------------------------------|------------------------------------------------------------------------|
| 7. EXISTING USE | PROPOSED USE (70) Grading - Hillside | 8. DESCRIPTION OF WORK Excavation for pool and spa (80 cu y) |
|------------------------|------------------------------------------------|------------------------------------------------------------------------|

9. # Bldgs on Site & Use: 2 - SFD & GARAGE

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: DAS PC By:
OK for Cashier: Michael Ayers Coord. OK:
Signature: Date:

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

For Cashier's Use Only W/O #: 53001450

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

| | |
|----------------------------|---------------|
| Permit Valuation: 80 cu yd | PC Valuation: |
|----------------------------|---------------|

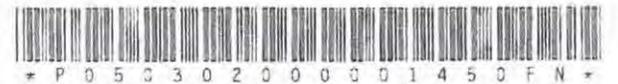
| | |
|-----------------------------|--------|
| FINAL TOTAL Grading | 210.20 |
| Permit Fee Subtotal Grading | 160.00 |
| O.S. Surcharge | 3.60 |
| Svs. Surcharge | 10.80 |
| Planning Surcharge | 10.80 |
| Planning Surcharge Misc Fee | 5.00 |
| Permit Issuing Fee | 20.00 |

Sewer Cap ID: Total Bond(s) Due:

Payment Date: 05/11/05
Receipt No: VN07-131279
Amount: \$210.20
Method: Credit Card

2005VN72988

12. ATTACHMENTS



* P 0 5 0 3 0 2 0 0 0 0 0 1 4 5 0 F N *

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

05030 - 20000 - 01450

14. APPLICATION COMMENTS

15. Building Relocated From:

| <u>16. CONTRACTOR, ARCHITECT, & ENGINEER NAME</u> | <u>ADDRESS</u> | | <u>CLASS</u> | <u>LICENSE#</u> | <u>PHONE #</u> |
|-------------------------------------------------------|-----------------------|-------------------------|--------------|-----------------|----------------|
| (C) Swimpool Construction Co Inc | 654 N Sepulveda Blvd, | Los Angeles, CA 9004 | C53 | 518132 | 310-476-3675 |
| (E) Dermendjian, Nazaret | 11407 Haskell Ave, | Granada Hills, CA 91344 | | C58444 | 818-994-6278 |